



**TOWNSHIP OF WEST LINCOLN
GROWTH AND SUSTAINABILITY
COMMITTEE AGENDA**

MEETING NO. THREE

Monday, April 14, 2025, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

NOTE TO MEMBERS OF THE PUBLIC: All Cell Phones, Pagers and/or PDAs to be turned off. Members of the public who are attending and participating virtually are reminded to keep their microphones muted until they are acknowledged to speak. Additionally, for your information, please be advised that this meeting will be livestreamed as well as recorded and will be available on the Township's website.

Pages

1. CHAIR - Councillor Joann Chechalk

Prior to commencing with the Growth and Sustainability meeting agenda, Chair Chechalk will provide the following announcements:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. The public may submit written comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.
3. This meeting will be livestreamed as well as recorded and available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara,

stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

4. CONFIDENTIAL MATTERS

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239(2) of the Municipal Act 2001:

RECOMMENDATION:

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239(2) of the Municipal Act 2001:

4.1 Director of Growth and Sustainability (Gerrit Boerema)

Re: OLT Appeal - Interim Control By-law

Applicable closed session exemption(s):

- Litigation or potential litigation; and,
- Advice subject to Solicitor-Client privilege

4.1 Director of Growth and Sustainability (Gerrit Boerema)

Re: Confidential Report – Ontario Land Tribunal Appeal of Interim Control Bylaw – Fulton Rural Employment Area

5. DISCLOSURE OF CONFIDENTIAL MATTERS

Public Meeting(s)

6. PUBLIC MEETING(S)

6.1 Lockbridge Development Inc., (Judy Hendler) and (TEK Corporation) File No. 1601-008-24 and 2000-93-24

Re: Application for Block Plan Area 9 (Stage 3A), Draft Plan of Subdivision and Zoning By-law Amendment - Lockbridge Developments Inc. Judy Hendler and TEK Corporation for a residential development within the new urban expansion lands of the Municipal Community Plan (MCP) and Associated Official Plan Amendment (OPA) 62-63. The subject lands are referred as Block Plan Area 9 Stage 3A consisting of approximately 12.5 hectares of land.

6.2 Weston Consulting (Consultant Agent.) on behalf of Elite Smithville Development Inc. (Owner) (1601-009-24) and (2000-93-24)

Re: The applicants are proposing a Draft Plan of Subdivision and Zoning By-law Amendment on a vacant parcel of north of the western round

about for a total of 217 residential units consisting of 41 townhomes and two (2) 6 story apartments with 176 dwelling units.

6.3 P. Budd Development - Station Meadows West Subdivision

Re: The applicant/owner has proposed the Street Naming for Station Meadows West Subdivision; (Skipton Street, Chester Road, Emma's Place, Mary Street, Elizabeth Street, and Peterfield Drive).

6.4 1664 Abingdon Road, Conc. 4 Part Lot 16, 30R11882 Part 4, (David Castellan and Megan Griffiths) File No. 3000-005-24

Re: An application for a site alteration permit was submitted by the owner of 1664 Abingdon Road to import 2,200 cubic meters (220 truck loads) of material to the subject property for placement over and around the new house that has been recently constructed.

7. CHANGE IN ORDER OF ITEMS ON AGENDA

That Items 13 and 14 be brought forward and dealt with immediately, prior to proceeding with the remainder of the agenda.

8. APPOINTMENTS

There are no appointments

9. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Section 10.13 (5) & (6) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff. A person who wishes to discuss a planning application or a matter that can be appealed, will be permitted to speak for ten (10) minutes.

Chair to inquire if there are any members of the public present who wish to address any items on the Growth and Sustainability Committee agenda.

10. CONSENT AGENDA ITEMS

10.1 ITEM GS14-25

There are no consent agenda items.

11. COMMUNICATIONS

There are no communications

12. STAFF REPORTS

12.1 ITEM GS15-25

Senior Planner (Susan Smyth) and Director, Growth and Sustainability (Gerrit Boerema)

Re: Information Report PD-16-2025 - Application for Block Plan (Block 9 (4000-01-24); Zoning By-law Amendment (1601-008-24); Draft Plan of Subdivision (2000-93-24); Lockbridge Development Inc., TEK

Corporation and the Trustee for Judy Hendler

RECOMMENDATION:

1. That Information Report, PD-16-2025, titled “Application for Block Plan Area 9 (4000-01-24); Zoning By-law Amendment (1601-008-24); and Draft Plan of Subdivision (2000-93-24); Lockbridge Development Inc., TEK Corporation and the Trustee for Judy Hendler”, dated April 14, 2025 be received.

12.2 ITEM GS16-25 **58**

Senior Planner (Susan Smyth) and Director, Growth and Sustainability (Gerrit Boerema)

Re: Information Report PD-14-2025 - Elite Smithville Developments Inc. Draft Plan of Subdivision and Zoning Bylaw Amendment

RECOMMENDATION:

1. That Information Report PD-14-2025, titled “Elite Developments Inc. Draft Plan of Subdivision and Zoning Bylaw Amendment, File Nos. 1601-009-24 ZBA, 2000-94-24 DPOS”, dated April 14, 2025 be received.

12.3 ITEM GS17-25 **91**

Senior Planner (Susan Smyth) and Director, Growth and Sustainability (Gerrit Boerema)

Re: Information Report PD-13-2025 – Proposed Street Naming for Station Meadows West Subdivision (File No. 2000-89-19)

RECOMMENDATION:

1. That, Information Report PD-13-2025 titled “Proposed Street Naming for Station Meadows West Subdivision (File No. 2000-89-19)” dated April 14, 2025, be received.

12.4 ITEM GS18-25 **108**

Chief Building Official (Ben Agro)

Re: Information Report BLDG-05-2025 - Site Alteration Permit 1664 Abingdon Road.

RECOMMENDATION:

1. That Information Report BLDG-05-2025 titled Site Alteration Permit 1664 Abingdon Road”, dated April 14th, 2025 be received.

12.5 ITEM GS19-25 **125**

Director of Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-15-25 - Site Alteration Application – 3118 Grassie Road File No. 3000-005-24

RECOMMENDATION:

1. That, Recommendation Report PD-15-2025 regarding “Site

Alteration Application – 3118 Grassie Road, File No. 3000-005-24”, dated April 14, 2025 be received; and,

2. That, the application for site alteration to import additional fill material be denied; and,
3. That, Council permit the additional 119 loads of material that has already been imported to the property, subject to the applicants entering into a site alteration agreement within 10 business days of Council’s decision; and,
4. That, such an agreement with the Township will provide a new grading and drainage plan, establish sediment and erosion controls, \$10,000 performance security, and the balance of the site alteration fee, to the satisfaction of the Township; and,
5. That, Council pass a bylaw to Authorize the Mayor and Clerk to sign and enter into the site alteration agreement with the owners, as found in Schedule E.

12.6 ITEM GS20-25

167

Senior Planner (Susan Smyth) and Director of Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-11-2025 – Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)

RECOMMENDATION:

1. That Recommendation Report PD-11-2025 titled “Recommendation Report - Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08),” dated April 14, 2025 be received; and,
2. That, Council approves “Callum Drive” for the Crossings on the Twenty North Condominium Development and a bylaw be passed; and,
3. That, Committee and Council direct Administration to review and present updates to the Township’s Street Naming Policy POL-PD-01-11 and approved street names a future meeting.

12.7 ITEM GS21-25

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Director of Community and Protective Services (Cynthia Summers)

Re: Recommendation Report CS-01-2025 - International Plowing Match Support Opportunities

RECOMMENDATION:

1. That, Recommendation Report CS-01-2025 titled “International Plowing Match Support Opportunities” dated April 14, 2025 be received; and,
2. That, Administration be authorized to provide the in-kind supports not exceeding a value of \$40,000, to be funded

through a Transfer from the Contingency Reserve as required, as outlined in this report for the IPM 2025 local committee; and,

3. That, Administration continue to investigate potential benefits and partnerships to encourage attendees to support the West Lincoln community; and,
4. That, Council approve a \$15,000 sponsorship donation to the IPM 2025 local committee, to be funded through a Transfer from the Contingency Reserve; and,
5. That, Council hereby declares the 2025 International Plowing Match occurring on September 16th to September 20th 2025 At 7402 Mud Street West, Grassie Ontario a Special Event with municipal significance in order to receive a Special Events Permit from the Alcohol and Gaming Commission.

13. OTHER BUSINESS

13.1 ITEM GS22-25

Members of Committee

Re: Other Business Matters of an Informative Nature

14. NEW BUSINESS

NOTE: Only for items that require immediate attention/direction and must first approve a motion to introduce a new item of business (Motion Required).

15. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of _____.

DATE: April 14, 2025

REPORT NO: PD-16-2025

SUBJECT: **Application for Block Plan (Block 9 (4000-01-24); Zoning By-law Amendment (1601-008-24); Draft Plan of Subdivision (2000-93-24); Lockbridge Development Inc., TEK Corporation and the Trustee for Judy Hendler**

CONTACT: Susan Smyth, Senior Planner
Gerrit Boerema, Director of Growth and Sustainability

OVERVIEW:

- An application for Block Plan has been submitted by Arcadis Consulting (formerly IBI Group) on behalf of the participating landowners of Block Plan Area 9. A Block Plan is a non-statutory planning process to help coordinate development across multiple properties and to further refine the land use plan from the approved secondary plan (Official Plan Amendment No. 63).
- Block Plan Area 9 is located in the Township's urban expansion area in the south west quadrant located south of Townline Road, north of Sixteen Road, east of Port Davidson Road, and extends past Shurie Road until the west limit of the lagoons.
- Block Plan Area 9 was added to the Township's urban settlement area through Official Plan Amendment (OPA 62) and the implementing policies and land use schedules through Official Plan Amendment (OPA 63) in 2023 and 2024. Please refer to Report [PD-17-2023](#) for more details.
- The subject lands that form part of this proposed development and contained in Block Plan Area 9 is an assembly of multiple parcels and owners. The Block Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted by Lockbridge Development Inc., TEK Corporation and Hendler Judy Trustee ("Lockbridge") and is an irregular shape of approximately 12.5 hectares.
- In addition to the Block Plan submission, the Arcadis, on behalf of the landowners, have also submitted an application for zoning Bylaw Amendment and Draft Plan of Subdivision for 196 residential units, specifically 154 units of single detached dwellings, 12 units of semi-detached dwellings, and 30 units of townhouse dwellings. It will also include six new roads with two road connections to Townline Road, stormwater management pond, open space trails and restoration area.
- As part of the preliminary review, Administration has found that the proposed Block Plan that has four notable deviations from the MCP regarding the stormwater management ponds, neighbourhood park, restoration area and corridor linkage, transportation network and lotting pattern.
- A recommendation report will be presented at a future Committee Meeting once the application has been fully reviewed and all agency and public comments have been considered. As per OPA 63, the Block Plan must first be approved prior to approval of any further planning applications.

RECOMMENDATION:

1. That Information Report, PD-16-2025, titled “Application for Block Plan Area 9 (4000-01-24); Zoning By-law Amendment (1601-008-24); and Draft Plan of Subdivision (2000-93-24); Lockbridge Development Inc., TEK Corporation and the Trustee for Judy Hendler”, dated April 14, 2025 be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme # 1 and #2

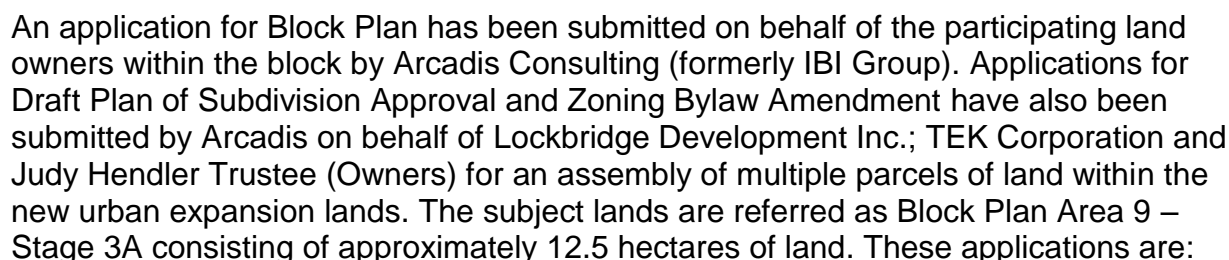
- Build a safe, connected, caring and active community
- Champion strategic, responsible growth

BACKGROUND:

The Smithville Master Community Plan (MCP) process was completed by the Township of under the Planning Act and Municipal Class Environmental Assessment (Class EA) to add additional lands to the Urban Settlement Area of Smithville to accommodate future growth. The MCP process was completed through the adoption of Official Plan Amendment No. 62 (OPA 62) which implemented the changes to the Smithville urban area boundary and the Official Plan Amendment No. 63 (OPA 63) implemented the land use policies and growth forecasts for the Township in accordance with the Niagara Region Official Plan for the 30 year horizon and beyond to 2051. Certain policies within OPA 63 are still under appeal, but the majority of the policies are in effect through the Ontario Land Tribunal decision.

In this expansion area, OPA 63 provides the policies and guidelines that direct how to develop municipal infrastructure and transportation systems to support Smithville’s growth and expansion to accommodate the Township’s forecasted growth to the planning horizon. Additionally, OPA 63 provides the framework for any proposed development to offer a balanced mix of urban land uses that will help Smithville become a complete community while respecting and enhancing the small-town character of Smithville. This includes a requirement for Block Planning, to coordinate development across multiple landowners and to further refine the land use plan.

Figure 1 provides the schedule (Schedule H) in OPA 63 that outlines the newly expanded boundary limits for the Smithville urban area.



- Block Plan approval is not a Planning Act application but rather an exercise to further refine the approved secondary plan and to help coordinate developments across different landowners, subject to the Township Council's approval. Block Plan Approval will be required prior to individual draft plan of subdivision approval is granted to ensure the achievement of the vision for the future growth and expansion of Smithville to accommodate growth over a period of approximately 30 years (to

2051). Refer to Schedule A of this report for the proposed Block Plan.

Figure 2 below identifies the location of Block Plan Area 9 in the context of the MCP urban expansion area.

Figure 2: Location of OPA 63 Block Plan Area 9



- Zoning By-law Amendment Application – this application for zoning by-law amendment requires approval under the Planning Act (Section 34) and is the mechanism to implement the regulations and site specific provisions for the land uses in the proposed draft plan of subdivision.
- Draft Plan if Subdivision Application – this application requires approval under the Planning Act (Section 51) and is being processed simultaneously to facilitate the creation of development lots and blocks for the townhouses, environmental and open spaces, and the new public roads.

CURRENT SITUATION:

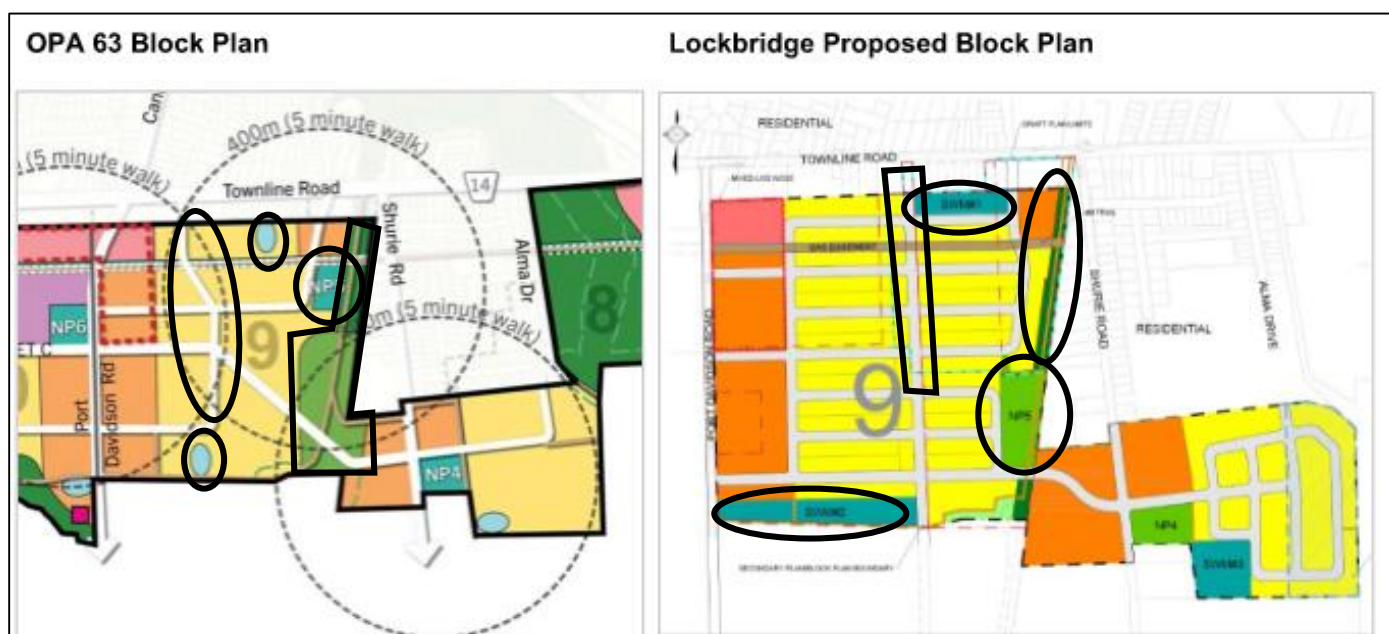
The applications consider a proposal for 154 single detached lots, 12 semi-detached lots, 30 townhouse dwelling units, with blocks dedicated for stormwater management ponds, new public road network, block dedicated for open space and trail, and block dedicated for the existing Westover pipeline easement that runs west-east through the subject lands.

Block Plan Application:

The application for Block Plan approval has been submitted and Administration Staff have identified some notable differences from the secondary plan within OPA 63 specifically with respect to the recommended transportation network, location and size of the park and restoration areas and corridor linkages.

The proposed Block Plan for the Lockbridge development has relocated, removed and/or reduced some of the recommended land uses or servicing and road infrastructure requirements from that identified in the MCP and accompanying Master Plans. The main differences are described below and highlighted in Figure 3.

Figure 3: Comparison of OPA 63 MCP Block Plan and Proposed Block Plan



The image above shows four distinctive modifications from the OPA 63 Block Plan:

- Stormwater Management Pond – the location of the stormwater management pond is generally in the same location in the proposed Block Plan for Lockbridge but shows a significantly larger pond for the southwest quadrant of the block plan.
- Neighbourhood Park (NP5) – the location of the neighbourhood park was relocated south and consolidated within the recommended restoration area which is completely outside of the Lockbridge development that is subject to the applications submitted for approval. It would be challenging to combine a restoration area and park, as there would be significant limitations to locating playgrounds, trails and sports facilities within an area that is to be naturally restored.
- Restoration Area and Corridor Linkage – the restoration areas and corridor linkages

identified in the MCP sub-watershed study are those areas necessary to provide native plantings to restore habitat and naturalized corridors for significant species and being a minimum of 50 metres wide and along the former rail corridor. Reductions of these restoration areas and corridor linkages can be modified subject to the completion of the environmental assessments approved by the Region and the Conservation Authority. The proposed Block Plan generally kept the location of the corridor linkage but with a reduced width varying between 23 – 27 metres. The restoration area has been relocated south outside of the proposed Block Plan for the Lockbridge development and combined with the park, which would create significant challenges.

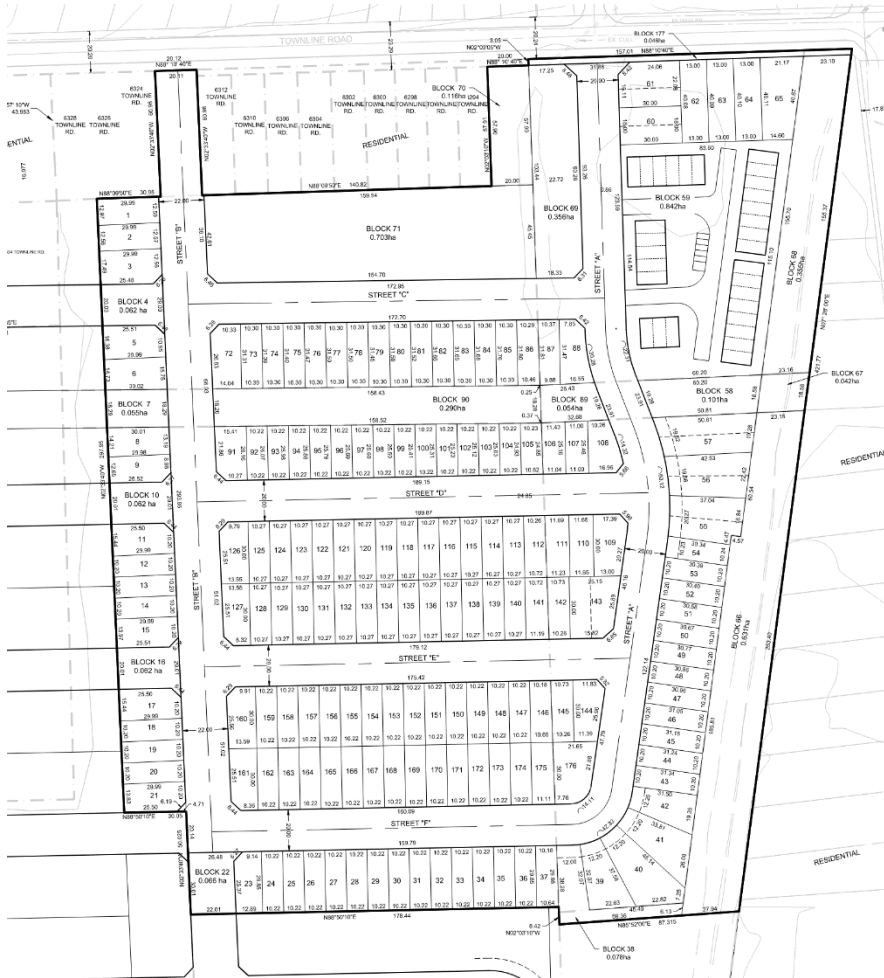
- Transportation Network – the proposed Block Plan for Lockbridge shows a varied transportation road network which is slightly different to that of the Transportation Master Plan which lends itself to propose lots fronting on a proposed collector road. These lots should be oriented in the same pattern as the balance of the proposed lots.

Draft Plan of Subdivision Application:

The Applicant submitted the Draft Plan of Subdivision with the following lots and blocks being proposed. Refer to Figure 4 for the proposed draft plan of subdivision.

LAND USE SCHEDULE				
BLOCKS/LOTS	DESCRIPTION	AREA (ha)	AREA (Acres)	# UNITS
1-3, 5,6,8,9,11-15, 17-21, 23-37, 39-54, 62-65, 72-88, 91-142, 144-176	SINGLE DETACHED DWELLINGS	5.265	13.010	154
55-57, 60, 61, 143	SEMI DETACHED DWELLINGS	0.429	1.060	12
59	TOWNHOUSE DWELLINGS	0.842	2.081	30
69, 70, 71	STORMWATER MANAGEMENT	1.175	2.903	
7, 90, 89, 58, 67	GAS EASEMENT	0.542	1.340	
66, 68	OPEN SPACE/TRAIL	0.986	2.436	
38	OPEN SPACE ACCESS	0.078	0.193	
177	ROAD WIDENING	0.046	0.113	
STREETS "A", "B", "C", "D", "E" & "F"	PUBLIC R.O.W.	2.897	7.160	
4, 7, 10, 16, 22	FUTURE ROAD CONNECTION	0.252	0.623	
TOTAL		12.512	30.296	196

Figure 4: Proposed Draft Plan of Subdivision



A larger version of the draft plan is found in Schedule B of this report. The applicants recently submitted a revision to the draft plan, however, due to the timing of that submission, it has not been fully evaluated at this time or included in this report.

Zoning By-law Amendment Application:

As per the Zoning By-law, the Draft Plan Lands are currently zoned the following:

- Development 'D' zone
- Residential Low Density – Type 1C – Site-Specific Provision 33 'R1C-33' zone
- Agricultural Purposes Only 'APO' zone

To accommodate the proposed development, the Applicant submitted a Zoning By-law Amendment application to rezone the subject lands to implement the land use and lot areas proposed by the Draft Plan of Subdivision:

planning review fees for each of these applications. These studies can be found on the Township's website under [Planning Notices](#).

Functional Servicing Study

A Functional Servicing Report ("FSR") was prepared by Stantec Consulting Ltd. in August 2024. The purpose of the FSR was to outline how the Block Plan Area and Draft Plan Area can be developed with full municipal services, including grading, sanitary, storm drainage, domestic water, and utility services. The FSR included a preliminary stormwater management (SWM) Report.

The FSR is in support of the proposed development based on the following conclusions:

- The proposed Lockbridge Draft Plan and Block Plan Area 9 can be adequately serviced by municipal sewage, storm drainage, water services and utilities;
- The proposed north storm pond provides water quantity and water quality control for the proposed Lockbridge Draft Plan development;
- The proposed storm pond provides sufficient storage to attenuate post-development discharge to maintain existing target flow rates; and,
- SWM measures can be provided in accordance with various agency guidelines.

Desktop Geotechnical Study

A Geotechnical Desktop Review was prepared by Stantec on July 2, 2024 which focused on 11 hectares of land in the northwest corner of the Block Plan Area. The purpose was to review the available factual geotechnical and geological information available for the subject lands, and to provide a summary of the geotechnical subsurface soil and groundwater conditions anticipated to be encountered. The balance of the Block Plan Area was not reviewed in its entirety as there was no permission granted from the non-participating landowners to conduct the study.

Geotechnical Investigation

A Geotechnical Investigation was completed by Stantec on July 2, 2024 which focused on 29 hectares of land. The scope of work comprised of borehole and monitoring well investigations. The purpose of the investigation was to determine the subsurface soil, bedrock, and groundwater conditions at the site, and to provide the preliminary geotechnical design and construction recommendations for the proposed development.

According to Stantec, based on the results of the investigation, the site is considered suitable for the proposed development from a geotechnical point of view, subject to the recommendations provided.

Recommendations were made for the geotechnical engineering design, construction, and pavement design. Please note that other lands within the Block Plan Area will need to complete the applicable site-specific studies as part of future development

applications.

Karst Assessment

A Karst Assessment was prepared by Terra-Dynamics Consulting Inc. on July 25, 2024. The assessment was prepared to assess karst conditions on approximately 40 hectares of the Block Plan Area. Based on the findings of the assessment, Terra-Dynamics concluded that one sinkhole, was identified which contributes an insignificant amount of water to aquatic habitat present in Twenty Mile Creek. Terra-Dynamics also concluded that there are no impediments to remediating or closing-out the sinkhole to allow development of the subject lands.

The sinkhole was classified as a low constraint karst feature due to the results of the karst monitoring program, dye tracing test, and Karst Hazard Assessment. Recommendations were provided which include remediation tasks by a karst specialist and a geotechnical engineer to be conducted later in the design and construction phases of the development.

Transportation Impact Study (TIS)

A Transportation Impact Study (“TIS”) was prepared by Stantec on August 19, 2024. The purpose of the TIS was to assess the potential transportation impacts of the proposed development of the entire Block Plan Area, and assess the impacts of the proposed development specific to the Lockbridge development in the Block Plan Area 9. The TIS also examined the impacts on both the surrounding transportation network and site-specific transportation components. The following conclusions were made:

- The study area intersections are currently performing with acceptable levels under the 2024 existing condition except for the westbound left-turn movement at the St. Catharines Street and Industrial Park Road intersection which has a lower performance during PM peak hour. However, this is considered acceptable after reviewing the intersection delay and v/c ratio. No further mitigation strategy is required;
- Most study area intersection movements are expected to perform with acceptable levels under the 2030 Background Development and 2030 Total Development scenarios, with some exceptions;
- Transportation demand management (TDM) measures are recommended to help mitigate roadway capacity issues and encourage the use of sustainable transportation modes; and,
- The sightlines for the five proposed site accesses for the Lockbridge development are adequate according to intersection sight distance and stopping sight distance guidelines.

Urban Design Brief

An Urban Design Brief was prepared by Arcadis on August 16, 2024. The purpose of

the brief was to provide a focused review and discussion considering urban design-related items of the proposal including interaction with the existing and planned context, details of the proposed Block Plan composition, and a review of key applicable policies and requirements.

The brief concluded that the proposed development exhibits many positive design markers as outlined in the Smithville MCP, and Urban Design Guidelines. The concept proposes an appropriate mix of land uses in a logical arrangement which respond to existing and future contexts.

Archaeological Assessments

A Stage 1 and 2 Archaeological Assessment was prepared by Parslow Heritage Consultancy Inc. (“PHC”) on July 21, 2020. The purpose of the Stage 1 Archaeological Assessment was to gather information about the geography, history, and current land conditions of a portion of the Block Plan Area as well as any previous archaeological research and listed archaeological sites on or within the vicinity.

A Stage 2 Archaeological Assessment was completed as it was determined that the study area retained both Indigenous and Historic Euro-Canadian archaeological potential. PHC concluded that, “The Algernon Page Site and the J Patterson Site” are sites that represent rural historical farmstead occupations of the study area from the Mid- to Late- 19th century; as such they retain cultural heritage value or interest and are recommended for Stage 3 Site Specific Assessment.

Archaeological assessments will be required for the other lands located within the Block Plan Area at the time of future development applications.

Noise Assessment

A Noise Impact Study was prepared by Stantec on July 19, 2024 for the Draft Plan Area. The purpose of the study was to assess road traffic noise impact from the surrounding roads and stationary noise sources in the vicinity on the proposed development and to recommend noise control measures where needed. The following conclusions were made:

- Road traffic noise from Port Davidson Road and Townline Road has been identified as potential impact on the development;
- A site visit was conducted on June 26, 2024 and a review of adjacent parcels of land during a site visit revealed that there are no significant stationary noise sources in the area surrounding the site;
- Given that no rail lines exist within 500 metres of the proposed site, an assessment of rail noise and vibration and aircraft traffic noise was not required or assessed in this noise study;
- In accordance with the Ministry noise standards, the recommended road traffic noise prediction method; and, based on the road traffic noise level predictions it is

recommended to include noise warning clauses in addition to complying with the Ontario Building Code specifications to mitigate the impact of road traffic noise.

- Note, individual noise analysis will be required for future development applications for the additional lands within the Block Plan Area.

Environmental Impact Study

The Environmental Impact Statement (EIS) was completed by GeoProcess Research Associates (GeoProcess) in November 7, 2024 in accordance with the Niagara Region Official Plan (NROP), Township Official Plan, and the Niagara Peninsula Conservation Authority regulations. The EIS builds upon the natural heritage information included in the Smithville sub-watershed study.

Under the NROP, the subject lands contains a small area designated as “Other Wetlands and Non-Provincially Significant Wetlands” in the northwest portion of the property where a tributary of Twenty Mile Creek flows.

As per the Township OPA 63 (Schedule E-10 and Schedule E-12), one natural heritage system was identified on the subject lands, a linkage, along with significant woodlands to the north and south. The linkage located is classified as a ‘Secondary Linkage’ and connects the North Creek and Twenty Mile Creek corridors to the south and north of the subject lands, respectively.

GeoProcess conducted various surveys in the fall of 2024 to characterize and confirm the natural heritage features located in the Block Plan study area outlined by previous work completed by Natural Resource Solutions Inc (NRSI), Matrix, and Myler Ecological Consulting. A review of all relevant policies and applicable existing background information was included in the scope of the EIS.

The EIS found that the proposed Lockbridge development will not impact Species at Risk habitat, significant landforms, significant wetlands or significant wildlife habitat as defined by the province. A small cultural woodland will be removed along with the hedgerow feature. Plantings of native species within the linkage to be established along the eastern property boundary will replace the treed cover removed in these two features. The stormwater management strategy will replicate the headwater drainage feature functions, with discharge from the pond to the downstream receiving watercourse meeting release targets set in the sub-watershed study.

Overall, the EIS concluded that the Lockbridge development will not have a negative impact on surrounding natural heritage features or their functions and, through the establishment of a vegetated linkage, has the opportunity to provide a net gain to the area.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

There were separate opportunities for agencies to provide comments on the proposed Block Plan, Zoning By-law and Draft Plan of Subdivision applications and the supplemental technical studies.

The first was on the terms of reference and what the consulting team was to examine as part of the Block Plan Application of which these studies would be reviewed concurrently with the Draft Plan of Subdivision to save time for processing the applications.

The second round of comment were on the preliminary submission and the third review was on any revised and new information on the proposal. The fulsome comments are included in Schedule C of this report.

Planning:

- Restoration area – the proposed block plan has significantly reduced the restoration area and appears that the neighbourhood block is to be counted towards the restoration area – this is not the intent according to OPA policies. The park and restoration areas should be kept separate such that the percentage to achieve a naturalization coverage is attainable in this area. The restoration areas are intended to be restored to a natural state to enhance the functions and connectivity of the overall NHS for ecological benefits.
- Confirm the approvals process for the gas easement trail.
- The alignment or proportionate extent of mixed use node versus the commercial and medium density residential at the intersection of Port Davidson and Townline Road are different which may add risks to meeting density targets.
- Access points and alignment of the road system differs from the Transportation Master Plan (TMP) and will need to justify why and how the proposed modifications meet the intent of the TMP.
- Collector road is in a different alignment and will need to understand how this may affect the entire Block Plan Area for 10 and 11.
- Connection to Townline Road and will need justification to understand the reasons for the change at this location.
- Port Davidson Road is planned to align with Canborough Road and this proposal eliminates this opportunity.
- Servicing and the Township will need to understand how the advancement of Block Plan Area 9 will impact servicing allocation for infill development and for other phases/stages in the Block Plan.

Engineering:

- Concerns for the future safety and operating efficiency of the proposed local collector road that runs from Townline Road to the southern limit of the Block Plan area (identified as Street B on the Draft Plan of Subdivision). As the lands to the west of

Stage 3A are developed with connections to Port Davidson Rd the through movements at the intersections with Street B will increase.

- Township has engaged AECOM (Consultant) to provide peer review services for the water and wastewater components. This would include an update to the water and wastewater models to confirm the proposal addresses the requirements of the proposed Block Plan.
- The layout generally conforms to the Transportation Master Plan with the understanding the realignment of Port Davidson Rd and Canborough Road intersection will need to be considered further.
- The proposal to change the location of the pumping station will require a peer review by AECOM and further analysis is required to address servicing of other lands in the Block Plan Area.
- According to the Water & Wastewater Master Servicing Plan, the proposed Lockbridge development confirms can connect to the existing water distribution network and the remainder of the Block Plan Area will need the Regional 400mm watermain.
- Although the Master Servicing Plan identified the need to upsize the sanitary sewer on Townline Road and Anderson Crescent to support the proposed Lockbridge development and the remainder of the Block Plan Area will require new sanitary sewers and a pumping station. A Front Ending Agreement for the design and construction of this sewer will need to be discussed further.
- The Niagara Region will be performing the Stormwater Management Plan reviews on behalf of the Township. All storm pond outlets are to be fully investigated and confirmed to be legal outlets, with any required easements, that can be maintained by the Township. Any proposals that do not align with the sub-watershed study work may require further peer review services.
- The peer reviews will be completed at the expense of the proponent.

Region of Niagara:

- Subject area is impacted by the Region's Natural Environment System (NES), consisting of the Lower Twenty Mile Creek Provincially Significant Wetland (PSW) Complex, Significant Woodland, a permanent/intermittent watercourse, Other Woodland and Other Wetlands.
- Niagara Official Plan (NOP) policy 3.1.5.7.1 requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 metres of a PSW/Significant Woodland.
- An EIS Addendum was provided however the methodology of the field investigations that occurred for the subject property by previous consultants is unclear. Confirm the data utilized from the previous consultant.
- Staff note that the typically acceptable shelf-life of ecological field surveys is 5 years and that it appears that the majority of information utilized in this EIS was gathered in 2020. As such, updated surveys should be considered to ensure the data remains relevant.
- Staff note that an 'Other Woodland' is mapped adjacent to the northern boundary of the subject lands. It is unclear if these treed communities achieve 'Other Woodland'

designation criteria. Please assess this area in accordance with NOP policies and confirm if an 'other woodland' is present on the subject lands. The EIS need to confirm that there will be no negative impacts on the other woodland or its ecological function.

- The sub-watershed study (SWS Phase 2 Report (Wood, 2022a), identified a secondary linkage, 50 metres in width, identified along the entire length of the eastern property boundary. The EIS does not dispute the 50-metre width; however, the Draft Plan of
- Subdivision appears to only show a 23-metre-wide linkage.
- A restoration area was recommended in the subject lands; however, the EIS does not include the recommendation for a restoration area in the proposed Lockbridge development. If a restoration area is not proposed, thorough justification will be required to explain how additional field surveys have informed this new conclusion and how the Block Plan area will achieve the 30% natural cover objective described in OPA 63.
- The Draft Plan of Subdivision, which proposes 196 residential units on 12.51 hectares of developable area (which excludes the watercourse block), will yield a density of approximately 45 people and jobs per hectare, based on approximately 3 persons per single-detached unit, 2.6 persons per semi-detached units, and 2.2 persons per townhouse unit, and assuming 5% of the residential units would generate "at home" employment. This is under the minimum density target of 50 people and jobs per hectare for Designated Greenfield Areas in the NOP and the MCP.
- Regional staff note that, in accordance with Section 48 (1) of the Ontario Heritage Act, no site alteration or development is permitted on the subject lands until there required archaeological assessments have been completed and Ministry acknowledgement letters have been issued. Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of discovering deeply buried archaeological materials, staff recommend the inclusion of a standard archaeological warning clauses in the subdivision agreement should any resources be encountered through future construction works.
- Staff notes that Port Robinson Road as well as Townline Road east of Canborough Street (Regional Road 14) are Township Roads and, as such, the NIS's conclusions and recommended noise control measures are to be to the Township satisfaction with respect to local transportation infrastructure. Implementation of any noise mitigation requirements as a result of road traffic on Canborough Street and Townline Road (Regional Road 14), west of Canborough Street, if any, will be addressed through future site plan and / or condominium applications.
- The storm outlet cannot cross the Regional Sewage Lagoon lands immediately east of Alma lands. The overall servicing plan for Block Plan Area 9 should confirm an adequate storm outlet(s) required to service Alma lands and other development east of Shurie Road.
- The flood control storages of north pond need to be enlarged to satisfy the requirements. Sizing for the south pond proposed for other properties within the Block Plan Area is incomplete. This pond should also comply with the criteria of the SSWS with respect to erosion and flood control.

- The Smithville pumping station (SPS) sewershed experiences significant Inflow/Infiltration (I/I) and has limited capacity. The current Smithville SPS has an operational capacity of 104 L/s and the current 2021 Master Servicing Plan (MSP) has indicated that an upgrade to the station is currently required and will be required to accommodate all anticipated growth in the SPS sewershed. An upgrade to the station is needed together with an I/I reduction program, which should be on-going to restore design capacity and potentially gain additional capacity in the system during rainfall events in order to allow for development. The Smithville SPS planned upgrade will be required to support all the development proposed in the Smithville MCP.
- The proposed Lockbridge Draft Plan as per the FSR indicated it can be serviced by the existing watermain system; sizing will be determined through future analysis. As per the report, the remainder of the Block Plan will require Phase 2 of the Regional Trunk Watermain identified in the Townships MSP. Should the owner wish to proceed in advance of the Region constructing Phase 2 of the Regional Trunk Watermain, then the owner will need to enter into a front-ending agreement to construct the Regional watermain to Regional standards and requirements to the satisfaction of the Region.
- The Region will monitor conditions to determine when various improvements (e.g. recommended signalization of St. Catharines Street and Industrial Park Road) are warranted. The Region notes that traffic patterns in the area could change following the potential future construction of a Downtown Smithville Bypass Route. Future improvements to Regional and municipal roads were also contemplated through the Smithville MCP and Smithville Transportation Master Plan.
- Updates to the traffic report is necessary to confirm the future capacity requirements for the entire Block Plan Area.

Niagara Peninsula Conservation Authority (NPCA):

- Need to conduct amphibian field surveys, confirmation of any regulated watercourses including fish habitat, vegetation surveys to confirm presence of wetlands and provide raw data of the required seasons as outlined in the terms of reference.
- Should the watercourses be realigned then the NPCA will require natural channel design, and all watercourse blocks be appropriately sized to convey the 100 year flow.
- Once the features within the study area are understood, the proposed development should be designed in such a way that the identified features and functions are maintained and/or enhanced to the satisfaction of NPCA staff.
- A review of the hydrogeological report is required to confirm any impacts to the karst feature.
- In principle, supportive of the proposed mitigation measure identified within the EIS to maintain the function to downstream features (e.g. sediment supply, water supply, seasonal wildlife habitat) by either keeping the feature open or by replicating its function through the stormwater management strategy, which can include elements such as enhanced lot level conveyance such as bioswales, low-impact development measures, vegetated swales or constructed wetlands. Further elements will be

provided through future submissions and/or detailed design.

PUBLIC COMMENTS:

At the time of preparing this report, Administration received the following comments as summarized below. The full details are provided in Schedule D to this report.

- Drainage issues and flooding on adjacent properties (Shurie Road).
- Oppose to trail that runs along the gas easement and bisects property.
- Maintain farming operations and no plans for future development.
- Transportation impacts and speeding on Townline Road between Canborough Street and Shurie Road, what traffic control measures are being examined.
- Excessive number of units.
- Nuisance impacts from construction (noise and dust).
- Concerns with the Block Plan and the location of stormwater management ponds on other lands.
- Concerns that there was not fulsome comprehensive servicing strategy for the entire Block Plan.
- The FSR did not include the location and preliminary sizing of sanitary sewers, storm sewers and watermains for all of Block 9.
- Assessment of phasing and sequencing of infrastructure improvements for all of the Block Plan Area was not done and no timelines regarding when improvements are to occur. Only phasing identified is that the proposed subdivision for Lockbridge.
- High level cost estimates for all of engineering works for the Block Plan Area were not included. All of these matters are to be addressed in accordance with the Terms of Reference for Block Plans.
- The noise study only addressed lands west of Shurie Road and not the entire Block Plan Area.
- The urban design brief did not provide streetscape typologies of the various roads or corridors, did not address pedestrian linkages, layout and design of development parcels, did not adequately address built form design considerations, the relationship of parks with trail systems and location, orientation and size of parks and the open space system, and did not address the active transportation networks, mid-block connections, walkways, trails, etc. as required by the Terms of Reference for Block Plans.
- Cannot confirm if the EIS is suitable or addresses all the lands as it relates to the Block Plan.
- The proposed Block Plan identified a 150 metre lagoon buffer along the east side of the Block Plan Area, however is not addressed in the accompanied reports or the requirements of this buffer area or what land use compatibility considerations need to be addressed for development within the buffer area. There is no guidance provided at all regarding this matter.
- There is no rationale for reducing the size of the restoration area and the loss of the ecological benefit associated with this restoration area.

CONCLUSION:

An application for Block Plan Approval, Draft Plan of Subdivision Approval and an application for Zoning By-law Amendment has been submitted by Arcadis (Consultant-Agent) on behalf of Lockbridge Development Inc.; TEK Corporation and Trustee for Judy Hendler (Owner-Applicant). The applications are to facilitate a residential development which would create an initial phase of development for 196 units.

Administration has provided the following information as it pertains to the Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment applications for review and consideration. A recommendation report will be prepared following a thorough review of all technical documents and applicable revisions, as well as comments received by the agencies and public.

ATTACHMENTS:

Schedule A – Proposed Lockbridge Block Plan
Schedule B – Proposed Draft Plan of Subdivision
Schedule C – Agency Comments
Schedule D – Public Comments

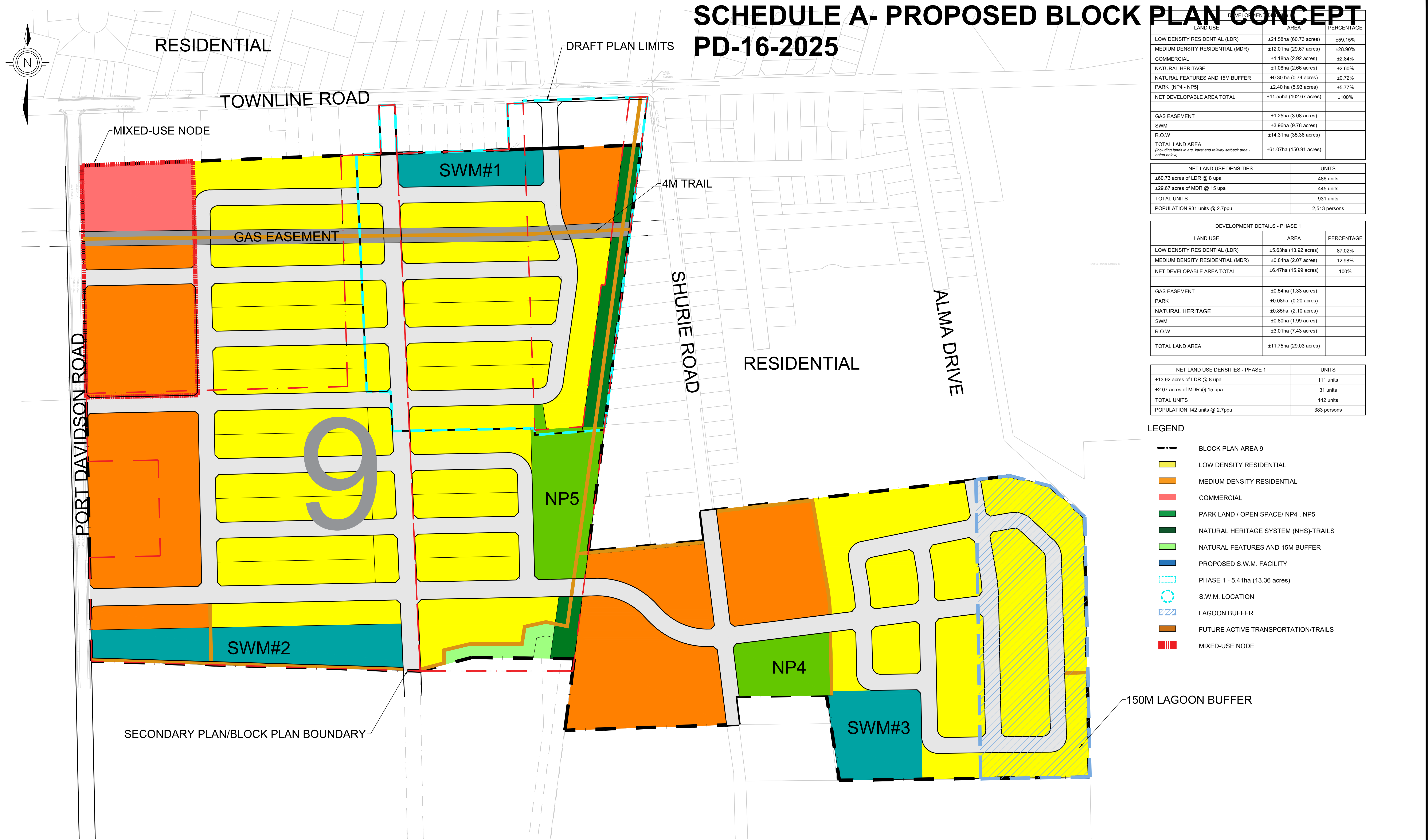
Prepared & Submitted by:

Susan Smyth
Senior Planner

Approved by:

Gerrit Boerema
Director of Growth and Sustainability

Truper McBride
CAO



SCHEDULE A- PROPOSED BLOCK PLAN CONCEPT

PD-16-2025

LAND USE	AREA	PERCENTAGE
LOW DENSITY RESIDENTIAL (LDR)	±24.58ha (60.73 acres)	±59.15%
MEDIUM DENSITY RESIDENTIAL (MDR)	±12.01ha (29.67 acres)	±28.90%
COMMERCIAL	±1.18ha (2.92 acres)	±2.84%
NATURAL HERITAGE	±1.08ha (2.66 acres)	±2.60%
NATURAL FEATURES AND 15M BUFFER	±0.30 ha (0.74 acres)	±0.72%
PARK [NP4 - NP5]	±2.40 ha (5.93 acres)	±5.77%
NET DEVELOPABLE AREA TOTAL	±41.55ha (102.67 acres)	±100%
GAS EASEMENT	±1.25ha (3.08 acres)	
SWM	±3.96ha (9.78 acres)	
R.O.W	±14.31ha (35.36 acres)	
TOTAL LAND AREA <small>(including lands in arc, karst and railway setback area - noted below)</small>	±61.07ha (150.91 acres)	

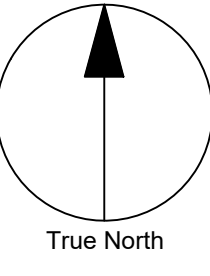
NET LAND USE DENSITIES	UNITS
±60.73 acres of LDR @ 8 upa	486 units
±29.67 acres of MDR @ 15 upa	445 units
TOTAL UNITS	931 units
POPULATION 931 units @ 2.7ppu	2,513 persons

DEVELOPMENT DETAILS - PHASE 1		
LAND USE	AREA	PERCENTAGE
LOW DENSITY RESIDENTIAL (LDR)	±5.63ha (13.92 acres)	87.02%
MEDIUM DENSITY RESIDENTIAL (MDR)	±0.84ha (2.07 acres)	12.98%
NET DEVELOPABLE AREA TOTAL	±6.47ha (15.99 acres)	100%
GAS EASEMENT	±0.54ha (1.33 acres)	
PARK	±0.08ha (0.20 acres)	
NATURAL HERITAGE	±0.85ha (2.10 acres)	
SWM	±0.80ha (1.99 acres)	
R.O.W	±3.01ha (7.43 acres)	
TOTAL LAND AREA	±11.75ha (29.03 acres)	

NET LAND USE DENSITIES - PHASE 1	UNITS
±13.92 acres of LDR @ 8 upa	111 units
±2.07 acres of MDR @ 15 upa	31 units
TOTAL UNITS	142 units
POPULATION 142 units @ 2.7ppu	383 persons

- LEGEND
- BLOCK PLAN AREA 9
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - COMMERCIAL
 - PARK LAND / OPEN SPACE/ NP4 : NP5
 - NATURAL HERITAGE SYSTEM (NHS)-TRAILS
 - NATURAL FEATURES AND 15M BUFFER
 - PROPOSED S.W.M. FACILITY
 - PHASE 1 - 5.41ha (13.36 acres)
 - S.W.M. LOCATION
 - LAGOON BUFFER
 - FUTURE ACTIVE TRANSPORTATION/TRAILS
 - MIXED-USE NODE

SCHEDULE B- PROPOSED DRAFT PLAN OF SUBDIVISION PD-16-2025



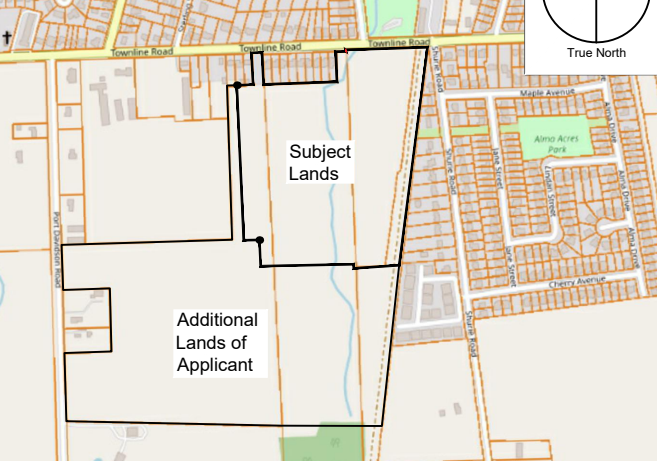
LAND USE SCHEDULE				
BLOCKS/LOTS	DESCRIPTION	AREA (ha)	AREA (Acres)	# UNITS
1-3, 5, 6, 8, 9, 11-15, 17-21, 23-37, 39-54, 62-65, 72-88, 91-142, 144-176	SINGLE DETACHED DWELLINGS	5.265	13.010	154
55-57, 60, 61, 143	SEMI DETACHED DWELLINGS	0.429	1.060	12
59	TOWNHOUSE DWELLINGS	0.842	2.081	30
69, 70, 71	STORMWATER MANAGEMENT	1.175	2.903	
7, 90, 89, 58, 67	GAS EASEMENT	0.542	1.340	
66, 68	OPEN SPACE/TRAIL	0.986	2.436	
38	OPEN SPACE ACCESS	0.078	0.193	
177	ROAD WIDENING	0.046	0.113	
STREETS "A", "B", "C", "D", "E" & "F"	PUBLIC R.O.W.	2.897	7.160	
4, 7, 10, 16, 22	FUTURE ROAD CONNECTION	0.252	0.623	
TOTAL		12.512	30.296	196

SUBDIVISION
SMITHVILLE BLOCK 9
PART OF LOTS 31 & 32,
CONCESSION 6 AND PART OF THE
ROAD ALLOWANCE BETWEEN LOTS
31 & 32, GEOGRAPHIC TOWNSHIP
OF WESTBOROUGH, TOWNSHIP OF
GAINSBOROUGH, REGIONAL
MUNICIPALITY OF NIAGARA

COPYRIGHT
This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Every drawing shall be submitted by Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.

KEY MAP - N.T.S.



INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED
(a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - LACUSTRINE SILTY/HEAVY CLAY
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - NONE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED
ROY S. KIRKLAND, ONTARIO LAND SURVEYOR
J.D. BARNES LIMITED
DATE

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY ARCADIS, IN DRAFT FORM.

SIGNED
DON MANSON
LOCKBRIDGE DEVELOPMENT INC.
DATE

SIGNED
JUDY HENDLER
DATE

SIGNED
THEODORE KINGMA
TEK CORPORATION
DATE

01	FIRST DPS SUBMISSION	2024-08-13
No.	DESCRIPTION	DATE

DRAWING ISSUE RECORD



APPROVALS
ARCADIS
360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

SCALE
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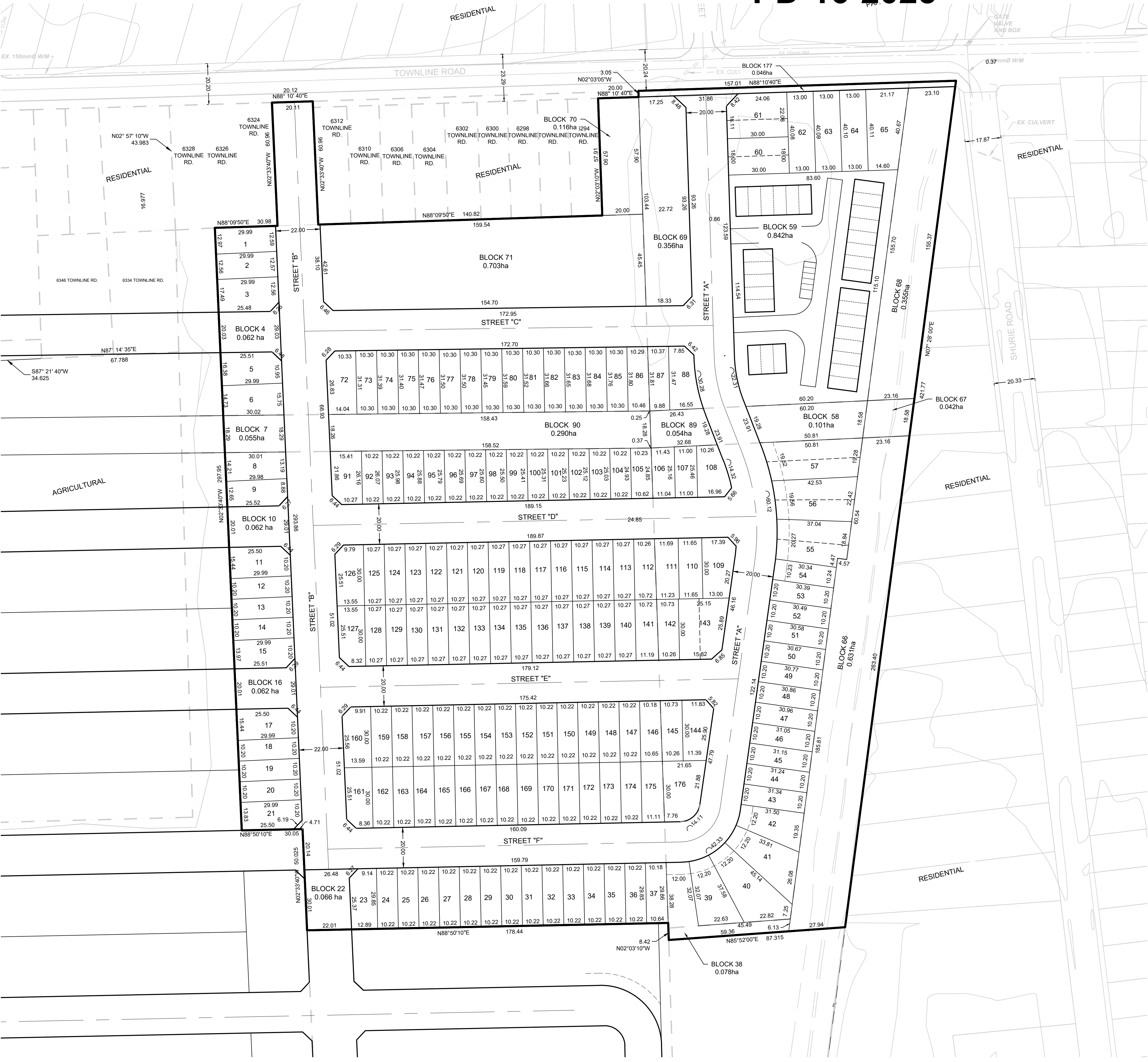
PROJECT NO:
144262

DRAWN BY:
J. MARCUS
PROJECT MGR:
J. MARCUS

CHECKED BY:
J. MARCUS
APPROVED BY:
J. ARIENS

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER
DPS1.0
ISSUE
01



Public Works Growth Management and Planning Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

October 31, 2024

Regional File Number: PLSD202401087

Susan Smyth
Senior Planner
Township of West Lincoln
318 Canborough St., P.O. Box 400
Smithville, ON
L0R 2A0

Dear Ms. Smyth:

**Re: Preliminary Regional and Provincial Comments
Block Plan; Draft Plan of Subdivision; Zoning By-law Amendment
Township File Number: 4000-001-24
Applicant: Arcadis
Owners: Lockbridge Development Inc.; Judy Hendler; TEK Corporation
Location: Smithville Block Plan Area 9 – Stage 3A**

Staff of the Regional Public Works Growth Management and Planning Division reviewed the information circulated with the applications for Zoning By-law Amendment (“ZBA”), Draft Plan of Subdivision (“DPS”), and Block Plan for the lands municipally known as Roll No. 260202000923300, 260202000923400, and 260202000923500.

Smithville Block Plan Area 9

Block Plan Area 9 consists of approximately 61.07 hectares (150.91 acres) of land within the Southeast Smithville Secondary Plan Area recently added to the Smithville Urban Area through approval of the Niagara Official Plan, 2022. The lands are generally situated south of Townline Road, east of Port Davidson Road, and west of the Regional Smithville Sewage Lagoons.

The proposed ‘Preferred Land Use Concept’ plan, prepared by Arcadis and dated July 11, 2024, sets out a mix of low and medium density residential uses as well as a commercial/mixed-use node, parklands/open spaces, trails, and stormwater management facilities to support the development of these lands. The proposed land use concept also identifies a road network, a future active transportation network/trails,

and a natural feature/buffer area adjacent to the proposed trail central to the block area. The concept plan also recognizes the proximity of the lands to the Smithville Sewage Lagoons and identifies a 150 metre buffer area along the easterly limits of Block 9.

Draft Plan of Subdivision and Zoning By-law Amendment

The Draft Plan of Subdivision, prepared by Arcadis (dated August 13, 2024), consists of a 12.512 hectare section of Block 9 situated south of Townline Road and west of Shurie Road. The Draft Plan proposes the following land uses:

- 154 lots for single detached dwellings;
- six (6) lots for 12 semi detached dwellings;
- one (1) block for 30 townhouse dwellings;
- three (3) blocks for stormwater management;
- five (5) gas easement blocks;
- two (2) blocks for open space/trail;
- one (1) block for open space access;
- one (1) block for road widening;
- public roadways; and
- five (5) blocks for future road connections.

The subject lands are currently zoned 'Agricultural' (A) zone, 'Residential Low Density – Type 1C – Site-Specific Provision 33' (R1C-33) zone, 'Agricultural Purposes Only' (APO) zone, and 'Development' (D) zone in the Township's Zoning By-law. The Zoning By-law Amendment requests to rezone the lands to implement the land use schedule and lot areas proposed by the draft plan of subdivision with 'Residential Low Density (R3)' zone, 'Residential Medium Density' (RM3) zone, and 'Open Space' (OS) zone. Additionally, the applicant is requesting a decrease in the minimum lot area for the shallow middle lots that front onto the gas easement / trail.

Two pre-consultation meetings for this proposal, attended by Township and Regional staff, the proponents, and their consultants, were held on February 1, 2024, and June 6, 2024, with a subsequent meeting held on September 19, 2024.

It is Regional staff's understanding that the Township has not deemed the applications complete as of the date of this letter. The following preliminary Provincial and Regional comments are provided to assist the Township in considering these applications as currently proposed.

As discussed below, Regional staff is unable to confirm at this time whether the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications are consistent with and conform to the Provincial Planning Statement and Niagara Official Plan as the required Environmental Impact Study, as requested during pre-consultation, has not been provided with the submission.

Provincial and Regional Policies

The subject lands are located within a Settlement Area under the *Provincial Planning Statement, 2024* (PPS) and within a Settlement Area and Designated Greenfield Area under the *Niagara Official Plan, 2022* (NOP).

The PPS directs growth to Settlement Areas, which are the focus of growth and development, and encourages land use patterns based on densities and a mix of land uses that efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, and support active transportation. The PPS further encourages planning authorities to establish density targets for designated growth areas, based on local conditions .

The NOP directs that development in Designated Greenfield Areas be planned as complete communities, ensuring development is sequential, orderly and contiguous with the existing built-up area, infrastructure capacity is available, and that it supports active transportation. To support the achievement of forecasted growth for all Designated Greenfield Areas within Niagara Region as a whole, the NOP directs that local Official Plans include direction which achieves a minimum greenfield density target of 50 residents and jobs combined per hectare on a municipal-wide basis.

The “Development Report” prepared by Arcadis Professional Services (Canada) Inc (dated August 23, 2024) for the Block Plan, DPS and ZBA applications indicates that the provision of new housing units and commercial area will contribute to a minimum density target of 50 combined people and jobs per hectare as set out in the Smithville Master Community Plan (“MCP”; Official Plan Amendment 63).

The Draft Plan of Subdivision, which proposes 196 residential units on 12.51 hectares of developable area (which excludes the watercourse block), will yield a density of approximately 45 people and jobs per hectare, based on approximately 3 persons per single-detached unit, 2.6 persons per semi detached units, and 2.2 persons per townhouse unit, and assuming 5% of the residential units would generate “at home” employment. This is under the minimum density target of 50 people and jobs per hectare for Designated Greenfield Areas in the NOP and the MCP.

The Township is responsible for monitoring developments to ensure the overall Greenfield density target will be achieved on a municipal-wide basis and should be satisfied that the proposal conforms to and contributes towards fulfilling the greenfield density target in the Township’s Official Plan.

Archaeological Potential

The PPS and NOP state that development and site alteration is not permitted within areas of archaeological potential unless significant archaeological resources have been

conserved. The subject lands are within an area of archaeological potential mapped on Schedule K of the NOP.

Regional staff reviewed the Stage 1 & 2 Archaeological Assessments conducted by Parslow Heritage Consultancy Inc. (dated July 21, 2020) and received the associated Ministry of Citizenship and Multiculturalism (MCM) Acknowledgement letters (dated June 24, 2022, respectively). The Stage 2 Archaeological Assessment identified three archaeological sites and recommended that a Stage 3 Site Specific Assessment be conducted of two of the sites (indigenous sites AgGv-146 and AgGv-147).

The Stage 3 Archaeological Assessment, and any further assessments, if required, is to be submitted to the MCM prior to any development or site disturbance on the subject lands. NOP policy 7.11.1.5 requires that archaeological assessments that identify sites and archaeological resources of Indigenous interest be provided to the community of closest affiliation to the site and/or resources. Proponents are to engage First Nations and Indigenous communities at the earliest opportunity and consider their interests when identifying, protecting, and managing cultural heritage resources and archaeological resources. First Nations and Indigenous communities are to be engaged through the Stage 3 Assessment work in accordance with the *Standards and Guidelines for Consulting Archaeologists*.

Regional staff will require a copy of the Stage 3 (and any further) report(s) and MCM acknowledgement letter(s) confirming that the licensed consultant archaeologist has met the terms and conditions of their license and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

Regional staff note that, in accordance with Section 48 (1) of the Ontario Heritage Act, no site alteration or development is permitted on the subject lands until the required archaeological assessments have been completed and Ministry acknowledgement letters have been issued.

Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of discovering deeply buried archaeological materials, staff recommend the inclusion of a standard archaeological warning clauses in the subdivision agreement should any resources be encountered through future construction works.

Appropriate preliminary conditions of draft plan approval have been included in the appendix to address these requirements.

Land Use Compatibility

The PPS and NOP state that sensitive land uses (including residential) shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants.

Regional staff reviewed the 'Noise Impact Study' (NIS), prepared by Stantec (dated July 19, 2024), which is scoped to the draft plan of subdivision area and evaluated noise from Port Davidson Road and Townline Road. Specifically, the NIS recommends the following:

- Compliance with Ontario Building Code (OBC) as the standard building components are expected to sufficiently mitigate the impact of road traffic noise.
- Warning Clauses are required for the first two rows of residential buildings directly exposed to Townline Road and for the first row of residential buildings along Port Davidson Road.

The assessment identified that the NIS and corresponding noise control measures in this report shall be reviewed and updated as needed once detailed design, floor plan, architectural drawings and wall / window construction details are available, including if the Outdoor Living Areas (OLA) are facing or exposed to Port Davidson Road.

Staff notes that Port Robinson Road as well as Townline Road east of Canborough Street (Regional Road 14) are Township Roads and, as such, the NIS's conclusions and recommended noise control measures are to be to the Township satisfaction with respect to local transportation infrastructure. Implementation of any noise mitigation requirements as a result of road traffic on Canborough Street and Townline Road (Regional Road 14), west of Canborough Street, if any, will be addressed through future site plan and / or condominium applications.

Natural Heritage

The Block Plan 9 Area is impacted by the Region's Natural Environment System (NES), consisting of the Lower Twenty Mile Creek Provincially Significant Wetland (PSW) Complex, Significant Woodland, a permanent/intermittent watercourse, Other Woodland and Other Wetlands.

NOP policy 3.1.5.7.1 requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 m of a PSW/Significant Woodland. An EIS (prepared by Myler Ecological Consulting, dated August 27, 2024) was circulated with the application for a preliminary review. Staff offer the following comments:

- The EIS has been completed to only support the Block Plan Process and does not in any way support the Plan of Subdivision Application.
- The EIS does not include any figures or maps that depict the proposed changes to the NES.
- There is insufficient information provided to ensure the survey work completed was done so in accordance with acceptable protocols.

- The following was proposed by the TOR for inclusion in the required EIS – the following items require additional analysis or information to support the submission:
 - Field studies to address gaps or updates to the SWS, including site-specific terrestrial field surveys.
 - Additional details are required to confirm survey effort and compliance with acceptable protocols
 - Breeding bird and vegetation surveys.
 - Additional details are required to confirm survey effort and compliance with acceptable protocols.
 - Screening for bat maternity roost habitat.
 - No screening appears to have been completed.
 - Assessment of the northern Provincially Significant Wetland limit within/adjacent the Block Plan Area 9 and of the Regional NES Other Wetlands, and follow-up with NPCA to stake wetland boundaries, if required.
 - Regional staff confirm that the north part of the PSW was observed to be an upland deciduous woodland, and that the wetland boundary was located well into the wooded feature. Staff also confirm that the mapped 'other wetland' located adjacent to the former rail corridor was observed to be an upland feature.
 - Woodland boundary (dripline) staking.
 - Regional staff note that although staff visited the subject lands to view NES constraints, the dripline of Significant Woodland and Other Woodland features were not staked. There was still some question while on-site whether the mapped 'other woodland' was large enough to achieve Regional designation criteria. The EIS does not include enough information to determine the presence/absence of 'other woodland'.
 - SWH screening.
 - Very limited analysis of SWH was included in the EIS. A SWH Screening Table should be included in the EIS.
 - SAR screening.
 - Very limited analysis of SAR was included in the EIS it is unclear if the surveys were completed in accordance with accepted protocols.
 - Refinement of the HDF management recommendations for the single HDF – Conservation swale segment.
 - While staff observed the location of the HDF swales on-site, it was the understanding of staff that a fulsome evaluation would be included in the EIS following the TRCA Headwater Drainage Features Guidelines. As such, there has not been sufficient information provided to determine the HDF management recommendations.
 - Summary of NHS and HDF constraints.
 - Lack of information provided in this regard. Staff are unable to determine the extent of NHS and HDF constraints with the

information provided in the EIS. A more fulsome evaluation of all potential NES features is required.

- Linkage assessment and recommendations.
 - Lack of assessment undertaken in this regard.
- Restoration area assessment and recommendations.
 - Lack of assessment provided in this regard.
- Environmental Impact Assessment (EIS) in consideration of the proposed development within Block Plan Area 9, including consideration of proposed road network, land use, servicing, and stormwater management plans, and development of avoidance, mitigation, and compensation/offsetting strategies to protect and enhance the NHS and its ecological functions.
 - No analysis was provided in this regard.
- High level recommendations for long-term stewardship of the NHS.
 - Lack of information provided in this regard.
- Discussion and consideration of the Block Plan Area 9 contribution to the Township-wide 30% natural cover objective.
 - Analysis should include whether there is a difference in natural coverage protection in the Block Plan Area between the SWS and the Block Plan proposal. The EIS does not include a percentage value related to natural cover within the west part of Area 9. However, the EIS does infer that the percentage does not achieve 30% natural cover objective described in OPA 63. A detailed analysis of natural cover is required.

The EIS must demonstrate that there will be no negative impact on the features or their ecological/hydrological function. Within settlement areas, mandatory buffers are required. The ecologically appropriate widths of the mandatory buffers are to be determined through the EIS. Development or site alteration is not permitted within the boundaries of either feature.

The subject lands were also assessed as part of the Smithville Subwatershed Study (SWS). The EIS should be informed by the results/recommendations of the SWS. Specifically, Section 3.3.1 of the SWS indicates that Master Environmental Services Plans (MESPs) are to be completed in support of the Block Plans for the future development areas encompassed in the SWS area. The MESPs are intended to build upon the SWS recommendations and refine the analyses and recommendations as appropriate based upon additional study and investigation, particularly for non-participating lands during the SWS process. Key Outcomes are listed within Section 3.3.1 as well as other items to be considered.

Staff note that an EIS has not been circulated with the applications and, as such, there are no environmental planning conditions provided at this time. Draft Plan conditions will be provided at a later date upon review and approval of the outstanding EIS.

Stormwater Management

Based on the review of the Functional Servicing Report (FSR), prepared by Stantec, dated August 2024, which contains Appendix F – Preliminary Stormwater Management (SWM) Report (dated August 2023), Region staff offer the following comments:

- The FSR mainly provides a conceptual storm servicing plan for the areas west of Shurie Road and notes that another SWM pond will be required east of Shurie Road, in conjunction with development of the Alma lands. Please be advised that the storm outlet cannot cross the Regional Sewage Lagoon lands immediately east of Alma lands. The overall servicing plan for Block Plan Area 9 should confirm an adequate storm outlet(s) required to service Alma lands and other development east of Shurie Road.
- The preliminary SWM Report contains sizing details of the North SWM Pond for Stage 1 Draft Plan, which the development's storm outlet is to Townline Road culverts and ultimately to Twenty Mile Creek. The pond active storages for flood control does not meet the unitary storage requirements identified by the Smithville Subwatershed Study (SSWS). Note the unitary storage criteria were obtained from the continuous simulation and frequency analysis. The flood control storages of North Pond need to be enlarged to satisfy the requirements.
- It is Regional staff's understanding that a hydrologic investigation will be completed to identify the water balance requirements of the development. The SWM plan may need to be updated based on the study findings.
- Note sizing for the South Pond proposed for other properties within the Block Plan Area is incomplete. This pond should also comply with the criteria of the SSWS with respect to erosion and flood control.
- The FSR indicates foundation weeping tiles will be pumped to storm service laterals. This approach requires measures of preventing storm water surcharge and cuts off water infiltration. It is recommended that detail engineering design confirm Street A overland flow can be directed to the North Pond rather than Townline Road, and the feasibility to direct minor flow from the road between Townline Road and Street C to the pond.
- The future SWM facilities will be subject to the review and approval from Township staff to ensure local infrastructure requirements to be adequately addressed and obtain the necessary Environment Compliance Approval through the Township's CLI-ECA program.

Servicing

Regional Sewage Pumping Station

The FSR reviewed the capacity of the Smithville Sewage Pumping Station (SPS).

The Smithville SPS sewershed experiences significant Inflow/Infiltration (I/I) and has limited capacity. The current Smithville SPS has an operational capacity of 104 L/s and the current 2021 Master Servicing Plan (MSP) has indicated that an upgrade to the station is currently required and will be required to accommodate all anticipated growth in the SPS sewershed. An upgrade to the station is needed together with an I/I reduction program, which should be on-going to restore design capacity and potentially gain additional capacity in the system during rainfall events in order to allow for development. The Smithville SPS planned upgrade will be required to support all the development proposed in the Smithville Community Master Plan.

As noted in the FSR, the capacity of the station may be able to accommodate some of the flows from the Block 9 area, and the remaining area is to be directed to a new SPS to the south in accordance with the Township's Master Servicing Strategy. Further flow monitoring will be required to determine the actual flows in the system, and the FSR is to be updated to include current development applications in the urban area that are underway, draft approved, or registered to determine the overall new flow to the SPS. It is recommended that a draft plan condition be implemented by the Township to ensure capacity at the station is available through I/I reduction and/or station upgrade prior to registration of the subdivision.

In accordance with the current Township MSP, the majority of Block 9 will be serviced by a new pumping station and forcemain for this station to be assumed in the future by the Region in accordance with the Region's Sewage Pumping Station Policy. The current design standards for a Regional Pumping Station will need to be followed in partnership with Regional staff through the design process. Regional staff must review and approve the final design of the pumping station and forcemain; submission for the new station will be under the Region's CLI-ECA.

Niagara Region will only assume the station if the requested conditions of draft plan of subdivision approval are incorporated into the approved draft plan conditions and the Region's policy regarding assumption items has been completed. Furthermore, a condition requiring that the development be at 50% build out prior to assumption to ensure that the pumping station is operating in accordance with the proposed design and no wet weather flows being received by the station has been added to Appendix I.

An agreement between the Township and the developer will be required to be entered for the building of this station and an agreement between the Region and Township will need to be in place for the construction and maintenance of this station.

Regional staff note that the proposed block for the pumping station must meet the minimum land requirements of 40 metres by 40 metres.

Watermain Servicing

The FSR has acknowledged that the Stage 1 Draft Plan can be serviced by the existing watermain system; sizing will be determined through future analysis. As per the report, the remainder of the Block will require Phase 2 of the Regional Trunk Watermain identified in the Townships MSP. Should the owner wish to proceed in advance of the Region constructing Phase 2 of the Regional Trunk Watermain, then the owner will need to enter into a front-ending agreement to construct the Regional watermain to Regional standards and requirements to the satisfaction of the Region.

Transportation

Transportation Impact Study:

Region staff have reviewed the “Transportation Impact Study (TIS) for the Smithville 3A Block Plan Area 9 Development”, prepared by Stantec and dated August 19, 2024. Region staff offer the following comments:

- General comment - check that all turning movements are correctly labelled. For example, Section 8.0 Conclusions & Recommendations makes reference to a “Westbound left-turn movement” at the St Catharines Street and Industrial Park Road intersection, which does not exist at this three-legged intersection.
- Figure 4.11 and Figure 4.12 (Block Plan Area 9, without Phase 1 Site-generated Volume – AM Peak Hour & PM Peak Hour):

The figures appear to show lower trip volumes than those calculated in Table 4.1, which will underestimate the capacity analysis results in the subsequent scenarios. Please revise figures to reflect the total trips generated from block Area 9 without phase 1 as calculated in Table 4.1.

- Figure 5.1 (Existing Conditions Scenario (2024) – Weekday AM Peak Hour Traffic Volumes:

The traffic volumes shown at intersections of Townline Road with Port Davidson Road and Canborough Street are lower than the TMCs volumes in Appendix A. Please revise and edit volumes accordingly as this will underestimate the assessment results in the subsequent AM peak hour scenarios.

- Section 5.2 Existing Conditions Scenario (2024):

The TIS states, “the traffic count data at the five intersections were collected on June 13th, 2024, with the exception of Townline Road and St. Catharines Street,

which was collected on June 15th, 2023.” This should be revised to indicate the traffic count for the St. Catharines Street and Industrial Park Road was also collected on June 15th, 2023. Please refer to the TMCs attached in Appendix A.

- Section 5.3 Future Background Scenario (2030):

It is noted that traffic volumes used in the capacity analysis (attached in Appendix E) for Future Background Scenario (2030) - PM peak hour are lower than the volumes calculated in Figure 5.5: Future Background Scenario (2030)- Weekday PM Peak Hour Traffic Volumes. Please revise the capacity analysis, synchro reports, and results shown in Table 5.4 accordingly with the corrected volumes.

- As a general comment, the Region will monitor conditions to determine when various improvements (e.g. recommended signalization of St. Catharines Street and Industrial Park Road) are warranted. The Region notes that traffic patterns in the area could change following the potential future construction of a Downtown Smithville Bypass Route. Future improvements to Regional and municipal roads were also contemplated through the Smithville Master Community Plan and Smithville Transportation Master Plan recently prepared by the Township.

Waste Collection

Niagara Region provides curbside waste collection for developments that meet the requirements of Niagara Region’s Waste Collection Policy. The subject property is eligible to receive Regional curbside waste collection provided that the owner brings the waste to the curbside on the designated pick-up day and that the following limits are not exceeded (based on current waste collection contract):

- No Limit green containers; and,
- 2 Garbage Containers per unit (Biweekly)
- Curbside Collection Only

The draft plan of subdivision was reviewed for the potential for Regional curbside waste collection services to be provided throughout the entirety of the proposed development. Region staff acknowledge that the single-detached lots and townhomes proposed along the future municipal streets will be eligible for Regional curbside waste collection services. Future engineering plans will need to be submitted for review and approval to ensure the design meets the current policy requirements. Please note that if the development is to be phased, in order to facilitate Regional curbside waste collection services, the owner will be required to submit a revised draft plan showing a temporary turn-around/cul-de-sac with a minimum curb radius of 12.8 metres for all dead-end streets.

Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident->

[communities/niagara-region/](#)

Conclusion

As outlined in the discussion above, Regional staff are unable to confirm at this time whether the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications are consistent with and conform to the PPS and NOP as the required EIS has not been provided.

A list of preliminary conditions for the proposed Draft Plan of Subdivision application are included in Appendix I for the information of Township staff and the applicant. These conditions are subject to change, including additional conditions with respect to environmental planning interests, upon review and approval of the EIS when formal comments are provided following circulation of the complete applications .

Regional staff are available to engage in additional discussions with the applicant and the Township regarding these requirements as needed. If you have any questions related to the above comments, please contact me at Connor.Wilson@niagararegion.ca or Pat Busnello at pat.busnello@niagararegion.ca.

Kind Regards,



For: Connor Wilson
Development Planner

cc: Pat Busnello, MCIP, RPP, Manager, Development Planning, Niagara Region
Diana Morreale, MCIP, RPP, Director, Growth Management and Planning, Niagara Region
Cara Lampman, Manager, Environmental Planning, Niagara Region
Adam Boudens, Senior Environmental Planner, Niagara Region
Susan Dunsmore, P. Eng., Acting Director, Infrastructure Planning and Development Engineering, Niagara Region
Joshua Wilson, Acting Manager, Development Engineering, Niagara Region
Philippe Biba, Development Approvals Technician, Niagara Region
Maggie Ding, P.Eng., Stormwater Management Engineer, Niagara Region

Appendix I

Preliminary Regional Conditions of Draft Plan Approval

(for information purposes only)

1. That the contain provisions whereby the Owner agrees to implement the recommendations of the 'Noise Impact Study', prepared by Stantec (dated July 19, 2024).
2. That the Subdivision Agreement between the Owner and Township of West Lincoln contain the following warning clauses and included in offers of purchase and sale and / or lease agreements for the first row of dwellings along Port Davidson Road:

"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of [the Municipality and] the Ministry of the Environment, Conservation and Parks."

"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of [the Municipality and] the Ministry of the Environment, Conservation and Parks."

3. That the applicant/owner submit a Stage 3 Archaeological Assessment, prepared by a licensed archaeologist (and any required subsequent archaeological assessments) to the Ministry of Citizenship and Multiculturalism (MCM) and receive an acknowledgement letter from MCM (copied to Niagara Region) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. The licensed archaeologist must engage with the appropriate First Nations and Indigenous community of closest cultural affiliation for the Stage 3 Archaeological Assessment, in accordance with the Standards and Guidelines for Consulting Archaeologists and Niagara Official Plan policy 7.11.1.5. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry through Niagara Region confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
4. That the following warning clause is included in the Subdivision Agreement between the Owner and Township of West Lincoln to protect for any potential archaeological resources that may be encountered during construction activities:

"If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the Niagara

Regional Police Service and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C."

[Archaeological Management Plan - Niagara Region, Ontario](#)

5. That the owner provides a written acknowledgement to Niagara Region stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
6. That the owner provides a written undertaking to Niagara Region stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the Township.
7. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for any new municipal sanitary and storm sewers, and stormwater management facilities required to service this development. The capacity in the Regional system is to be confirmed and copies of the approved CLI-ECA forms and final drawings must be forwarded to Niagara Region.
8. That prior to approval of the final plan, the owner shall submit detailed sanitary sewer design information (flows, timing, revised flows for any changes to development plans) for the subdivision, and prior to final approval, the anticipated design flows will be submitted along with flow monitoring information to evaluate if capacity is available at the Smithville Sewage Pumping Station. The report is to be sealed by a qualified professional engineer.
9. That the Owner submit a written undertaking to Niagara Region that acknowledges the sewershed of the Smithville Sewage Pumping Station has a servicing capacity that will not be able to accommodate the full development.
10. That the owner complies with the Regional Design standards for a Regional pumping station and forcemain, engage Regional staff in the design works and receive Niagara Regional approval prior to obtaining approval under the Region's CLI ECA.
11. That the owner transfers the pumping station land block to the Township and once the maintenance period is completed and the station is accepted by the Region and Township the block will be transferred to the Region.

12. That the subdivision agreement/servicing agreement between the developer/owner and the Township contain a clause stating that the assumption of the pumping station and forcemain will not occur until all the Regional conditions and policy conditions are completed as well as the subdivision has reached 50% of the build-out and Niagara Region has reviewed and approved the Operation and maintenance information provided, construction inspections for the station.
13. That the owner complies with the Regional Design standards for a Regional watermain, engage Regional staff in the design works and receive Niagara Regional approval prior to obtaining approval under the Region's Drinking Water License.
14. That the owner will be required to enter into a legal agreement with the Region for the construction/design of the Regional watermain to the satisfaction of the Region.
15. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks documents entitled 'Stormwater Management Planning and Design Manual March 2003' and 'Stormwater Quality Guidelines for New Development, May 1991', or their successors to Niagara Region Public Works Department (Growth Management and Planning Division) for review and approval:
 - Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site.
 - Detailed erosion and sedimentation control plans.
16. That the subdivision agreement between the owner and the Township contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the approved Stormwater Management Plan.
17. That the owner/developer ensure that all streets and development blocks can provide access in accordance with Niagara Region's Corporate Policy and By-laws relating to the curbside collection of waste and recycling and complete the Application for Commencement of Collection prior to waste collection services commencing.
18. In order to be eligible for Regional curbside waste collection services, the owner will be required to provide a temporary turnaround/cul-de-sac with a minimum curb radius of 12.8 metres for all dead-end streets.

Susan Smyth

From: Taran Lennard <tlennard@npca.ca>
Sent: November 6, 2024 12:37 PM
To: Susan Smyth
Subject: RE: NPCA Response: Block Plan Application Preliminary Circulation (Block Plan Area 9 - Stage 3A) File No. 4000-001-24

Hi Susan,

Our Tech Staff have reviewed and offer the following comments. In principle, the NPCA has no concerns with the outfall location as sufficient SWM details are provided.

The NPCA offers no objections at a high level to the Karst Study, and offer no objections to the conclusion that the karst feature can be mitigated. The NPCA will require further information regarding the close-out process within the Study, to which this can be provided at a future submission date.

From that time, the NPCA will review the EIS once prepared and will be in a position to provide any further comments.

Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

905.788.3135 ext. 277
www.npca.ca
tlennard@npca.ca

For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

From: Susan Smyth <:ssmyth@westlincoln.ca>
Sent: October 31, 2024 10:33 AM
To: Taran Lennard <tlennard@npca.ca>
Cc: Paige Pearson <ppearson@npca.ca>
Subject: RE: NPCA Response: Block Plan Application Preliminary Circulation (Block Plan Area 9 - Stage 3A) File No. 4000-001-24

Hi Taran,


I am just following up because we wanted to know if NPCA will provide some high level comments on the technical reports that you are able to review and determine if they satisfy your requirements from the Block Plan level and/or the

From: [Taran Lennard](#)
To: [Susan Smyth](#)
Subject: RE: Block Plan Area 9 - Stage 3A: Environmental Impact Study Report for Preliminary Agency Review
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)

Hi Susan,

The NPCA has reviewed the EIS titled 'Environmental Impact Statement Block 9 Smithville, Township of West Lincoln, ON', as prepared by GeoProcess and dated November 07, 2024. NPCA recognizes that the wetland identified within the EIS is associated with the regulated watercourse and headwater drainage features on subject lands. The NPCA is supportive of the proposed mitigation measure identified within the EIS to maintain the function to downstream features (e.g. sediment supply, water supply, seasonal wildlife habitat) by either keeping the HDF open or by replicating its function through the stormwater management strategy, which can include elements such as enhanced lot level conveyance such as bioswales, low-impact development measures, vegetated swales or constructed wetlands. Further elements will be provided through future submissions and/or detailed design. As such at a high level, the NPCA is supportive in principal with the EIS.

Thank you.

	<p>Taran Lennard Watershed Planner II</p> <p>Niagara Peninsula Conservation Authority (NPCA) 3350 Merrittville Highway Unit 9 Thorold, ON L2V 4Y6</p> <p>905.788.3135 ext. 277 www.npca.ca tlennard@npca.ca</p>
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To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

From: Susan Smyth <ssmyth@westlincoln.ca>
Sent: November 25, 2024 12:43 PM
To: Lampman, Cara <Cara.Lampman@niagararegion.ca>; Adam Boudens

From: [Taran Lennard](#)
To: [Susan Smyth](#)
Subject: NPCA Response -File: 4000-001-24 (Block Plan); 1601-008-24 (Area 9)
Date: April 4, 2025 3:30:27 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[RE Block Plan Area 9 - Stage 3A Environmental Impact Study Report for Preliminary Agency Review .msg](#)
[RE NPCA Response Block Plan Application Preliminary Circulation \(Block Plan Area 9 - Stage 3A\) File No. 4000-001-24.msg](#)

Hi Susan,

NPCA's attached comments remain applicable. The NPCA would advise that our Agency would request a copy of the Hydrogeological Study for review, as there is known Karst in the area.

Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
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For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

From: Susan Smyth <ssmyth@westlincoln.ca>

Sent: March 11, 2025 12:11 PM

To: Ben Agro <bagro@westlincoln.ca>; Canada Post <Thomas.Dell@canadapost.postescanada.ca>; Carling Macdonald <Carling.Macdonald@niagararegion.ca>; Catholic School Board <clark.euale@ncdsb.com>; Chamber of Commerce <westlincolnchamber@bellnet.ca>; Cogeco <randy.leppert@cogeco.com>; Dennis Fisher <dfisher@westlincoln.ca>; Development Planning <devtplanningapplications@niagararegion.ca>; District School Board Niagara <Michelle.McPhee@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; First Nations <executivedirector@fenfc.org>; Haudenosaunee <info@hdi.land>; Jennifer Bernard <jbernard@westlincoln.ca>; MCFN <MCFN.Consultation@mncfn.ca>; Metis

Memo

To: Susan Smyth, Senior Planner
From: Jennifer Bernard, Coordinator of Engineering Services
Date: November 8, 2024
Re: Block Plan Area 9 – Block Plan, Draft Plan of Subdivision, and Zoning By-law Amendment

Public Works has completed a review of the Block Plan Area 9 – Block Plan, Draft Plan of Subdivision, and Zoning By-law Amendment submission and provides the following comments:

Block Plan Area 9

Block Plan Area 9 Land Use Concept Plan

The transportation network of the Block Plan generally aligns with Schedule E-10 (South Community Area Land Use Plan) of OPA 63, however it is noted that the realignment of the Port Davidson Rd and Canborough Rd intersection has not been included. The Block Plan Area 9 Development Report notes this was not included intentionally as Lockbridge Development Inc. does not own the lands however it has been identified in OPA 63 Policy No. 6.11.7.4.6 h) and the Township's Transportation Master Plan (TMP) and should be identified in the Block Plan layout.

OPA 63 Policy No. 6.11.7.4.6.e) states Block Plans shall identify through the MESP the timing of the transportation improvements in relation to phasing, for Block Plan Area 9 this includes Townline Road between Canborough Street and St. Catharines Street (Regional Road 20) which is to be widened to three lanes (Project ID TWL-Road-17a in the TMP). This is noted in the Block Plan Area 9 Development Report however no details are provided on the timing of the upgrade.

Functional Servicing Report (August 2024)

Section 6.3 Block Plan Wastewater Servicing

This section notes a location for the Port Davidson Rd pumping station which deviates from the Township's Water & Wastewater Master Servicing Plan (W&WWMSPP) due to a non-participating landowner where the station was to be located. This is a significant change and will require further analysis to confirm if there will be any impacts on the servicing strategy for Block Plan Areas 10 and 11, and the Phase 4 lands that are all to connect to this pumping station. The FSR should identify the proposed location of the pumping station and modelling will have to be completed to confirm serviceability of the Block Plan Areas 10 and 11 and Phase 4 lands. Refer to the **Peer Review Services** section of this memo for more information.

This section notes the depth of the sanitary sewer required to service the Alma lands by gravity. As they are a participating landowner in Block Plan Area 9, Public Works would like to see comments from their Engineer to confirm servicing has been reviewed.

Draft Plan of Subdivision Phase 1 (Stage 3A)

Draft Plan of Subdivision Drawing

Staff provided comments at the previous pre-consultation meetings that there are concerns for the future safety and operating efficiency of the proposed local collector road Street B. The proposed lots fronting Street B will not be supported by Public Works. The lots are to be oriented to face the local roads to maximize the efficiency of Street B as per OPA 63 Policy No. 6.11.7.4.4 f) and to align with the future lot orientation of the development to the west.

As the lands to the west of this site are developed with connections to Port Davidson Rd the through movements at the east-west intersections with Street B will increase. Staff will require a traffic study to determine how those intersections will function and what traffic control may be required as the Phases of the Block Plan progress or if there are intersection configurations possible to avoid the future need for all-way stop controls at the through intersections.

Functional Servicing Report (August 2024)

Section 2.3 of the report notes the karst hazard identified in the Phase 1 lands and a Karst Assessment Report has been provided. A Professional Engineer in the appropriate discipline should provide confirmation there is no liability concerns if public infrastructure or a private structure is built over the closed out feature.

Section 5.0 Watermain Servicing

The W&WWMSP concluded that Stage 3A can connect to the existing 150mm watermain on Townline Rd based on information provided about the development at that time, and that the remainder of the Block Plan 9 area will require the Regional 400mm watermain to proceed. This is confirmed in Section 5.0 of the FSR.

Based on the water and fire flow requirements identified for the site and the Preliminary Servicing Plan proposing 200mm watermain internal to the development, the Township will have Aecom confirm through the Township's water model that the existing system is capable of meeting the demand once this application has been deemed complete. Refer to the **Peer Review Services** section of this memo for more information.

Section 6.0 Wastewater Servicing

The W&WWMSP identifies the need to upsize the sanitary sewer on Townline Road and Anderson Cres to the Twenty Mile Creek crossing to accommodate flows from this development and in consideration of future intensification. This project is in the Township's Development Charges Background Study and capital budget forecast.

The sanitary servicing section of the FSR proposes to connect to the existing sanitary sewer with no upgrades. Public Works had this proposal and all associated background information reviewed by a third party Engineering Consultant, Agile Infrastructure, their Technical Memorandum has been included.

The Technical Memorandum notes that the design flows presented in Stantec's sanitary design sheets are slightly underestimated and confirms the design flows identify a number of sewer sections where the capacity would be exceeded. The review also identified that the flow monitoring data used to promote connection to the existing sewer, indicates that during the largest storm event observed (which was below the 5-year design storm), the sewer is surcharging and there is no flow to the pumping station indicating there is an exceedance at the pumping station and a sewer backup occurred. A memo was provided by the Township on July 12, 2024 after the 2nd pre-consultation meeting noting there were concerns of surcharging on Anderson Cres and further analysis would need to be undertaken to determine the impacts of additional flows from this development. The Technical Memorandum from Agile Infrastructure makes recommendations including upsizing sections of the existing sewer to support Phase 1 of the development.

Further to the July 12, 2024 Township memo regarding surcharging on Anderson Cres and overflows to the environment, the Township is taking a proactive approach by undertaking an Interim Wastewater System Capacity Management Strategy.

Based on the work completed for the W&WWMSPP and the recommendations from Agile Infrastructure's review, there is sufficient data to support that upsizing of the sewer on Anderson Cres and Townline Rd should be completed with this development to mitigate risk and minimize sewer overflows to the environment while allowing for future intensification. A Front Ending Agreement between the proponent and the Township for the design and construction of this sewer could be considered.

Public Works staff would like to schedule a meeting with Stantec and the Niagara Region to review the sanitary servicing concerns identified and agree on the strategy moving forward. The work being undertaken as part of the Interim Wastewater System Capacity Management Strategy may assist with determining the strategy to be undertaken.

Peer Review Services

The Township has engaged Aecom to provide peer review services for the transportation, water and wastewater components of the MESP. This would include an update to the transportation, water and wastewater models to confirm the proposal addresses the requirements of the Township's Master Plans.

The Niagara Region will be performing the Stormwater Management Plan reviews on behalf of the Township. All storm pond outlets are to be fully investigated and confirmed to be legal outlets, with any required easements, that can be maintained by the Township. Any proposals that do not align with the Subwatershed Study work may require further peer review services.

The peer reviews will be completed at the expense of the proponent.

Susan Smyth

From: Wilson, Connor <Connor.Wilson@niagararegion.ca>
Sent: December 19, 2024 3:10 PM
To: Susan Smyth
Cc: Lampman, Cara; Boudens, Adam
Subject: RE: Block Plan Area 9 - Stage 3A: Environmental Impact Study Report for Preliminary Agency Review

Good afternoon Susan

Please see the below Preliminary EIS comments for your files.

Preliminary EIS Review

Regional staff completed a preliminary review of the EIS circulated with the applications and recommend that a revised EIS be prepared to address the following items before the applications are deemed complete.

The subject area is impacted by the Region's Natural Environment System (NES), consisting of the Lower Twenty Mile Creek Provincially Significant Wetland (PSW) Complex, Significant Woodland, a permanent/intermittent watercourse, Other Woodland and Other Wetlands.

Niagara Official Plan (NOP) policy 3.1.5.7.1 requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 metres of a PSW/Significant Woodland. An EIS (prepared by Geoprocess Research Associates, dated November 7, 2024) was circulated with the application for review. As such, Regional staff offer the following comments:

- Previous comments from Regional Staff noted that additional details were required to confirm if sufficient survey effort was undertaken and surveys were in compliance with acceptable protocols. Regional staff require that the applicant submit an EIS Addendum that clearly outlines the methodology of the field investigations that occurred for the subject property by previous consultants.

Details, including but not limited to, dates, survey locations, weather conditions, should be compiled from previous reports and summarized in the current submission. For example, it is unclear if a robust vegetation inventory was completed as part of the Subwatershed Study (SWS), or if additional survey effort is required in support of the Draft Plan of Subdivision.

- The EIS indicates that information/data collected by Myler Ecological Consulting was incorporated into this EIS; however, it is unclear how that data was utilized. Please clarify in a revised report.
- Staff note that the typically acceptable shelf-life of ecological field surveys is 5 years and that it appears that the majority of information utilized in this EIS was gathered in 2020. As such, updated surveys should be considered to ensure the data remains relevant.
- Staff note that an 'Other Woodland' is mapped adjacent to the northern boundary of the subject lands. This area is identified with ELC codes CUW and FOD7. It is unclear if these treed communities achieve 'Other Woodland' designation criteria. Please assess this area in accordance with NOP policies and confirm if an 'other woodland' is present on the subject

lands.

If an 'other woodland' is present, consistent with NOP Policy 3.1.11.2, development or site alteration shall not be permitted unless it has been demonstrated through the preparation of an EIS that there will be no negative impacts on the other woodland or its ecological function. Further, when a proponent proposes to remove a woodland or portion of a woodland, a Woodland Enhancement Plan is required. Requirements of the Woodland Enhancement Plan are outlined in the NOP Glossary of Terms.

- The EIS indicates that consistent with the SWS Phase 2 Report (Wood, 2022a), a secondary linkage, 50 metres in width, is identified along the entire length of the eastern property boundary. The EIS does not dispute the 50-metre width; however, the Draft Plan of Subdivision appears to only show a 23-metre-wide linkage. Please clarify.
- It is unclear to Regional staff how the findings of the EIS have come to conclusions that differ from the SWS, considering it appears that the EIS is based on field studies that were completed in support of the SWS. In particular:
 - A restoration area was recommended within the SWS; however, the EIS does not include the recommendation for a restoration area on the subject property. Regional staff would expect that the specific location of the restoration area be depicted within this site-specific EIS. If a restoration area is not proposed, thorough justification will be required to explain how additional field surveys have informed this new conclusion and how the Block Plan area will achieve the 30% natural cover objective described in OPA 63.

Please feel free to reach out if you have any questions.

Thank you



Connor Wilson
Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7

P: (905) 980-6000 ext. 3399

W: www.niagararegion.ca

E: connor.wilson@niagararegion.ca

From: Susan Smyth <ssmyth@westlincoln.ca>

Sent: Monday, November 25, 2024 12:43 PM

To: Lampman, Cara <Cara.Lampman@niagararegion.ca>; Boudens, Adam <Adam.Boudens@niagararegion.ca>; Wilson, Connor <Connor.Wilson@niagararegion.ca>; Development Planning Applications

<devtplanningapplications@niagararegion.ca>; Jennifer Bernard <jbernard@westlincoln.ca>; Paige Pearson

<ppearson@npca.ca>; Taran Lennard <tlennard@npca.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>

Cc: Gerrit Boerema <gboerema@westlincoln.ca>; Mike DiPaola <mdipaola@westlincoln.ca>

Subject: Block Plan Area 9 - Stage 3A: Environmental Impact Study Report for Preliminary Agency Review

GROWTH AND SUSTAINABILITY DEPARTMENT

Date: January 22, 2025

TO: Arcadis Professional Services (Canada) Inc.
360 James Street North, Suite 200
Hamilton, ON L8L 1H5

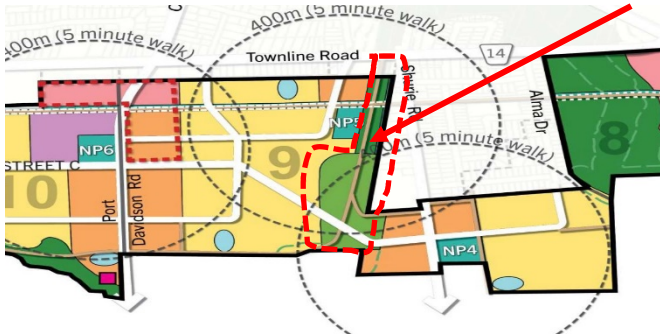
ATTN: Jared Marcus – Arcadis (Agent)

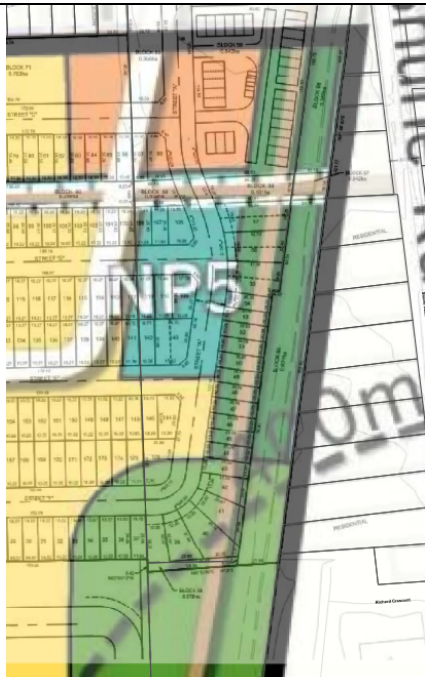
**SUBJECT: Block Plan Area 9 – Stage 3A
Block Plan Application (File No.4000-001-24)
Zoning By-law Amendment Application (File No. 1601-008-24)
Draft Plan of Subdivision Application (File No. 2000-093-24)
Lockbridge Development Inc.; Judy Hendler; TEK Corporation (Owners)
ENVIRONMENTAL IMPACT STUDY COMMENTS**

We have received the Environmental Impact Study prepared by GeoProcess Research Associates, dated November 7, 2024 (Project No. P2024-922) for the Smithville Municipal Community Plan (MCP) Block Plan Area 9 Stage 3A.

The Region and the NPCA have already provided comments. Please note that these comments need to be addressed prior to any recommendation report can be brought forward to Council. Please also note that the Township is in the process of retaining the Region for ongoing Environmental Review following the proclamation date of March 31, 2025.

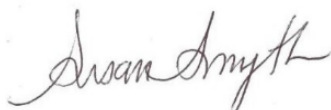
Upon the Planning review, please refer to the following comments for consideration.

<p>Page 32</p>	<p>Section 7.1.1 Proposed Linkages The statement “50 m in width and running the entire length of the Subject Property. It would provide a direct connection between the Twenty Mile Creek and North Creek corridors while passing through woodlands and PSWs in between the two valleys. The proposed Linkage also provides abundant naturalization opportunities for the lands which are currently manicured lawns and agricultural fields.”</p> <p>Is the EIS suggesting this is the only linkage in the study area?</p> <p>Although the pipeline representative indicated that a natural trail – linkage can be provided in this easement, the</p> 
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	<p>Township is also asking for the linkage along the eastern edge of the study area from Townline Road south to the limit of the block plan area and reaching the restoration area.</p> <p>Last sentence states “No buffer for the proposed Linkage feature is included in the draft plan for the Subject Property.” Township staff are not clear on this statement.</p>
Page 46	<p>The page numbering is off – likely a page break.</p> <p>Section 8.4 Impact Summary, there is a statement that reads “As the woodland is comprised of one early successional species, it does not represent a diverse and high-quality wildlife habitat and does not support any significant species, SAR or their habitats. The ecological functions that this feature currently provides will be replaced by planting a diverse range of native species within the Linkage feature, which will support approximately four times the natural cover currently provided within the woodland.</p> <p>Is this suggested a 4:1 ratio for restoration?</p>
Map 2	<p>The map shows the recommended restoration area which lies within the limits of the subject lands although the draft plan shows no restoration area, roughly lots 33-57 and the condo block. Township Staff would like to see the restoration area connected with the linkage which will provide both pedestrian and an ecological connectivity in the study area. The EIS needs to justify any removal or alignment of the restoration area that deviates from the Subwatershed Study and the Master Community Plan.</p> 

Should you have any questions, please do not hesitate to contact myself or the commenting agency directly.

Sincerely,



Susan Smyth, CPT
Senior Planner

Cc: *Gerrit Boerema, Director of Growth and Sustainability*

X:\pb-Planning\2. Block Plans\2024\4000-001-24 - Block Plan 9 Stage 3A\5. Comments\4000-001-24 - First Preliminary Submission Comment Letter.docx

March 14, 2025

Susan Smyth
Senior Planner
Township of West Lincoln
Planning Department
318 Canborough Street
P.O. Box 400
Smithville, ON L0R 2A0

Dear Susan,

Re: Draft Plan of Subdivision, Block Plan, Zoning By-law Amendment
Lockbridge Development Inc., Tek Corporation, and Judy Hendler
Block Plan Area 9 (Stage 3A)
Township of West Lincoln
File No.: 2000-93-24, 4000-001-24, 1601-008-24

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
[enbridge.com](https://www.enbridge.com)
Safety. Integrity. Respect. Inclusion.

SCHEDULE D - PUBLIC COMMENTS

PD-16-2025




March 19th, 2024

Township of West Lincoln
318 Canborough Street
Smithville, Ontario L0R 2A0

Attention: Township of West Lincoln Growth and Sustainability Committee

Dear Committee Members:

Re: Block Plan Area 9; File # 4000-001-24 (Block Plan); File # 1601-008-24 (Zoning By-law Amendment); 2000-93-24 (Draft Plan of Subdivision)

I am the owner of the chicken farm at ; the farm taking up 19.3 acres of the northwest corner of the proposed block plan.

I have previously written a letter in reference to Official Plan Amendments 62 and 63, and discussed the matter with township planners. At the time, I was pleased to hear that I would be able to continue running the farm, intact. Still, having attended the public information meeting on March 4th, I feel it is important to again write to the township to know my concerns are being taken into consideration.

Of the proposed new subdivision, I have no complaint so long as provisions are made as per proper drainage and to prevent trespass on my property.

I do not wish to redevelop my farm. I have lived here for sixty-nine years. My husband and I have run the farm for forty years together. My sons also wish to keep the farm in the family.

I continue to be opposed to any rerouting of Port Davidson Road through my property. At the very least, that would have me sacrifice Barn Three, my storage garage, and place the road within a few yards of my house. I also oppose a recreational trail bisecting my field along the oil pipeline easement.

Thank you for your time and consideration.

Yours sincerely,



Susan Smyth

From: [REDACTED] >
Sent: March 31, 2025 11:22 AM
To: Justin Paylove
Cc: Susan Smyth; carmen.jandu@arcadis.com; Cheryl Ganann; Greg Maychak; William Reilly
Subject: Block Plan Area 9 Files 4000-001-4; 16-1-008-24; 2000-93-24

Thank you for the opportunity to comment on the development planned for the area south of Townline Road between Shurie and Davidson. We live on the south side of Townline Road near the intersection with Rock St.

First, we would like to say how unfortunate it is to lose valuable farm land in times with so much food insecurity. While the focus of development should be to intensify existing urban boundaries, Provincial and Regional policies and targets put small towns in rural areas in a difficult position.

With respect to the development as proposed at a public meeting on February 4/25 as presented by Arcadis:

- A proposal of 170 units within the partial area of Block 9 seems excessive. Have the transportation studies and water/wastewater/storm studies taken this level of units into account when assessing if the existing network can accommodate this growth?
- Has there been an impact study completed to date as to the effect on the current schools in Smithville? Will the current schools be able to accommodate the growth that is planned without the need for bussing out of the area, (not only in area 9 but for the entire Urban Boundary expansion that is planned)?
- We already have concerns about the amount of traffic and excessive speed of vehicles on the stretch of Townline Road between Canborough and Shurie. Traffic calming measures have occurred on Townline Road west of Canborough. Will this occur on our section? With the addition of at least two new intersections on to Townline from the new development, will traffic control (four-way stop signs) be added to slow traffic using Townline and ensure safe access for pedestrians?
- The first stage of development as proposed by Arcadis seems to only have access to Townline Road developed for the 170 units, not Port Davidson. Will all this traffic will be forced onto Townline Road? Can the access to Davidson be built at the same time to ensure this traffic has an alternative for going west? Same for access to the east to Shurie (is one planned)?
- When development occurs, what safe guards will be put in place to ensure that the enjoyment of existing properties is not affected? The prevailing winds travel from the south west and blow into the yards of the houses on Townline Road. When excavation occurs, how will dirt/dust be controlled so that homes along Townline Road do not experience an increase in dirt/dust affecting breathing, home cleanliness, swimming pools, etc.? This requires more than just street cleaning once streets are installed.
- On a positive note, storm ponds are welcomed as much of the year a pond is created from the farm water running off onto our property.

While development of this area is inevitable, we want the developers, council and staff to ensure that it is well planned and is accommodated with appropriate infrastructure.

Thank you.

Susan Smyth

From: [REDACTED]
Sent: April 2, 2025 6:28 PM
To: Justin Paylove; Susan Smyth
Subject: Block plan area 9

Follow Up Flag: Follow up
Flag Status: Flagged

Files: 4000-001-24 & 2000-93-24

Hello,

I am writing to inquire about the damage system in the new subdivision, as I have some concerns.

For many years, we have experienced flooding due to improper drainage. The water runoff from the field, floods my backyard and both mine and neighbours basement.

Additionally, I would like to confirm whether a berm will be constructed, as previously we were told that it would be.

I have attached a photo below and some details from previous communication.

Could you provide any updates or clarification on these matters? I would appreciate any information regarding timeline, modifications or any other relevant details.

Thank you for your time and assistance. I look forward to your response.

Best regards,

[REDACTED]



April 4th, 2025

Via Email: ssmyth@westlincoln.ca

Ms. Susan Smyth, Senior Planner
Township of West Lincoln
318 Canborough Street, P. O. Box 400
Smithville, ON L0R 2A0

Re: Lockbridge Block Plan Area 9 Application
Draft Plan of Subdivision and Zoning By-law Amendment
File No. 4000-001-24
Applicant: Arcadis

Dear Ms. Smyth,

On behalf of our clients, Patricia Kearse, Jane Naylor and Linda Novakovich, please accept these comments with regards to the above Block Plan Area 9 Application, Draft Plan of Subdivision and Zoning By-law Amendment Applications. Please be advised that we had discussions with Arcadis prior to their submission of the Block Plan Application to the Township on behalf of our clients. We understand that the Block Plan Area 9 Application is intended to implement the requirements of Official Plan Amendment 63. It is noted that the proposed Block Plan Area 9 is generally consistent with Schedule 'L' of Official Plan Amendment 63 (OPA 63) with some adjustments.

Overall, we would like to participate in the block planning process and/or understand whether refinements can be made to the Block Plan after it has been accepted by the Township. For example, the proposed stormwater management facility on my clients' lands has been shown east of Shurie Road outletting across a farm field to the south. This location has previously been identified as problematic as there is no storm outlet at that location. In our opinion consideration should be given to relocating the stormwater management facility east of Shurie Road to the northeast section of the Alma lands which would provide it in proximity to an outlet to 20 Mile Creek. We have completed some preliminary analysis that has confirmed that this could be a viable location for a stormwater management facility. As a result, we would like to understand if there a mechanism available to our clients that would allow adjustments to the Block Plan for consideration of the location of a stormwater management facility.

We note that there are some gaps in the information provided, most notably comprehensive servicing solutions for the Block Plan Area, including phasing and sequencing of the infrastructure improvement requirements for all of Block Plan Area 9 are not provided. Comprehensive servicing solutions are required so that informed decisions can be made by the Township and affected landowners have the knowledge of the what the requirements are moving forward with development proposals on their land. Further, if interim measures are identified, those measures should contribute to the overall comprehensive servicing solutions.

For example, some of the gaps in the Block Plan Area 9 submission include the following:

- The FSR did not include the location and preliminary sizing of sanitary sewers, storm sewers and watermains for all of Block 9, only for the proposed subdivision plan, likewise a preliminary grading plan for all of Block 9 was not included, and landscaping and enhancement plans were not included as required by the Terms of Reference. The FSR also does not appropriately



address phasing and sequencing of infrastructure improvements for all of the Block Plan Area and provides no timelines regarding when improvements are to occur. The only phasing identified is that the proposed subdivision is Phase 1 and the remainder of the Block Plan is a later Phase. Further, high level cost estimates for all of engineering works for the Block Plan Area were not included. All of these matters are to be addressed in accordance with the Terms of Reference for Block Plans.

- The noise study only addressed lands west of Shurie Road and not the entire Block Plan Area
- The urban design brief did not provide streetscape typologies of the various roads or corridors, did not address pedestrian linkages, layout and design of development parcels, did not adequately address built form design considerations, the relationship of parks with trail systems and location, orientation and size of parks and the open space system, and did not address the active transportation networks, mid block connections, walkways, trails, etc. as required by the Terms of Reference for Block Plans.
- The EIS was not submitted with the Block Plan Area 9 submission. Although we understand it has since been submitted, a copy has not been provided to us and as a result we are not able to determine if it is suitable or addresses our client's lands as it relates to the block plan.
- It is also noted that the proposed Block Plan identified a 150m Lagoon Buffer along the east side of the Block Plan Area, however the Development Report accompanying the Block Plan does not address the requirements of this buffer area or what land use compatibility considerations need to be addressed for development within the buffer area. There is no guidance provided at all regarding this matter.
- The Development Report also does not address the rationale for reducing the size of the Restoration Area and the loss of the ecological benefit associated with this Restoration Area.

At the same time, we would like to understand our client's financial obligations as it relates to cost sharing of studies and ultimately of infrastructure improvements. These details are not provided in the Block Plan Area 9 submission. It is noted that for the reasons discussed above, we will be initiating a

DATE: April 14, 2025

REPORT NO: PD-14-2025

SUBJECT: **Information Report**
Elite Smithville Developments Inc. Draft Plan of Subdivision
and Zoning Bylaw Amendment
File Nos. 1601-009-24 ZBA, 2000-94-24 DPOS

CONTACT: Gerrit Boerema, Director of Planning & Building
Susan Smyth, Senior Planner

OVERVIEW:

- Applications for Draft Plan of Subdivision and Zoning Bylaw Amendment have been submitted by Weston Consulting on behalf of Elite Smithville Developments Inc., owners of a nearly 4 hectare (± 10 acre) property located west of Marz Thrive Draft Plan of Subdivision, north of the roundabout on Regional Road 20 and south of the CPKC Rail line.
- The subject property is located half within the former urban boundary and half within the expanded urban boundary, and is also bisected by a watercourse.
- The applicants are proposing to create 13 Blocks to accommodate 217 residential units, a future public street connecting to the roundabout, an environmental block, trail, parkland, and future development block.
- The development is proposed to be serviced with water and sewer through the Marz Homes Thrive subdivision development. Stormwater is proposed to be retained on the property with an outlet to the Regional ditch.
- A recommendation report will be presented at a future committee meeting once the application has been fully reviewed and all agency and public comments have been considered.

RECOMMENDATION:

1. That Information Report PD-14-2025, titled "Elite Developments Inc. Draft Plan of Subdivision and Zoning Bylaw Amendment, File Nos. 1601-009-24 ZBA, 2000-94-24 DPOS", dated April 14, 2025 be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- Build a safe, connected, caring and active community

BACKGROUND:

An application for Zoning Bylaw Amendment and an application for Draft Plan of Subdivision Approval has been submitted by WestOn Consulting on behalf of the owners, Elite Smithville Developments Inc. The Subject property is a vacant property with no municipal address located west of Marz Homes Thrive Subdivision, just north of the west Regional Road 20 roundabout in Smithville (Concession 9, Part Lot 11, South Grimsby, Part 4 of RP 30R9485).

Half of the property was added to the urban boundary in 2015 as part of the land swap official plan amendment process which added residential and employment land to the urban boundary of Smithville by removing excess land from a number of rural hamlets. This half of the property falls within the Northwest Quadrant Secondary Plan. The western half of the property was added to the urban boundary in 2022 as part of the new urban boundary of Smithville, which is found within the Smithville Master Community Plan. The property contains an agricultural field and an environmental feature with a watercourse.

The eastern half of the subject property is designated high density residential, special policy area 'A' and public streets in the Northwest Quadrant Secondary Plan, and the western half is designated commercial, natural heritage and karst. The eastern half of the property is zoned Development 'D' while the western half of the property is zoned Agricultural 'A'.

CURRENT SITUATION:

The zoning bylaw amendment and draft plan applications are proposing 13 blocks to accommodate 217 residential units, a public road connecting the roundabout to the Marz Thrive Subdivision, an environmental block, parkland, trail, future development blocks (for lands within the Master Community Plan) and road widenings. The residential units are being proposed within two condominium blocks. 176 apartment units are being proposed within two connected six storey buildings along Regional Road 20. The balance of units proposed are 41 townhouse units.

Submitted with the application is a [Draft Plan of Subdivision](#), [Planning Justification Report](#), [Urban Design Brief](#), [Pedestrian Movement Plan](#), [Phasing Plan](#), [Landscape Plan](#), [Architectural Site Plan and Underground Plan](#), [Noise and Vibration Study](#), [Geotechnical Report](#), [Karst Study](#), [Stormwater Management Report](#) and [Stage 1 and 2 Archaeological Report](#).



Figure – Elite Draft Plan of Subdivision

The applicants are proposing to dedicate the environmental feature, including the karst, to the Township (Block 8) and Block 5 and Block 6 for Parkland, and Block 7 for a multi-use trail to the Township. This area is shown in green hatching in the figure above.

The Zoning Amendment is proposing to rezone the majority of the property within the Northwest Quadrant lands from Development to Residential Medium Density 'RM3' with site specific exceptions. The zoning also proposes an open space zone over the proposed parkland, Environmental Protection zone over the environmental feature and karst, and development zones for lands inside the Smithville Master Community Plan/Urban Boundary Expansion.

The site specific modifications to the Residential Medium Density 'RM3' zone is a reduced

lot area from 180 square metres to 135 square metres, a minimum lot frontage from 30 metres to 22 metres, a minimum front yard from 4.5 metres to 2.4 metres, a minimum exterior side yard from 3 metres to 1.3 metres, a minimum rear yard adjoining another zone from 6 metres to 3 metres, a maximum height from 15 metres to 25 metres, and that minimum amenity area should not apply for Townhouse Dwellings.

The zoning amendment is also proposing 1.42 parking spaces for apartment dwellings whereas 1.75 is required in the bylaw, and a reduced bicycle parking ratio of 0.3 spaces per unit, whereas the zoning requires 1 per unit.

There are proposed 41 Townhouse units and 176 Apartment Dwelling units each requiring 1.75 spaces for a total of 380 spaces. The Townhouses are providing adequate spaces within the driveways and private garages. The apartments are proposed to be different, however, as they are providing parking in a common lot, 8 additional barrier free spaces are required as per the zoning bylaw. 316 spaces (308 regular + 8 barrier free) are required for the proposed apartment buildings, however, only 251 are proposed to be provided.

The development is also proposed to be serviced by municipal sewer service through the Marz Homes Thrive development and with water through the Thrive development as well as a connection to the watermain on Regional Road 20. Stormwater options are currently being reviewed and is being proposed to outlet into the regional ditch. Further servicing information can be found under Development Engineering comments in this report. Available capacity at the pumping stations and within the local sewer network is currently being reviewed by the Township and the Region through a consultant.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

District School Board of Niagara (DSBN)

The DSBN has submitted comments stating that they have no objection to the proposed application. They are requesting sidewalks be constructed within the development to facilitate student travel to the school bus stop locations. The Township's Municipal Engineering Standards require a sidewalk on at least one side of a local road, so this will be a requirement through the engineering review.

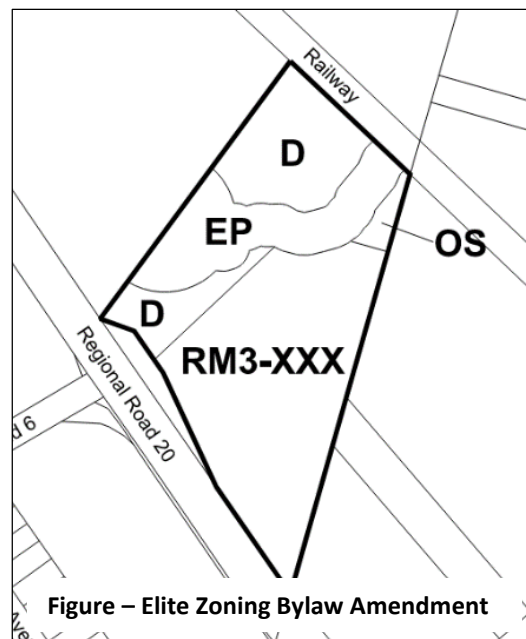


Figure – Elite Zoning Bylaw Amendment

Niagara Peninsula Conservation Authority (NPCA)

The NPCA has reviewed the application and provides no objection. They have provided some further questions regarding the karst buffer and that it be shown on the drawings.

Regional Municipality of Niagara

The Region of Niagara has reviewed the applications and originally had a number of issues with the Environmental Impact Study that was completed, however, through discussions with the consultant and Township, the issues have been resolved in order to process the applications.

The Region has also reviewed the application and has determined that the application meets the minimum density target for greenfield development of 50 residents per hectare. The applicants are proposing nearly 40 units per hectare in the medium density area and 200 units per hectare in the special policy area averaging to a density above 50 residents per hectare.

The Region has also provided comments with respect to Archaeological Assessments. A State 1 and 2 study has been completed on the southern lands, and the applicant is currently completing the study for the northern portion of the property. Once completed, the Region and Township will require a letter of Acknowledgement from the Ministry of Citizenship and Multiculturalism.

The Region has also provided comments with regard to the noise and vibration study completed, requiring a number of mitigation measures be implemented and further study work be completed.

The Region is also requesting a daylighting triangle and road widening along Regional Road 20 as shown on the sketch in Schedule 'D'.

The Region has also provided detailed comments with respect to water, sanitary and storm servicing which has been included in Schedule 'D'.

Township Development Engineering

The draft plan of subdivision shows a proposed 20 metres right of way with local road connecting the roundabout to the Marz Homes Thrive development. 20 metres is the minimum width required for a local road. The Region will need to confirm the design for the connection to the roundabout.

The draft site plan shows sidewalk on both sides of the road throughout the development, however, the Township's Engineering Standards only requires sidewalk on one side of a local street. Sidewalks as well as landscaping will need to be refined through the engineering review.

A noise and vibration study was also completed and submitted to the Township for review mainly due to noise generated from the CPKC Rail line. The report recommended a warning clause be registered on title of the units impacted by noise, however, in other similar developments in the Town, noise barriers have been required to mitigate noise impacts on residential units. The acoustical engineer will need to confirm if this will be required.

The initial stormwater management proposal submitted by the applicant was not acceptable to the Township as it involved the Township taking ownership of significant stormwater management infrastructure that mainly services private condominiums. The consultants and applicants are working on an alternative stormwater solution which will ultimately discharge into the Regional ditch on Regional Road 20, requiring regional approval.

Development Engineering has also reviewed the Functional Servicing Report which indicates that sanitary servicing is to be provided with an upsized sanitary pipe through the Marz Homes Thrive subdivision, and water service connected through the Marz Homes Thrive development as well as on Regional Road 20.

Capacity at the Streamside Pumping Station, Smithville Pumping Station and through the local network will need to be confirmed prior to final approval. Sewer allocation is not guaranteed until this time.

PUBLIC COMMENTS

At the time of writing this report, no public comments have been submitted.

CONCLUSION:

An application for Draft Plan of Subdivision approval and an application for Zoning Bylaw Amendment has been submitted by Weston Consulting on behalf of Elite Smithville Developments Inc. The applications are to facilitate a residential development which would create 217 units. Two future draft plan of condominium applications and site plan will also be required at a future date to finalize the design of the two condominium blocks.

A recommendation report will be prepared and presented by Administration at a future Committee meeting.

SCHEDULES:

- A. Location Map – Elite Smithville Developments Inc.
- B. Draft Plan of Subdivision
- C. Draft Zoning Bylaw Prepared by Applicant
- D. Agency Comments

Prepared & Submitted by:

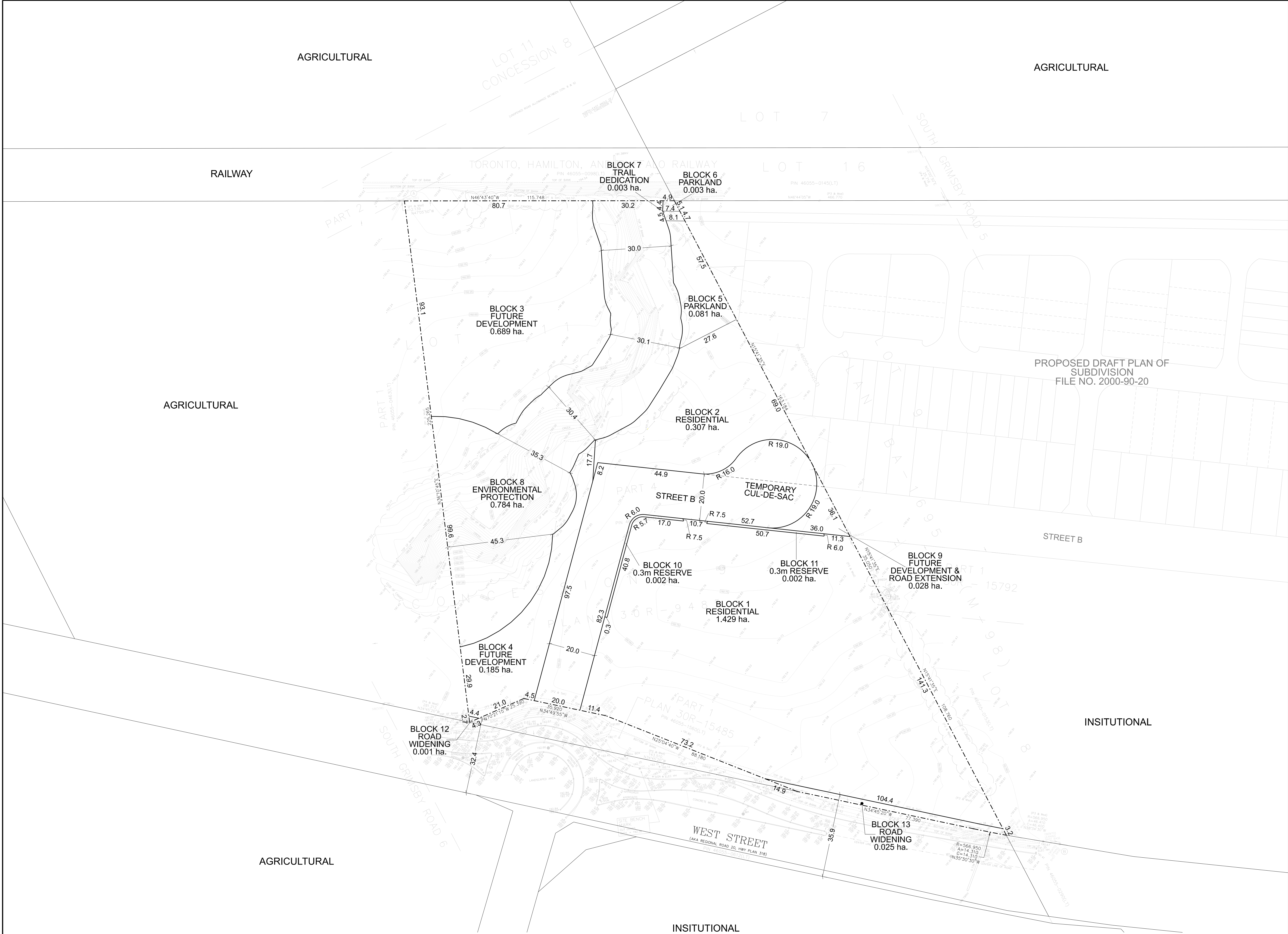
Approved by:

**Gerrit Boerema
Director of Planning & Building**

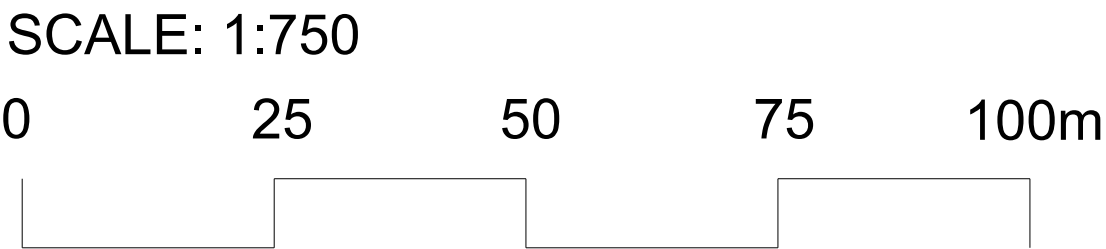
**Truper McBride
CAO**

Location Map - Elite Smithville



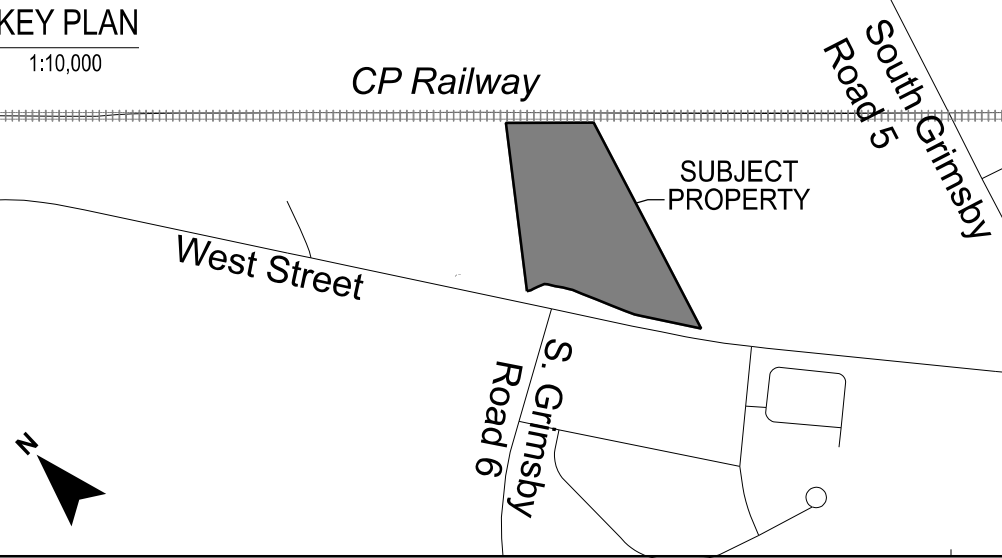


- Notes:**
- Property Boundary and underlying survey based on survey prepared by A.T. McLaren Limited (August 15, 2022)
 - Site Plan prepared by Arsenault Architect Inc (July 31, 2024).
 - Adjacent Draft Plan prepared by IBI group (July, 2020)



DRAFT PLAN OF SUBDIVISION

PART LOT 11
CONCESSION 9
SOUTH GRIMSBY PART 4, PLAN 30R9485,
SAVE AND EXCEPT PART 1, PLAN 30R15485
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA



OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Date: _____
ENAYATULLAH SAFI
ELITE M.D. DEVELOPMENTS INC.
429 HAMILTON DRIVE
HAMILTON, ON L7N 3T2
1-844-484-4184

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: _____
S.D. McLAREN, O.L.S.
A.T. McLAREN LIMITED
69 JOHN ST. S. SUITE 230
HAMILTON, ON L8N 2B9
TEL. (905) 527-8559

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to September 11th, 2024.
a), b), e), f), g), j), & l) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - silty clay loam
k) - all services to be made available by developer

DEVELOPMENT STATISTICS:	UNITS	AREA(HA)
Residential [Blocks 1 & 2]:	217	1.736
Future Development [Blocks 3 & 4]	0	0.874
Parkland [Blocks 5 & 6]	0	0.084
Trail Dedication [Block 7]	0	0.003
Environmental Protection [Block 8]	0	0.784
Future Development & Road Extension [Block 9]	0	0.028
0.3m Reserve [Block 10 & 11]	0	0.004
Road Widening [Blocks 12 & 13]	0	0.026
Roads	0	0.411
TOTAL	217	3.950

WESTON CONSULTING

REVISIONS LIST

NO.	DATE	DESCRIPTION
1	16 SEP 2024	First Draft

File Number: 10498
Drawn By: NDC
Planner: MQ
Scale: see scale bar
CAD: 10498/draft plans/D1.dgn

Drawing Number: **D1**

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. XXXX-XX

**A BY-LAW TO AMEND ZONING BY-LAW NO. 2017-70, AS
AMENDED, OF THE TOWNSHIP OF WEST LINCOLN**

**WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BYLAW BY
VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990, AS AMENDED;**

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY
ENACTS AS FOLLOWS**

1. **THAT**, Schedule 'A' Map 'S1' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on the property located at Part N, Part Lot 11 designated as Part Lot 4 on 30R-9485, Concession 9 (HWY 20 – NS) in the Township of West Lincoln, Regional Municipality of Niagara, shown as the subject lands on Schedule 'A' attached hereto and forming part of this By-law.
2. **THAT**, Map 'S1' to Schedule 'A' to Zoning By-Law No. 2017-70, as amended, is hereby amended by changing the zoning on the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural 'A' and Development 'D' zones to Environmental Protection 'EP', Open Space 'OS', and Development 'D' zones, and Residential Medium Density Type 3 with Exception 'RM3-XXX'.
3. **THAT**, Part 6 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2 Site Specific Provisions:
 - a) Minimum Lot Area (per dwelling unit) for a Townhouse shall be 135m².
 - b) Minimum Lot Frontage for a Townhouse Dwelling shall be 22m.
 - c) Minimum Front Yard for a dwelling shall be 2.4m.
 - d) Minimum Exterior Side Yard shall be 1.3m.
 - e) Minimum Rear Yard adjoining any zone shall be 3.0m.
 - f) Maximum Height shall be 25m.
 - g) Minimum Amenity Area shall not apply for Townhouse Dwellings.
4. **THAT**, Notwithstanding Table 6 "Required Parking Facilities" in Section 3.12.6, the subject lands shown on Schedule 'A', attached hereto, is hereby amended by the following provision:
 - a) Minimum Number of Parking Spaces to be Provided for Apartment Dwellings shall be 1.42 parking spaces per dwelling unit.
5. **THAT**, Notwithstanding Table 4 "Required Bicycle Parking Facilities" in Section 3.12.4, the subject lands shown on Schedule 'A', attached hereto, is hereby amended by the following provision:

a) Minimum Bicycle Parking Facilities to be Provided for Apartment Dwellings shall be 0.30 per unit.

6. **THAT**, this By-law shall become effective from and after the date of passing thereof

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
__ DAY OF ____, 2024.**

MAYOR CHERYL GANANN

NANCY FIORENTINO, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. XXXX-XX

Location:

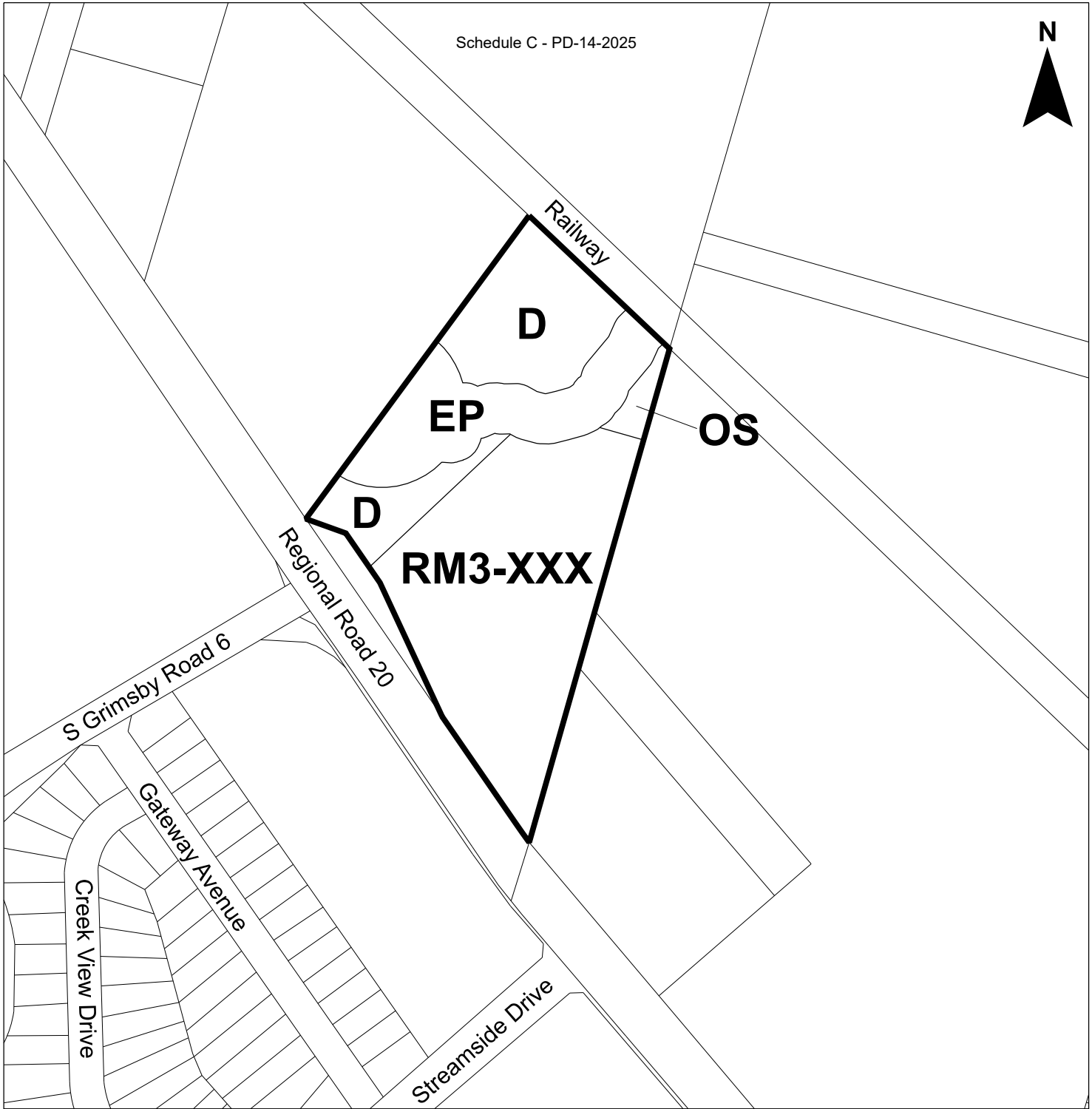
This By-law involves a parcel of land legally known as Part N, Part Lot 11 designated as Part Lot 4 on 30R-9485, Concession 9 (HWY 20 – NS), in the Township of West Lincoln, Regional Municipality of Niagara, shown as the subject lands on Schedule 'A' attached hereto and forming part of this By-law.

Purpose & Effect:

This By-law has been enacted to rezone the subject lands and include a site-specific provision on the proposed Residential Medium Density Type 3 'RM3-XXX' with Exception zone to permit the above provisions.

File:

Applicant: _____
Weston Consulting



— Lands subject to this amendment

Township of West Lincoln
Schedule A
Zoning By-Law No. 2017-70

S1

Susan Smyth

From: Taran Lennard <tlennard@npca.ca>
Sent: January 9, 2025 10:04 AM
To: Susan Smyth
Subject: NPCA Response: Regional Rd 20, Smithville: File No.: 1601-009-24 & 2000-94-24

Hi Susan,

The NPCA has reviewed the provided documents for this application submission. At a high level, the NPCA is supportive. There is one item of clarity that we are looking for prior to providing draft plan conditions, simply to ensure that that zone boundaries / development envelope is appropriately identified.

The NPCA has reviewed the Functional Servicing Report (dated Sept 17, 2024) and Karst Assessment (dated Sept 19, 2024) both as prepared by EXP, and associated Engineering Drawing Set, also as prepared by EXP. The NPCA is supportive of the 50-metre buffer around the sinkhole / karst feature. The NPCA would request that the karst buffer be identified on the plans as well. We believe this may be incorporated within the ecological buffer, but would appreciate confirmation. Please also ensure to have all the provided plans and drawings (ie: Grading and Servicing Plans) also identify buffer setback distances from NPCA Regulated Features.

Upon confirmation of the above, specifically the Karst feature, the NPCA will be in a position to provide Draft Plan Conditions for the applicant and your Council Report.

Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

905.788.3135 ext. 277
www.npca.ca
tlennard@npca.ca

For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure of this communication, or any of its contents, is prohibited. If you have received this communication in error, please notify the sender and permanently delete the original and any copy from your computer system. Thank-you. Niagara Peninsula Conservation Authority.

Susan Smyth

From: Macdonald, Carling <Carling.Macdonald@niagararegion.ca>
Sent: January 14, 2025 3:58 PM
To: Susan Smyth
Subject: South Grimsby 6 Road, Con 9, Pt Lt 11, R Plan 30R9485 - Preliminary Regional Comments
Attachments: Highway 20 & South Grimsby Road 6 - Preliminary Regional Comments.pdf; Road Widening Requirement- Vacant Parcel Highway 20 (1).pdf

Hello Susan,

Please find attached the Region's preliminary comments for the applications relating to the lands on South Grimsby 6 Road, Concession 9, Part Lot 11, Reference Plan 30R9485 (File Nos. 2000-94-24, 1601-009-24). A road widening sketch is also attached for referenced.

As noted therein, Regional staff are unable to recommend deeming the applications complete at this time due to outstanding concerns pertaining to the environmental studies completed to date.

If you have any questions let me know.

Kind regards,
Carling



Carling MacDonald
Development Planner
Public Works Growth Management
and Planning Division

Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042

P: (905) 980-6000 ext. 3387

W: www.niagararegion.ca



E: Carling.Macdonald@niagararegion.ca



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ILLUSTRATION SHOWING APPROXIMATE LOCATION OF PROPOSED WIDENING
VACANT PARCEL HIGHWAY 20 AT SOUTH GRIMSBY ROAD 6
TOWNSHIP OF WEST LINCOLN

-  - DENOTES TERANET MAPPING
 - DENOTES PROPOSED WIDENING

DISCLAIMER

This map was compiled from various sources and is current as of 2022.
The Region of Niagara makes no representations or warranties whatsoever, either expressed or implied,
as to the accuracy, completeness, reliability, and currency or otherwise of the information shown on this map.
© 2022 Niagara Region and its suppliers. Projection is UTM, NAD 83, Zone 17. Airphoto (Spring 2020)

CAUTION:

- This is not a Plan of Survey
- The proposed widened limits have been compiled from office records and the shown measurements are approximate.
- The final extent of the widening will be established through field survey by an Ontario Land Surveyor.

Niagara  Region

Internal Use Only

Transportation Services
Surveys & Property Information
IR-22-204 Date: 2022-06-13

**Public Works Growth Management & Planning Division**

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

January 14, 2025

File Number: PLSD202401744, PLZBA202401747

Susan Smyth

Senior Planner, Township of West Lincoln

318 Canborough St., P.O. Box 400

Smithville, ON L0R 2A0

Dear Ms. Smyth:

Re: Regional and Provincial Comments**Application Type(s): Zoning By-law Amendment and Draft Plan of Subdivision****Township File Number(s): 2000-94-24, 1601-009-24****Applicant: Elite Smithville Developments Inc.****Location: South Grimsby 6 Road, Concession 9, Part Lot 11, Reference Plan 30R9485 (Roll No. 260203001232400), Township of West Lincoln**

Regional Public Works Growth Management and Planning Division staff have reviewed the preliminary submission of the Zoning By-Law Amendment and Draft Plan of Subdivision applications for the lands legally described as South Grimsby Concession 9, Part lot 11, Reference Plan 30R9485 (Roll No. 260203001232400) in the Township of West Lincoln ("subject lands"). The purpose of this letter is to confirm whether the materials submitted are sufficient to deem the applications complete.

The applicant is proposing to rezone the subject lands from *Agricultural (A)* and *Development (D)* to *Open Space (OS)*, *Environmental Protection (EP)*, *Development (D)* and *Residential Medium Density 3 (RM3-XXX)* with site-specific provisions to facilitate the development of nine blocks of townhouses consisting of 41 units and two six-storey apartment buildings consisting of approximately 176 units. A total of 217 total residential use are proposed. The proposed draft plan also includes future development, parkland, environmental protection, and road widening blocks.

A virtual pre-consultation meeting attended by the Applicant and Township and Regional staff was held on December 7, 2023 for the proposed development. At the meeting, staff noted that the Smithville Master Community Plan (OPA 63) is currently under appeal. Since the pre-consultation meeting OPA 63 was approved (with the

exception of a portion of lands that remain under appeal).

As noted below, Regional staff are unable to recommend deeming the applications complete at this time due to outstanding concerns pertaining to the environmental studies completed to date.

Provincial and Regional Policies

The subject lands are identified within a designated growth area as defined under the *Provincial Planning Statement, 2024* (PPS) and designated as 'Designated Greenfield Area' by the *Niagara Official Plan, 2022* (NOP). Additionally, the property is subject to the Township of West Lincoln Secondary Plan for the Northwest Quadrant, which guides development for this area over the next 20 years.

Policy 2.3.1.2 of the PPS states that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources; optimize existing and planning infrastructure and public service facilities; support active transportation; are transit-supportive, as appropriate; and are freight supportive. Further PPS Policy 2.3.1.5 encourages that planning authorities establish density targets for designated growth areas based on local conditions.

Under the NOP, Designated Greenfield Areas under are areas within settlement areas that have been designated for development, are required to accommodate forecasted growth to the horizon of the NOP, and are to be planned in a manner that ensures development is sequential, orderly and continuous with existing built-up areas, uses proactive planning tools such as District Plans and Secondary Plans as appropriate, ensuring infrastructure capacity is available and its location is supporting active transportation and encouraging integration to public transit service. The NOP requires that Designated Greenfield Areas achieve a minimum density of 50 residents and jobs combined per hectare as measured across the entire region. In addition, local official plans are required to achieve the minimum greenfield density target across the entire municipality and are encouraged to exceed this minimum.

Regional staff have reviewed the *Planning Justification Report* (PJR) prepared by Weston Consulting (dated October 2024). Based on the information provided in the PJR, the proposed development results in an additional 217 residential units, which provides a density of 39.36 units per hectare in the Medium Density Area and 200 units per hectare in the Special Policy Area (as designated in the Secondary Plan for the Northwest Quadrant). Although a density calculation is not provided in the PJR, based on the information provided, staff are satisfied that the proposed development exceeds the greenfield density target.

While no new jobs are generated through this development, staff acknowledge that it will contribute to achieving the greenfield area density target and will contribute to the diversification of housing supply (townhouse and apartment units) in the Smithville

Urban Area. Overall, staff are of the opinion that the proposal does not conflict with Provincial and Regional policies

Minimum Distance Separation Formulae

Staff note that the subject lands are within close proximity to a farm located at 6817 Highway 20. The PPS and Regional policies require that new development comply with the Minimum Distance Separation (MDS) formulae developed by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA), which is applied in order to separate uses to reduce incompatibility concerns about odour from livestock facilities. Regional staff note that municipalities are responsible for ensuring that MDS setbacks are met when reviewing land use planning applications or building permits. Therefore, Council should look for confirmation from Township staff that the proposed lot creation/change of land use meets the MDS setbacks.

Archaeological Potential

The subject property falls within the Region's mapped area of archaeological potential, as identified on Schedule 'K' of the NOP. Provincial and Regional policies state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province.

In accordance with Policy 6.4.2.6 of the NOP, Regional staff requested a Stage 1 Archaeological Assessment by a licensed archaeologist, as well as a Stage 2 Assessment, where required, to support the application. The PJR notes that a Stage 1 and 2 Archaeological Assessment has been prepared for the southern portion of the lands and that the assessment for the northern portion is underway. Staff request that any archaeological assessment reports be submitted to the Region, as well as a Letter of Acknowledgement from the Ministry of Citizenship and Multiculturalism.

Please note: before any archaeological work can proceed, the extent of environmental features must be reviewed and approved by Regional staff. This review ensures that archaeological activities do not adversely affect the environment and helps to mitigate any potential harm to ecosystems or cultural resources.

Regional staff request that a standard archaeological advisory clause be included in the future subdivision agreement (included in the attached Appendix).

For more information, the Niagara Region Archaeological Management Plan can be found at: <https://www.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>

Noise Impacts

The proposed development is subject to noise and vibration impacts from the Canadian Pacific Railway Grimsby Subdivision Principal Rail Line running along the northeast (rear) boundary of the property, as well as traffic-related noise from Regional Road 20. The PPS and NOP state major facilities (including transportation corridors as well as industrial uses) and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants.

Regional staff have reviewed the *Preliminary Noise and Vibration Study* prepared by dBA Acoustical Consultants Inc. (dated September 2024). The following noise control measures are recommended (buildings/block numbers below based on 'Context Plan' prepared by Arsenault Architect inc., July 31, 2024):

All Units:

- Specific window, wall and door construction
- CP Rail Warning Clause for all units
- Letter from the window supplier to ensure windows meet applicable STC values

Buildings A & B (Block 1 of draft plan):

- Central air conditioning

Blocks 6 and 7 (Block 2 of draft plan):

- Provisions for central air conditioning (installation by occupant)
- Warning Clause 'A'
- Brick veneer or masonry equivalent from foundation to rafters

Acknowledging that the submitted study is "preliminary", staff request that a Detailed Noise and Vibration Study be completed at the Site Plan stage when final building plans are available. Additionally, as recommended in the study, staff request that the owner agrees to have all final architectural drawings stamped by an acoustical engineer to ensure that the noise control measures have been incorporated and NPC-300 indoor sound level criteria has been addressed/satisfied.

Regional staff recommend that the Township look to the Railway Operator for confirmation of any other applicable mitigation measures as deemed necessary (i.e., safety setbacks, berming, etc.), noting that the study does not address vibration impacts.

Natural Environment System

The subject lands are located within the Master Community Plan area associated with the Smithville Expansion lands. One of the applicable studies prepared in support of the Master Community Plan is the Smithville Subwatershed Study (SWS), which identifies a natural heritage system for the entirety of the study area. The SWS identifies a

watercourse, headwater drainage features and a linkage within the subject lands. A Potential Restoration Area and Karst feature with associated 50 metre buffer are also identified in the SWS. Consistent with NOP policies, an Environmental Impact Study (EIS) was required to confirm the extent of all natural heritage features and areas, implement mandatory buffer requirements, and screen the property for supporting features and areas, enhancement areas, and the location and size of the wildlife linkage.

Environmental Planning staff have reviewed the Scoped EIS prepared by Palmer (dated August 30, 2024). The EIS indicates that the only natural heritage feature present on the subject lands is limited to a watercourse that traverses through the centre of a deciduous forest. The EIS concludes that the deciduous forest does not meet Regional criteria to be designated a Significant Woodland or Other Woodland. Based on the characterization of the watercourse, a 15 metre buffer is recommended.

The Region has identified several concerns in review of the Scoped EIS and requires an EIS Addendum to confirm that conclusions of the EIS are valid. Details are provided below.

Detailed Scoped EIS Comments:

1. A fulsome analysis related to the location and width of wildlife corridors/linkages shall be included in the EIS Addendum. The subject property was evaluated through the Smithville Subwatershed Study (SWS) and a wildlife linkage was identified traversing the northern portion of the property adjacent to the watercourse. As such, staff request that additional information related to the form and function of the linkage as well as an evaluation of potential impacts (direct and indirect) to the linkage, including corresponding mitigation measures, be elaborated on in the EIS Addendum.
2. The EIS does not assess 'supporting area and features' or 'enhancement areas', as required by NOP policies. Please include specific sections related to both in an EIS Addendum.
3. A Potential Restoration Area is identified in the SWS in proximity to the subject property. As such, restoration opportunities should be assessed in an EIS Addendum. Justification for why restoration should be undertaken or not is required.
4. The EIS states that the deciduous forest located on the property does not meet NOP 'Significant Woodland' criteria. However, staff are unable to support this conclusion until additional information is provided related to presence/absence of Significant Wildlife Habitat (SWH). The EIS indicates that there are numerous snag trees located within the deciduous woodland, but acoustic monitoring does not appear to have been completed to confirm presence/absence of SWH Bat Maternity Colonies or Species at Risk (SAR). The presence of either SWH or habitat of threatened/endangered species will ultimately determine the significance of the woodland. An EIS Addendum should assess Significant Woodland evaluation criteria located within the Definitions and Criteria section of

the NOP. Candidate SWH should be assumed present unless information is provided confirming that bats are not using the snag trees.

5. The EIS states that the deciduous forest does not meet NOP 'Other Woodland' criteria. However, the EIS notes that the average width of the woodland very nearly meets the minimum average width of 40 m required to be designated 'Other Woodland'. Staff request that the EIS Addendum detail how the woodland was measured (e.g., was aerial imagery used? Was the dripline of the forest staked and surveyed?) to reach the conclusion that 'Other Woodland' criteria is not achieved. Typically, Regional staff confirm woodland boundaries on-site, especially when there is discrepancy related to the width of woodlands, which still may be required depending on the information provided in the EIS Addendum.

At this time, Environmental Planning staff cannot recommend conditions of approval as additional information is requested to confirm that the proposal will not have negative impacts to the Region's NES. An EIS Addendum (with changes clearly identified to facilitate review) is requested to address the concerns summarized above. Upon receipt of the updated report, we anticipate being able to provide revised comments in support of the application and conditions of approval.

Please note that the Niagara Peninsula Conservation Authority (NPCA) continues to be responsible for the review and comment on planning applications related to their regulated features. As such, the NPCA should be consulted with respect to requirements under the NPCA Regulations.

We look forward to working with the applicant and are open to meeting to further discuss our comments, if desired. Please feel free to contact Adam Boudens, Senior Environmental Planner at 905-980-6000 ext. 3770 or adam.boudens@niagararegion.ca should you have any questions or like to arrange a meeting. Alternatively, please contact Cara Lampman, Manager, Environmental Planning at 905-980-6000 ext. 3430 or cara.lampman@niagararegion.ca.

Regional Road

Road Allowance

The subject lands have frontage along Regional Road 20. This section of road has a substandard road allowance. The designated road allowance is 35.0 meters as identified in the NOP.

Staff advise that the proposed subdivision will be required to design and build the last leg of the recently reconstructed roundabout. The land needed to accommodate the roundabout will be required to be transferred to Niagara Region.

To ensure future accesses are from the proposed local road (Street B), a 0.3 metre (1 ft) reserve will be required along Regional Road 20 on Blocks 1 and 4. Therefore, the

applicant is required to gratuitously grant the following daylight/widening/reserve to the Region:

- An irregular road widening along the frontage of Regional Road 20 in order to achieve 17.5 metres from the legal centreline of the Regional road allowance (see attached sketch).
- The required land to accommodate the roundabout leg required to access the site.
- 1 ft / 0.3 metre reserve alongside the frontage of Regional Road 20 along the area of Block 1 and 4.

The requested widening and daylighting triangles are to be conveyed free and clear of any mortgages, liens or other encumbrances, and is to be described by Reference Plan. The cost of providing this plan will be the full responsibility of the applicant. The applicant will arrange for the land surveyor for the property to submit the preliminary undeposited survey plan along with all related documents to Regional Surveys staff for approval. Regional Surveys staff will advise the land surveyor of any required revisions to the plan. Once the plan is deposited and the transfer registered, the Region will clear the applicable condition.

The daylight triangles are to be clearly shown on all plans in future submissions.

Should the applicant have any questions, please direct them to contact the individuals listed below:

1. For inquiries specific to the transfer of property to the Region, please contact:

Jordan Hadler, Law Clerk

Telephone: 905-980-6000, Extension 3271

E-mail: jordan.hadler @niagararegion.ca

2. For inquiries specific to the reference plan, please contact:

Normans Taurins, Manager, Surveys & Property Information

Telephone: 905-980-6000, Extension 3325

E-mail: normans.taurins@niagararegion.ca

Regional Road, Entrance and Permit Requirements

Future engineering drawings are to provide details of the construction of the last leg of the roundabout for access to the site. The construction of this leg of the roundabout will need to be to Regional standards.

Regional Entrance / Construction Permits

Prior to any construction/work taking place within the Regional road allowance, a Regional Construction, Encroachment, and entrance Permit must be obtained from the Transportation Services Division, Public Works Department.

Region Sign Permits

Please note that the placement of any sign, notice or advertising device within 20m of the centerline of Ontario Street will require a Regional Sign permit.

Permit applications can be made through the following link:

<http://niagararegion.ca/living/roads/permits/default.aspx>

Legal Agreement

The construction of the last leg of the roundabout will be at the developer's costs and responsibility to construct the works as part of the subdivision. Staff will require that the owner enter a legal agreement and post letters of credit for the work related to the road work to the Region.

Protection of Survey Evidence

Survey Evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. We would request that any future agreements entered into for this development include a clause that requires the owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

Servicing

Regional staff note that servicing is under the jurisdiction of the Township. The Region will have to confirm capacity in the Regional system prior to the municipality signing off on the CLI ECA forms if required.

Regional Sewage Pumping Station

The *Functional Servicing Report* (FSR) prepared by Exp (dated September 17, 2024) did not provide any analysis of the Regional System. The report noted that the total anticipated flow from the site was 4.8 L/sec connecting through the draft approved subdivision to the east.

This site falls within the Streamside Sewage Pumping Station (SPS) and ultimately the Smithville SPS. The sewersheds in West Lincoln sewershed experiences significant Inflow/Infiltration (I/I) and the stations have limited capacity. The current Smithville SPS has an operational capacity of 104 L/s and the current 2021 Master Servicing Plan (MSP) has indicated that an upgrade to the station will be required to accommodate all anticipated growth in the SPS sewershed. The Streamside SPS is in the process of being upgraded to accommodate the currently approved draft plans in the area. This upgrade will be required to accommodate this development and the neighbouring subdivision.

An I/I reduction program should be on-going to restore design capacity and potentially

gain additional capacity in the system during rainfall events in order to allow for development in the Smithville SPS.

In addition, the preliminary plans for storm sewers and watermain are showing servicing in the new roundabout. Regional staff would prefer that disturbance to the roundabouts pavement structure and traffic be eliminated. Future engineering submissions are to review and where possible require trenchless technology to install the proposed watermain connection and alternative outlet for the storm sewer.

Stormwater Management

Based on the review of the *Stormwater Management (SWM) Report* prepared by Exp (dated September 17, 2024), staff offer the following comments on behalf of the Region and Township:

- a. The SWM plan proposes stormwater from future developments in Blocks 3 and 5, and major flow from Street 'B' of Phase 1 development outlet to creek to the Karst area. The SWM Report indicates that the total area and peak flow to the karst will not exceed the existing condition; however, whether the annual storm runoff volume will affect the karst or not is not discussed. The Report or other documents must confirm that the total water volume from the designated areas will not negatively affect the karst.
- b. The Report proposes peak flow detention prior to the two outlets to Highway 20 storm sewers. The flow control target is acceptable, with respect to the total flow to Twenty Mile Creek and sewer capacity.

With respect to the preliminary grading and servicing plans prepared by Exp, staff offer the following comments/questions:

- a. How are the major flow from Street B (catchment 203) to be directed from 192.0 metres to 192.35 metres to the creek?
- b. Alternatives are encouraged to replace the proposed storm cistern with pump
- c. Plans are required to ensure catchbasins and grades to capture the 100-year flow to storage facilities; and water quality treatment train approach is encouraged to meet an Enhanced standard treatment.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner brings the waste and recycling to the curbside on the designated pick up day and that the following limits are not exceeded (based on current waste collection contract):

Waste Collection – Low Density

- No Limit green containers; and,
- 2 Garbage Containers to a maximum of 2 containers (Biweekly)

- Curbside Collection Only

Future engineering plans will be reviewed for vehicle movements, if there are phasing plans or multiple condominium groups please identify these through the engineering submission. At that time more detailed comments will be provided. In general Block 2 will require a turnaround at the end or will need to provide collection pads that can meet the current waste collection policy.

Waste Collection – High Density

- No Limit green containers; and,
- 2 Garbage Containers to a maximum of 24 containers (Biweekly)
- Curbside Collection Only

Detailed waste collection comments will be provided at the Site Plan stage.

Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>.

Urban Design

Regional Urban Design Staff have reviewed the landscape plan prepared by Marton Smith Landscape Architects (dated January September 6, 2024) along with other related drawings. Staff request that the proposed sidewalk is offset from the Regional Road curb by 1.5 metres to provide for winter storage of snow and not impede pedestrians using the sidewalk. The Township should work with the applicant to offset the existing sidewalk in an equivalent manner so as to have a consistent treatment that supports walking considering that there is a school across the road.

On the landscape plan, please identify the species for those street trees proposed along Highway 20.

Conclusion

In order to support deeming the applications complete, Regional Public Works Growth Management and Planning staff require the submission of an EIS Addendum and Stage 1-2 Archaeological Assessment (at minimum). Preliminary conditions of draft plan approval are provided in the attached Appendix for information purposes only. Staff note, however, that environmental conditions cannot be provided at this time, and updated conditions of approval will be provided following satisfactory review of a revised submission.

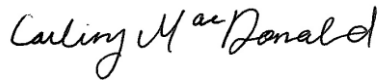
As noted above, staff advise that the proposed subdivision will be required to design and build the last leg of the recently reconstructed roundabout.

PLSD202401744, PLZBA202401747

January 14, 2025

Please send copies of the staff report and notice of the Township's decision on these applications. If you have any questions related to the above comments, please contact me at carling.macdonald@niagararegion.ca.

Kind regards,



Carling MacDonald
Development Planner, Niagara Region

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Josh Wilson, P.Eng., Manager of Development Engineering, Niagara Region
Adam Boudens, MSc, Senior Environmental Planner
Maggie Ding, P.Eng., Stormwater Management Engineer, Niagara Region
Khaldoon Ahmad, Manager of Urban Design, Niagara Region
Philippe Biba, Development Approvals Technician, Niagara Region

Appendix 1

Preliminary Regional Conditions of Draft Plan Approval
South Grimsby Concession 9, Part Lot 11, Reference Plan 30R9485
(Roll No. 260203001232400), Township of West Lincoln

1. That the applicant/owner submit a Stage 1-2 Archaeological Assessment prepared by a licensed archaeologist, plus any subsequent recommended archaeological assessment reports, and associated acceptance letter from the Ministry of Citizenship and Multiculturalism (MCM) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry through Niagara Region confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

2. That the subdivision agreement include the following clause:

"If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C (available at: <https://www.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>)."

3. The Detailed Noise Study prepared by an acoustical engineer be submitted at the site plan stage when final building plans are available. The site plan agreement shall include a clause requiring the owner to implement the recommendations of the Detailed Noise Study.
4. That the owner agrees to have all final architectural drawings stamped by an acoustical engineer to ensure that the noise control measures recommended in the Detailed Noise Study (required by Condition 3) have been incorporated and NPC-300 indoor sound level criteria has been addressed/satisfied.
5. That the owner dedicates to the Regional Municipality of Niagara, free and clear of mortgages, liens and other encumbrances, and agree to pay for all associated cost related to the following:
 - i. Irregular widening along the frontage of Regional Road 20;
 - ii. Land required to accommodate the last leg of the roundabout at Regional Road 20 and South Grimsby Road 6; and
 - iii. 0.3 metre (1ft) reserve along the frontage of Block 1 and Block 4.

6. That detailed engineering drawings for the last leg of the roundabout are submitted to Niagara Region for review and approval.
7. Prior to any construction taking place within the Regional road allowance, the owner shall obtain a Regional Construction Encroachment and/or Entrance Permit. Applications must be made through the Niagara Region Public Works Department (Permits Section, Transportation Services Division). Road cuts required as part of the development into a recently reconstructed Regional Road 20 must be "as good as" or "better than" condition, at the completion of the works and all costs associated with curb cuts and road replacement will be at the owner's expense.
8. That the owner enters a legal agreement with Niagara Region, to pay for the required road works associated with the addition of the last leg of the roundabout at Regional Road 20 and South Grimsby Road 6 to the satisfaction of the Niagara Region.⁴ That the owner enters a legal agreement with Niagara Region, to pay for the required road works associated with the addition of the last leg of the roundabout at Regional Road 20 and South Grimsby Road 6 to the satisfaction of the Niagara Region.
9. That the owner provides a written acknowledgement to Niagara Region Public Works Growth Management and Planning Division stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
10. That the owner provides a written undertaking to Niagara Region Public Works Growth Management and Planning Division stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the Township.
11. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for any new municipal sanitary and storm sewers, and stormwater management facilities required to service this development. The capacity in the Regional system is to be confirmed and copies of the approved CLI ECA forms and final drawings must be forwarded to Niagara Region.
12. That the owner provide revised engineering drawings to address the comments provided in the proposed servicing within the newly constructed roundabout for review and approval by Regional staff.

13. That the agreement between the owner and the Township contain a condition that the owner agrees to comply with the requirements of Niagara Region's Corporate Waste Collection Policy and enters into an Indemnity Agreement with Niagara Region for the purpose of entering the subject property to provide waste collection services.
14. That the owner/developer ensure, throughout all phases of development, that all streets and development blocks can provide an access in accordance with the Niagara Region's Corporate Policy and By-laws relating to the curbside collection of waste and recycling. Where a through street is not maintained, the owner/developer shall provide a revised draft plan to show an appropriate temporary turnaround to permit Regional waste collection services.
15. That the agreement between the owner and the Township contain a provision whereby the owner agrees to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development.

Clearance of Conditions

Prior to granting final approval, the Township of West Lincoln must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of Niagara Region.

Subdivision Agreement

Prior to final approval for registration, a copy of the executed Condominium/Subdivision Agreement for the proposed development should be submitted to Niagara Region for verification that the appropriate clauses have been included. Niagara Region recommends that a copy of the draft agreement be provided in order to allow for the incorporation of any necessary revisions prior to execution.

Note: Clearance requests shall be submitted to the Region in accordance with the Memorandum of Understanding, which stipulates that requests for formal clearance of conditions are to be received and circulated to the Region by the local municipality. The local municipality is also responsible for circulating a copy of the draft agreement, and the Region is unable to provide a final clearance letter until the draft agreement is received. The Region is committed to reviewing submissions related to individual conditions prior to receiving the formal request for clearance. In this regard, studies and reports (one hard copy and a PDF digital copy) can be sent directly to the Region with a copy provided to the local municipality.



DISTRICT SCHOOL BOARD OF NIAGARA

191 CARLTON ST. ▪ ST. CATHARINES, ON ▪ L2R 7P4 ▪ 905-641-1550 ▪ DSBN.ORG

December 10, 2024

Susan Smyth
Senior Planner
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Dear Ms. Smyth:

Re: **Preliminary Submission for Zoning By-law Amendment and Draft Plan Approval
Elite Development Inc.
File No. 1601-009-24 and File 2000-94-24**

Thank you for circulating the District School Board of Niagara (DSBN) the above noted application for Draft Plan of Subdivision and Zoning By-law Amendment. The subject lands are located on the east side of Highway 20 in the Township of West Lincoln and is located within the Settlement Area of Smithville. We understand the proposed development consists of a mix of 41 condominium townhouse dwellings and two 6-storey apartment buildings that will consist of 176 residential units. A total of 217 residential units are proposed within the Development Concept. The Zoning By-law Amendment will re-zone the lands accordingly to facilitate the development.

DSBN Planning staff has completed its review and has no objections to the application. Board staff request that, as a condition of approval, sidewalks be constructed within the development to facilitate student travel to the school/bus stop locations. Currently students from this area attend Smithville PS (JK – Gr.8) and West Niagara Secondary School (Gr. 9-12).

If you have any questions, please feel free to contact Michelle McPhee, Planning Services at 905-641-2929 Ext 54228.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stacy Veld'.

Stacy Veld
Associate Director of Education, Corporate Services

Memo

To: Susan Smyth, Senior Planner
From: Jennifer Bernard, Coordinator of Engineering Services
Date: January 15, 2025
Re: Elite Developments ZBA & DPS Submission

Public Works has completed a review of the Zoning By-law Amendment and Draft Plan of Subdivision Applications for Elite Developments for the property located on the north side of West St (RR20) at South Grimsby Rd 6 (designated as Part Lot 4 on 30R-9485, Concession 9), prepared by Weston Consulting.

A pre-consultation meeting was held on December 7, 2023 and comments were provided related to transportation, sanitary and water servicing, and stormwater management. Staff confirm that comments have been addressed and are satisfied that the requested materials have been submitted to deem the application complete. The following are provided as preliminary comments. Conditions of Approval will be provided with the formal submission review.

Draft Plan of Subdivision

Staff confirm that the proposed local road into the development has the required Township right-of-way of 20m. The design of the connection to the roundabout is to be approved by the Niagara Region.

Pedestrian Movement Plan

This plan can be further refined at the detailed design stage as the sidewalk will need to be located on the north side of the proposed east/west local road to connect with the sidewalk in the neighbouring Thrive Subdivision by Marz Homes.

Landscaping Plan

This plan can be further refined at the detailed design stage to review the planting areas and tree types that are proposed on the future Township right-of-way.

Noise and Vibration Study

A Preliminary Noise and Vibration Study (prepared by dBA Acoustical Consultants Inc. dated September 2024) was complete to determine the noise and vibration impacts to this development from the CP railway and traffic on Regional Road 20. The report notes that the outdoor living areas of the 3-Storey Townhouses require mitigation to reduce outdoor noise levels however the recommendation is to provide a warning clause

registered on title. Staff note that the report is authored by the same acoustical consultant that identified noise barriers are required for outdoor living spaces in the neighbouring Thrive Subdivision at a similar distance and orientation to those in this development and would like clarification on this item. This item can be addressed at the detailed design stage.

Stormwater Management Plan

The proposal to connect to the existing storm sewer system on West St and direct flows to the existing culvert under West St requires approval of the Niagara Region.

The stormwater management plan proposes that Superpipe #1 will be owned by the Township however the Township's Subwatershed Study notes the Township will only approve Superpipe in private developments. Superpipe #1 is shown to be located in Block 4 which is private and identified as Future Development in the Draft Plan of Subdivision, staff would like clarification on the proposal.

Functional Servicing Report

The FSR indicates the water servicing will be provided by connections to the existing 250mm watermain on West St and the proposed 200mm watermain in the Thrive Subdivision. The report indicates there is sufficient system capacity to service the development considering domestic demand and fire flows. It should be noted that the Thrive Subdivision requires construction of to the Regional trunk 400mm watermain on South Grimsby Rd 5 to proceed, so timing is dependent on that watermain project for connection. The Niagara Region can provide details on the commencement of that project.

Sanitary servicing will be provided by connection to the proposed 200mm sanitary sewer in the Thrive Subdivision which ultimately flows to the Niagara Region's Streamside Pumping Station on the south side of Regional Road 20. The sanitary design sheets for the Thrive Subdivision indicate the sanitary sewers have been sized appropriately to receive flows from this development. Sanitary capacity and allocation within the Township's network cannot be guaranteed until final registration of a development. The Niagara Region will need to confirm capacity at the Streamside Pumping Station as it was determined that improvements are required to service the Northwest Quadrant as well as capacity at the Smithville Pumping Station.

The FSR states the entire site is to be serviced by municipal watermain, sanitary sewer, catch basins and storm sewers. The Township will only assume the services within the right-of-way of the local road. All servicing with Block 1 and Block 2 will be privately owned and maintained.

The proposed design of the servicing within the development blocks will be reviewed in further detail at the detailed design stage, staff will want to understand the water and sewer stubs shown within the private blocks.

DATE: April 14, 2025

REPORT NO: PD-13-2025

SUBJECT: **Information Report – Proposed Street Naming for Station Meadows West Subdivision (File No. 2000-89-19)**

CONTACT: Susan Smyth, Senior Planner
Gerrit Boerema, Director of Growth and Sustainability

OVERVIEW:

- The Station Meadows West Draft Plan of subdivision, owned by P. Budd Developments, is located within the Northwest Quadrant Secondary Plan Area, east of South Grimsby Road 5, north of the CPCK Rail line and west of the existing Station Meadows Subdivision.
- The Stations Meadows West Subdivision received approval by Committee of the zoning by-law (File No. 1601-021-19) and draft plan approval of the subdivision (File No. 2000-89-19) on May 26, 2021.
- The development of 412 residential dwelling units in the form of single detached, townhouse, back to back townhouse, stacked back to back townhouse and apartment dwelling, parkland and linear trail.
- Extension of the draft plan approval of the subdivision is until January 16, 2025 and there are outstanding draft plan conditions yet to be completed.
- One of the conditions of subdivision approval is the naming of the public streets. Six public streets are to be named for this development.
- According to the Street Naming Policy POL-PD-01-11, proposed street names must be presented at a public meeting and through passing of a by-law to the satisfaction of the Township as per the Township's Street Naming Policy. At least half of the street names within the development should be taken from the approved list of street names within the policy.
- The Owner requested six street names although none of the proposed names were selected from the Township's approved reserved list. Township Staff has suggested three additional street names to replace three of the street names that do not meet the policy and have potential emergency response issues due to similar street names in neighbouring municipalities.

RECOMMENDATION:

1. That, Information Report PD-13-2025 titled “Proposed Street Naming for Station Meadows West Subdivision (File No. 2000-89-19)” dated April 14, 2025, be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme

- **Build** a safe, connected, caring and active community. Establish, provide and sustain a high quality of life for our residents.

BACKGROUND:

The subject lands are located east of South Grimsby Road 5, north of the CPCK Rail line and west of the existing Station Meadows Subdivision and within the Northwest Quadrant Secondary Plan Area of Smithville.

The amendments to the Zoning By-law and Draft Plan of Subdivision approval was granted on May 26, 2021 with associated conditions to permit a potential 412 residential dwelling units in the form of single detached, townhouse, back to back townhouse, stacked back to back townhouse and apartment dwelling units.



In November 2022, the Owner requested a revision to the draft plan, specifically with respect to Block 87, Block 84 and Block 85. Block 84 and 85 were reduced in size and pushed further north to give Block 87 more frontage along the proposed internal Street E, as the original approved draft plan of subdivision did not have sufficient frontage. Also, the 5-storey apartment building was replaced with standard townhouses and stacked townhouses which resulted in a net loss of four units from 412 to 408 units.

The revised draft plan (refer to Schedule A) still meets the minimum density targets, although varies from the Secondary Plan for the location of the stormwater management pond, the parkland, street orientation and the connection to the rail trail. These changes, however, still maintain the general intent of the secondary plan.

The Owner also requested an extension to the draft plan approval for two years to permit the continuation of clearing the draft plan conditions. The extension of the draft

plan of subdivision approval is until January 16, 2025. One of the conditions of subdivision approval is to name the public streets within the development.

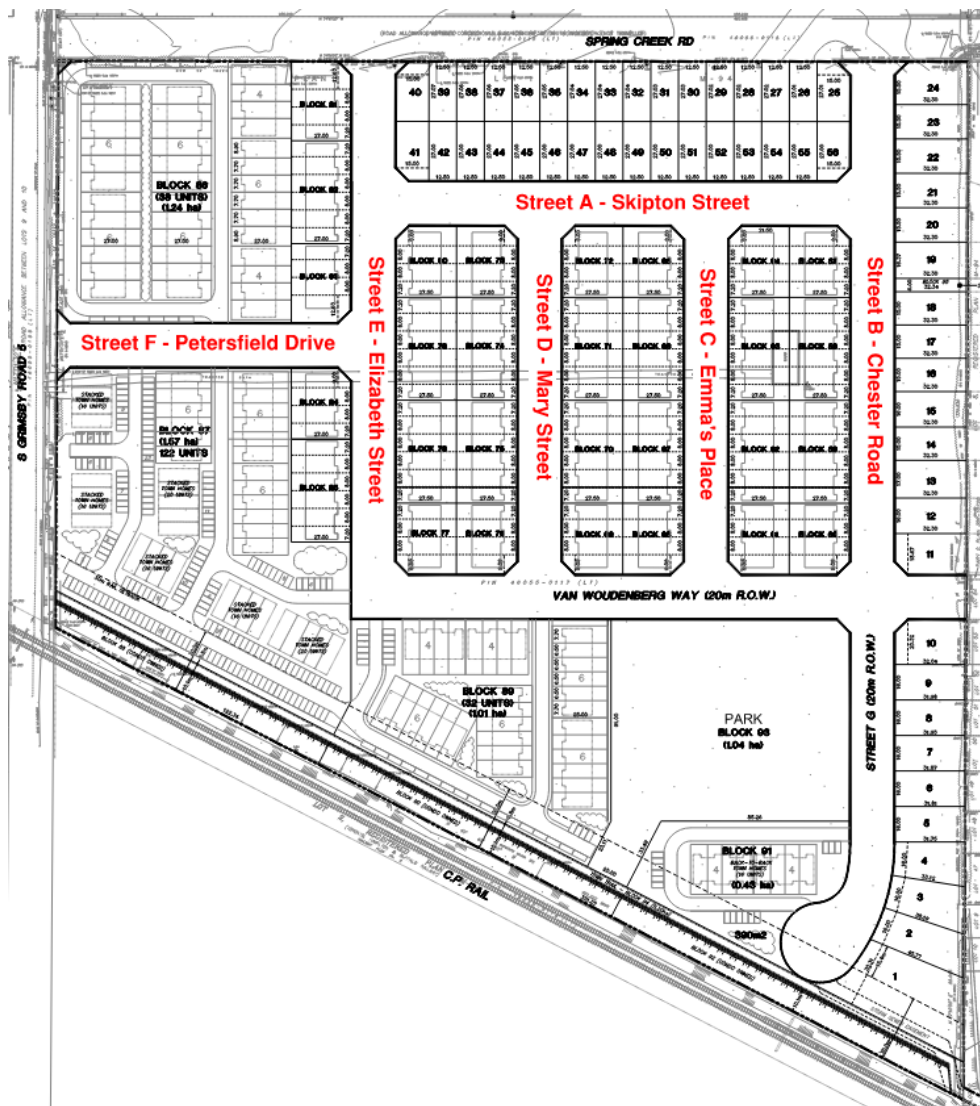
Pursuant to the Township's Street Naming Policy, the Township of West Lincoln is required to approve an appropriate street name for the subdivision and to hold at least one public meeting.

CURRENT SITUATION:

The Owner has provided the required fee for the street naming along with the request to name the streets as follows:

"Street A" - Skipton Street
 "Street B" - Chester Road
 "Street C" - Emma's Place

"Street D" - Mary Street
 "Street E" - Elizabeth Street
 "Street F" - Petersfield Drive



In order to be compliant with the Township's Street Naming Policy and to avoid emergency response related issues with similar street names in other nearby municipalities, Administration has proposed Kennedy Street, Meredith Street and Evans Street to replace Elizabeth Street, Mary Street and Emma's Place. The three new names are found within the Township's approved list of street names.



FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

The Community and Protective Services (Fire Services), Operations Department, and

Growth and Sustainability (Building Division) have been informed of the requested street names and would clear Condition #4 of the draft plan approval conditions. No issues with the proposed names were received by any department at the time preparing this report.

CONCLUSION:

The Owner has requested street names for the Station Meadows West Subdivision and Administration has suggested three names be selected from the Township's approved list as noted in this report.

If approved, the street names will clear a draft plan condition (Condition #4) of the draft conditions of approval (refer to Schedule B). The formal naming of these local public roads can occur once the public meeting is held and approval is granted by Committee/Council.

Administration will prepare and present a recommendation report for approval by Council at a future committee meeting.

ATTACHMENTS:

Schedule A. Draft Plan of Subdivision for Station Meadows West
Schedule B. Revised Draft Plan Conditions

Prepared & Submitted by:

Susan Smyth
Senior Planner

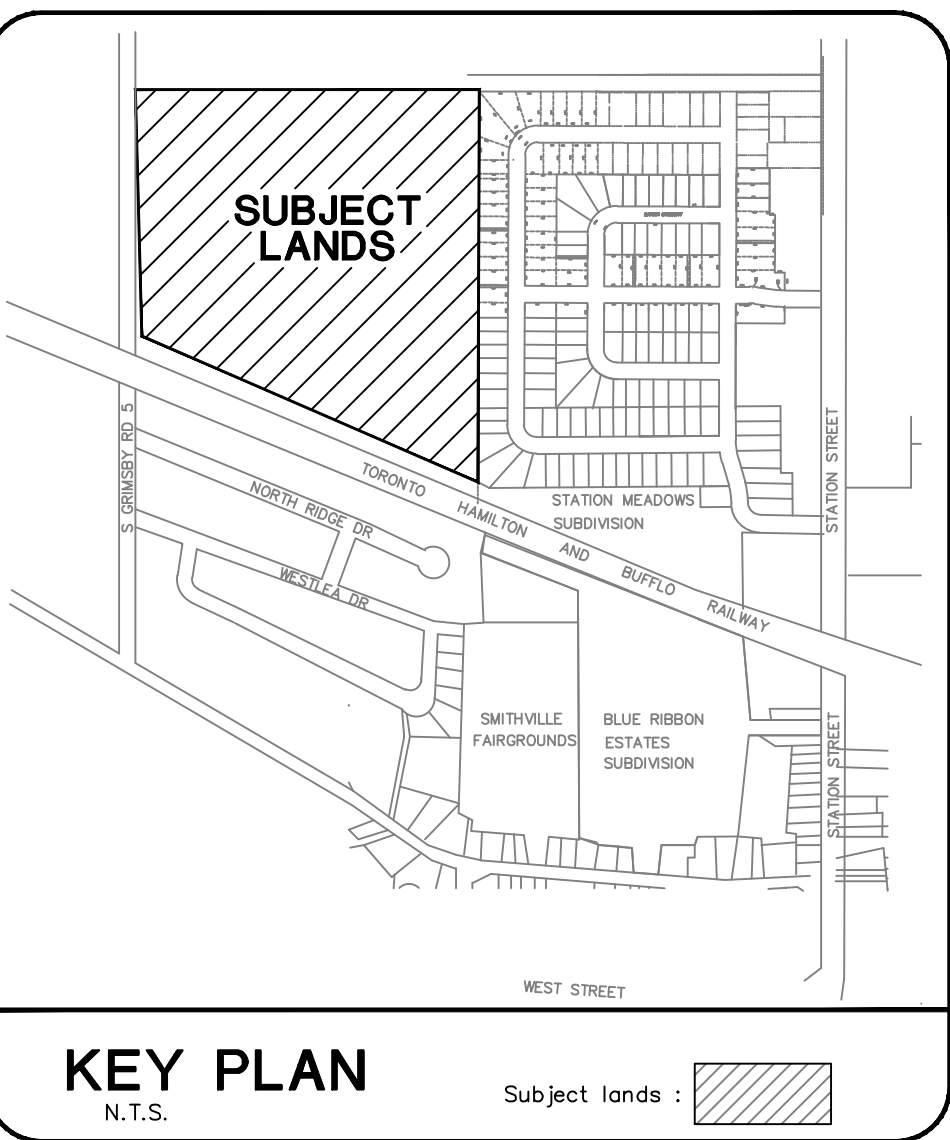
Approved by:

Gerrit Boerema
Director of Growth and Sustainability

Truper McBride
CAO

SCHEDULE A - PD-13-2025

LAND USE SCHEDULE				
LAND USE	LOTS/BLOCKS	No. of UNITS	AREA (ha)	AREA (ac)
* SINGLE DETACHED RESIDENTIAL (15.00m)	1-24	24	1.44	3.56
* SINGLE DETACHED RESIDENTIAL (12.50m)	25-56	32	1.10	2.72
* CONVENTIONAL FREEHOLD TOWN HOMES (7.2-8.0m)	BLOCK 57-85	144	3.11	7.68
* CONDO TOWN HOMES (7.7m)	BLOCK 86	38	1.24	3.06
* CONDO TOWN HOMES (6.5m)	BLOCKS 89, 90	32	1.17	2.89
* BACK TO BACK TOWNHOMES	BLOCKS 91, 92	16	0.62	1.53
* STACKED TOWNHOMES	BLOCKS 87, 88	104	1.72	4.25
* CONDO TOWNHOMES (6.5m)		18		
* ROADS (20m ROW)			3.19	7.88
* NEIGHBOURHOOD PARK/TRAIL	BLOCKS 93, 94		1.24	3.06
* SERVICING CORRIDOR	BLOCK 95		0.02	0.05
TOTAL		408	14.85	36.68



DRAFT PLAN OF STATION MEADOWS WEST FOR A PROPOSED SUBDIVISION OF PART OF LOT 1 REGISTERED PLAN M-94 TOWNSHIP OF WEST LINCOLN REGIONAL MUNICIPALITY OF NIAGARA

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) AS SHOWN ON THE DRAFT PLAN
B) AS SHOWN ON THE DRAFT PLAN
C) AS SHOWN ON THE DRAFT PLAN
D) REFER TO LAND USE SCHEDULE
E) AS SHOWN ON THE DRAFT PLAN
F) AS SHOWN ON THE DRAFT PLAN
G) AS SHOWN ON THE DRAFT PLAN
H) MUNICIPAL PIPE WATER SUPPLY
I) GLACIOLACUSTRIINE SILT AND CLAY, HALTON TILL
J) AS SHOWN ON THE DRAFT PLAN
K) SANITARY, STORM, MUNICIPAL WATER, HYDRO, GAS
L) AS SHOWN ON THE DRAFT PLAN

METRIC NOTE:
DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

0 20 40 60 80 100
GRAPHIC SCALE - METRES

CONTOUR INTERVALS AT 1.0m

Scale : 1:1000

FILE: 18234-DP-A.DWG

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR TOWN REVIEW & APPROVAL	NOV 9/18
2	AS PER PRELIMINARY REVIEW COMMENTS	MARCH 20/19
3	REMOVE LANE WAY AT REAR OF BLOCK 65-85	APRIL 9/19
4	REMOVED SWM POND BLOCK	AUG 1/19
5	ADD FUTURE NORTH EXPANSION CONCEPT	AUG 9/19
6	ISSUED FOR DRAFT PLAN APPROVAL	DEC 20/19
7	ISSUED AS PER TOWN COMMENTS (DRAFT REVIEW)	APRIL 3/20
8	ADD APARTMENT BLOCK & TRAIL ALIGNMENT	JUNE 10/20
9	REVISE TO INCLUDE SPRINGCREEK RD.	NOV 10/20
10	REVISED PLAN ISSUED FOR APPROVAL	MARCH 11/21
11	REVISED BLOCK 84,85,87,88,89,90	JULY 8/22



OWNER'S CERTIFICATE

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE THE ODAN/DETECH GROUP INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATED _____ AUTHORIZED SIGNING OFFICER
P. BUDD DEVELOPMENTS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED _____ ONTARIO LAND SURVEYOR

BUDD DEVELOPMENTS INC.
6 Admiral Circle, Grimsby, Ontario, Canada L3M5C7
Peter Budd President

Business 1-905-945-5900 Fax / Phone 1-905-945-4101

ODAN-DETECH
CONSULTING ENGINEERS

The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 8K2

SCHEDULE B - PD-13-2025

File No: PD-04-22

Attachment No. 2

January 16, 2023

STATION MEADOWS WEST
(P BUDD DEVELOPMENTS)
TOWNSHIP OF WEST LINCOLN
CONDITIONS OF FINAL APPROVAL

The conditions for final approval and registration of the P Budd Developments Subdivision, in the name of Station Meadows West., File No. 2000-090-20, Township of West Lincoln are:

1. That this approval applies to the P Budd Developments, Station Meadows West, Draft Plan of Subdivision, Township of West Lincoln prepared by Odan Detech Group, dated, 2018-11-9, revised on July 8, 2022, containing 95 Lots/Blocks plus internal streets.
2. That the Owner provide to the Township of West Lincoln a letter advising that all lots conform to the requirements of the Township's Zoning By-law.
3. That the Subdivision Agreement contain a clause requiring that the road allowances shown on the draft plan (Street A - G and VanWoudenberg Way Extension) be dedicated to the Township of West Lincoln as Public Highways.
4. That the Subdivision Agreement contain a clause requiring that the proposed public streets (Street A - G and VanWoudenberg Way Extension) be constructed and named to the satisfaction of the Township of West Lincoln.
5. That the Subdivision Agreement contain a clause requiring that a 0.3 metre reserve be granted abutting the south side of Spring Creek Road allowance and the east side of South Grimsby Road 5 allowance to the Township of West Lincoln, to separate lots and blocks from the street, free and clear of any mortgages, liens and encumbrances.
6. That the Owner dedicate 7 metre x 7 metre daylighting triangles at the corner of the intersection of South Grimsby Road 5 and Street A to the Township of West Lincoln free and clear of any mortgages, liens and encumbrances.
7. That the Subdivision Agreement contain a clause requiring that the Owner dedicate 7 metre x 7 metre daylighting triangles at the corner of Spring Creek Road and Street B and Spring Creek Road and Street E to the Township of West Lincoln free and clear of any mortgages, liens and encumbrances.
8. That the Subdivision Agreement contain a clause requiring that the Owner dedicate 9.5 metre x 9.5 metre daylighting triangle at the southeast corner of the intersection of Spring Creek Road and South Grimsby Road 5.
9. That such easements as may be required for utility, servicing and drainage purposes be granted to the appropriate authority.
10. That the Owner submit all servicing, lot grading, drainage, roadway plans and supporting design calculations to the Township of West Lincoln and any other relevant agency for review and approval.
11. That all municipal services required by the Township of West Lincoln be provided by the

Owner in a manner satisfactory to the Township.

12. That the Subdivision Agreement contain a clause requiring that the Owner provide an adequate storm drainage outlet including any necessary easements and drainage agreements to the satisfaction of the Township of West Lincoln, Region of Niagara and the Niagara Peninsula Conservation Authority.
13. That the Owner enter into a Subdivision Agreement with the Township of West Lincoln to satisfy all of the requirements, financial or otherwise of the Township, concerning the provision of roads, installation of services, drainage, fencing and any other matters related to the development of the site.
14. That the Owner prepare a streetscape and landscape plan for the subdivision in accordance with the requirements of the Township of West Lincoln. The streetscaping and landscaping details are to be shown on separate plans.
15. That the Subdivision Agreement contain a clause requiring that the Owner design and construct a primary off-road multiuse trail using the specifications found in the Township of West Lincoln Trails and Corridors Master Plan. The Trail shall extend from South Grimsby Road 5 to Hornak Road. The trail shall be a minimum of 3 metres in width and constructed from asphalt. At each intersection with a public street there shall be a trail head which includes amenities (e.g. park benches, trash receptacles, trees) as determined through the subdivision agreement and engineering review.
16. That the Subdivision Agreement contain a clause requiring a sidewalk access along the existing stormsewer corridor at the northeast corner of the development connecting Las Road to Street B on the draft plan (Block 95).
17. That the Owner dedicate a 4.5 metre strip north of the required rail spillage berm but south of the proposed internal condominium street from the eastern extent of the development to South Grimsby Road 5, containing the multi-use trail and associated features as parkland as per the Township's request. If this dedication, combined with the dedication of the community park, will not satisfy the required 5%, the remainder is to be in the form of cash-in-lieu of parkland.
18. That the Owner provide a park design for Block 93, satisfactory to the Township of West Lincoln Planning and Public Works Department as a part of the engineering submission, including a landscaping plan with the provision of off street parking, playground equipment and basketball and tennis courts, and that the Subdivision Agreement contain a clause requiring the Owner to construct the approved park plan at the Owners cost, in lieu of the parkland being used for the Hornak Road Stormwater Management Pond.
19. That the subdivision agreement contain a clause requiring Block 93, being the parkland, be constructed within the first phase of the development, and that they park be given to the Township in consideration of parkland dedication.
20. That the Owner provide the Township with a grade separated pedestrian rail crossing feasibility report which would connect the multi-use trail north of the tracks to the Multi-use recreational facility south of the Rail tracks.

21. That the Subdivision Agreement contain a clause requiring traffic calming measures, as identified in the Traffic Impact Study completed by Paradigm Transportation Solutions Limited and Dated March 2021 be implemented for the development and be included in the engineering submission.
22. That any outstanding Township invoices, including invoicing related to peer reviews and local servicing studies, be paid in full.
23. That the Subdivision Agreement between the Owner and the Township of West Lincoln be registered by the municipality against the land to which it applies.
24. That the Subdivision Agreement contain a clause requiring that sidewalks be provided along one side of all roads within the development, public and private, to standard requirements of the Township of West Lincoln.
25. That the Subdivision Agreement contain a clause requiring that Spring Creek Road between South Grimsby Road 5, east to the eastern limits of the development, be constructed, and that the south portion of the road allowance, from the centre line south, be constructed to an urban cross-section, to the satisfaction of the Director of Public Works, and that the appropriate road encroachment permits be applied for and approved. A best efforts clause will be contained within the Subdivision Agreement to obtain proportional cost recovery from any possible future development to the north and/or alternatively development charge credit re-imbursement where service upgrades have been front ended with development charges to be credited on efforts.
26. That the Subdivision Agreement contain a clause requiring that South Grimsby Road 5 between Spring Creek Road allowance south to the CP Rail Corridor be upgraded and constructed to an urban cross section, east of the centreline, including sidewalk, to the satisfaction of the Director of Public Works, and that the appropriate road encroachments permits be applied for and approved.
27. That the Subdivision Agreement contain a clause requiring that sidewalks be provided as part of a full urban street cross-section along the east side of South Grimsby Road 5 and the south side Spring Creek Road from South Grimsby Road 5 to the easterly limits of the development, to the satisfaction of the Township of West Lincoln.
28. That prior to final approval, it is to be determined that the existing capacity of the sewer lines and servicing to the site is adequate for this development by the Regional Public Works Department and the Township Public Works Department. If existing capacity is not sufficient, the owner is required to provide the necessary upgrades to provide adequate sewer services to the development. Best efforts clauses will be included if the upgrades benefit additional developments.
29. That the Subdivision agreement contain a clause that no Building Permits will be issued until any required upgrades to the water, storm and/or sanitary systems has been completed, If upgrades provide benefits to other developments in the Northwest Quadrant Secondary Plan Area, a best efforts clause will be included in the Subdivision agreement.

30. That the Owner and the Township enter into an agreement for the expansion of the Station Meadows Hornak Road Stormwater Management pond.
31. That the design drawings for the water, sanitary sewer and stormwater drainage system, including any proposed downstream sewer improvements, required to service this development be submitted to the Regional Public Works Department for review and approval.
32. That prior to approval and registration of this plan or prior to servicing (through a pre-servicing agreement), the Owner obtain Ministry of the Environment Environmental Compliance Approval to the satisfaction of the Regional Public Works Department for the necessary servicing (watermains, sanitary sewers and stormwater management) for this development. Note: Any modifications to the stormwater management facility should be submitted directly to the Ministry of the Environment for approval and the issuance of a Environmental Compliance Approval.
33. That prior to approval of the final plan or any on-site grading, the Owner submit to the Regional Planning and Development Department and the Township of West Lincoln Public Works Department for review and approval two copies of a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a suitably qualified professional engineer in accordance with the Ministry of the Environment documents entitled "Stormwater Management Planning and Design Manual", March 2003 and "Stormwater Quality Guidelines for New Development", May 1991:
 - (a) Detailed lot grading and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - (b) Detailed sediment and erosion control plans which show how exposed soils, sediments and eroded material will be retained on site during all phases of construction and how the infiltration function will be protected or maintained. Plans should include maintenance requirement for all employed devices.

Note: The Region may request the Niagara Peninsula Conservation Authority to review the stormwater management plan and other related plans on the Region's behalf and to submit comments to the Regional Planning and Development Department regarding the approval of this plan and the subsequent clearance of related conditions.
34. That the Subdivision Agreement between the Owner and the Township of West Lincoln contain provisions where by the Owner agrees to implement the approved stormwater management plan required in accordance with Condition 29 & 31 above.
35. That the Owner agrees to maintain all stormwater management and erosion and sedimentation control structures in good repair and operating order throughout all phases of construction. The Owner will revegetate or otherwise restore all disturbed areas immediately following the completion of on-site grading and servicing to the

satisfaction of the Niagara Peninsula Conservation Authority.

36. That the Subdivision Agreement between the Owner and the Township of West Lincoln contain a clause requiring that the noise attenuating infrastructure recommended in the report completed by Howe Gastmeier Chapnik Limited, entitled Noise and Vibration Feasibility Study, Proposed Residential Development Station Meadows West Subdivision Township of West Lincoln, dated March 25, 2021, be completed prior to occupancy of the affected units.
37. That a full Urban Design Report be submitted and approved to the Township for approval identifying how this development meets the objectives of the Township Urban Design Manual and how it creates good public form and an attractive pedestrian streetscape. It is expected that a higher standard of design be achieved on units which are highly visible from public streets. Units with side or rear yards facing a public or private street should be designed to be attractive from the street.
38. That a statement be provided by a qualified noise expert state that the berm, fencing and other noise mitigation measures along the CP Rail line will not negatively impact the houses across the Rail corridor on Northridge Drive.
39. That the subdivision agreement contain a clause requiring the Berm north of the rail trail, Block 90, remain in private ownership tied to adjacent future condominium blocks.
40. That the owner provides a site plan for the proposed development that can accommodate a range of housing types compliant with zoning, to the satisfaction of Township Staff and Council, and that the plan be evaluated at each phase of subdivision design as it is implemented through future condominium applications

Regional Conditions

41. That the Stage 1 and 2 Archaeological Assessment, prepared by Parslow Heritage Consultancy Ltd., dated June 9, 2020, be accepted by the Ministry of Heritage, Sport, Tourism, and Culture Industries and the associated acknowledgement letter be submitted to Niagara Region Planning and Development Services. NOTE: No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the MHSTCI confirming that all archaeological resource concerns have been mitigated and meet licensing and resource conservation requirements.
42. That the following clause be included in the subdivision agreement:

"Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-212-8886) and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists."

43. *In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326- 8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act."*
44. That a detailed noise study, prepared by a qualified acoustical engineer, be submitted to the Niagara Region for review and approval, to confirm/refine the mitigation measures recommended in the Noise and Vibration Feasibility Study, prepared by HGC Engineering (dated December August 7, 2020), based on final floor and elevation plans.
45. That the subdivision agreement includes clauses requiring the implementation of the detailed noise study required by the conditions above, and any addendums, as well as any warning clauses included therein.
46. That the following warning clause be included in the subdivision agreement and inserted in all offers and agreements of purchase and sale or lease for each dwelling unit
"The lands in the plan of subdivision may be exposed to noise, odour, and dust from nearby agricultural operations and agricultural-related traffic that may occasionally interfere with some activities of the owners who may occupy these lands."
47. That the owner provides a written acknowledgement to Niagara Region stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
48. That the owner provides a written undertaking to Niagara Region stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the Township.
49. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the new sanitary and storm sewers required to service this development and obtain the necessary Ministry of the Environment, Conservation and Parks Compliance Approval under the Transfer of Review Program.
50. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region for review and approval:
- Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;

- Detailed erosion and sedimentation control plans;
 - Detailed phasing of construction of the stormwater management facility to coincide with phasing of development of residential lands (internal and external to the subdivision) planned to be serviced by the stormwater management facility; and
 - That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the stormwater management facility required to service this development and obtain the necessary Ministry of the Environment Compliance Approval.
51. That the subdivision agreement between the owner and the Township contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the condition above.
52. That the owner/developer ensure, throughout all phases of development, that all streets and development blocks can provide an access in accordance with the Niagara Region's Corporate Policy and By-laws relating to the curb side collection of waste and recycling. Where a through street is not maintained, the owner/developer shall provide a revised draft plan to show an appropriate temporary turnaround to permit Regional waste collection services.
53. That the owner/developer shall comply with Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection and Indemnity Agreement, as required.
54. That the applicant submit Regional waste collection truck turning plans to ensure the development is able to accommodate Regional waste collection services.

Notes:

Prior to granting final plan approval, the Township must be in receipt of written confirmation that the requirements of each condition have been met and all fees have been paid to the satisfaction of the Niagara Region.

Prior to final approval for registration, a copy of the draft subdivision agreement for the proposed development should be submitted to the Niagara Region for verification that the appropriate clause pertaining to these conditions have been included. A copy of the executed agreement shall also be provided prior to registration.

In order to request clearance of the above noted Regional conditions, a letter outlining how the conditions have been satisfied, together with all studies and reports (one hard copy and a PDF digital copy), the applicable review fee, and the draft subdivision agreement shall be submitted to the Niagara Region by the applicant as one complete package, or circulated to the Niagara Region by the Township of West Lincoln.

NPEI Conditions

55. That Niagara Peninsula Energy confirm that satisfactory arrangements, financial and otherwise, have been made with Niagara Peninsula Energy for any Niagara Peninsula Energy facilities servicing this draft plan of subdivision which are required by the Municipality; a copy of such confirmation shall be forwarded to the Municipality.
56. That the Owner provide a Letter of Credit to Niagara Peninsula Energy for all costs associated with the electrical servicing for the development. The amount of the Letter of Credit will be confirmed once the electrical design has been approved by the Municipality.

Bell Canada Conditions

57. That Bell Canada, and/or any other applicable telecommunication company, confirm that satisfactory arrangements, financial and otherwise, have been made with Bell Canada, or any other applicable telecommunication company, for any telecommunication facilities serving this draft plan of subdivision which are required by the Municipality to be installed underground; a copy of such confirmation shall be forwarded to the Municipality.
58. That the Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, and/or any other applicable telecommunication company to grant to Bell Canada and/or any applicable telecommunication company, any easements that may be required for telecommunication services. Note: Easements may be required prior to final approval.

Canada Post Conditions

59. That the following clause shall be included in the subdivision agreement and inserted in all offers and agreements of purchase and sale or lease for each dwelling unit:

"The prospective purchaser is advised that the home/business mail delivery will be from a designated centralized mail box and that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales."

60. That the Owner agrees to:
- (a) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - (b) Install a concrete pad in accordance with the requirements of an in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.
 - (c) Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - (d) Determine the location of all centralized mail receiving facilities in cooperation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans.
 - (e) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
61. That the Owner agrees to Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (lock Box Assembly) at their own expense (less than 100 units will require a front loading Lock Box Assembly and more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

CP Rail Condition

62. That the following warning clauses shall be included in the subdivision agreement and inserted in all offers and agreements of purchase and sale or lease for each dwelling unit:

- a) "Purchasers/tenants are advised that sound levels, due to the increasing rail traffic on the nearby CP Railway, may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and Ministry of the Environment's noise criteria. Purchasers/Tenants are also advised that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations."
- b) "Purchasers/tenants are advised that any berm, fence or vibration isolation features implemented are not to be tampered with or altered, and further that the owner shall have the sole responsibility for and shall maintain these features."

Township Condition

63. That if final approval is not given to this plan within **THREE YEARS** of the approval date and no extensions have been granted draft approval shall lapse. If the Owner wishes to request an extension to the draft approval period, a written explanation with reasons why the extension is required together with a resolution from the Township, must be received by the Township prior to the lapsing date.

CLEARANCE OF CONDITIONS

Prior to granting approval of the final plan, the Township's Planning Department will require WRITTEN notification from the following agencies that their respective conditions have been met satisfactorily:

- **The TOWNSHIP OF WEST LINCOLN PLANNING DEPARTMENT & PUBLIC WORKS DEPARTMENT** for Conditions 1 – 40 inclusive & 63.
- **The REGIONAL NIAGARA PUBLIC WORKS & DEVELOPMENT DEPARTMENT** for Conditions 41 to 54
- **NIAGARA PENINSULA ENERGY** for Conditions 55 & 56.
- **BELL CANADA of other applicable telecommunications company** for Conditions 57 & 58
- **CANADA POST** for Conditions 59-61
- **CP Rail** for Conditions 62

NOTES:

1. Conveying

- (a) As the land mentioned above to be conveyed to the municipal corporation may be more easily described in the conveyance by reference to a Registered Plan than by “metes and bounds”, we suggest that the description be so worded, and,
- (b) We further suggest that the Owner give to the municipality an undertaking to deposit with the Clerk a properly executed copy of the conveyance concurrent with the registration of the plan.

2. Land Required to be Registered Under the Land Titles Act

- (a) Section 160(1) of The Land Titles Act, which requires all new plans be registered in the land titles system;
- (b) Section 160(2) – allows certain exceptions.

3. Water and Sewerage Systems

Inauguration or extensions of a piped water supply, a sewerage system, a storm drainage system or a stormwater management system is subject to approval of the Ministry of Environment (Approvals Branch) pursuant to Section 52 and Section 53 of The Ontario Water Resources Act, R.S.O. 1990.

4. Agencies to be Contacted:

- (a) With respect to the requirements of the Township of West Lincoln Planning Department contact:

Mr. Brian Treble
Director of Planning and Building
318 Canborough Street
P.O. Box 400
Smithville, Ontario
L0R 2A0
Telephone – (905) 957-5138
Email – btreble@westlincoln.ca

- (b) With respect to the requirements of the Township’s Public Works Department contact:

Ms. Jennifer Bernard
Public Works Engineering Coordinator
318 Canborough Street
Smithville, Ontario
L0R 2A0
Telephone – (905) 957-3346 ext. 6732
Email – jbernard@westlincoln.ca

(c) With respect to the requirements of the Region of Niagara contact:

Development Approvals
devtplanningapplications@niagararegion.ca

(f) With respect to the requirements of Bell Canada contact:

Ms. Janice Young
Manager, Right of Way
Floor 3 – 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Telephone – (416) 296-6291
FAX – (416) 296-0520

5. Review of Conditions

Applicants are advised that should any of the conditions appear unjustified or their resolution appears too onerous, they are invited to bring their concerns to the General Committee's attention. The Committee will consider requests to revise or delete conditions.

In order to assist the agencies listed above in clearing conditions for final approval and registration of the plan, it may be useful to forward executed copies of the Subdivision Agreement between the Owner and the Township to those agencies.

6. Hydro One Cautionary Note

An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 – Proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors could raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER – Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.

x:\pb-planning\subdivisions\2000-89-19 - peter budd northwest quadrant\7. conditions of draft approval\conditions of approval-p budd nov 30.doc

DATE: April 14, 2025

REPORT NO: BLDG-05-2025

SUBJECT: **Information Report**
Site Alteration Permit 1664 Abingdon Road
File No.3000-002-25

CONTACT: Ben Agro, Chief Building Official

OVERVIEW:

- An application for a site alteration permit has been submitted by David Castellan property owner of 1664 Abingdon Road.
- The owner of 1664 Abingdon Road is in the process of constructing a new dwelling on the property and are requesting a site alteration permit to import additional fill to the property.
- The estimated volume of fill to be imported is 2,200 cubic meters (220) loads of top soil to grade the property to the approved grading plan and to cover the single family building structure as per the approved plans.
- Under the Township's site alteration bylaw, site alteration in excess of 1,000 cubic meters, requires a public meeting and Council approval.
- A previous site alteration was approved by the Director in 2023 for less than 1,000 cubic meters, however that was not sufficient to grade the property.
- Submitted with this application is a grading plan, truck haul route, \$5,000.00 security deposit and soil report.

RECOMMENDATION:

1. That Information Report BLDG-05-2025 titled Site Alteration Permit 1664 Abingdon Road", dated April 14th, 2025 be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- **Champion strategic and responsible growth**

BACKGROUND:

An application for site alteration has been submitted by David Castellan, the property owner of 1664 Abingdon Road. The subject property is located at 1664 Abingdon Road

and is 4.2 acres in size. A building permit (BP#220207) for a new dwelling and septic system was issued May 11th, 2023, which is currently under construction.

A previous permit was approved by the Director in 2023 for less than 1,000 cubic meters, however that was not enough to complete the grading.

CURRENT SITUATION:

The application includes an existing approved grading plan highlighting the extent of the proposed top soil fill area, a truck haul route and additional information regarding the building design with earth material coverage to be brought to the property. These can be found as schedules to this report.

The Township's Site Alteration Bylaw 2016-41, as amended, requires a public meeting and requires Council approval for site alteration over 1,000 cubic metres of material.

Notices were circulated to neighbouring property owners on March 13th, 2025

FINANCIAL IMPLICATIONS:

The applicant, in addition to the site alteration permit fee of \$1,137.00, provided the Township a \$5,000.00 road security deposit.

INTER-DEPARTMENTAL & AGENCY COMMENTS:

West Lincoln Building & Septic

The Township Building Inspector and CBO have met with the owner on site to confirm the proposed top soil material is required to complete the proposed approved grading plan and approved house plan with earth coverage. It appears that additional soil material is required to complete the project.

West Lincoln Engineering

A review has been completed of this site alteration permit application to import 2,200 cubic meters of fill to 1664 Abingdon Rd for placement over and around a new dwelling. The proposed haul route submitted with this application indicates that RR65 will be used through the Township to access Abingdon Road. This proposal is acceptable and a \$5,000 road security deposit has been received for any damage caused to Abingdon Road.

As per By-law 89-2000 there are reduced load restrictions in effect on Abingdon Road between March 1st and April 30th of every year. During this period, the weight limit is reduced to 5 tonnes per axle. An inspection of Abingdon Road will be completed prior to the hauling operation commencing, the Operations Department must be notified at

minimum 48 hours in advance to complete this inspection otherwise the release of the road security deposit could be impacted.

A mud mat should be in place at the entrance to mitigate mud tracking onto Abingdon Road, as per By-law 2016-41 the applicant is responsible to keep the road clean of tracked mud.

Niagara Peninsula Conservation Authority (NPCA)

The NPCA has reviewed the proposal for site alteration and has no objections as the location is outside of the NPCA Regulated area.

Region of Niagara

The Region has not provided comments with respect to this application.

PUBLIC COMMENTS

There have been no public comments received at the time of writing this report.

CONCLUSION:

An application for site alteration has been submitted to permit top soil fill of 2,200 cubic meters (220 loads) to complete the approved site plan and approved house design with earth coverage.

A recommendation report will be presented at a future Growth and Sustainability Committee meeting.

ATTACHMENTS:

- A. Site Grading Plan
- B. Application and Additional Information
- C. Proposed Truck Haul Route

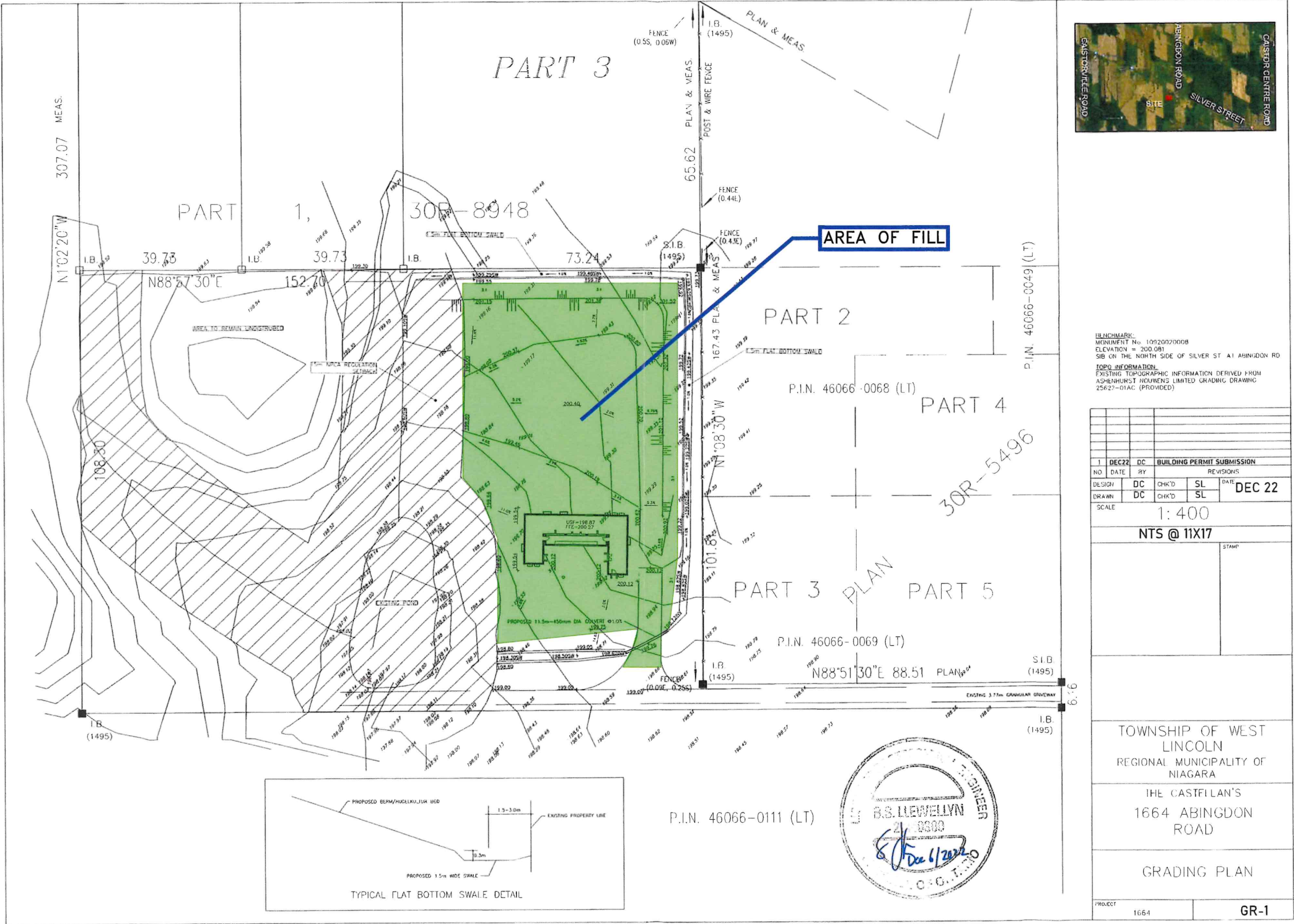
Prepared & Submitted by:

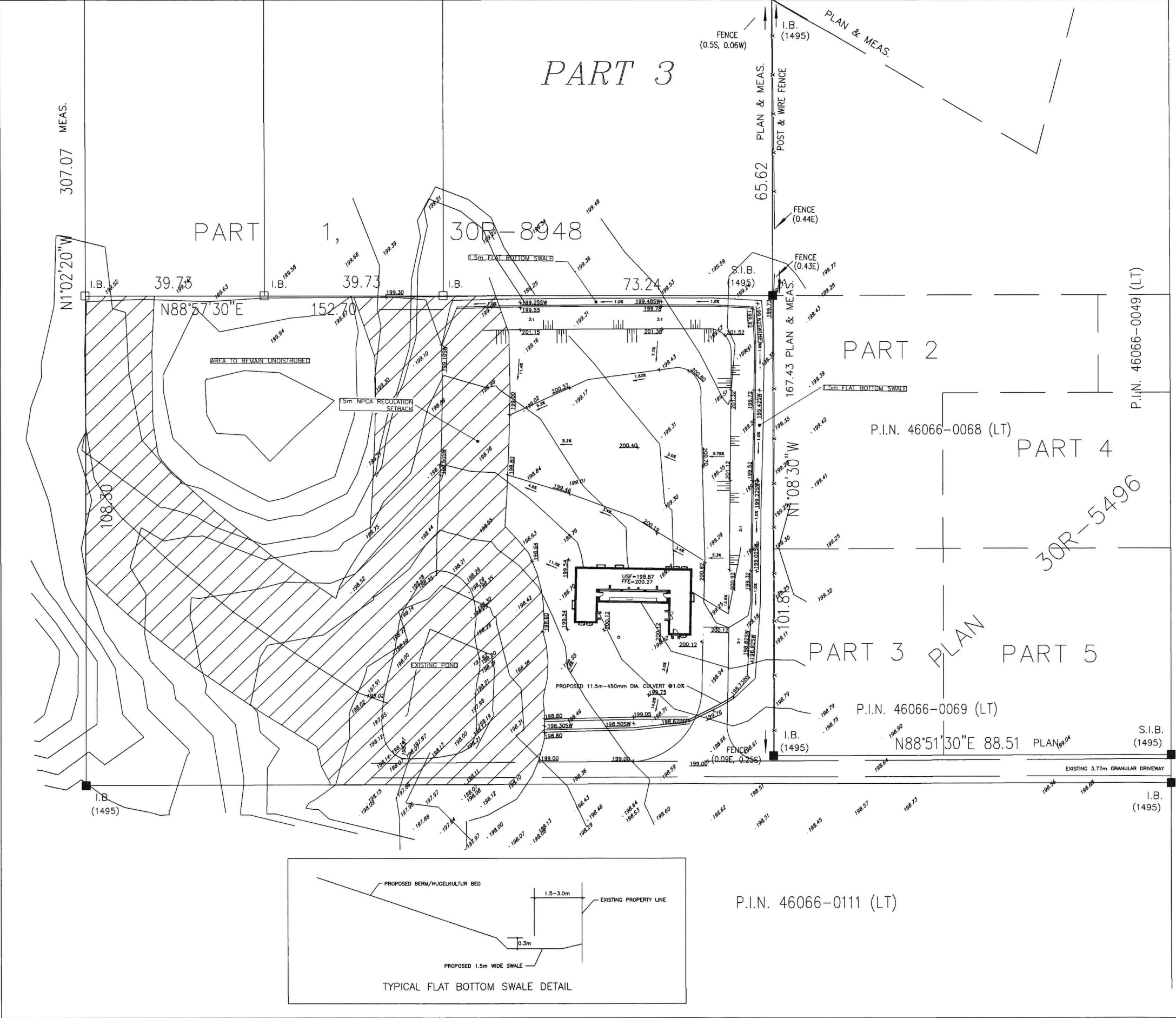
Ben Agro
Chief Building Official

Gerrit Boerema
Director of Growth and Sustainability

Approved by:

Truper McBride
CAO





BENCHMARK:
MONUMENT No. 10920020008
ELEVATION = 200.081
SIB ON THE NORTH SIDE OF SILVER ST. AT ABINGDON RD.

TOPO INFORMATION:
EXISTING TOPOGRAPHIC INFORMATION DERIVED FROM
ASHENHURST NOUWENS LIMITED GRADING DRAWING
25622-01AC (PROVIDED)

NO.	DATE	BY	REVISIONS
DESIGN		CHK'D	DATE
DRAWN		CHK'D	
SCALE		1: 400	

STAMP

TOWNSHIP OF WEST
LINCOLN
REGIONAL MUNICIPALITY OF
NIAGARA

THE CASTELLAN'S
1664 ABINGDON
ROAD

GRADING PLAN

PROJECT
1664



SCHEDULE ‘A’

Township of West Lincoln
Site Alteration By-law Application

Please complete all applicable sections of the application form. An incomplete application will not be processed. Please return forms to the Director of Planning & Building and/or the Director of Public Works & Engineering.

1) PROPERTY INFORMATION:

MUNICIPAL ADDRESS:

LOT NO.: 4 PLAN NO.: 30R11882 CONCESSION NO.: 4

ROLL NO.: 2602-010-003 TOWN LOT NO.: 16 CURRENT ZONING: R1A
-01530

LAND OWNER (CHECK ONE): X PERSON ___ COMPANY

2) REGISTERED LAND OWNER: (Please Print)

<u>Castellan</u>	<u>David</u>	<u>P</u>
SURNAME	FIRST NAME	INITIAL
<u>[REDACTED]</u>		
ADDRESS		

<u>[REDACTED]</u>	<u>[REDACTED]</u>
TELEPHONE	FAX
<u>[REDACTED]</u>	<u>[REDACTED]</u>
CELL	EMAIL

3) CONSULTANT INFORMATION: (Please Print)
Soil-Mat Engineers and Consultants Ltd.

COMPANY NAME
905-318-7440

<u>[REDACTED]</u>	<u>[REDACTED]</u>
TELEPHONE	FAX

<u>[REDACTED]</u>	<u>[REDACTED]</u>
CELL	EMAIL
<u>401 Grays Rd, Hamilton, ON</u>	
ADDRESS	

LEGAL NAME (For use with agreements) _____

DESIGNATE (To which all correspondence will be sent) _____

4) CONTRACTOR INFORMATION: (Please Print)

To be determined

COMPANY NAME _____

<u>[REDACTED]</u>	<u>[REDACTED]</u>
TELEPHONE	FAX

<u>[REDACTED]</u>	<u>[REDACTED]</u>
CELL	EMAIL
<u>[REDACTED]</u>	
ADDRESS	


LEGAL NAME (For use with agreements) _____

DESIGNATE (To which all correspondence will be sent) _____

available to the public, and specifically any application to Council relating to a site alteration in excess of 1,000 cubic metres shall become part of the public record.

In submitting this application and any supporting materials or information, I hereby acknowledge the above-noted and provide my consent.

Further, I understand and acknowledge that my application will be shared with the Niagara Peninsula-Conservation Authority.

Signature:  Date: 03/05/25

Printed Name: David Castellan Title: ASO

Note: Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer(s) with authority to bind the corporation.

9) PERMISSION TO ENTER:

The applicant acknowledges that a site walk may be required in order to view the property and its relation to the surrounding lands, and in this regard authorizes members of Council (or a representative thereof), Township staff, Peer Review Consultants retained by the Township, and relevant External Agency Review Staff to enter onto the subject property for the purpose of evaluating the merits of the application, at an arranged time.

OWNER(S) / AGENT(S) SIGNATURE

Signature:  Date: 03/05/25

Printed Name: David Castellan Title: ASO

Note: Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer(s) with authority to bind the corporation.

IMPORTANT INFORMATION

- The security deposit will be refunded to the individual/company who provided initial payment following a final inspection by Township staff. Please note that the deposit will be applied to any unpaid taxes and/or water and sewer charges. Any application fee, municipal services fee, and agreement preparation fee are non-refundable. The deposit will be refunded upon cancellation of a permit, less the administration fee, provided that no work has been commenced.
- The owner hereby authorizes the Township of West Lincoln to enter onto the subject lands for the purposes of inspection or with labour and equipment to complete or repair any works as deemed necessary by the Township.
- The Township of West Lincoln may engage legal, engineering, hydrology, environmental, arborists, landscape or any other consultant as deemed necessary by the Director of Planning and Building in order to evaluate studies and/or agreements in which case the costs incurred for such evaluations shall be charged back to the applicant.
- Fees shall be adjusted upon completion of work where required to reflect totals based on accurate fill volumes verified by a professional engineer prior to final clearance.
- It is the landowner's responsibility to obtain all necessary approvals from any federal, provincial, regional or municipal agencies, including the conservation authority, prior to providing application for a site alteration permit.

1664 ABINGDON ROAD

Biotekt Homes



Project Summary

1664 is the first of its kind in Canada, it will be a 2,436 square foot bungalow, situated on a spacious 4-acre lot located in the Township of West Lincoln in the beautiful Niagara Region. Its design and construction prioritize sustainability, energy efficiency, and environmental consciousness.

► Materials and Construction Techniques:

The building's construction involves the utilization of cutting-edge materials and techniques. It is primarily built using Biotek Biocomposite recycled PET panels, an environmentally friendly material made from recycled PET (polyethylene terephthalate) that offers durability and sustainability benefits. These panels serve as the foundational elements for the structure.

► Insulation:

To optimize energy efficiency, the structure is encased in 6 inches of closed-cell spray foam insulation providing a minimum R-42 shield encasing the house, then covered with 8 to 24 inches of soil which will slow the exchange of heat from the structure to the outside. This insulation method helps maintain a comfortable indoor environment while reducing energy consumption by providing excellent thermal insulation and airtightness.

► Green Roof:

A distinctive feature of 1664 is its unique green roof design. The building's exterior is covered with 8 to 24 inches of soil and grass. This living roof not only provides natural insulation but also offers several environmental advantages. It helps regulate temperature, create an aerodynamic flow, mitigate stormwater runoff, reduce the urban heat island effect, and promotes biodiversity.

► Interior Design:

The interior design aims to complement the unique structure by incorporating modern amenities with a variety of stylish touches. Our goal is to create a bright, open space that does not feel like its underground. Key features will include;

- a large chef's kitchen and pantry (375sqft+100sqft) featuring a 90" work station/sink, 60" gas stove, and almost 90sqft of usable counter space
- a main corridor that will ground the structure in nature with amazing views of the forest, a greenhouse space and natural finishes.
- a Moroccan inspired primary ensuite complete with riad style entry, and a large spacious shower

Background

- ▶ After the severe ice storm in the winter of 2012, I began the search for a piece of vacant land where I could build a house and reduce my reliance on the grid. The property at 1664 Abingdon Road was purchased in March 2013. It offered excellent southern exposure, seclusion from the road, and was just a 22-minute drive from the QEW. Following the land purchase, I began researching sustainable homes and eventually settled on a concept called an 'Earthship'. However, due to the labor-intensive construction involved, I opted for an alternative method. This alternative entailed incorporating key components of an 'Earthship', such as passive solar features, greywater recycling, and earth insulation. I collaborated with Biotekt to design **1664**, incorporating these principles into the home's construction.

During my research I began believing constructing homes to suit the environment and embracing sustainable living offers numerous advantages. These types of homes reduce reliance on traditional energy sources, decreasing the carbon footprint and contributing to a healthier planet. By integrating passive solar features like large windows for natural light and heat or incorporating materials that regulate temperature, these houses inherently consume less energy for heating and cooling. Moreover, building with sustainability in mind fosters a deeper connection to the surrounding ecosystem. Utilizing as many local and recycled materials in construction not only minimizes environmental impact but also supports local economies and reduces transportation emissions.



Land Usage

Our vision for the property revolves around sustainable living through the application of permaculture and homesteading principles. To maximize self-sufficiency and create a harmonious ecosystem, we have allocated specific areas for various purposes.

► Food Forest:

Embracing the concept of permaculture, approximately one acre of the land will be transformed into a diverse food forest. This area will feature an assortment of food-bearing trees and shrubs, strategically planned to mimic natural ecosystems, fostering biodiversity, and providing a perennial abundance of fruits, nuts, and edible plants. Careful consideration will be given to guild planting, intercropping, and companion planting, optimizing the use of space and resources while minimizing maintenance needs.

► Vegetable Gardens:

Spanning half an acre, our vegetable gardens will employ regenerative agricultural practices. Utilizing organic and no-till methods, we aim to cultivate a wide array of seasonal vegetables, incorporating crop rotation, companion planting, and mulching techniques to enhance soil fertility and promote a thriving, self-sustaining vegetable production system.

► Workshop and Storage:

A 30'x50' workshop, proposed in the southwest corner of the property, will serve as a multipurpose space that will not only function as a hobby shop but also as a storage area for tools and equipment essential for maintaining the homestead.

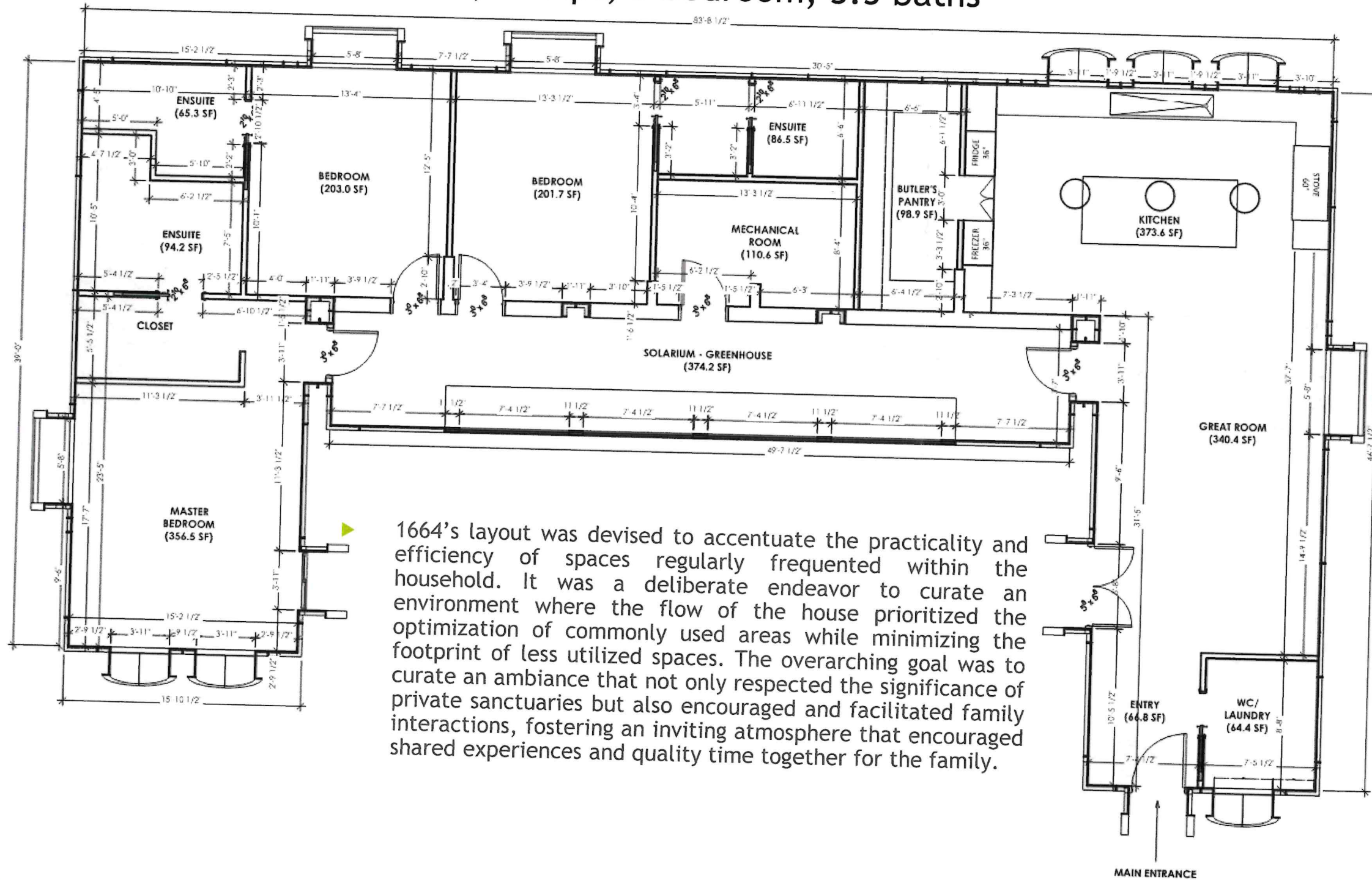
► Integration of Livestock and Pollinators:

In line with our commitment to holistic land use, plans are underway for a chicken coop and apiary, pending municipal approval of by-law changes. The integration of chickens for their role in pest control, soil fertilization through rotational grazing, and the establishment of an apiary for pollination services aligns with our vision of a regenerative and diversified homestead ecosystem.

Through these initiatives, our goal is to not only cultivate a bountiful harvest but also to foster a resilient and regenerative ecosystem that nurtures both the land and its inhabitants while adhering to the principles of permaculture and sustainable homesteading.



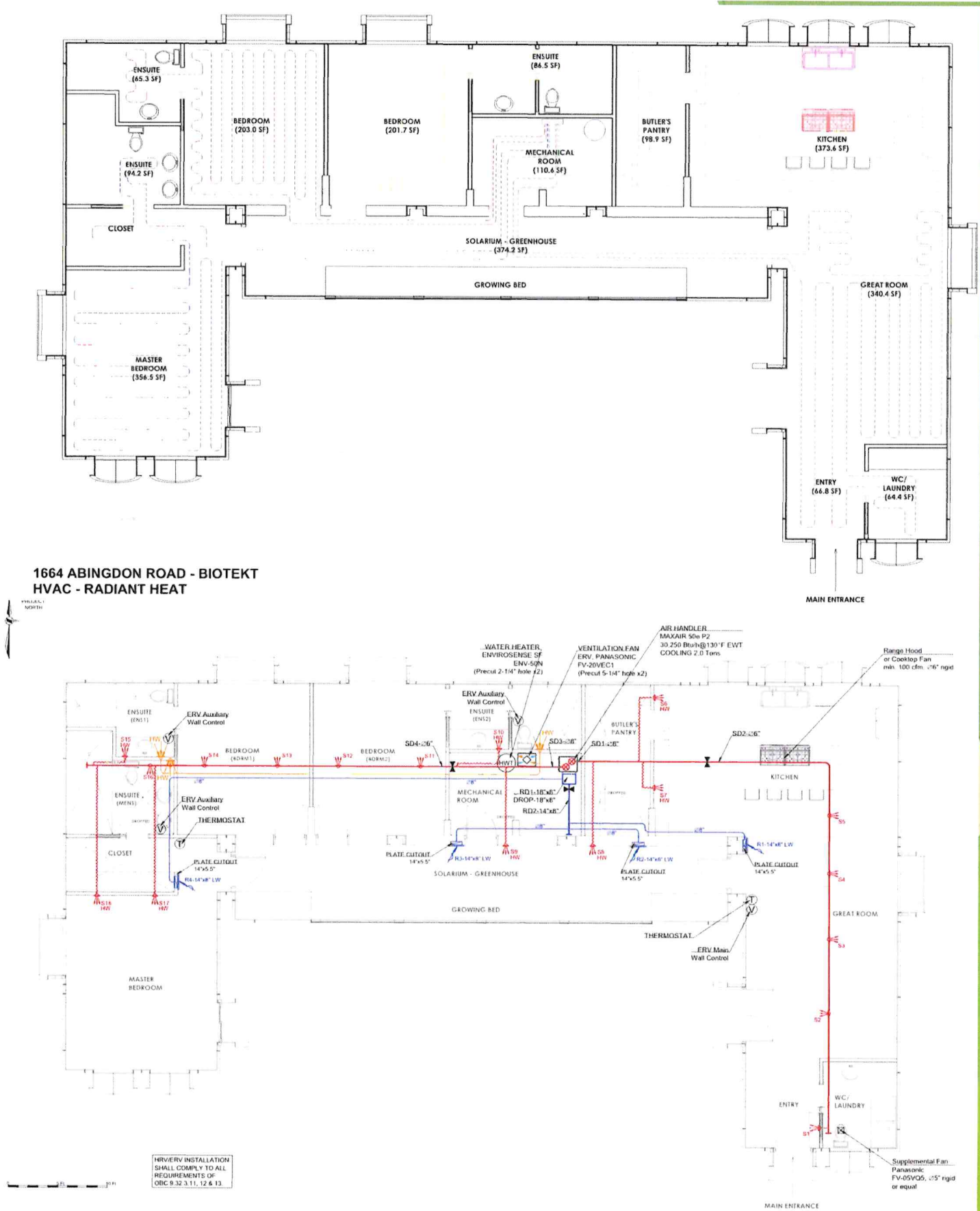
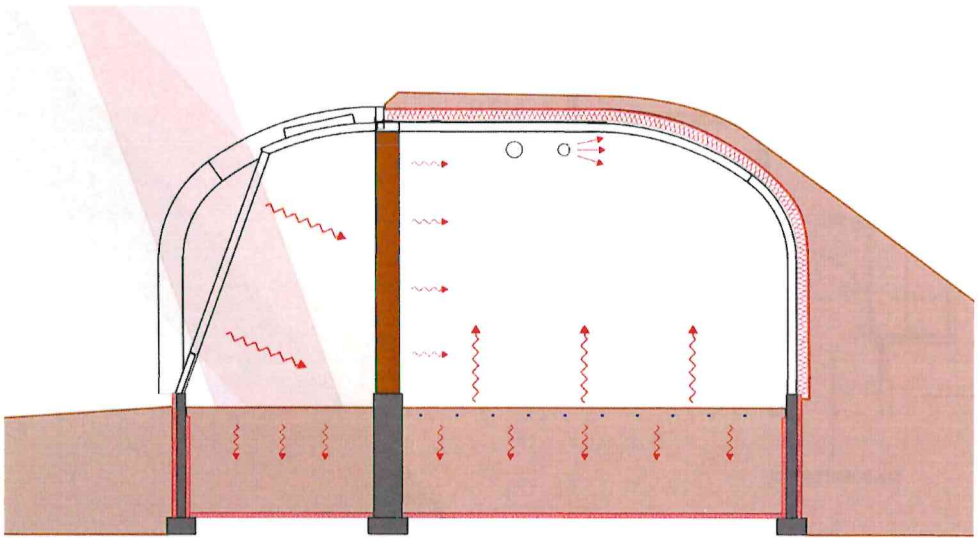
Floor Plan - 2,436sqft, 3 bedroom, 3.5 baths



1664's layout was devised to accentuate the practicality and efficiency of spaces regularly frequented within the household. It was a deliberate endeavor to curate an environment where the flow of the house prioritized the optimization of commonly used areas while minimizing the footprint of less utilized spaces. The overarching goal was to curate an ambiance that not only respected the significance of private sanctuaries but also encouraged and facilitated family interactions, fostering an inviting atmosphere that encouraged shared experiences and quality time together for the family.

Systems - HVAC

- ▶ 1664 will utilize multiple HVAC systems in order to maintain consistent temperatures with minimal input.
- ▶ Passive Solar - the southern exposure combined with the rammed earth wall will provide a no input heat source. The clay floors and rammed earth wall will store heat during the day and release the stored heat into the living space in the evenings.
- ▶ Radiant In-floor Heating - the floor substrate will consist of 40+ inches of compacted clay insulated from the surrounding earth, the in-floor radiant system will heat the space above while charging the earth battery below, eventually reducing the input required to bring the space to a comfortable temperature.
- ▶ Forced Air - The air system is designed by John Godden, the forced air system will round out the two other systems while providing air circulation and ventilation. The arched roof in the living space assists in reducing the volume of unused space being heated.



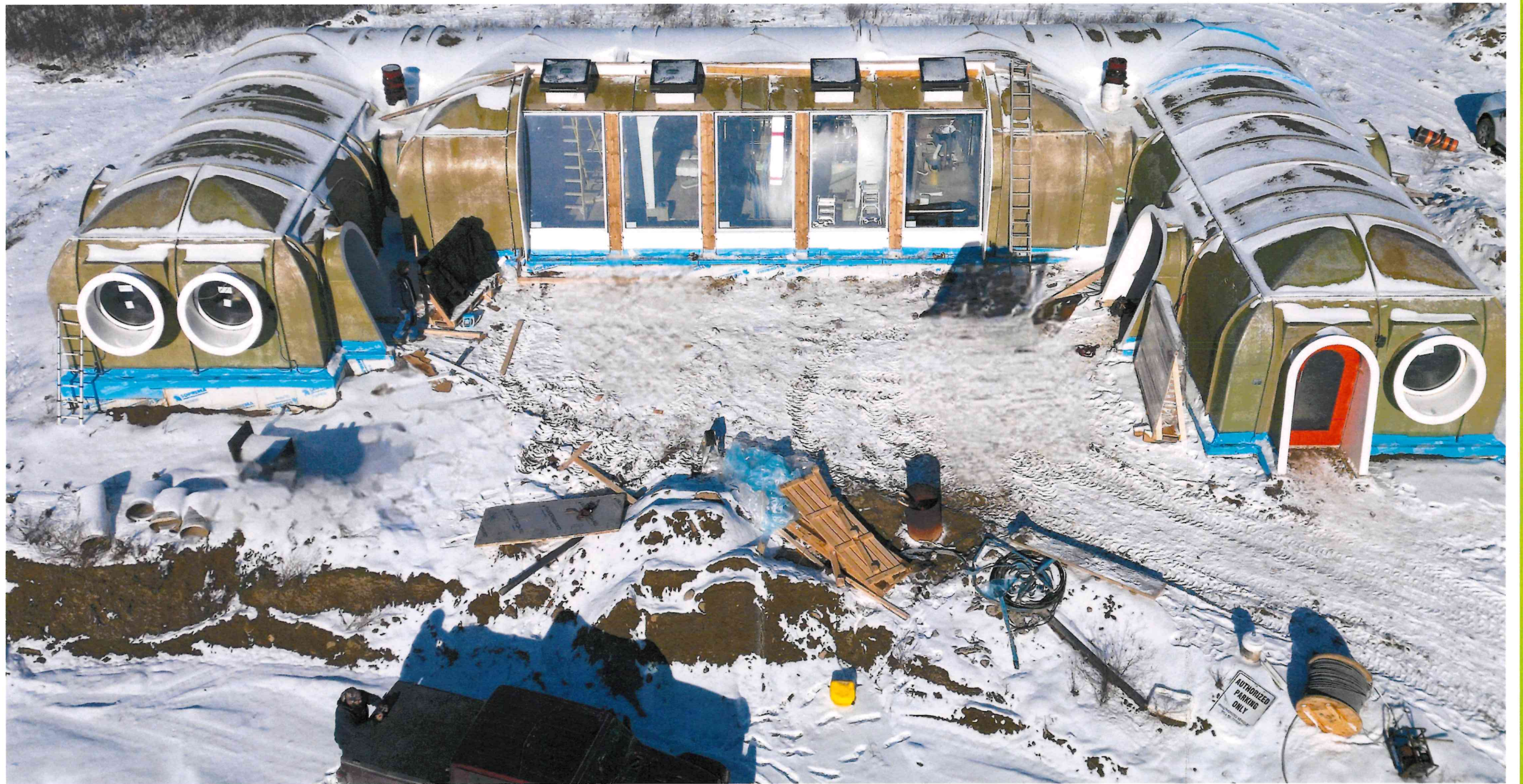
Systems - Greywater

- ▶ 1664 is taking an innovative approach towards sustainable water management. The Greyter system is designed to effectively filter and recycle wastewater originating from various sources, namely showers, bathroom sinks, and the washing machine. By implementing this system, the aim is to harness and repurpose "grey water" - wastewater that doesn't contain sewage - for a specific purpose: supplying the toilets. Grey water, after undergoing filtration via the Greyter system, will be diverted and used in flushing toilets. This forward-thinking strategy not only conserves freshwater resources but also minimizes the strain on the main water supply by repurposing otherwise discarded water.
- ▶ The excess water produced by the Greyter system undergoes an additional eco-friendly treatment step before ultimately being discharged into the septic system. This excess water, post-filtration, is channeled through a designated planter bed within the greenhouse space. The planter bed serves a dual purpose - it functions as a natural filtration system and as a green space within the greenhouse. As the water percolates through this planter bed, it undergoes a biofiltration process, where plant roots and beneficial microorganisms present in the soil assist in further purifying and cleansing the water. This natural filtration process not only ensures that any remaining impurities are removed but also enriches the soil and promotes a healthier ecosystem within the greenhouse. Only after this secondary treatment does the water flow into the septic system, minimizing the environmental impact and ensuring that the discharged water is cleaner and less harmful.

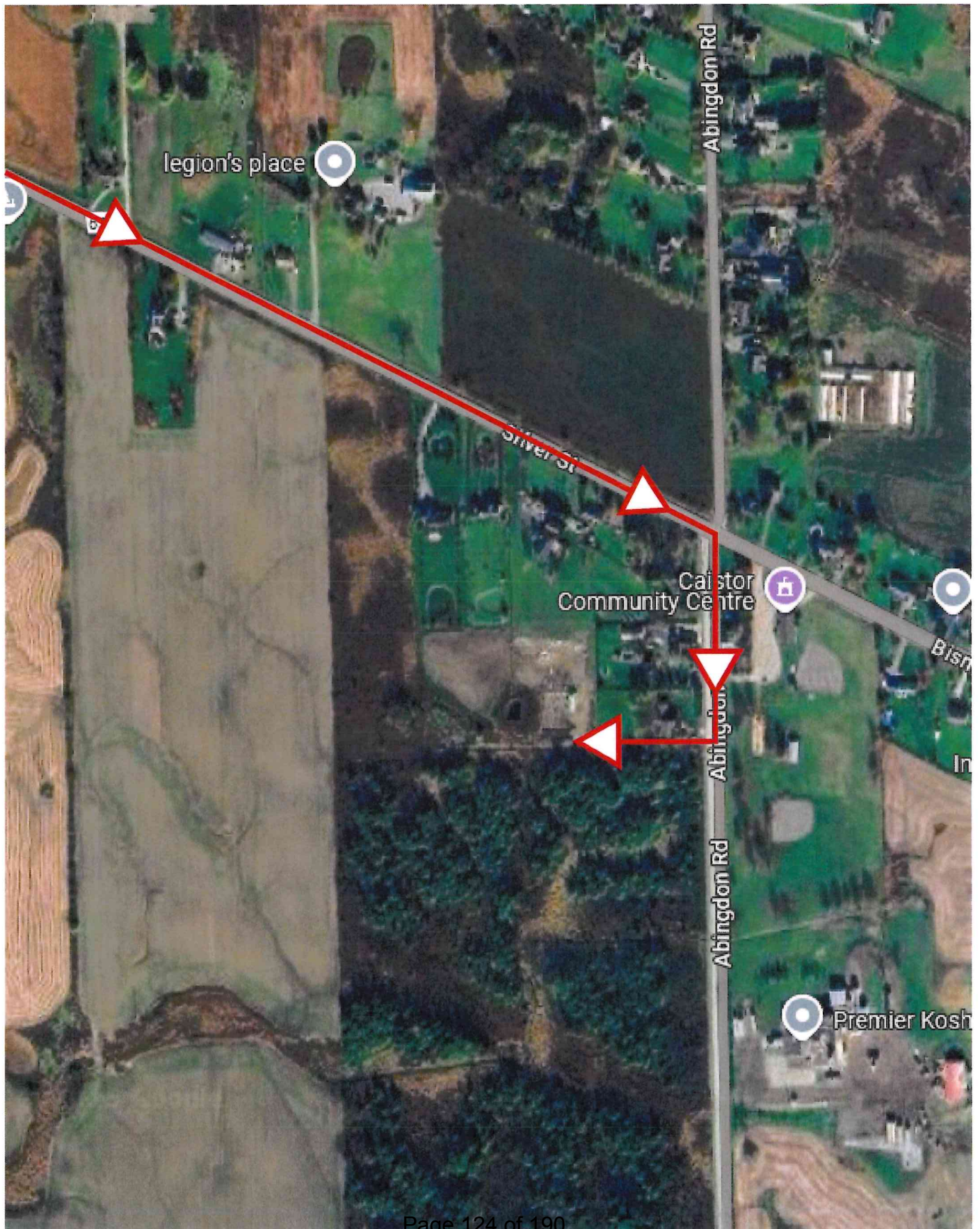


Flooring: Earthen Floor

- Earthen floors, offer an array of advantages, both practical and health-related. These floors, crafted from natural elements like clay and sand, exhibit remarkable environmental friendliness by reducing reliance on manufactured materials and minimizing carbon footprints. Their exceptional thermal mass properties ensure a consistent indoor temperature, fostering energy efficiency by naturally moderating heat in varying seasons. In addition to these practical benefits, earthen floors contribute to a concept known as grounding, establishing a direct connection between individuals and the Earth's natural energy. Furthermore, their breathable nature prevents moisture accumulation, mitigating the risk of mold and fostering a healthier indoor environment. This amalgamation of functional attributes and the holistic aspect of connecting to the Earth makes earthen floors an appealing choice for eco-conscious homeowners seeking sustainability and a serene, healthy living space.



PROPOSED HAUL ROUTE FOR SOIL IMPORT (1664 ABINGDON RD)



DATE: April 14, 2025

REPORT NO: PD-15-2025

SUBJECT: **Recommendation Report**
Site Alteration Application – 3118 Grassie Road
File No. 3000-005-24

CONTACT: Gerrit Boerema, Director of Growth and Sustainability

OVERVIEW:

- An application for a site alteration permit has been submitted by Meritech Engineering on behalf of the property owner of 3118 Grassie Road proposing to permit 300 additional loads of fill material to be imported to the property for grading around the new dwelling, 952 additional loads for raising the rear yard of the property, as well as additional fill material that has already been brought to the site beyond what their original approval permitted.
- The owners of 3118 Grassie Road are constructing a new dwelling on the property and are requesting a site alteration permit to import additional fill to the property.
- On May 13, 2024 Council approved a site alteration permit for the subject property to permit 4,617 cubic metres (or approximately 462 truck loads) of material be brought to the site, however, additional fill beyond the approval was imported to the property.
- Under the Township's site alteration bylaw, site alteration in excess of 1,000 cubic meters (100 truck loads) requires a public meeting and Council approval.
- A public meeting was held on March 3rd 2025 and [Planning Report PD-09-2025](#) was presented to Committee outlining the application and background on the previous site alteration approval.
- A number of written and oral submissions were made opposing the application for additional site alteration on the property.
- Based on the review of the application and site alteration bylaw, and comments submitted by the public and Committee members, Administration is recommending that the application for additional fill not be supported, but that Council permit the fill that has been brought to the property through a site alteration agreement, subject to conditions.

RECOMMENDATION:

1. That, Recommendation Report PD-15-2025 regarding “Site Alteration Application – 3118 Grassie Road, File No. 3000-005-24”, dated April 14, 2025 be received; and,
2. That, the application for site alteration to import additional fill material be denied; and,
3. That, Council permit the additional 119 loads of material that has already been imported to the property, subject to the applicants entering into a site alteration agreement within 10 business days of Council’s decision; and,
4. That, such an agreement with the Township will provide a new grading and drainage plan, establish sediment and erosion controls, \$10,000 performance security, and the balance of the site alteration fee, to the satisfaction of the Township; and,
5. That, Council pass a bylaw to Authorize the Mayor and Clerk to sign and enter into the site alteration agreement with the owners, as found in Schedule E.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- **Champion strategic and responsible growth**

BACKGROUND:

An application for site alteration has been submitted by Meritech Engineering on behalf of the property owner of 3118 Grassie Road. The subject property is located at the intersection of Grassie Road and Young Street and is 13.6 acres in size. A permit for a new dwelling and septic system was issued in November 2023, which is currently under construction.

Further background for this application and the previous application can be found in the Information Report presented on the March 3rd 2025 Committee meeting being [Planning Report PD-09-2025](#).

The current site alteration application is for an additional 1,060 loads of material to the property and to permit the additional material that is on the property in excess of the original approval. The Township’s Site Alteration Bylaw 2016-41, as amended, requires Council approval for site alteration over 1,000 cubic metres of material.

CURRENT SITUATION:

In addition to the 1,060 additional loads of material the applicants are requesting to import to the site, there was additional material already imported in 2024 to the property above what was permitted in the original site alteration approval.

Below is a breakdown provided by the applicant regarding the 731 loads of material imported to the site to date and the additional material proposed:

EXISTING		
Material	Quantity	Site Alteration Bylaw
Granular materials (Garage, basement, carport)	50 loads	Up to 50 loads exempt
Topsoil	120 loads	100 loads exempt
Clean Rubble for driveway in rear property	108 loads	Not exempt
Other Fill Material	581 loads	Not Exempt – 462 loads of which approved in 2024
Total Existing	731 loads	119 loads not exempted over approval
ADDITIONAL PROPOSED		
Fill Material for rear yard	952 loads	Not Exempt
Fill Material for grading around dwelling and berm in front yard	300 loads	Not Exempt
Total Additional Proposed	1,252 loads	
Grand Total	1,983 loads	

Administration has also evaluated the condition of Grassie Road and Young Street to determine if there was any impacts to the Township's road as a result of the fill importation. Administration notes that following the road inspection, there did not appear to be any damage to the road, and as no further importation of fill is being supported, the \$7,000 road damage deposit is no longer necessary. Issues with the entrance that was installed have been noted and the Township is holding security for that work until the entrance is repaired to the satisfaction of the Township.

The Township CBO and Septic Inspector have also both attended the property and report that there is enough fill and topsoil material distributed on the property to utilize for grading around the dwelling and over the septic bed.

Administration is only recommending that the 119 additional loads already brought on the property be permitted. In order to ensure that the property grading is satisfactory to the Township, Administration is requiring as condition of the site alteration permit a new grading and erosion control plan, as well as a \$10,000 security to ensure the site is properly graded according to the new grading plan and the balance of the site alteration fee. As a condition of approval, this site alteration agreement will be required to be signed within 10 business days of Council approval. The site alteration agreement can be found in Schedule D to this report.

FINANCIAL IMPLICATIONS:

Failure to comply with the Township's site alteration bylaw could lead to Administrative Monetary Penalties against the landowners until compliance is achieved.

Under the Township's Site Alteration Bylaw, there are no mechanisms to appeal Council's decision and therefore are no potential appeal related costs.

The applicants provided to the Township a site alteration fee of \$1,084.00 in December of 2024. However, as per the Township's Consolidated User Fees and Charges by-law, since site alteration occurred beyond the permitted approval, with additional fill hauled to the site before Township approval was granted, the fee is doubled and the applicants are required to submit an additional \$1,084.00.

INTER-DEPARTMENTAL COMMENTS:

West Lincoln Building & Septic

Building and Septic have attended the site and have provided comments that it would appear that there is sufficient material on-site to complete the grading work required for the house and septic system.

West Lincoln Engineering

An entrance permit is required for alterations done to one of the entrances on Grassie Road, as well as a final inspection on another new entrance that did obtain a permit. The truck haul route is acceptable to the Township, however, there are load restrictions in place. Silt fencing and erosion controls are also required to be in place on the property. Please see the full comments found in Schedule B.

Niagara Peninsula Conservation Authority (NPCA)

The NPCA has provided comments indicating that they do not have regulated lands on the subject property and therefore they have no objections.

Region of Niagara

No comments have been received from the Region of Niagara at the time of writing this report.

PUBLIC COMMENTS

Prior to the Public Meeting, the Township received eleven written submissions from nearby residents which can be found in Schedule B. During the public meeting seven members of the public also provided oral submissions to Committee. A petition from the neighbourhood was also received by the Township in opposition to the application.

Members of the public raised several concerns regarding the fill that was already imported to the site as well as concerns over the additional fill proposed. Concerns included increased truck traffic, pedestrian safety, debris on the road, questionable for agricultural

use, oversight of approval, drainage issues, environmental concerns, quality of material being imported and impacts on the neighbourhoods character.

Administration had requested that the applicant provide a response to the concerns raised by residents prior to the preparation of a recommendation report.

CONCLUSION:

Based on the public comments received as part of the public meeting, and that the proposed fill does not appear to be necessary for agricultural purposes on the property, Administration is proposing that the application for additional site alteration and importation of fill be denied. Administration is recommending that the additional 119 loads over the original site alteration approval that is already on the property be approved, subject to: a new site alteration agreement requiring the owner to provide a new grading plan including sediment and erosion controls, vegetation planting, a security deposit for the on-site works of \$10,000, and additional alteration fee, prior to permit issuance.

SCHEDULES:

- A. Proposed Grading Plan
- B. Public and Agency Comments
- C. Meritec Engineering Response to Public Comments
- D. Site Alteration Agreement Authorizing Bylaw
- E. Draft Site Alteration Agreement as condition of Approval

Prepared & Submitted by:

Approved by:

Gerrit Boerema
Director of Growth and Sustainability

Truper McBride
CAO

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Filename: C:\M\Meritech Engineering\PRJ - DOCS\5311\CAD\Sheets\5311.dwg, 5311-1 -- Plotted: December 23, 2024 3:43 PM, Jauhars

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Susan Smyth; Gerrit Boerema
Subject: FW: 3118 grassie road

More comments, I will be printing them for Council

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.



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From: Chris Negus [REDACTED]
Sent: March 2, 2025 3:07 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: 3118 grassie road

Enough is enough the truck traffic the mess on the road and there is no good reason the land needs to be raised even more than it is. We have had to endure thousands of trucks for years you need to put a stop to this

Sent from my Bell Samsung device over Canada's largest network.

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Gerrit Boerema; Susan Smyth
Subject: FW: 3118 Grassie Rd Proposed Site Alteration

Comments

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From: Dave Grant [REDACTED]
Sent: March 2, 2025 4:12 PM
To: Justin Paylove <jpaylove@westlincoln.ca>; Jason Trombetta <jtrombetta@westlincoln.ca>
Cc: Lynn Grant <[REDACTED]>
Subject: 3118 Grassie Rd Proposed Site Alteration

Good Morning

My name is Dave Grant. My wife Lynn Grant and I are both lifelong residents of West Lincoln and are currently the owners of 8095 Young St in Grassie. 8095 Young St is directly across Grassie Road from 3118 Grassie Rd.

I am concerned and opposed to the new site alteration plan proposed for 3118 Grassie Rd. Originally, the owner had requested a site alteration to bring in 460 loads of material. We were not opposed to this, they were following the correct process, seeking permission and approvals before moving forward. From what we could interpret it would not have an impact on our property and everything would be done by the book.

Last summer, into the fall watching dump truck after dump truck roll into the property I began to question in my head how much dirt was going in, but I did not keep track and assumed it was still by the book. Now after

learning that there were 731 loads brought in and they want to bring another 1252 loads, now we are concerned.

We are concerned that the run off waters will exceed the capacity of the current drainage (ditches) in my area. If this were to happen, would the water reach my property?

I am concerned that the surrounding neighbours that are in close proximity to the property and do not have barriers like me (Grassie Rd) will see excessive water entering their properties and not easily able to run off those properties without change to the properties. Who will pay for this?

I am concerned that this could create areas of ponding that will create new and better environments for bugs like mosquitos (West Nile) etc.. Will this affect my family?

After reading that the owner did not have any regard for the agreed provision granted to him, It led me to believe that they will disregard any new provisions if they so wish to do so. Then I thought about the material coming in, where is it coming from and is it clean? The "where is it coming from" part is irrelevant to us if it is clean, but we have now learned that rules do not apply to them, so, it leads me back to, is it clean? Maybe the material came from the former site of D&D Group (If you are unaware of D&D find a Smithville Lifer and ask) on the corner of Spring Creek and Thompson. I know this is not true, material is not leaving that site, but there are other similar sites around the province. Is anyone checking paperwork to ensure that the material is coming from legit places and is actually clean?

We have neighbours using wells, will the wells become contaminated?

In closing, I believe that the amount of material brought and coming is excessive, unnecessary and will have a negative impact on my property and my neighbour's properties. We do not feel that the provisions, if granted, will be adhered too if it is deemed by the owner that more is required and I am very concerned that the material may not be all clean fill.

For these reasons, my wife and I are opposed to this site alteration plan.

Dave and Lynn Grant
8095 Young St Grassie

[REDACTED]

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:40 AM
To: Susan Smyth
Cc: Gerrit Boerema; Ben Agro
Subject: RE: 3118 Grassie Rd. File #3000-005-24

I have printed them and put them on the Councillor desks, I just sent them because I always do. I should have included Ben my mistake.

Justin

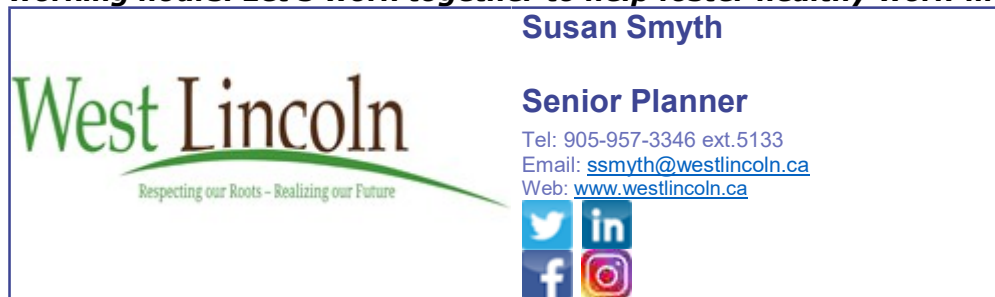
From: Susan Smyth <ssmyth@westlincoln.ca>
Sent: March 3, 2025 9:35 AM
To: Justin Paylove <jpaylove@westlincoln.ca>
Cc: Gerrit Boerema <gboerema@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>
Subject: RE: 3118 Grassie Rd. File #3000-005-24

Hi Justin,

I think this is for Justin and Ben to address.

Thanks,
Susan

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From: Justin Paylove <jpaylove@westlincoln.ca>
Sent: March 3, 2025 9:03 AM
To: Susan Smyth <ssmyth@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>
Subject: FW: 3118 Grassie Rd. File #3000-005-24

Hello,

I have received numerous comments like this one over the weekend. Would you prefer I just forward them to you to consider for the public meeting tonight, or would you prefer I print them to give to you and Council.

Justin

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From: Marcel Begin [REDACTED]
Sent: March 1, 2025 1:38 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: 3118 Grassie Rd. File #3000-005-24

As neighbors we have seen truck after truck after truck bringing in these "500" loads of fill. The property as shown in attached photos is already above the road and surrounding properties. Any more fill seems to be totally unnecessary and would constitute a berm. We have seen many examples of these berms in recent years and these unsightly piles of dirt obstruct the watershed of surrounding properties. The totally blocked off entrance culvert is another example of disregard for proper water managemen

Are there any guarantees the "1200" loads would not be exceeded?

Joan and Marcel Begin
3096 south grimsby rd 15

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Gerrit Boerema; Susan Smyth
Subject: FW: File No. 3000-005-24 3118 Grassie Road

[More Comments](#)

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From: Jodi Millen [REDACTED]
Sent: March 2, 2025 7:20 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: File No. 3000-005-24 3118 Grassie Road

Hello,

I am writing to ask some questions and to express concern regarding the site alteration at 3118 Grassie Road.

Regarding the material that is being brought in:

- Where is it coming from?
- Has it been tested for contaminants, pollutants, heavy metals and microplastics? By whom was it tested?
- Is someone being paid to accept the material?
- Last summer, the owner of the excavating company said that the owners of the house planned to plant an orchard. Considering that the material is comprised of rubble and granular, that seems to be a strange choice for an orchard over the natural preexisting earth that was removed. Why would they remove the original earth?

Regarding the land alteration and biodiversity of the natural soil:

- Has any consideration been given to potential problems with ground stability, water pooling, and drainage considering the material's composition and the significant amount of soil removal and replacement?

Regarding permits:

- Was the municipality aware that the owners planned to bring in 76% more material than what they were originally approved for?
- Will there be penalties to the owner for exceeding the original permit by 2,693 cubic metres? They have already exceeded the original permit of 4,617 cubic metres by almost 60%.
- Does the municipality plan to retroactively approve the exceeded amount as well as an additional amount of 3,000 cubic metres?

Concerns:

- If the municipality were to approve the exceeded amount of 2,693 cm, it could set a dangerous precedent for all residents; a precedent that allows for permits and approvals to be optional rather than mandatory. It will also be sending a message which communicates that it is better to ask for forgiveness rather than permission.

I hope we can rely on the municipality to neither approve the additional 2,693 cm nor the additional 3,000 cm and demand that the unapproved amount be removed.

Sincerely,
Jodi Millen
8300 Young Street, Grassie, Ontario

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 10:50 AM
To: Gerrit Boerema; Ben Agro
Subject: FW: Site alteration 3118 Grassie

Justin Paylove
Acting Director, Legal and Legislative Services
Tel: 905-957-3346 ext.5129
Email: <mailto:jpaylove@westlincoln.ca>

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-----Original Message-----

From: Kim Hepburn [REDACTED]
Sent: March 3, 2025 10:47 AM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: Site alteration 3118 Grassie

As a resident in area I too am opposed to site alteration at this location.

Sent from my iPhone

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 3:14 PM
To: Gerrit Boerema; Ben Agro
Subject: FW: re; Site alteration at 3118 Grassie Rd, File #3000-005-24

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From: Laurie Young [REDACTED]
Sent: March 3, 2025 3:00 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Cc: Jason Trombetta <jtrombetta@westlincoln.ca>
Subject: Fw: re; Site alteration at 3118 Grassie Rd, File #3000-005-24

From: Laurie Young [REDACTED]
Sent: March 2, 2025 7:42 PM
To: jpaylove@westlincoln.ca <jpaylove@westlincoln.ca>
Subject: Fw: re; Site alteration at 3118 Grassie Rd, File #3000-005-24

From: Laurie Young [REDACTED]
Sent: March 2, 2025 12:27 PM
To: jpaylove@westlincoln.ca <jpaylove@westlincoln.ca>
Subject: re; Site alteration at 3118 Grassie Rd, File #3000-005-24

To Justin Paylove

We live west of this property on Young St in Grassie.

We disapprove of the proposed site alteration at 3118 Grassie Rd. and are very concerned about the unauthorized and exceeded fill already brought into the property at this address. We are opposed to the owner's plans and do not support the motion to move forward with their proposal for more material to be brought in.

Our concerns are as follows:

1. There is constant traffic resulting in mud, stones and dust on Young St. and Grassie Rd. caused by the many dump trucks entering and exiting the property. This poses a hazard for the many pedestrians in our neighbourhood walking their dogs and with their children.
2. It is difficult and dangerous when driving to navigate the intersection at Young St and Grassie Rd. when there is a large volume of trucks blocking the visibility when entering and exiting the property.
3. Soil Contamination: Has anyone up to now taken soil samples from the previous loads of material dumped at this address to verify that there isn't any contamination that will seep into our groundwater. Any samples taken from this material should be tested by an independent company not affiliated with the owners of this property. We should have verification that this testing will be done and that the test results will be available to us and all those concerned in this neighbourhood. If the results of the testing reveal that there is contamination, all material should immediately be removed from this property by the owner at their expense. We have a drilled well which is used for drinking water.

In conclusion, the owner of this property exceeded the original site alteration by adding approximately 300 truck loads of material. Is this property owner to be trusted. The Township of West Lincoln is responsible for making decisions in the best interest of its residents and without damaging or impacting the environment. This application for a further site alteration does not benefit the residents of this community nor does it benefit the environment. For these and many concerns we feel that this site alteration application should be declined.

Thank you for your support and concern in this matter. Please submit this email at the meeting on Monday March 3, 630pm at the Town Hall.

Brian and Laurie Young

Gerrit Boerema

To: Susan Smyth; Ben Agro
Subject: RE: 3118 Grassie Rd file#: 3000-005-24

-----Original Message-----

From: Liz Lamb [REDACTED]
Sent: February 25, 2025 9:53 AM
To: Jason Trombetta <jtrombetta@westlincoln.ca>
Cc: Justin Paylove <jpaylove@westlincoln.ca>
Subject: 3118 Grassie Rd file#: 3000-005-24

Jason,

I wish to express my concern regarding the site alteration application as it relates to the above address. I wish this to be considered as a written submission for the meeting on March 3rd, 2025

Firstly it is identified that the original site alteration application was exceeded by approximately 300 truck loads and now the owner is requesting a permit for an additional 952 loads.

My concerns are as follows:

1. Clearly this individual does not follow the rules. How do we know he won't add another additional 300 truck loads??
2. As a resident of Young st, west of this property, I spent all last year driving through mud on the Young st plus had to navigate around large trucks waiting to unload. I did complain to the town at one point about large stones on the road.
3. Young st (from Grassie Rd to #15) is a common walk for many residents of this area. So the truck issue is especially acute for pedestrians
4. I thought West Lincoln was not allowing site alteration any longer? What about the environmental impact? Run off is an issue all around me and even if this property does not have a perceived waterway, water runoff will be effected by this degree of site alteration. Plus this is an environmental issue in many other ways: aesthetics, wildlife habitat, impact on natural tree regeneration.

I'm conclusion, what benefits does this request offer to the residents of West Lincoln: none. And what risks: significant.

Thank you for your concern and representation.

Liz Lamb
[REDACTED]

Sent from my iPhone

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Gerrit Boerema; Susan Smyth
Subject: FW: March 3rd Council Meeting Re site alteration at 3118 Grassie Rd file no. 3000-005-24
Attachments: signatures.pdf

[More Comments](#)

From: Pete V [REDACTED]
Sent: March 2, 2025 9:10 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Cc: Marlen Vandenarend [REDACTED]; Pete VandenArend <[REDACTED]>
Subject: Re: March 3rd Council Meeting Re site alteration at 3118 Grassie Rd file no. 3000-005-24

Good evening Justin Paylove,

Please accept the attached PDF of 38 neighborhood signatures in disapproval of the proposed site alteration at [3118 Grassie Rd, Grassie](#). File number 3000-005-24.
If these could be shared with council that would be appreciated. Have a great evening

Pete V

On Fri, Feb 28, 2025 at 3:49 PM Justin Paylove <jpaylove@westlincoln.ca> wrote:

Hello,

The agenda (with the report) will be published by 4:30 Pm today, which can be access through the link below. Just select the meeting occurring on March 3, 2025.

<https://events.westlincoln.ca/meetings>

The location of the meeting is Town hall, which is 318 Canborough Street Smithville, Ontario. The meeting is scheduled to begin at 6:30 Pm with the Public Meetings being held at the beginning of the night.

Justin

From: Pete V <[REDACTED]>
Sent: February 28, 2025 3:35 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Cc: Marlen Vandenarend [REDACTED] Pete VandenArend [REDACTED]
Subject: Re: March 3rd Council Meeting Re site alteration at 3118 Grassie Rd file no. 3000-005-24

Good afternoon Justin,

Could you send us a copy of the staff report please, or a link to where it can be accessed.

Has the room number been confirmed for the Monday meeting? Please advise.

Have a great weekend

Pete v

On Thu, Feb 27, 2025, 9:01 a.m. Justin Paylove <jpaylove@westlincoln.ca> wrote:

Received, thank you I will ensure these get to the Growth and Sustainability department!

Justin

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.

	<p>Justin Paylove</p> <p>Acting Director, Legal and Legislative Services</p> <p>Tel: 905-957-3346 ext.5129 Email: jpaylove@westlincoln.ca Web: www.westlincoln.ca</p> <p> </p>
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The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

From: Pete V [REDACTED]
Sent: February 26, 2025 11:01 PM
To: Justin Paylove <jpayscale@westlincoln.ca>
Cc: Marlen Vandenarend [REDACTED] [REDACTED] Pete VandenArend <[REDACTED]>
Subject: March 3rd Council Meeting Re site alteration at 3118 Grassie Rd file no. 3000-005-24

Good evening Justin Paylove,

Please accept the attached submittal regarding upcoming Council meeting scheduled for March 3rd regarding the proposed site alteration at [3118 Grassie Rd, Grassie](#). File number 3000-005-24.

Please confirm receipt of this email to all CC'd. If you could ensure the attached aerial photos & site plan are distributed and circulated to all council members in attendance. We have two individuals that would like to speak together at the same time and plan to attend in person. We will be referencing these photos and site plan during our discussion.

If for some reason you are unable to print these sheets please advise so that we can facilitate copies. If you could advise the room number for Council Chambers, thank you

Regards

Pete VandenArend

Gerrit Boerema

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Regards

Pete VandenArend

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Susan Smyth; Gerrit Boerema
Subject: FW: 3118 grassie road

More comments, I will be printing them for Council

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From: Chris Negus <[REDACTED]>
Sent: March 2, 2025 3:07 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: 3118 grassie road

Enough is enough the truck traffic the mess on the road and there is no good reason the land needs to be raised even more than it is. We have had to endure thousands of trucks for years you need to put a stop to this

Sent from my Bell Samsung device over Canada's largest network.

Gerrit Boerema

From: Justin Paylove
Sent: March 5, 2025 12:44 PM
To: Gerrit Boerema; Ben Agro
Subject: FW: File no. 3000-005-24
Attachments: 20250305_084312.jpg; 20250305_084333.jpg

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From: Marlen VandenArend [REDACTED] >
Sent: March 5, 2025 11:41 AM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: File no. 3000-005-24

The 4 pictures I'm sending you today is about:
Already overflowing on Young Street from property 3118 Grassie rd.
We think that the owner should remove loads instead of violating MORE loads.
Justin can you confirm that you received these 4 pictures + email.
Thanks, Tony

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:28 AM
To: Gerrit Boerema; Susan Smyth
Subject: FW: File No. 3000-005-24 - Site Alteration at 3118 Grassie Rd, Grassie

Comments

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From: Tom Poustie [REDACTED] >
Sent: March 3, 2025 9:07 AM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: File No. 3000-005-24 - Site Alteration at 3118 Grassie Rd, Grassie

I object to the proposed site alteration at 3118 Grassie Rd. of dumping additional fill as this site.

Sincerely,
Tom Poustie, 8550 Young St., West Lincoln

Memo

To: Gerrit Boerema, Director, Growth and Sustainability
From: Jennifer Bernard, Manager, Civil Land Development
Date: February 25, 2025
Re: Site Alteration File No. 3000-005-24 – 3118 Grassie Road

A review has been completed of this site alteration application to import fill to 3118 Grassie Rd where a new dwelling is being constructed.

The Grading Plan, dated December 23, 2024 proposes a new entrance onto Young St. The proponent applied for an Entrance Permit for this new entrance in April 2024 and it is in place, a final inspection is still required. The existing entrance onto Grassie Rd appears to have been altered/widened. The proponent did not apply for an Entrance Permit for that entrance and is required to submit an application so an inspection can be completed, the application is available on the Township website.

A proposed truck route through the Township to the site was submitted for review which indicates RR20 will be the main haul route to Grassie Rd with Mud St being the alternative. This proposal is acceptable as it avoids surface treated roads. A road damage deposit will be collected.

The Township's Consolidated Traffic and Parking By-law 89-2000 has established reduced load restrictions on Township roads from March 1st to April 30th, Grassie Road is under this restriction.

A mud mat should be installed on site and roads are to be kept clean and clear of debris, the proponent is to bring in a street sweeper as required.

The silt fence is to be installed as per the final approved Grading Plan and is to be monitored and maintained.

The Township is to be notified when the trucking operation will begin.

Letter of Intent
In disapproval of the proposed site alteration
at 3118 Grassie rd, Grassie File no. 3000-005-24

To Whom it may concern,

The following individuals have signed this letter to show our disapproval of the proposed request for additional site alteration, in addition to the unauthorized & exceeded fill already on site at the above noted address.

We have seen the proposal and drawings for the site alteration. We have objections to our neighbors plans and do not support the motion to move forward with their proposal.

Address	Name print	Signature
8226 Young St	Chris Negus	Negus
8300 Young St.	Jodi Millen	J. Millen
8300 Young St.	Patrick Williams	P. Williams
8456 Young St	Brianthaeir Young	Brianthaeir Young
8501 Young St.	William Gumbert	Will Gumbert
8501 Young St.	Carol Gumbert	Carol Gumbert
310756 Rd #15	Dennis Vwoudlo	Dennis Vwoudlo
3016 S G Road #15	Marcelle Jean Begin	Marcelle Begin
5550 Young St	Thomas Pousto	Thomas Pousto

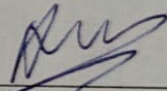
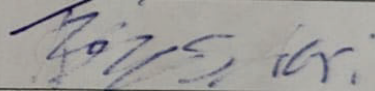
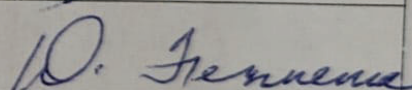
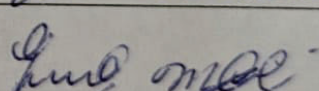
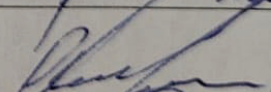
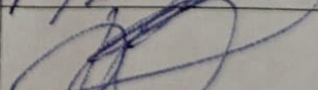
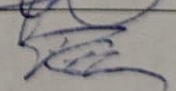
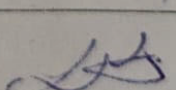
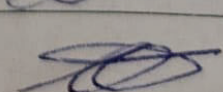
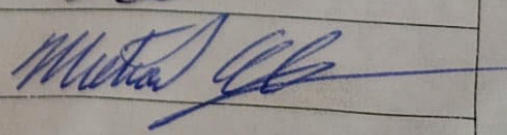
Wink

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We have seen the proposal and drawings for the site alteration. We have objections to our neighbors plans and do not support the motion to move forward with their proposal.

Address	Name print	Signature
3092 Grassie Rd.	T VANDENAREND.	
8293 Young St	Abigail Solari	
3076 Grassie Rd.	Dianne Fenneum	
3066 GRASSIE R.D	GINO MUCCI	
3031 Grassie RD	Peter Ravensbergen	
8095 Young St	Dave Grant	
8095 Young St	Travis Grant	
8095 young St	Lynn Grant	
8095 young St	Tyler Grant	
3207 Grassie Rd	Michael Hogeterp	

Letter of Intent

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Address	Name print	Signature
3198 GRASSIE RD	LESTER LIPIET	Lester Lipiet
3198 GRASSIE RD	DENISE LIPIET	Denise Lipiet
8199 Young St	Tim Amos	Tim Amos
8199 Young St	Brittany Garrad Amos	B. Garrad Amos
8271 Young St.	Yolanda Baldasaro	Y. Baldasaro
8271 Young St.	Mark Baldasaro	Mark Baldasaro
8538 Young St	Kim Hepburn	Kim Hepburn
8538 Young St	Kim Hepburn	C. Hepburn
8416 Young St.	Cathy Muzyka	Catherine Muzyka
8416 Young St	Brad Muzyka	Brad Muzyka

Letter of Intent

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We have seen the proposal and drawings for the site alteration. We have objections to our neighbors plans and do not support the motion to move forward with their proposal.

Address	Name print	Signature
3092 Grassie rd	M. VANDENAREND	M. Vd Arend.
2925 GRASSIE RD	R. STANLEY	R. Stanley
3045 GRASSIE RD	LUIGINO POLO	L. Polo
3045 Grassie Rd.	ELVA POLO	E. Polo
3083 Grassie Rd.	Maria Csikesz	M. Csikesz
3083 Grassie Rd.	Joseph Csikesz	J. Csikesz MCo.
3083 Grassie Rd.	Gregory Jones	Gregory Jones
3215 Grassie Rd.	Sandra Johnson	S. Johnson



March 28, 2025

Township of West Lincoln
318 Canborough St., Box 400
Smithville, ON L0R 2A0

Attention: Gerrit Boerema
Director, Growth and Sustainability

Dear Gerrit,

**Re: Response to Public Meeting
3118 Grassie Road
Township of West Lincoln**

Following the Public Meeting for the above project held on Mar 3, 2025, we wish to provide responses to some of the matters and concerns raised by residents and council members. Please see below:

First, please note that an updated engineering design was submitted prior to the public meeting. The proponent wishes to proceed with this design. The work zone is slightly adjusted (further from the west property line) while maintaining the same proposed fill volume.

Second, we wish to provide some responses to points made during the public meeting:

1. Trust

- a. It is our understanding that some of the historical siteworks mentioned during the meeting were completed by a previous owner, not the current owner.
- b. In addition, the applicant has indicated that for a previous occurrence where material was brought to the site prior to permits, the material was removed and video evidence of this was sent to City staff documenting this.
- c. The more recent additional work was not done with intent to circumvent proper procedure. The applicant and contractor pro-actively contacted the municipality to discuss the matter and there is both documentation and verbal confirmation supporting this. Coordination with past and current municipal staff lead the applicant and contractor to believe increasing the imported fill was permitted. When the owner received the instruction to stop, importing of materials ceased immediately and has not resumed.

2. Imported Material Quantities

- a. Understandably, the combination of the partially completed, permitted work and additional fill under question makes the overall load count matter unclear. But, the

discussion during the public meeting included exaggerated quantities and percentages.

- b. The contractor was transparent (to a fault) on the load count (earning credibility, not losing it) by including loads which were not related to the site alteration permit, but included building construction materials which should not have been accounted for in relation to the site alteration permit volumes/load count. The total load count reported and being quoted included virgin gravel for basement slab construction, armour stone for some landscape features and retaining walls, etc.
- c. Per previous correspondence with you, previously imported fill related to the permit is estimated 581 loads, not 731 loads initially reported and referred to at the meeting and recent newspaper articles.
- d. Topsoil – In response to a recent staff question for clarity: The contractor has indicated the approximately 100 loads of topsoil imported was placed in berms in the front, and also in berms temporarily located in the back yard. The backyard berms would be repurposed under the proposed permit application.

3. Imported Materials Quality

- a. Comments were made at the meeting casting doubt on whether imported fill was “clean”. We understand that the Township has received soil reports demonstrating the fill met applicable criteria.
- b. Documentation for the proposed fill would follow applicable requirements as well demonstrating compliance.

4. Nuisance

- a. Truck Traffic - Any construction project has related construction traffic associated with it. That is an unfortunate consequence of any construction project which could very well include any project adjacent residents may also undertake. It is a necessary part of progress within a community. Mitigation of that can be provided with restricted hours of operation (already in place), along with requirements and monitoring of meaningful road maintenance.
- b. Road Maintenance requirements – Regular and adequate road maintenance is proposed and required under the permit. A security deposit provides the avenue for enforcement, should that be necessary. However, this is not anticipated as Nicholls Ventures (the contractor) has a reputation for being diligent at meeting these standards.
- c. Haul Route – The application included a proposed truck route what uses allowable roads.

5. Drainage Impacts on adjacent lands

- a. The homeowners of 8119 Young Street raised concerns during the meeting:
 - i. The western edge of the proposed limit of works is approximately 150m to the east of 8119 Young Street.
 - ii. According to a topographic survey completed for the previous application, existing drainage patterns on 3118 Grassie Road are such that the majority of the back yard (the subject of the current application) currently drains to the northern west property corner shared with 8119 Young Street. Despite the recent construction activity, a recent site visit confirmed this generally is the case.
 - iii. In addition, it was observed that there is a small berm adjacent to the shared property line (between the farm fence and the split cedar rail fence)

- blocking drainage from 3118 Grassie Road from flowing onto 8119 Young Street.
- iv. The grading proposed in the site alteration permit does not appreciably change either the drainage patterns or storm water quantities beyond the project property. There should not be an impact on 8119 Youngs Street from the proposed works.
- b. Township of West Lincoln Roadways
 - i. Impact on the Municipal drainage: The proposed grading in the site alteration permit should not result in any appreciable changes to the municipal drainage ditches alleviating any concerns raised about increased flooding on the roadways. Apparent drainage problems in the area are existing, are unrelated to this application, and will not be exacerbated by it with any new runoff .
 - ii. Impact from Municipal drainage: Conversely, the site is potentially impacted by municipal drainage which spills into the site from very shallow municipal ditches. Part of the applicant's purpose of the proposed works is to mitigate this, preventing municipal drainage from spilling into the site.
6. Agricultural Concerns
- a. Dwelling and use of land – a residence is a permitted use on the land.
 - b. Response to Comments about impacts on agricultural viability:
 - i. Compaction – Concerns were raised about compaction of the soil making agricultural use impossible. The commenter is correct that compacting soils to high levels impedes agricultural use. Imported materials would not be compacted to the same levels that building and driveways require. The imported material for the rear would be compacted to much lower levels and only sufficient to eliminate significant settlement. A final scarification of the soils is to be completed to eliminate construction equipment impacts on compaction.
 - ii. Wet soils – Low laying areas where soils remain wet are equally detrimental to agricultural use. The proposed fill operation would be eliminating this condition and improving the agricultural viability.

We trust this response is of assistance to staff and Council in making a decision to evaluate this application. Should you have any questions, please do not hesitate to contact us.

Yours very truly,

MERITECH ENGINEERING



Brian Enter, P.Eng.
Senior Project Engineer

BE/sk
Enclosures (0)

cc Sikander Gulacha
 Jeremy Nichols

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2025-XX

A BY-LAW TO AUTHORIZE A SITE ALTERATION AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AND SIKANDER GULACHA AND KARAM GULACHA, FOR LANDS LEGALLY DESCRIBED AS CONCESSION GORE A PART LOT 16 PART LOT 17 ROAD ALLOWANCE SOUTH GRIMSBY, WEST LINCOLN, MUNICIPALLY KNOWN AS 3118 GRASSIE ROAD, IN THE TOWNSHIP OF WEST LINCOLN.

WHEREAS the Corporation of the Township of West Lincoln deems it expedient to enter into a Site Alteration Agreement with Sikander Gulacha & Karam Gulacha for lands legally described as Concession Gore A Part Lot 16, Part Lot 17, Road Allowance, South Grimsby, municipally known as 3118 Grassie Road, in the Township of West Lincoln;

AND WHEREAS approval and authority for such Agreement is required;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:

1. THAT the Council of the Corporation of the Township of West Lincoln enter into a Site Alteration Agreement with Sikander Gulacha & Karam Gulacha for lands legally described as Concession Gore A Part Lot 16, Part Lot 17, Road Allowance, South Grimsby, municipally known as 3118 Grassie Road, in the Township of West Lincoln;
2. That the Mayor and Clerk be and each of them is hereby authorized to sign the said Site Alteration Agreement and any other document or documents necessary to implement the intent of this By-law and the said Site Alteration Agreement, and the Clerk is hereby authorized to affix the Corporate Seal thereto and deliver the same to the appropriate parties.
3. That a copy of the said Site Alteration Agreement and any supplementary Agreements, when executed by the said parties shall be attached hereto as "Schedule A", and shall form part of this By-law, upon registration on title.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 28TH DAY OF APRIL, 2025.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

SITE ALTERATION AGREEMENT

THIS AGREEMENT made, in triplicate, this ____ day of _____, 2025.

BETWEEN:
THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
(hereinafter may be referred to as the "Township")

OF THE FIRST PART

And

KARAM BIBI GULACHA & SIKENDER MOHAMED GULACHA.
(hereinafter may be referred to as the "Owner")

OF THE SECOND PART

WHEREAS the Owner is the registered Owner of the property legally described as Concession Gore A Part Lot 16, Part Lot 17, Road Allowance, municipally addressed as 3118 Grassie Road in West Lincoln, Ontario and described in Appendix "A" attached hereto (hereinafter referred to as the "Property") in this Agreement;

AND WHEREAS Sections 142 through 144 of the Municipal Act, 2001, (hereinafter referred to as the "Act") authorizes Council of municipalities to pass a by-laws prohibiting or regulating the placing or Dumping of Fill, the removal of Topsoil, the alteration of the grade of land and requiring the a Permit and requiring restoration and rehabilitation of the Site in the event of contravention of the by-law;

AND WHEREAS Section 9 provided that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act.

AND WHEREAS Section 391 of the Municipal Act, 2001, authorizes a municipality to impose fees or charges on persons, for services or activities provided or done by or on behalf of it or for the use of its property including property under its control and add fees and charges imposed by the municipality to the tax roll for the following property in the local municipality and collect them in the same manner as municipal taxes;

AND WHEREAS the Owner has altered the grade of the Property in contravention with the Site Alteration By-law, but has applied and obtained approval for specific site alteration works on the property;

AND WHEREAS the Owner is required pursuant to Council support, as outlined in Report PD-15-2025 to enter into a Site Alteration Agreement in accordance with the Site Alteration By-law within 10 days of obtaining approval from Council;

AND WHEREAS all capitalized terms herein have the same meaning as in the Site Alteration By-law (being By-law No. 2016-41, as amended, and referred to as the Site Alteration By-law) unless otherwise defined herein;

NOW, THEREFORE that in consideration of the application for the Permit and after review of the application and of the covenants hereinafter set forth the parties hereto mutually covenant and agree as follows:

1. SITE ALTERATION OF PROPERTY

- 1.1 The Owner agrees that, by July 1st, 2025 all placing or dumping, of fill onto the Property shall be completed in accordance with the Site Alteration By-law, the proposed engineered grading plan for the approved Site Plan and the Site Alteration Permit, unless an extension is approved by the Director of Growth and Sustainability.
- 1.2 It is the responsibility of the Owner:
 - 1.2.1 To obtain the approval of the Director of Growth and Sustainability to obtain a Permit in accordance with the Site Alteration By-law and comply with all the terms and conditions of the Site Alteration By-law and the Permit including providing an updated grading and sediment and erosion control plan; and
 - 1.2.2 To request that the Township carry out a final inspection of the site works and to obtain the approval of the Director that this By-law and the terms and conditions of the Permit have been complied with; and
 - 1.2.3 To obtain any required entrance permits, and to correct any deficiencies with existing entrances or Township ditches and roads prior to release of the performance security; and
 - 1.2.4 That no additional material, other than building materials for construction of the dwelling, be permitted on site; and
 - 1.2.5 That the Owner provides upon execution of this agreement, a \$10,000 performance security to ensure that the site is graded and constructed to the satisfaction of the Township.
- 1.3 The Owner agrees that the works described in clause 1.1 and 1.2 above will be completed on or before July 1st, 2025.
- 1.4 The Owner acknowledges and agrees that the Township has no control over and is not responsible or liable for any adverse effects or damage resulting from clauses 1.4.1 to 1.4.9 on the Owner's property or neighboring property or any other property as a result of the Permit:
 - 1.4.1 Soil erosion;
 - 1.4.2 Blockage of a watercourse;
 - 1.4.3 Siltation in a watercourse;
 - 1.4.4 Pollution of a watercourse;
 - 1.4.5 Flooding or ponding on adjacent lands;

- 1.4.6 Flooding or ponding caused by a watercourse overflowing its banks;
- 1.4.7 A detrimental effect on any trees;
- 1.4.8 Detrimental effect on matters of inherent biological sensitivity such as aquifer recharge, water quality, unusual plants or wildlife and overwintering habitats;
- 1.4.9 Injury or destruction of municipal trees;
- 1.4.10 Negative impacts to wells on adjacent lands

1.5 The Owner acknowledges, accepts and agrees that, the Owner is responsible for any and all damage(s) to the road(s) resulting from the ingress and egress of vehicles involved in the placing or dumping of fill respecting the Site Alteration.

1.6 The Owner agrees to regular street sweeping and flushing as directed by Public Works and/or By-law staff.

1.7 The Owner agrees to apply dust suppressant to minimize dust migration onto adjacent residential lands as required by By-law staff.

2.0 SITE ALTERATION PERMIT

2.1 The Owner acknowledges and agrees that no Permit will be issued by the Township:

2.1.1 Until the Owner has paid all required fees and deposited the Security; or

2.1.2 If the Owner is in default under the Site Alteration By-law or any other applicable law.

3.0 GRADING

3.1 The owner agrees to grade the subject lands so as to not adversely impact any adjacent lands in accordance with the approved grading and sediment and erosion control plan, as identified as "Appendix B" to this agreement.

3.3 The owner agrees to install Silt Fencing as identified on the Approved Plan in accordance with OPSD 219.131

4.0 SITE ACCESS

4.1 The owner agrees to obtain any required Entrance Permits from the Township, and correct any entrance, culvert or ditch works impacted by the site alteration.

5.0 SECURITY FOR PERFORMANCE

5.1 The Owner is to deposit with the Township at the time of execution of this Agreement a Security in the amount of **\$10,000** by way of cash or Letter of Credit for:

5.1.1 All damages to Roads or ditches caused or resulting from the ingress or egress to the Site to which the Owner has been issued a Permit pursuant to the Site Alteration By-law; and

5.1.2 Performance of any other provision required by the Site Alteration By-law, the Permit or this Agreement

(collectively referred to as the "Obligations").

5.2 In the event that the amount of Obligations result in repairs or costs beyond the Security posted in 3.1, the Owner agrees and accepts that the Township will impose a fee for and equal to, the repair or costs and will:

5.2.1 Hold the Owner responsible and liable for all the costs to repair the Road(s) or ditches, and

5.2.2 Assign the repairs for the road(s) or ditch damage to a contractor in accordance with the Township's Procurement Policy, and

5.2.3 The cost of the road(s) or ditch damage repairs will become a fee imposed by the Township and such fee, will be added to the tax roll of property and collect such fee in the same manner as municipal taxes.

5.3 In the event of default the Owner agrees and consents to permit forces hired by the Township to enter upon the Property and undertake the works to be done under this Agreement, unencumbered and without restriction in any manner.

6.0 COVENANTS TO RUN WITH THE LANDS

6.1 All covenants and conditions set forth in this Agreement are and shall be deemed to be covenants running with the Property and it is hereby agreed between the parties of the First and Second Parts:

6.1.1 That every covenant and condition herein to the benefit of and is binding upon the parties of the First and Second Parts hereto and their heirs, executors, administrators, successors and assigns; and

6.1.2 That when the context so requires or permits the singular number is to be read as if the plural were expressed and the masculine gender as if the feminine or neuter, as the case may be, were expressed.

Commented [JB1]: Should this be neutral?

7.0 RELEASE OF PERFORMANCE SECURITY OR LETTER OF CREDIT

7.1 When the obligations set out in this Agreement have been fulfilled, including receipt, satisfactory to the Director that the provisions of this Agreement have been fully complied with (including, but not limited to an as-constructed drawing, statutory declaration and engineers certificate) and all works have been completed to the Satisfaction of the Township, the Owner 's Security or the balance of the Owner's Security shall be released.

8.0 MUNICIPAL FREEDOM OF INFORMATION

8.1 The Owner acknowledges that this Agreement and any information or documents provided by it to the Township may be released pursuant to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. This acknowledgement shall not be construed as a waiver of any right to object to the release of this Agreement or any information.

IN WITNESS WHEREOF the parties hereto have duly set their hands and seals as of the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

The Corporation of the Township of West Lincoln:
Per:

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

OWNERS:

WITNESS

KARAM BIBI GULACHA, Owner

WITNESS

SIKENDER MOHAMED GULACHA, Owner

"APPENDIX A"

PROPERTY SUBJECT TO PERMIT

TO: SIKENDER & KARAM GULACHA
[REDACTED]

SUBJECT PROPERTY: **Roll Number:** 2602030011051000000
 Address: 3118 GRASSIE ROAD
 Legal **CONCESSION GORE A PART LOT 16 PART**
 Description: **LOT 17 ROAD ALLOWANCE, SOUTH GRIMSBY**
 TOWNSHIP OF WEST LINCOLN

DRAFT

“APPENDIX B”

INSERT APPROVED GRADING PLAN

DRAFT

DATE: April 14, 2025

REPORT NO: PD-11-2025

SUBJECT: **Recommendation Report – Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)**

CONTACT: Susan Smyth, Senior Planner
Gerrit Boerema, Director of Growth and Sustainability

OVERVIEW:

- The Crossings on the Twenty North Draft Plan of Condominium contains 10 townhouse dwelling units located on a private road and DeHaan Homes Inc. (Owner/Developer) is seeking approval of the street name “Callum Drive” for this development.
- One of the Draft Plan of Condominium Approval conditions to be cleared (Condition #11) requires the approval of a street name for the one street within the development.
- The public meeting was held on March 3, 2025 and the information can be found in report [PD-08-2025](#) and there were no formal written or oral comments received by the public.
- Administration is recommending that Callum Drive be the approved street name assigned to a private road in a private condominium development.

RECOMMENDATION:

1. That Recommendation Report PD-11-2025 titled “Recommendation Report - Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08),” dated April 14, 2025 be received; and,
2. That, Council approves “Callum Drive” for the Crossings on the Twenty North Condominium Development and a bylaw be passed; and,
3. That, Committee and Council direct Administration to review and present updates to the Township’s Street Naming Policy POL-PD-01-11 and approved street names a future meeting.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- **Build** a safe, connected, caring and active community. Establish, provide and sustain a high quality of life for our residents

BACKGROUND:

The Crossings on the Twenty North Condominium community is a draft plan approved 10 unit condominium located on the north side of the Twenty Mile Creek on the former Dunnville Spur Railroad Line off St. Catharines Street in Smithville. (Refer to Schedule A for the Site Plan).

Pursuant to the Township's Street Naming Policy, the Township of West Lincoln is required to approve an appropriate street name for the condominium development and to hold at least one public meeting prior to approval. The public meeting held on Monday March 3, 2025 and no members of the public provided oral or written comments.

CURRENT SITUATION:

DeHaan Homes Inc. (Owner/Developer) has requested Callum Drive for the name of a private condominium street for 10 townhouse units. This name is not on the Township's reserve list under the Street Naming Policy POL-PD-01-11 and has been requested to be named after his grandson similar to the street naming of Carter Drive that was approved by Council on August 12, 2019 (Report PD-131-19) to the south for the 24 townhouse unit private condominium development community on the south side of Twenty Mile Creek off Townline Road.

The requested street name will clear Condition #11 of the draft plan approval to the satisfaction of the Township and the road will remain under private ownership. (Refer to Schedule B for the conditions of draft plan approval).

Administration Staff can recommend approval of the street name as there is only one street in the development that runs north-south and will remain in private ownership as a common element of the condominium and not accessible by the general public.

Despite Callum Drive not being on the Township's reserve approved list, the selected name is appropriate for the size and scale of the development. Administration is proposing a review of the Street Naming Policy which will aim to have the more prominent and larger scale subdivision developments with the streets that will be assumed by the Township a public highways using names from the Township's street reserve list.

Administration Staff can confirm that Callum Drive is not a local street name in any other area municipality in Niagara to create issues with fire and emergency calls.

FINANCIAL IMPLICATIONS:

There are no direct financial implications with the street naming of this private road.

INTER-DEPARTMENTAL COMMENTS:

The Public Works and Building Departments as well as Fire Services have been informed of this requested street name and no issues or concerns were reported.

PUBLIC COMMENTS:

There were no written or verbal comments received by members of the public prior to or at the public meeting on the proposed street name of Callum Drive for this private condominium development.

CONCLUSION:

Administration recommends that the proposed street name of Callum Drive of the Crossings on the Twenty North be named accordingly, as per the attached Draft By-law (Refer to Schedule C).

SCHEDULES:

Schedule A. Draft Plan of Condominium for Crossings on the Twenty

Schedule B. Conditions of Approval for Crossings on the Twenty North

Schedule C. Draft Street Name By-law for Callum Drive

Prepared & Submitted by:

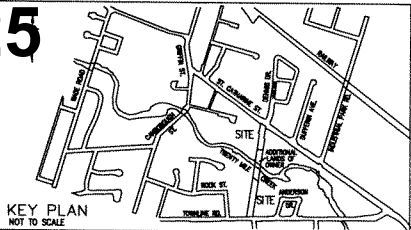
Susan Smyth
Senior Planner

Approved by:

Gerrit Boerema
Director of Growth and Sustainability

Truper McBride
CAO

SCHEDULE A - PD-11-2025



DRAFT APPROVAL
SUBJECT TO THE CONDITIONS, IF ANY, SET OUT IN OUR LETTER DATED THIS
DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, 1990
AS AMENDED THIS DAY OF
BY THE COUNCIL/DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES,
OF THE TOWNSHIP OF WEST LINCOLN
DIRECTOR OF PLANNING

OWNER'S CERTIFICATE
IN ACCORDANCE WITH THE CONDOMINIUM ACT AND THE PLANNING ACT, I
HEREBY AUTHORIZE ASHENHURST NOUWENS LIMITED TO SUBMIT THIS
PLAN FOR APPROVAL.
COMPANY: WEST NIAGARA ENTERPRISES INC.
25/04/2008
DATE
ARIE DUBAKIN PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS
SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS
ARE ACCURATELY SHOWN.
25/04/2008
DATE
JOHAN P. NOUWENS
ONTARIO LAND SURVEYOR

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

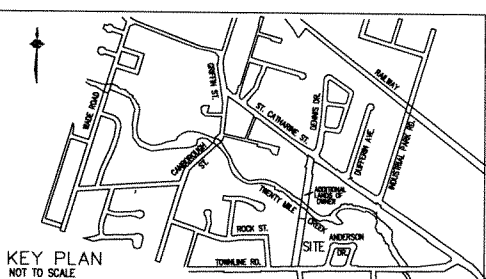
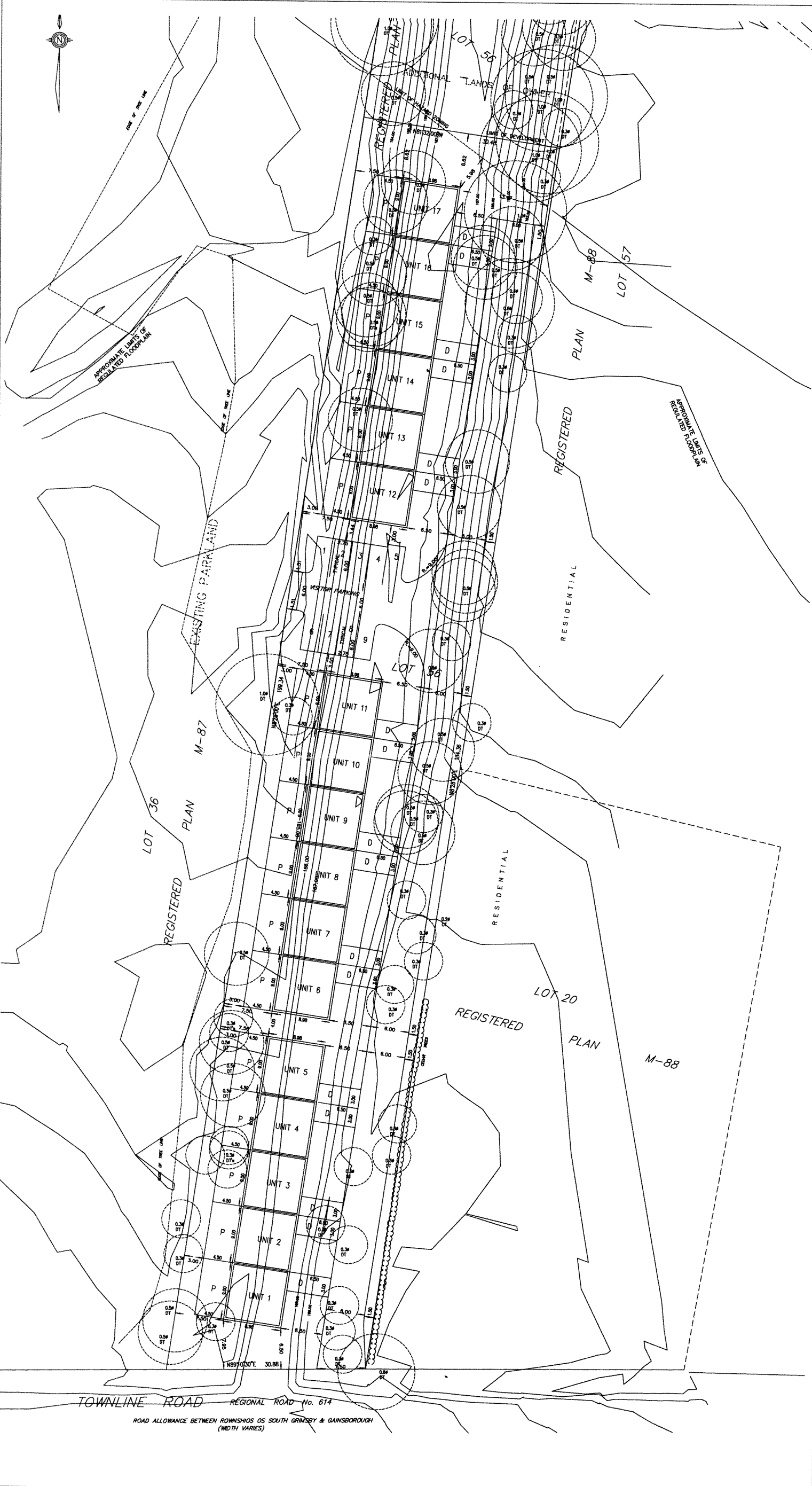
DESIGN AND LANDUSE SCHEDULE			
USE	No. OF UNITS		
TOWNHOUSE UNITS	27		
PARKING SPACES UNASSIGNED	15		

SCHEDULE
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1991, c.R.13 AS AMENDED
A. AS SHOWN
B. AS SHOWN
C. AS SHOWN
D. AS LISTED ABOVE
E. AS SHOWN
F. AS SHOWN
G. AS SHOWN
H. MUNICIPAL WATER
I. CLAY LOAM
J. AS SHOWN
K. MUNICIPAL SANITARY AND STORM SEWERS
L. AS SHOWN

LEGEND
D = DRIVEWAY (EXCLUSIVE USE)
P = PATIO AREA (EXCLUSIVE USE)

DRAFT PLAN OF CONDOMINIUM
Subject to the conditions, if any,
set forth in our letter dated
OCTOBER 28, 2009
this draft plan of condominium is approved
under Section 51(31) of the Planning Act and
Section 50(2) of the Condominium Act
This 19th day of NOVEMBER, 2009
Bria Ashurst
Authorized Signature
The Corporation of the
Township of West Lincoln

SKETCH OF:
CROSSINGS ON THE TWENTY
BEING A CONDOMINIUM OF
PART OF LOT 56
REGISTERED PLAN M-88
IN THE
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1:500 m.
20 0 20 40 60 80 METRIC
JOHN P. NOUWENS ONTARIO LAND SURVEYOR
ASHENHURST NOUWENS LIMITED
Professional Engineers & Ontario Land Surveyors
201-315 YORK BLVD. HAMILTON, ONTARIO L8R 3K5
(905) 529-6316 / 529-4314 FAX (905) 529-6651
1-800-824-6224 e-mail: ani@AshenurstNouwens.com
DRAWN BY: B.P. CALCD BY: CHKD BY: J.P.N.
DATE: APRIL 25, 2008 FILE No. 28605DPL8



DRAFT APPROVAL

SUBJECT TO THE CONDITIONS, IF ANY, SET OUT IN OUR LETTER DATED THIS

DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, 1990

AS AMENDED THIS DAY OF

BY THE COUNCIL/DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, OF THE TOWNSHIP OF WEST LINCOLN

DIRECTOR OF PLANNING

OWNER'S CERTIFICATE

IN ACCORDANCE WITH THE CONDOMINIUM ACT AND THE PLANNING ACT, I HEREBY AUTHORIZE ASHENHURST NOUWENS LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

COMPANY: WEST NIAGARA ENTERPRISES INC.

25/04/2008
DATE

ARNE DEHAAN, PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY SHOWN.

25/04/2008
DATE

JOHN P. NOUWENS
ONTARIO LAND SURVEYOR

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DESIGN AND LANDUSE SCHEDULE

USE	No. OF UNITS		
TOWNHOUSE UNITS	17		
VISITOR PARKING	9		
TOTAL SITE AREA = 5999.93 SQ. M.±			

SCHEDULE

UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1991. c.P.13 AS AMENDED

A. AS SHOWN	G. AS SHOWN
B. AS SHOWN	H. MUNICIPAL WATER
C. AS SHOWN	I. CLAY LOAM
D. AS LISTED ABOVE	J. AS SHOWN
E. AS SHOWN	K. MUNICIPAL SANITARY AND STORM SEWERS
F. AS SHOWN	L. AS SHOWN

LEGEND

D = DRIVEWAY (EXCLUSIVE USE)
P = PATIO AREA (EXCLUSIVE USE)

DRAFT PLAN OF CONDOMINIUM
Subject to the conditions, if any,
set forth in our letter dated
OCTOBER 28, 2009
this draft plan of condominium is approved
under Section 51(31) of the Planning Act and
Section 50(2) of the Condominium Act
This 19th day of NOVEMBER, 2009

Arne Dehaan
Authorized Signature
The Corporation of the
Township of West Lincoln

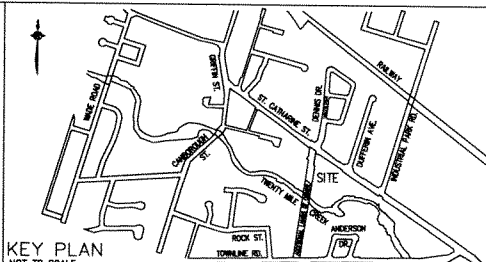
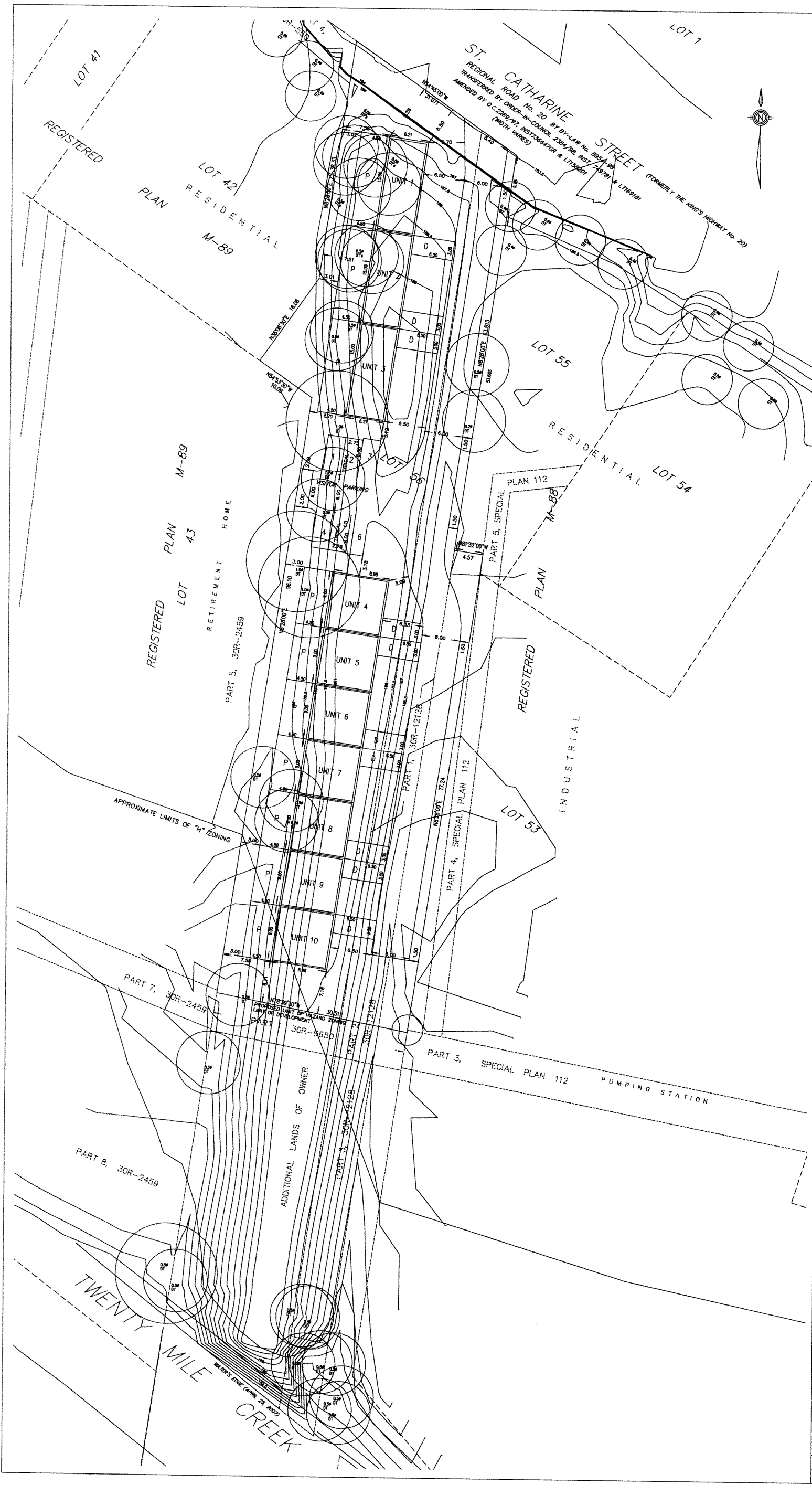
DRAFT PLAN OF:
CROSSINGS ON THE TWENTY
BEING A CONDOMINIUM OF
PART OF LOT 56
REGISTERED PLAN M-88
IN THE
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:300 m.
0 5 10 15 METRES 20

JOHN P. NOUWENS ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS LIMITED
Professional Engineers & Ontario Land Surveyors
201-315 YORK BLVD. HAMILTON, ONTARIO L8R 3K5
(905) 529-6316 / 529-4314 FAX (905) 529-6651
1-800-824-6224 e-mail: onl@AshenhurstNouwens.com

DRAWN BY: B.P.	CALC'D BY	CHK'D BY J.P.N.
DATE: NOV. 12, 2008	FILE No.	28605DPLs-B



DRAFT APPROVAL

SUBJECT TO THE CONDITIONS, IF ANY, SET OUT IN OUR LETTER DATED THIS

DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, 1990

AS AMENDED THIS DAY OF

BY THE COUNCIL/DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, OF THE TOWNSHIP OF WEST LINCOLN

DIRECTOR OF PLANNING

OWNER'S CERTIFICATE

IN ACCORDANCE WITH THE CONDOMINIUM ACT AND THE PLANNING ACT, I HEREBY AUTHORIZE ASHENHURST NOUWENS LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

COMPANY: WEST NIAGARA ENTERPRISES INC.

25/04/2008
DATE

Arie DeHaan
ARIE DEHAAN PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY SHOWN.

25/04/2008
DATE

John P. Nouwens
JOHN P. NOUWENS
ONTARIO LAND SURVEYOR

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DESIGN AND LANDUSE SCHEDULE

USE	No. OF UNITS		
TOWNHOUSE UNITS	10		
VISITOR PARKING	6		
TOTAL SITE AREA = 4315.10 SQ. M.±			

SCHEDULE

UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1991. c.P.13 AS AMENDED

A. AS SHOWN	G. AS SHOWN
B. AS SHOWN	H. MUNICIPAL WATER
C. AS SHOWN	I. CLAY LOAM
D. AS LISTED ABOVE	J. AS SHOWN
E. AS SHOWN	K. MUNICIPAL SANITARY AND STORM SEWERS
F. AS SHOWN	L. AS SHOWN

LEGEND

D = DRIVEWAY (EXCLUSIVE USE)
P = PATIO AREA (EXCLUSIVE USE)

DRAFT PLAN OF CONDOMINIUM
Subject to the conditions, if any, set forth in our letter dated

OCTOBER 28, 2009

this draft plan of condominium is approved under Section 51(31) of the Planning Act and Section 50(2) of the Condominium Act

This 19th day of NOVEMBER 2009

John P. Nouwens
Authorized Signature
The Corporation of the Township of West Lincoln

DRAFT PLAN OF:
CROSSINGS ON THE TWENTY
BEING A CONDOMINIUM OF
PART OF LOT 56
REGISTERED PLAN M-88
IN THE
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:300 m

JOHN P. NOUWENS ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS LIMITED
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(905) 529-6316 / 529-4314 FAX (905) 529-6651
1-800-824-6224 e-mail: anl@AshenurstNouwens.com

DRAWN BY : B.P.	CALCD BY	CHK'D BY J.P.N.
DATE : NOV. 11, 2008	FILE No.	28605DPLs-B

SCHEDULE B - PD-11-2025

CROSSINGS ON THE TWENTY NORTH CONDOMINIUM

DEHAAN HOMES INC. **TOWNSHIP OF WEST LINCOLN** **REVISED CONDITIONS OF FINAL APPROVAL**

The conditions for final approval and registration of Crossings on the Twenty North Condominium, in the name of DeHaan Homes Inc. ~~West Niagara Enterprises Inc.~~, File No. 2100-072-08, Township of West Lincoln are:

1. This decision applies to the DeHaan Homes Inc. ~~West Niagara Enterprises Inc.~~ Draft Plan of Standard Condominium, on the lands legally described as LOT 20, PART OF LOTS 56 & 57, REGISTERED PLAN M-88, Township of West Lincoln prepared by Ashenhurst Nouwens Limited, dated April 25, 2008, and Site Plan prepared by IBI Group, dated May 17, 2023 containing 10 units and common element area.
2. That not more than two standard condominium corporations be created (one for the north development and one for the south development).

TOWNSHIP CONDITIONS:

3. That the Owner provide to the Township of West Lincoln a letter advising that all lots conform to the requirements of the Township's Zoning By-law.
4. ~~That the northerly portion of this proposed development be zoned with a Holding Zone which is to remain in effect until the reconstruction of Regional Road 20 (St. Catharine Street) and site access issues have been resolved to the satisfaction of the Niagara Region Public Works Department and the Township of West Lincoln Planning Department.~~ That the proposed development be zoned RM-3 with exception to the satisfaction of the Township of West Lincoln Planning Department.
5. That the Owner submit an application for ~~Site Plan~~ Development Agreement for review and approval.
6. That the Owner prepare a streetscape and landscape plan for this condominium in accordance with the requirements of the Township of West Lincoln. The streetscaping and landscaping details are to be shown on the general servicing plan.
7. That the Owner dedicate 5% cash-in-lieu of parkland to the Township of West Lincoln, or alternately that adequate parkland be provided to the satisfaction of the Township.
8. That a 1.5 metre landscaping strip be provided along the length of the internal roadway on the north and south development such strip and be forever maintained by the Condominium Corporation.

9. That the Owner provide solid fencing along the east lot line the length of the proposed internal road on the north and south side of the development. That fencing be provided along the westerly lot line of Units 1-10.
10. That the proposed streets be constructed to the satisfaction of the Township of West Lincoln.
11. That the street naming fee be provided and the proposed streets be named to the satisfaction of the Township of West Lincoln.
12. That the Owner submit all servicing, lot grading, drainage, roadway plans and supporting design calculations to the Township of West Lincoln and any other relevant agency for review and approval.
13. That all municipal services required by the Township of West Lincoln be provided by the Owner in a manner satisfactory to the Township.
14. That the Condominium Agreement between the Owner and the Township of West Lincoln be registered by the municipality against the land to which it applies.
15. That the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of West Lincoln concerning, and without limiting the generality of the foregoing, the provision of roads, installation of services, drainage and hydro services, as may be determined by the pre-servicing report to be submitted by the Owner to the Township of West Lincoln for approval.
16. That the Owner agrees in the Condominium Agreement to pay all development charges to the Township of West Lincoln in accordance with the Township's Development Charges By-law.
17. That the Owner undertake appropriate studies and implement the identified measures to mitigate noise, dust and vibration so as to protect the adjacent dwelling at 200 St. Catharine Street, to the satisfaction of the Township, which may include the cost of a peer review.
18. That a sidewalk be provided along one side of the internal street.
19. That the Owner agrees to include a clause in the Condominium Agreement that sewer, water and stormwater capacity and allocation cannot be guaranteed until final registration of the plan of condominium or the issuance of building permits.

REGION OF NIAGARA CONDITIONS:

20. That, if curb-side waste collection is to be provided by the Region the draft plan shall conform to Regional Niagara Policy "Collection of Waste by Way of Entry on Private Property" to the satisfaction of the Regional Public Works Department. That the

condominium/development agreement between the Township of West Lincoln and the developer include the following clauses:

- a) To be eligible for the provision of collection service by way of entry on private properties, the private roadways must be designed to meet the requirements of the Regional Niagara Policy "Collection of Waste by Way of Entry on Private Property" (i.e. providing through passage, minimum roadway width, throat width/curb radius, etc.) so that collection vehicles can access collection locations without the need to reverse. A cul-de-sac designed in accordance with the Region's specifications will be required for developments that do not permit through passage. The Region will consider the use of a "T" turnaround area(s), designed in accordance with the minimum dimensions as outlined in the Regional policy, as an alternative turn around method where the above requirements cannot be met. Developments unable to meet these requirements will not be eligible for Regional collection service by way of entry on private property and will, therefore, be required to obtain private waste collection services.
- b) That detailed drawings showing the path the waste collection vehicle will travel through the site to collect waste be submitted to the Regional Public Works Department for review and approval.
- c) That the developer and/or subsequent owner agree to comply with the Region of Niagara's "Collection of Waste by Way of Entry on Private Property" Policy (C3.C17) and to enter into an Indemnity Agreement with the Region.
- d) That if waste collection is not to be provided by the Region, the condominium agreement/development agreement contain a clause stating that waste collection will be the responsibility of the condominium corporation and the following warning shall be included in the condominium/development agreement and inserted in all offers and agreements of purchase and sale or lease for each dwelling unit to survive closing:

"Purchasers/Tenants are advised that due to the site layout, waste collection for the development will be provided by the condominium corporation through a private contractor and not the Region."

- 21. That the following warning clause shall be included in the condominium agreement or subsequent site plan/development agreement and inserted in all Agreements of Purchase and Sale or Lease for each dwelling unit:

"Purchasers/Tenants are advised that due to the proximity of this development to a Regional Sewage Pumping Station facility located approximately 98 metres from the development property, the operation of this facility which at times may generate noise and odour may occasionally interfere with some activities of the dwelling occupants."

22. That any required road allowances are dedicated to the Region of Niagara as Public Highways.
23. That the Condominium Agreement or ~~subsequent site plan~~ Development Agreement between the Owner and the Township of West Lincoln contain a clause in wording satisfactory to the Regional Public Works Department (Development Services Division) requiring the Owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of development.
24. That the Owner submit to the satisfaction of the Niagara Region Public Works Department (Development Services Division) detailed information as to how the existing concrete retaining wall for the embankment adjacent to Regional Road 20 will be removed while still providing stabilization to the remaining embankment, the length of wall to be removed and how the integrity of the remaining wall will be structurally secured, and sight line lengths for both pedestrians on the adjoining walkway and vehicles accessing the Regional roadway from this development.
25. That the Owner obtain Regional Entrance and Regional Construction Encroachment Permits prior to any construction taking place within the Regional road allowance. Applications must be made through the Transportation Services Division's Permit Section of the Niagara Region Public Works Department. Access to Regional Road 20 (St. Catharine Street) must align with the proposed street access for the Olde Town Gateway Estates subdivision (Township File No.: 2T-05001) to the north to the satisfaction of the Niagara Region Public Works Department (Development Services Division).
26. That prior to final approval for registration, the Regional road improvements required to be undertaken through a cost-sharing agreement as a condition of draft plan approval for the Olde Town Gateway Estates subdivision (Township File No.: 2T-05001) on the north side of Regional Road 20 (St. Catharine Street), consisting of the reconstruction of Regional Road 20 and the municipal services therein, be completed to the satisfaction of the Niagara Region Public Works Department (Development Services Division) and that, if required, the Owner enter into an agreement with the Region for the cost-sharing of the necessary roadway improvements.
27. That the Owner promptly acknowledge (within sixty days of draft plan approval) to the Niagara Region Public Works Department (Development Services Division) that draft approval of this condominium does not include a commitment of servicing allocation by the Niagara Region as this servicing allocation will be assigned at the time of final approval of the condominium for registration purposes and any pre-servicing will be at the sole risk and responsibility of the Owner.
28. That immediately following (and within sixty days of) notice of draft plan approval, the Owner shall provide the Niagara Region Public Works Department (Development Services Division) with a written undertaking stating that all offers and agreements of purchase and sale, which may be negotiated prior to and after registration of this condominium, shall contain a clause clearly indicating that a servicing allocation for this

condominium will be assigned until the plan is granted final approval for registration and until capacity is upgraded at the Baker Road Wastewater Treatment Plant (anticipated by December 31, 2010) and, that the purchaser will proceed at their sole risk and responsibility as the issuance of building permits may cease without prior notice due to capacity limitations at the Region's treatment facility. A similar clause shall be inserted in the Condominium Agreement or ~~subsequent site plan~~ Development Agreement between the Owner and the Township of West Lincoln.

MINISTRY OF ENVIRONMENT CONDITIONS:

29. That the Owner obtain the approval of the Ministry of the Environment (Toronto office) for the proposed storm sewer outlet to Twenty Mile Creek for the storm sewer outlet for this development south of Regional Road 20 (St. Catharine Street) as well as for any stormwater management scheme.
30. That a Record of Site Condition (RSC) shall be filed on the Ministry of the Environment's Brownfields Environmental Site Registry in accordance with Ontario Regulation 153/04 under the *Environmental Protection Act* and that copies of the Phase 1 and Phase 2 Environmental Site Assessment (ESA) reports prepared by a qualified person in accordance with Ontario Regulations 153/04, site remediation and confirmatory sampling reports, if necessary, and the Ministry's written acknowledgement of the filing of the RSC be provided to the Niagara Region Public Works Department (Development Services Division) and the Township of West Lincoln.

NIAGARA PENINSULA CONSERVATION AUTHORITY CONDITIONS:

31. Mitigation measures provided in the LCA Environmental letter of May 21, 2009 and the Scoped Environmental Impact Report (February 2009) shall be incorporated into the plan.
32. That a Tree Saving Plan prepared and endorsed by a suitably qualified forester or arborist, which shall attempt to retain as many trees as possible and be prepared in accordance with the Regional Tree and Forest Conservation By-law 47-2006, be submitted to the Niagara Peninsula Conservation Authority for review and approval, with a copy provided to the Township of West Lincoln and the Niagara Region Public Works Department (Development Services Division) for information, and that the recommendations of the approved Tree Saving Plan be implemented through provisions in the condominium agreement or subsequent site plan/development agreement between the Owner and the Township of West Lincoln.
33. That, the following conditions be included in the Condominium Agreement to the satisfaction of the NPCA:
"That detailed sedimentation and erosion control plans be prepared for this agency's review and approval. All sediment and erosion control measures shall be maintained in good condition for the duration of the construction until all disturbed services have been stabilized. Muddy water shall not be allowed to leave the site."

Appropriate limit of disturbance fencing shall be installed to the satisfaction of the NPCA which details the amount of Significant Woodlot to be removed and ensure that all construction and site alteration takes place outside of the Significant Woodlot and the 30m buffers for the PSW and Critical Fish Habitat.

Upon completion of the project, the design engineer shall certify that all grading, storm sewers, and stormwater management controls have been constructed in general conformity to the approved drawings. Copies of the certification shall be circulated to the NPCA.”

NIAGARA PENINSULA ENERGY INC. CONDITIONS:

34. That the Owner enter into a service agreement with Niagara Peninsula Energy Inc. (NPEI) to service the development. All costs associated with the supply of electrical services within the boundaries of the mentioned site will be borne by the Owner.
35. That should NPEI be required to alter the existing distribution system in order to supply the area in question, they will require advanced notice of the development status. Alterations to the existing distribution system may require a separate capital contribution from the Owner.

CANADA POST CONDITION:

36. That Canada Post approve the location of the community mailbox.

UTILITY COMPANY CONDITION:

37. That the appropriate utility company confirm that satisfactory arrangements, financial and otherwise, have been made for telephone facilities serving this draft plan of subdivision which are required by the Municipality to be installed underground; information on the utility company involved and the required confirmation shall be forwarded to the Municipality.

GENERAL CONDITION:

38. That if final approval is not given to this plan within **TWO YEARS** of the approval date and no extensions have been granted draft approval shall lapse. If the Owner wishes to request an extension to the draft approval period, a written explanation with reasons why the extension is required together with a resolution from the Township, must be received by the Township prior to the lapsing date.

CLEARANCE OF CONDITIONS

Prior to granting approval of the final plan, the Township's Planning Department will require WRITTEN notification from the following agencies that their respective conditions have been met satisfactorily:

- **TOWNSHIP OF WEST LINCOLN PLANNING DEPARTMENT** – Conditions 1 to 11 (inclusive), 14 to 19 (inclusive).
- **TOWNSHIP OF WEST LINCOLN PUBLIC WORKS DEPARTMENT** – Conditions 6 to 10 (inclusive), 13 and 15 to 18 (inclusive).
- **REGIONAL NIAGARA PUBLIC WORKS DEPARTMENT (DEVELOPMENT SERVICES DIVISION)** – Conditions 20 to 28 (inclusive).
- **NIAGARA PENINSULA CONSERVATION AUTHORITY** – Conditions 31 to 33 (inclusive).
- **NIAGARA PENINSULA ENERGY INC** – Conditions 34 and 35.
- **MINISTRY OF ENVIRONMENT** – Conditions 29 and 30.
- **CANADA POST** – Condition 36.
- **UTILITY COMPANY** – Condition 37.

NOTES:

1. Conveying

- (a) As the land mentioned above to be conveyed to the municipal corporation may be more easily described in the conveyance by reference to a Registered Plan than by “metes and bounds”, we suggest that the description be so worded; and
- (b) We further suggest that the Owner give to the municipality an undertaking to deposit with the Clerk a properly executed copy of the conveyance concurrent with the registration of the plan.

2. Land Required to be Registered Under the Land Titles Act

- (a) Section 160(1) of The Land Titles Act, which requires all new plans be registered in the land titles system; and
- (b) Section 160(2) – allows certain exceptions.

3. Water and Sewerage Systems

Inauguration or extensions of a piped water supply, a sewerage system, a storm drainage system or a stormwater management system is subject to approval of the Ministry of Environment (Approvals Branch) pursuant to Section 52 and Section 53 of The Ontario Water Resources Act, R.S.O. 1990.

4. Agencies to be Contacted:

- (a) With respect to the requirements of the Township of West Lincoln Planning Department contact:

Director of Planning and Building
318 Canborough Street
P.O. Box 400
Smithville, Ontario
L0R 2A0

- (b) With respect to the requirements of the Township's Public Works Department contact:

Ms. Jennifer Bernard
Public Works Engineering Coordinator
318 Canborough Street
P.O. Box 400
Smithville, Ontario
L0R 2A0
Telephone – (905) 957-3346 ext. 6732
Email – jbernard@westlincoln.ca

- (c) With respect to the requirements of the Region of Niagara contact:
Development Approvals
devtplanningapplications@niagararegion.ca

- (d) With respect to the requirements of the Niagara Peninsula Conservation Authority contact:

Mr. David Deluce
3350 Merrittville Highway, Unit 9
Thorold, Ontario
L2V 4Y6
Telephone – (905) 788-3135
Email – ddeluce@npca.ca

- (e) With respect to the requirements of Bell Canada contact:

Ms. Janice Young
Manager, Right of Way
Floor 3 – 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Telephone – (416) 296-6291

5. Review of Conditions

Applicants are advised that should any of the conditions appear unjustified or their resolution appears too onerous, they are invited to bring their concerns to the General Committee's attention. The Committee will consider requests to revise or delete conditions. In order to assist the agencies listed above in clearing conditions for final approval and registration of the plan, it may be useful to forward executed copies of the Subdivision Agreement between the Owner and the Township to those agencies.

6. Hydro One Cautionary Note

An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 – Proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors could raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating **“DANGER – Overhead Electrical Wires”** in all locations where personnel and construction vehicles might come in close proximity to the conductors.

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SCHEDULE C - PD-11-2025

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2025-XX

A BY-LAW TO NAME A PRIVATE ROAD WITHIN THE CROSSINGS ON THE TWENTY NORTH PLAN OF CONDOMINIUM TOWNSHIP OF WEST LINCOLN

WHEREAS Section 11 (3) of the Municipal Act, 2001, provides for spheres of jurisdiction and states that a lower tier municipality and an upper tier municipality may pass by-laws respecting transportation systems other than highways, including parking and private roads; and,

WHEREAS notice of the public meeting was circulated to Council and in the newspaper on February 7, 2025 for consideration; and,

WHEREAS a public meeting was held to hear any person(s) who wished to give written correspondence on this matter; and,

WHEREAS no public comments have been received, and

NOW THEREFORE the Municipal Council of The Corporation of the Township of West Lincoln hereby enacts as follows:

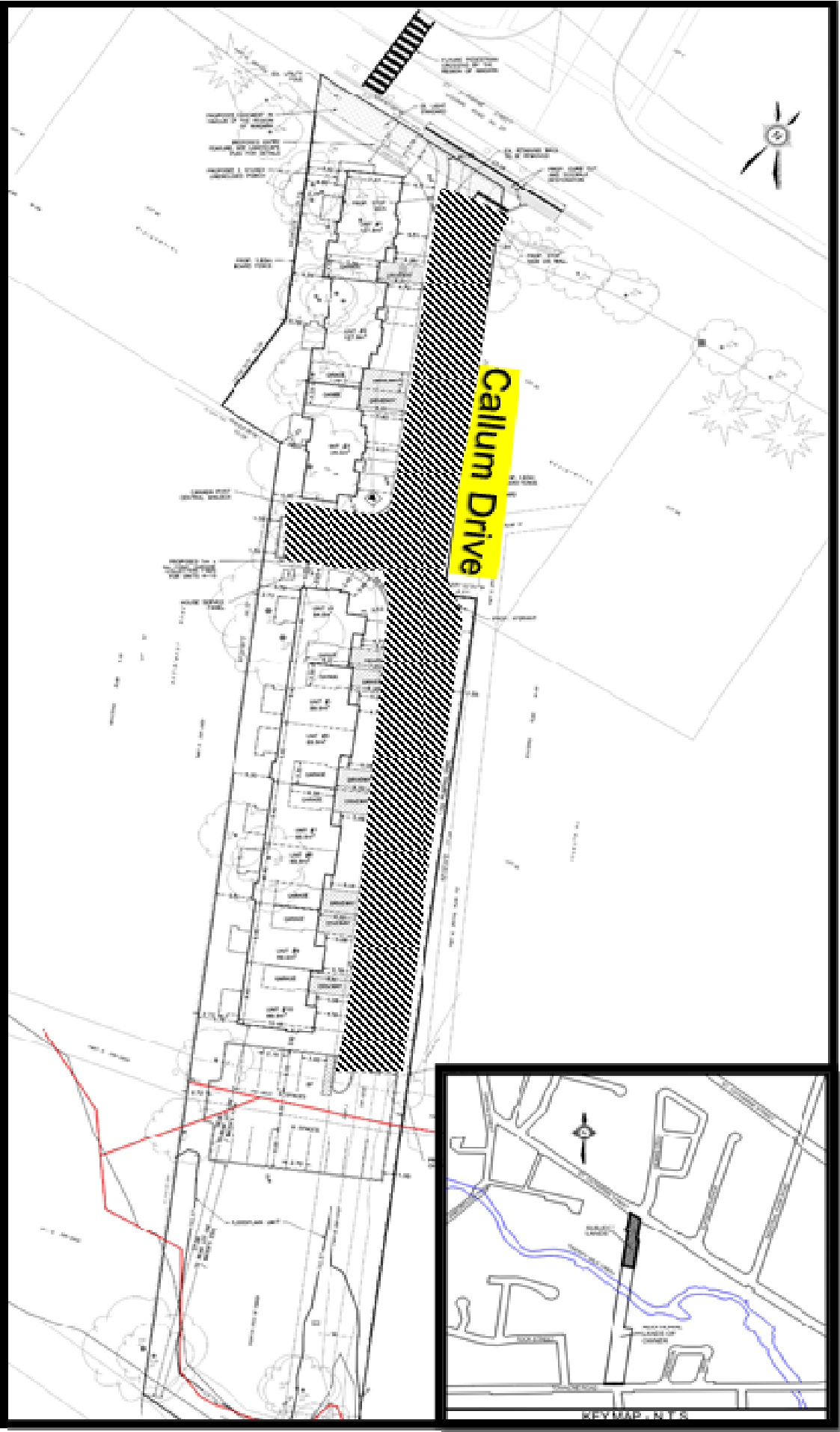
1. THAT, Council hereby confirms that Callum Drive be named as the street name in the Crossings on the Twenty North Condominium Community as illustrated on Schedule A attached hereto be approved.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
21 DAY OF APRIL, 2025.**

MAYOR CHERYL GANANN

CLERK JUSTIN PAYLOVE

SCHEDULE A



DATE: April 14, 2025

REPORT NO: CS-01-2025

SUBJECT: **International Plowing Match Support Opportunities**

CONTACT: Cynthia Summers, Director of Community and Protective Services

OVERVIEW:

- Council requested that Administration prepare a report in regard to the scope of the municipal financial support requested by the International Plowing Match (“IPM”); and to explore potential economic benefits, as well as partnerships with local organizations to encourage attendees to support local businesses. This report provides an overview of both the “in-kind” support and financial support of \$15,000 that has been requested of West Lincoln by the IPM and the associated financial implications, with a recommendation by the administration that Council approve the financial support and “in-kind” services requested in support of this event. Furthermore, this report provides an overview of the efforts to be taken by the administration to assess potential benefits and partnerships with the aim of encouraging attendees to support the West Lincoln community

RECOMMENDATION:

1. That, Recommendation Report CS-01-2025 titled “International Plowing Match Support Opportunities” dated April 14, 2025 be received; and,
2. That, Administration be authorized to provide the in-kind supports not exceeding a value of \$40,000, to be funded through a Transfer from the Contingency Reserve as required, as outlined in this report for the IPM 2025 local committee; and,
3. That, Administration continue to investigate potential benefits and partnerships to encourage attendees to support the West Lincoln community; and,
4. That, Council approve a \$15,000 sponsorship donation to the IPM 2025 local committee, to be funded through a Transfer from the Contingency Reserve; and,
5. That, Council hereby declares the 2025 International Plowing Match occurring on September 16th to September 20th 2025 At 7402 Mud Street West, Grassie Ontario a Special Event with municipal significance in order to receive a Special Events Permit from the Alcohol and Gaming Commission.

ALIGNMENT TO STRATEGIC PLAN:

Theme #1

- **BUILD** – a safe, connected, caring and active community.

Theme #3

- **ENRICH** – our strong agricultural legacy

BACKGROUND:

At the March 17, 2025 Community Services committee meeting, Council passed the following resolution:

That, Administration be directed to prepare a report for the next Growth & Sustainability Committee Meeting, in regards to the scope of the Municipal financial support for the International Plowing Match; and, that, administration explore potential economic benefits, as well as partnerships with local organizations to encourage attendees to support local businesses.”

The 2025 IPM will be held in West Lincoln from September 16, 2025 to September 20, 2025. Events will be held daily from 8:30 am to 5 pm and will accommodate both daily and over-night events with many visitors staying in the RV campground onsite. The IPM is the largest outdoor event of its kind in North America and is estimated to bring 70,000 people to the West Lincoln area.

In order to host such a large event, the IPM organizers have approached the municipalities of West Lincoln, Lincoln and Grimsby to provide in-kind services. This report describes the monetary contribution and in-kind services requested by the IPM of West Lincoln and the estimated costs of providing such services.

CURRENT SITUATION:

Based on information currently available, Administration has assessed and calculated the value of the monetary and in-kind requests made by the IPM and has estimated that the combined costs to West Lincoln are approximately \$46,500. However, given some items still remain unknown at this time (as discussed below), Administration recommends approval from Council for the total value of monetary and in-kind requests not exceeding an upward value limit of \$55,000. A breakdown of the estimated and known costs to date are broken down by division below.

IPM Sponsorship Donation

Financial donation of \$15,000 from West Lincoln

*Note that the Townships of Grimsby and Lincoln have also each committed to contributing \$15,000 as a sponsorship donation.

IPM In-Kind Services – Operations Department

IPM Request	Unit	Cost
Install and remove 40' x 15" culvert on SGR 10	Lump sum	\$2200
Other misc. culvert installations/removals on private property for on-site traffic management	Each (currently expected to need one or less culvert)	\$1800
Road Occupancy Permits	One road occupancy permit	\$110
Entrance Permits	One driveway entrance	\$160
Supply and Install barricades/barrels	2 truck drivers plus one pickup for 2 days (regular working hours)	\$2500
To cover West Lincoln's 1/3 share of the cost associated with hiring a 3 rd party water system operator to commission the temporary water system and undertake daily water quality samples*	Cost proposal/estimate still to be received (shared equally, 1/3 rd each between West Lincoln, Grimsby and Lincoln	\$5,000
	TOTAL ESTIMATED IN-KIND SERVICES (rounded)	\$12,000 (rounded up)

The request for the Operation's Department potential in-kind services related to the International Plow Match, including the installation of culverts, barricades for traffic management, the cost of permit fees, and the provision to commission and sample the temporary private potable water system, is anticipated to be accommodated within the approved 2025 operations budget.

*The provision of commissioning and sampling the temporary potable water system requires further examination to assess the type of potable water system being used at the event. There is potential risk and liability in having Township staff manage a temporary private water system. As an alternative, the Administration is investigating

the option of engaging a third-party water system operator: a cost that will be shared between West Lincoln, Grimsby, and Lincoln. This alternative has been explored with Grimsby and Lincoln, with all parties expressing interest in this option, which is expected to cost approximately \$15,000 total. The IPM 2025 local committee is now exploring this option. It is anticipated that there are sufficient funds in the annual water operations budget to cover the Township's \$5,000 portion (estimate) of this service.

IPM In-Kind Services – Growth and Sustainability Department

IPM Request		Cost
Permit and Inspection Fees	Estimated total value of Building and Septic Permit Fees	\$5000 to \$8000 (depending on volume of tents and their locations)
	TOTAL ESTIMATED IN-KIND SERVICES	\$8000

Administration is awaiting further details from the IPM to appropriately assess the value of permit and inspection fees. For the purposes of this analysis, Administration used the upward limit of \$8,000 in assessing the in-kind costs

IPM In-Kind Services – Fire and Emergency Services

IPM Request		Cost
Free prevention inspections for all tents erected		\$302
Review of Safety Plan for the West Niagara Agricultural Society		\$152
Four on-site fire personnel for four days subject to availability of volunteer Firefighters to provide on-site first response for fire response or first aid	Cost per Firefighter - \$30.86 x 8 hr x 4 days = \$987.52 Cost per Lieutenant - \$37.44 x 8 hr x 4 days = \$1198.08 Cost per Captain - \$38.63 x 8 hr x 4 days = \$1236.16	\$4944.64 (based on highest value – 4 captains)
Staffing in-town to respond to routine emergency calls during the IPM	1 Captain and 2 Firefighters on station duty for 8 hr per day for 4 days	\$3211.20
Equipment and Apparatus Deployment	Squad truck @ 1 hr for travel/day Current MTO rates \$559.86 x 4hr.* This rate is used to be	\$2239.44

	consistent with Grimsby and Lincoln	
	Portable extinguishers, rescue equipment, automatic external defibrillators, and medical supplies	\$500.00
TOTAL ESTIMATED IN-KIND SERVICES		\$11,500 (rounded up)

IPM In-Kind Total Request for West Lincoln

TOTAL ESTIMATED VALUE OF IN-KIND REQUESTS BY THE IPM FOR WEST LINCOLN IS \$31,500

All staff compensation for time spent on the IPM will be covered within the existing Township departmental operating budgets and will not represent an additional or unbudgeted cost.

International Ploughing Match and Potential Benefits and Partnerships to encourage support of the West Lincoln community

Administration is committed to investigating potential opportunities for the IPM to develop partnerships and encourage support of the West Lincoln community. The Community and Protective Services division, through the Recreation Division will be hosting a few events at the West Lincoln Community Centre to encourage visitors to tour our facility and become acquainted with our resources. Recreation will be hosting a series of line dances, corn roasts, pickle ball drop ins and a public skating opportunities with a farm/country theme. Administration will also be investigating the possibility of partnering with a local farmer(s) to provide corn, with refreshments provided by a local vendor. During these events, the administration will collect donations for a local West Lincoln charity.

Administration is also proposing to connect further with the West Lincoln agricultural community and other community members to investigate further potential partnerships and opportunities to enhance potential economic outcomes and to increase the profile of the Township of West Lincoln.

POTENTIAL ECONOMIC BENEFITS

The potential economic benefits of the IPM to West Lincoln is unknown at this time however the influx of 70,000 people into West Lincoln will benefit local business with transportation linkages between the Agricultural Society lands and Smithville. It also represents an opportunity to help showcase West Lincoln's agricultural roots and practices.

FINANCIAL IMPLICATIONS:

Based on information currently available, Administration has assessed the value of the monetary and in-kind requests made by the IPM and has estimated that the combined

costs, known as of date, to the Township are \$46,500. However, given some details and costs still remain unknown at this time, Administration is requesting approval from Council for the total value of monetary and in-kind requests not exceeding an upward limit of \$55,000. This consists of in-kind supports not to exceed a value of \$40,000 and a \$15,000 sponsorship donation to the IPM 2025 local committee. If Council wishes to approve the request, these Township contributions to the IPM would be funded through a transfer from the Contingency Reserve, as required.

The Contingency Reserve was established to fund tax revenue shortfalls and one-time operating expenditures. Given the IPM request is considered to be a one-time expenditure, this Reserve is the appropriate funding source for this request.

Administration anticipates the majority of costs associated with the in-kind requests will be covered within existing departmental operating budgets. However, in the event that the costs exceed the available budget, there will be an opportunity to offset these costs by funding through the Contingency Reserve.

INTER-DEPARTMENTAL COMMENTS:

This report has been reviewed by the Director of Corporate Services/Chief Financial Officer, the Director of Infrastructure, the Director of Growth and Sustainability, the Director of Legal and Legislative Services and the Chief Administrative Officer.

CONCLUSION:

Administration recommends Council approve the provision of a monetary contribution for the IPM of \$15,000 and in-kind requests valued at an upward limit of \$40,000, for a total maximum contribution valued at \$55,000.

Having worked closely with the IPM committee and the townships of Grimsby and Lincoln this appears to be an accurate reflection of costs. That said as the local IPM committee continues to develop its programming for the event there may be some variations in the amounts cited in this report. Going forward, should the value of in-kind costs exceed the upward limit of \$40,000, Administration will bring a report to Council to seek guidance and further approval as required. Administration also seeks approval of Council to continue to explore potential benefits and partnerships to encourage support of the West Lincoln community. The Director of Community and Protective Services will provide updates to Council on future progress.

Prepared & Submitted by:

Approved by:

Cynthia Summers
Director of Community and

Truper McBride
CAO

Protective Services