



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

MEETING NO. SIX

Monday, September 8, 2025, 5:30 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. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

3. CONFIDENTIAL MATTERS

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:

3.1 Director of Growth and Sustainability (Gerrit Boerema)

Re: OLT Decision Update and Direction

Applicable closed session exemption(s):

1. Advice subject to Solicitor-Client privilege; and,
2. Litigation or potential litigation including matters before administrative tribunals, affecting the municipality or local board.

3.2 Director of Growth and Sustainability (Gerrit Boerema)

Re: Agreement Contract Update and Finalization

Applicable closed session exemption(s):

1. Advice subject to Solicitor-Client privilege; and,
2. A plan or instruction to be applied to negotiations

3.1 Director, Growth and Sustainability (Gerrit Boerema)

Re: Confidential Recommendation Report PD-34-2025 - OLT Decision Update and Direction

3.2 Director, Growth and Sustainability (Gerrit Boerema)

Re: Confidential Recommendation Report PD-35-2025 - Agreement Contract Update and Finalization

4. DISCLOSURE OF CONFIDENTIAL MATTERS

5. 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 Hattiwendaronk, 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.

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

Public Meeting(s)

7. PUBLIC MEETING(S)

7.1 9860 Regional Road 20 (GTA Exotics owner/applicant) - File No. 1601-002-23 Zoning By-law Amendment

Re: An Application was submitted to rezone the land Agricultural (A) to site specific Agricultural zone to permit supplementary on-farm diversified

use for the retail sale of maple syrup, with a reduced lot area for an On-Farm Diversified Use from 10 hectares to 4.9 hectares, and to increase the area of the lot being used for the On-Farm Diversified Use from 1% to 1.3%. The site specific request also seeks relief from the Home Industry provisions to permit the use of an exotic car rental business in a detached accessory building with an increased maximum gross floor area of 266 square meters whereas 100 square metres is the maximum. The portions of lands zoned Environmental Conservation (EC) and Environmental Protection (EP) are to remain as is. GTA Exotics (owner/applicant)

8. CHANGE IN ORDER OF ITEMS ON AGENDA

9. APPOINTMENTS

There are no appointments

10. 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.

11. COMMUNICATIONS

11.1 Mayor Cheryl Ganann

6

RECOMMENDATION:

WHEREAS the Province has posted ERO 0250923, Consultation on the Future of Community Natural Gas Expansion, seeking feedback from municipalities, Indigenous communities and other stakeholders on how Phase Three (3) could best support access to natural gas for community development.

AND WHEREAS expanding access to natural gas is identified as a tool to support affordability and economic growth in Ontario communities, with Phases One (1) and Two (2) estimated to enable connections for approximately 17,000 buildings across 59 communities, and 16 projects completed to date.

AND WHEREAS Township of West Lincoln is working toward its housing and employment land goals that contribute to Ontario's broader objective to build at least 1.5 million homes by 2031 and recognizes that

timely servicing solutions (including natural gas where appropriate) can help enable these targets housing, economic developments goals, commercial and industrial investments, agriculture production, etc.

AND WHEREAS Ontario's energy future relies on a balance of affordability, reliability, and sustainability by leveraging a mix of energy solutions—including natural gas, electricity, and emerging energy technologies, to meet growing community needs. And whereas natural gas continues to play a critical role in supporting energy affordability, economic competitiveness, and enabling housing and employment growth across the province.

THEREFORE BE IT RESOLVED THAT the Township of West Lincoln:

- 1. Supports the Ministry’s consultation on the Future of Community Natural Gas Expansion (NGEP Phase 3) and endorses access to natural gas as an option to other energy solutions to advance the Township of West Lincoln’s housing, employment lands, and economic development objectives.
- 2. Directs staff to submit comments to ERO 0250923 reflecting Township of West Lincoln’s priorities, including: priority application types, alignment with Official Plan/Secondary Plans, sites and corridors where gas access would enable development (housing/employment lands), any Phase 1 and2 learnings (if applicable) and practical barriers (e.g., timing, permitting, costs, land access).
- 3. Forwards this resolution to MPP Sam Oosterhoff, the Minister of Energy and Mines, the Ontario Energy Board, AMO, and neighbouring municipalities.

12. STAFF REPORTS

12.1 ITEM GS37-25

7

Manager, Community Planning and Design (Susan Smyth) and Senior Planner (Robin Shugan)
Re: Information Report PD33-2025 - Zoning By-law Amendment for 9860 Regional Road 20 (GTA Exotics)

RECOMMENDATION:

- 1. That, Information Report PD-33-2025, titled “Zoning By-law Amendment for 9860 Regional Road 20 (GTA Exotics)”, dated September 8, 2025, be received.

12.2 ITEM GS38-25

25

Director, Growth and Sustainability (Gerrit Boerema) and Manager, Civil

Land Development (Jennifer Bernard)

Re: Information Report ENG-01-2025 - Information Report Wastewater
System Capacity Management Strategy and Allocation Policy

POWERPOINT PRESENTATION

RECOMMENDATION:

1. That, Information Report ENG-01-2025 titled, "Information Report Wastewater System Capacity Management Strategy and Allocation Policy", dated September 8, 2025 be received.

13. OTHER BUSINESS

13.1 ITEM GS39-25

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 _____.

OFFICE OF THE MAYOR

September 9, 2025

Re: ERO 025-0923 – Consultation on the Future of Community Natural Gas Expansion

Dear Ministry of Energy and Mines,

On behalf of Township of West Lincoln we welcome the opportunity to contribute to the Ministry of Energy and Mines' consultation on the future of community natural gas expansion. As Ontario continues to grow, reliable, secure, and diversified energy solutions are essential to ensuring overall community prosperity. The Township of West Lincoln is committed to advancing local growth while ensuring access to the energy infrastructure needed to meet evolving community needs.

We commend the Ontario government for its leadership in pursuing an integrated energy planning approach that balances reliability, sustainability, and affordability. In doing so, we believe the province is taking meaningful steps to ensure communities have the energy choice and flexibility they need to thrive. Natural gas continues to play a critical role in Ontario's energy system, providing reliable energy to homes, businesses, and industries, supporting housing and employment land development, and helping communities attract investment and enable economic growth. Expanding access to natural gas will equip municipalities with the tools to meet local development targets, and plan, and maintain long-term energy security and resilience.

Investing in Phase 3 of the Natural Gas Expansion Program (NGEP) represents an important opportunity to better align infrastructure planning with local development goals. Where Phase 1 and 2 projects have already been delivered, we have seen first-hand how expanded energy access can help advance municipal priorities, unlock new growth potential, and enhance community resilience. We also encourage the Ministry to consider implementation barriers, including on-the-ground-challenges, timelines, approvals, and infrastructure coordination, to ensure that Phase 3 is delivered efficiently and effectively.

We support a Phase 3 approach that prioritizes community growth, energy reliability, and customer choice, while enabling municipalities to align energy planning with local priorities. We appreciate the Ministry's continued engagement on these important issues and thank you for considering our perspectives as part of this consultation process.

Sincerely,

Mayor Cheryl Ganann

DATE: September 8, 2025

REPORT NO: PD-33-2025

SUBJECT: **Information Report**
Zoning By-law Amendment for 9860 Regional Road 20 (GTA Exotics)

CONTACT: Susan Smyth, Manager, Community Planning and Design
Robin Shugan, Senior Planner

OVERVIEW:

- Application for a proposed Zoning By-law Amendment has been submitted by South Coast Consulting on behalf of the owner Karen Elizabeth Johannesen-Wilson for the property located at 9860 Regional Road 20.
- Current zoning Agriculture (A), Environmental Conservation (EC), Environmental Protection (EP).
- The Applicant is proposing to rezone the subject property to a site-specific Agriculture Zone to permit supplementary On-Farm Diversified Uses for the retail sale of maple syrup and a Home Industry, with relief from the minimum lot area requirement and to increase the lot area devoted to the On-Farm Diversified Uses from 1% to 1.3%.
- Additionally, the Applicant is proposing to permit a Home Industry use for the operation of an exotic car rental business within the existing accessory buildings, with relief from the maximum gross floor area permitted.
- The requested amendments to the Zoning By-law do not require any changes including new construction/renovation or enlargement to the existing dwelling or the existing accessory buildings and structures.
- The proposal will retain the existing Environmental Conservation (EC) and Environmental Protection (EP) zoning on the property; no changes are proposed to these areas.
- 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-33-2025, titled “Zoning By-law Amendment for 9860 Regional Road 20 (GTA Exotics)”, dated September 8, 2025, be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme #2 and 3

- Enrich our strong agricultural legacy
- Champion strategic and responsible growth

BACKGROUND:

The subject property is located on the south side of Regional Road 20, approximately 135 metres west of the intersection with Westbrook Road. The property has a lot area of approximately 4.9 hectares and a lot frontage of 90 metres along Regional Road 20. The property contains an existing single detached dwelling, a carport, a metal-clad accessory building, and a temporary tent structure. Surrounding land uses are predominantly rural residential (single detached dwellings) and agricultural uses.

Figure 1: Location of Subject Lands



Respecting Our Roots, Realizing Our Future

The Township's Official Plan designates the property as Good General Agriculture and Natural Heritage System, which includes a Significant Woodlot and Type 1 (Critical) Fish Habitat associated with Sinkhole Creek. The Township's Zoning By-law 2017-70 zones the property as Agriculture (A), Environmental Conservation (EC), and Environmental Protection (EP).

Currently, the principal uses of the property are the single detached dwelling and accessory buildings as well as the tapping of the trees for the collection of maple syrup, which is a permitted use within the Agriculture Zone under the Township's Zoning By-law.

Refer to Figure 2 for the Official Plan designation and Figure 3 for the zoning mapping.

Figure 2: Township's Official Plan Designation



Legend

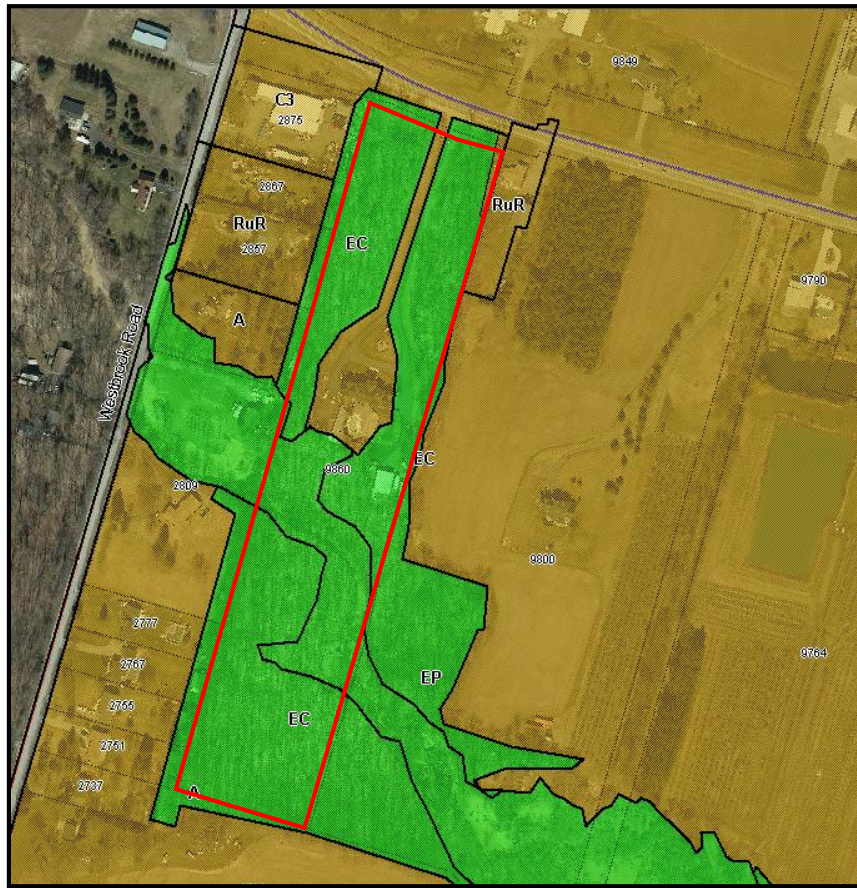
Subject Lands

Good General Agricultural

Natural Heritage System



Figure 3: Township's Zoning By-law 2017-70, as amended



Legend

Subject Lands

Agricultural (A)

Environmental Protection (EP) & Environmental Conservation (EC)



CURRENT SITUATION:

The proposed Zoning By-law Amendment seeks to rezone the subject lands from Agriculture (A) to a site-specific Agriculture Zone to permit supplementary On-Farm Diversified Uses for the retail sale of maple syrup and Home Industry for the exotic car rental business. This amendment also proposes relief from Section 3.11 (a) zoning provisions to reduce the minimum lot area for On-Farm Diversified Uses from the required 10 hectares to 4.9 hectares, and Section 3.11 (c) (i) to increase the total lot area devoted to the On-Farm Diversified Uses from the required maximum of 1% to 1.3%.

Additionally, the application requests to add the use of an exotic car rental business as a Home Industry within three accessory building/structures. Furthermore, the Applicant requests relief from Section 3.7.1 (e) (iv) zoning provisions, to increase the maximum gross floor area for the Home Industry within the existing accessory buildings from the maximum 100 square metres to 312.15 square metres.

The portions of the property currently zoned Environmental Conservation (EC) and Environmental Protection (EP) will remain unchanged.

Agricultural Use (Maple Trees)

The primary agricultural use on the subject property is maple syrup production. The trees are currently being tapped between Sinkhole Creek and Regional Road 20. Maple sap and syrup production starts late February until late March. At present the bottling of maple syrup is conducted in the accessory buildings on the subject property and the “sugar shack” for the maple syrup production is located on the neighbouring property, located at 2483 Westbrook Road.

On-Farm Diversified Use (Retail Sale of Maple Syrup and Home Industry)

The Applicant has partnered with White Meadows Farm located in the Town of Pelham to expand the operation by tapping approximately 800–900 maple trees on the subject property. White Meadows Farm will be responsible to tap the trees, collect the sap, process and bottle it off-site, and return some of the finished maple syrup product to be sold on the subject lands located at 9860 Regional Road 20. The customers for the exotic car excursions are the primary purchasers of the maple syrup.

The retail sale of maple syrup qualifies as an On-Farm Diversified Use, which is defined as being accessory to and directly related to a permitted agricultural use.

The Zoning By-law Amendment application proposes to rezone the property to a site-specific Agriculture Zone to permit the On-Farm Diversified Uses of the maple syrup (syrup extraction and sales) with the addition of Home Industry (exotic car rentals).

Under Section 3.11 (a) of the Township’s Zoning By-law, On-Farm Diversified Uses are required to be located on lots with a minimum lot area of 10 hectares, however, the existing lot area is 4.9 hectares.

Under Section 3.11 (c) (i) of the Township’s Zoning By-law states that:

“(i) The area of the lot permanently, temporarily or seasonally devoted to on-farm diversified uses shall not exceed the lesser of 1% of the lot area or 0.5 hectare, including the area of existing and new buildings and structures, required parking and loading areas, outside display and sales areas, outside storage areas, and any other areas of the lot used for the on-farm diversified use, excluding existing

driveways shared with a permitted principal use on the lot and areas that produce a harvestable crop.

The Applicant is proposing to increase the devoted lot area used for the On-Farm Diversified Uses from 1% to 1.3%.

The On-Farm Diversified Uses are currently utilizing the existing principal dwelling and accessory buildings/structures, and parking area on the subject lands as follows:

Office space in dwelling: 12 square metres

Carport: 124.01 square metres

Garage: 188.14 square metres

Tent: 195.10 square metres

Total Gross Floor Area (GFA): 519.25 square metres

Parking: 130 square metres

Combined Total: 649.25 square metres

Planning Staff have reviewed the application and accompanying documents for information purposes. The Planning Justification Report identifies the carport, garage, and tent as the main buildings, and states that the total gross floor area (GFA) of these structures will be discounted by 50% in accordance with Section 3.11 (c) (iii). However, Planning Staff note that the main building on the property is the single detached dwelling, while the carport, garage, and tent are considered accessory structures.

As such, additional zoning relief is required under Section 3.11 (c) (ii) to address the total GFA allocated to the On-Farm Diversified Use. The Township's Zoning By-law stipulates that the total GFA whether used permanently, temporarily, or seasonally for an On-Farm Diversified Use must not exceed 500 square metres. The proposed GFA for this use is 519.25 square metres and must be considered as part of this application.

Home Industry (Exotic Car Rentals)

Home Industry is defined in the Zoning By-law as the “*accessory use of a dwelling or of an accessory building or structure to a permitted dwelling for an occupation or business which results in a product or service.*”

Home Industry uses are permitted within the main dwelling or an accessory building. The Township's Zoning By-law identifies the following as permitted Home Industry uses:

1. Agricultural service and supply establishment
2. Agri-tourism/value-added uses
3. Pet care establishment
4. Private kennel
5. Retail sale of items produced on-site (including agricultural products)
6. Service shop
7. Uses permitted as home occupations

8. Veterinary clinic

The Applicant is seeking to permit the operation of an exotic car rental business to be permitted as a legally established Home Industry on the subject property. Currently, a portion of the existing principal dwelling and accessory buildings and structures are being used for the business.

The exotic car rental business allows customers to drive exotic cars through three different routes exploring local and regional businesses within Niagara from May to November. A tour consists of five cars (10 patrons, 2 per car) operating from 10am to 6pm, typically once a day Wednesday through Friday and twice a day on Saturdays and Sunday. The cars are equipped with sound reducers on the mufflers to control the noise pollution emitting from the cars as well as monitored by a GPS tracking system to control the location and speed of the cars. Tours are also controlled by a lead car and an end car occupied by an employee to ensure the speeds are kept within the posted speed limits. These tours have been endorsed by the Ontario Provincial Police.

The Zoning By-law currently permits a maximum gross floor area of 100 square metres for a Home Industry within an accessory building. The Applicant is requesting relief to increase this limit to accommodate the exotic car rental business, which would operate within the existing 124.01 square metre carport and 188.14 square metre garage. Together, these total 312.15 square metres. The expanded space is intended to provide parking and storage for up to 12 exotic cars.

Zoning Considerations

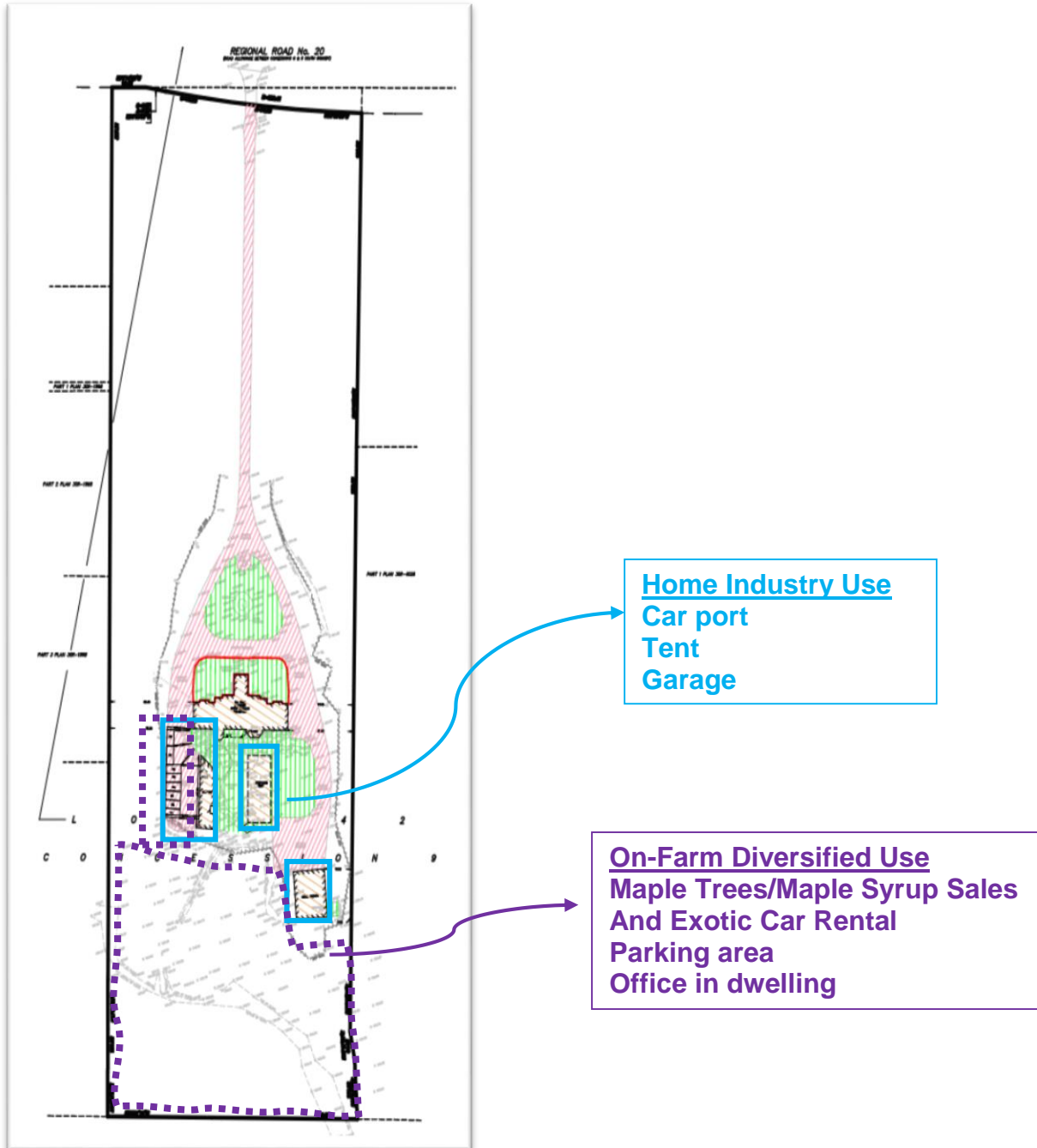
Both the proposed On-Farm Diversified Use (retail sale of maple syrup) and the Home Industry (exotic car rental) are to be located within the Agriculture Zone on the property. The maple tree tapping activities will occur within the areas zoned Environmental Conservation (EC) and Environmental Protection (EP) and is permitted as an agricultural use and can continue within the EC and EP zones. No changes are proposed to the boundaries of these zones. Refer to Figure 4 for the site plan and an enlarged version can be found in Schedule A of this report.

The Zoning By-law Amendment application requests the following site-specific provisions to the Agriculture Zone:

- On-Farm Diversified Use for Maple Syrup Production and Retail Sales and Home Industry with a reduced lot area of 4.9 hectares whereas 10 hectares is required.
- On-Farm Diversified Use area of the lot permanently, temporarily or seasonally devoted to on-farm diversified uses increased to 1.3% whereas 1% is the maximum required.
- To increase the total gross floor area that is permanently, temporarily or seasonally devoted to on-farm diversified uses from the maximum 500 square metres to 519.25 square metres.
- To add exotic car rental business as a Home Industry on the subject property.

- To increase the maximum gross floor area of a Home Industry from the maximum 100 square metres to 312.15 square meters in detached accessory buildings and structures.

Figure 4: Site Plan



FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

Below is a summary of the agency comments received to date regarding this application. Full comments are attached as Schedule B to this report.

Township Development Engineering: No comments.

Niagara Peninsula Conservation Authority (NPCA): NPCA understands that there are no structures being proposed. Change of use does not constitute as development under the Act. As a result of the review of the application, the NPCA can offer support of the proposed zoning by-law amendment.

Regional Municipality of Niagara: As of March 31st, 2025 the of Niagara no longer has any Planning jurisdiction in the Township of West Lincoln. West Lincoln has entered into a Shared Level Service Agreement with the Region to provide peer review comments on environmental policy and stormwater management. The subject property is impacted by the Natural Environment System, which includes a Significant Woodland. No physical development is being proposed, and the zoning by-law schedule appropriately reflects the extent of the Significant Woodland through Environmental zoning, and no EIS will be required.

Mississauga of the Credit First Nations: Have no questions or comments.

PUBLIC COMMENTS:

No public comments were received at the time of writing this report.

CONCLUSION:

An application for a Zoning By-law Amendment has been submitted by South Coast Consulting (Steven Rivers - Agent) on behalf of Karen Elizabeth Johannesen-Wilson (Applicant/Owner). The Application is seeking to permit the On-Farm Diversified Use for maple syrup retail sales and a Home Industry for the exotic car rental business with site specific provisions.

This report is submitted to Committee for information purposes. A Recommendation Report will be prepared and presented by Planning Staff at a future Committee meeting.

ATTACHMENTS:

Schedule A - Site Plan
Schedule B - Agency Comments

Prepared & submitted by:

**Robin Shugan,
Senior Planner**

**Susan Smyth,
Manager, Community Planning and Design**

Approved by:

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

**Truper McBride,
CAO**

Schedule B- Agency Comments



RE: Notice of Public Meeting- ZBA - 9860 Regional Road 20 (GTA Exotics)

From Jennifer Bernard <jbernard@westlincoln.ca>

Date Fri 2025-08-22 2:07 PM

To Robin Shugan <rshugan@westlincoln.ca>

Hi Robin,

I have no comments to provide on this ZBA.

Thanks,
Jennifer



Jennifer Bernard | Manager, Civil Land Development

Township of West Lincoln

T 905-957-3346 ext 6732

E jbernard@westlincoln.ca

W www.westlincoln.ca

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From: Robin Shugan <rshugan@westlincoln.ca>

Sent: August 11, 2025 3:57 PM

To: devtplanningapplications@niagararegion.ca; susan.dunsmore@niagararegion.ca; cara.lampman@niagararegion.ca; adam.boudens@niagararegions.ca; Paige Pearson <ppearson@npca.ca>; tlennard@npca.ca; dlaforme@sixnations.ca; info@hdi.land; consultations@metisnation.org; abby.laforme@mncfn.ca; michelle.mcphee@dsbn.org; clark.euale@ncdsb.com; jim.sorley@npei.ca; Thomas.dell@canadapost.postescanada.ca; MunicipalPlanning@enbridge.com; randy.leppert@cogeco.com; newdevelopment@rci.rogers.com; landuseplanning@hydroone.com; Katie.Young@niagararegion.ca; clerk@hamilton.ca

Cc: Jennifer Bernard <jbernard@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>; Cynthia Summers <csummers@westlincoln.ca>; Tim Hofsink <thofsink@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>; Susan Smyth <ssmyth@westlincoln.ca>; Justin Paylove <jpaylove@westlincoln.ca>

Subject: Notice of Public Meeting- ZBA - 9860 Regional Road 20 (GTA Exotics)

Good afternoon,

Please see the attached Notice of Public Meeting regarding a Zoning By-law Amendment for the lands municipally known as 9860 Regional Road 20 in the Township of West Lincoln. The Zoning By-law amendment seeks to rezone the land zoned Agriculture to a site specific Agriculture zone to permit an On-Farm Diversified Use and seeks relief from the Home Industry provisions to permit the use of an exotic car rental business. The **Public Meeting** is scheduled for **September 8, 2025 @ 6:30pm** at Town Hall, 318 Canborough Street. Please provide any **comments or concerns** to myself rshugan@westlincoln.ca by **August 29, 2025**. Thank you.

Susan Smyth

From: Taran Lennard <tlennard@npca.ca>
Sent: July 9, 2025 3:04 PM
To: Susan Smyth
Subject: NPCA Review - 9860 Regional Road 20- GTA Exotics and Home Industry and On-Farm Diversified Use

Good Afternoon Susan,

The NPCA has reviewed the provided materials for this circulation. We understand that there are no buildings or structures proposed, and this application is to address a slight change of use to agri-tourism for an exotic car touring business, and maple syrup tapping. This file also includes a review of lands at 2843 Westbrook Road.

A change of use does constitute development under our Act. However, upon review of the provided materials, the NPCA can offer support of this application.

The owners should be aware that Sinkhole Creek does have a 1 in 100-year floodplain associated. The flood elevation is 199.7m rising to 199.8 at Westbrook Road. Safe access would exist to Regional Road 20 in the event of a flood. The applicant should note that if any future development of any kind is proposed, it would need to adhere to NPCA Policies in effect at the time. Permits may be required.

Should there be any questions, please let me know. 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: Paige Pearson <ppearson@npca.ca>
Sent: June 23, 2025 12:02 PM
To: Susan Smyth <ssmyth@westlincoln.ca>
Cc: Taran Lennard <tlennard@npca.ca>
Subject: RE: 9680 Regional Road 20- GTA Exotics and Home Industry and On-Farm Diversified Use

Hi Susan,

Public Works – Infrastructure Planning and Development Division

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

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

Via Email Only

August 26, 2025

Region File: PLZBA202501720

Robin Shugan
Senior Planner
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Dear Ms. Shugan:

**Re: Regional Comments
Proposed Zoning By-law Amendment
Township File: 1601-002-23
Owners/Applicants: Karen Elizabeth Johannesen-Wilson and Stew Wilson
9860 Regional Road 20
Township of West Lincoln**

Regional Infrastructure Planning and Development staff has reviewed the proposed Zoning By-law Amendment application for lands municipally known as 9860 Regional Road 20 in the Township of West Lincoln.

The application proposes to rezone the land from Agriculture (A) to a site-specific Agriculture zone to permit a supplementary on-farm diversified use for the retail sale of maple syrup. The proposal includes a reduction in the minimum lot area required for such uses from 10 hectares to 4.9 hectares, and an increase in the portion of the lot utilized for the on-farm diversified use from 1% to 1.3%. The site-specific request also seeks relief from the Home Industry provisions to permit the use of an exotic car rental business in a detached accessory building. This includes an increase in the maximum gross floor area from 100 m² to 266 m². The existing Environmental Conservation (EC) and Environmental Protection (EP) zones on the property are to remain unchanged.

A pre-consultation meeting was held to discuss the proposal on December 1, 2022, with Township and Regional staff in attendance.

Planning Act Changes

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region is an upper-tier municipality without planning responsibilities. The council of an upper-tier

municipality, on conditions agreed upon with the council of a local municipality, may provide advice and assistance to local municipalities in respect of planning matters generally. Township Council approved entering into a service level agreement with Niagara Region ('Planning Services Agreement') to continue providing support and advice to the Township of West Lincoln for certain planning matters.

Please be advised that through this change to the *Planning Act*, the *Niagara Official Plan, 2022* (NOP) is effectively an official plan of the Township of West Lincoln, which remains in effect until the Township revokes or amends it to provide otherwise. As such, Township staff should be satisfied that the application conforms to NOP policies.

On this basis, the following comments pertaining to the natural environment system are provided as advice to assist the Township in their review of the application. Under the Memorandum of Understanding for Engineering Review between the Township and the Region, the comments related to Regional infrastructure are considered Regional requirements with respect to the Region's interests.

Natural Environment System

The subject property is impacted by the NOP Natural Environment System (NES), which includes a Significant Woodland. In accordance with NOP Policy 3.1.5.7.1, an Environmental Impact Study (EIS) is generally required when development or site alteration is proposed within 120 m of a Significant Woodland.

In this case, no physical development is proposed, and the zoning by-law schedule appropriately reflects the extent of the Significant Woodland through environmental zoning. On this basis, staff have no objection to the application.

Regional Road Allowance

The subject property has frontage along Regional Road 20. The existing right-of-way satisfies regional requirements.

Road Use Permits

The applicant is responsible for obtaining any applicable road use permits:

- A construction encroachment permit is needed for any construction work to be completed on or below the regional road allowance.
- An entrance permit is needed for any private road entranceway, driveway, gate or facility constructed as a means of access to a regional road.
- A sign permit is needed for placing any sign, notice or advertisement within 20 m of the centreline of a regional road.
- A road occupancy permit is needed for any item that will be installed and remain on a regional road allowance for a period of time.

Permit applications can be made through the following link:

<https://www.niagararegion.ca/living/roads/permits/>

Restorations within the regional right-of-way are to be to Niagara Region standards:

<https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

Conclusion

Regional Infrastructure Planning and Development staff offer no objection to the proposed Zoning By-law Amendment from a Regional perspective.

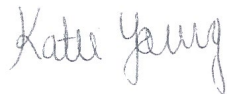
Please be advised that through changes to the *Planning Act*, the NOP is effectively an official plan of the Township of West Lincoln, which remains in effect until the Township revokes or amends it to provide otherwise. As such, Township staff should be satisfied that the application conforms to NOP policies.

Should you have any questions, please contact the undersigned at

Katie.Young@niagararegion.ca.

Please send notice of Council's decision on the application when available.

Kind regards,



Katie Young, MCIP, RPP
Senior Development Planner

cc: Adam Boudens, Senior Environmental Planner / Ecologist
Philippe Biba, Development Approvals Technician



August 12, 2025

Project Name: 9860 Regional Road 20, West Lincoln
DOCA Project Number: 025-0876
Proponent: GTA Exotics
Project Location: 9860 Regional Road 20, West Lincoln

Dear Robin Shugan,

This letter is to confirm receipt of the project-related correspondence sent by the Town of West Lincoln, on August 11, 2025, regarding 9860 Regional Road 20, West Lincoln.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the Zoning By-Law Amendment will take place. Specifically, the project is located on the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. **We have no questions or comments for you at this time.** This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN's Indigenous and Treaty Rights.

DOCA expects to be notified of any and all future project updates and/or changes. Additionally, DOCA must be notified of, invited to participate in, and provided the opportunity to review any environmental and/or archaeological assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,

Abby (LaForme) Lee
Consultation Coordinator

Department of Consultation and Accommodation
Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



Phone: 905-768-4260

Email: abby.laforme@mncfn.ca

CC

Megan DeVries, Manager of Consultations, megan.devries@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



DATE: September 8, 2025

REPORT NO: ENG-01-2025

SUBJECT: **Information Report**
Wastewater System Capacity Management Strategy and
Allocation Policy

CONTACT: Gerrit Boerema, Director, Growth and Sustainability
Jennifer Bernard, C.E.T., Manager, Civil Land Development

OVERVIEW:

- The Township’s Master Community Plan and supporting Water & Wastewater Master Servicing Plan, completed in 2023, identified major infrastructure requirements to support the urban boundary expansion.
- In 2024 Agile Infrastructure Ltd. was retained by the Township and Region to develop an Interim Wastewater System Capacity Management Strategy to confirm capacity in the existing wastewater system for new development and identify opportunities to gain system capacity through equipment/system upgrades and improvements.
- A strategy was developed that provides an action plan that can be implemented in the short-term to gain system capacity, as development proceeds, while continuing to plan for medium and long-term improvements as identified in the Water & Wastewater Master Servicing Plan.
- A wastewater system capacity allocation policy is being developed in partnership with the Niagara Region and development community.
- The objective is to improve system performance and allow development to proceed while mitigating risk to users and the environment.
- This report is intended to provide further background information to supplement a presentation to Council on the Interim Wastewater System Capacity management Strategy project.

RECOMMENDATION:

1. That, Information Report ENG-01-2025 titled, “Information Report Wastewater System Capacity Management Strategy and Allocation Policy”, dated September 8, 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 Township of West Lincoln's Master Community Plan (MCP) provides a framework for Smithville to grow over the next 30 years. In developing the Water & Wastewater Master Servicing Plan to support the MCP, it was identified that the existing wastewater system has capacity limitations and new Township and Regional infrastructure would be required to support the development of the urban boundary expansion lands. The Master Servicing Plan identifies timelines for the new infrastructure to be implemented at a sustainable rate to meet the projected growth.

This long-term plan for new Township and Regional infrastructure to support growth remains, however there is a need to address short to medium-term growth capacity needs. The Township, in partnership with the Niagara Region, retained Agile Infrastructure Ltd. to develop an Interim Wastewater System Capacity Management Strategy. This strategy identifies an action plan that will provide growth capacity within the existing wastewater system prior to the implementation of the larger Regional and Township wastewater system upgrades and additions.

It should be noted that the MCP also identified the need for a looped Regional watermain around Smithville however the existing water system is capable of supporting some growth in certain areas. Any water system limitations will be identified during the development application review process along with confirmation of the available wastewater system capacity.

CURRENT SITUATION:

Interim Wastewater System Capacity Management Strategy

Agile Infrastructure Ltd. completed a comprehensive review of the Township's existing wastewater system and Regional Smithville Sanitary Pumping Station (SPS). As identified during the MCP, there are capacity constraints within the wastewater system and at the SPS during wet weather events due to inflow and infiltration. The SPS also requires upgrades to meet current design standards. To address short to medium-term growth capacity needs, several options were evaluated that would provide additional system capacity while mitigating the risk of basement flooding or increased overflow to Twenty Mile Creek from the SPS.

The preferred options include:

- Equipment upgrades at the SPS that would increase system capacity and can be implemented in the short term. The Niagara Region is currently working to implement those upgrades.
- The Township's Inflow & Infiltration Reduction Program should be expanded to

complete more system improvements in the next 5 years to remove extraneous flows and restore system capacity for growth. The Township has applied to the Provincial Health and Safety Water Stream for funding this expanded program and will continue to explore other funding opportunities. The Township was successful in receiving funding in 2025 through the Niagara Region's CSO Program.

To manage available system capacity, a wastewater system capacity allocation policy is required. This policy will allow the Township and Niagara Region to evaluate capacity gains in the system from the work identified above and balance that against development approvals to mitigate risk.

Since Agile Infrastructure Ltd. completed the Wastewater System Capacity Management Strategy which involved updating the Township's wastewater model, they have been retained to provide peer review services of development applications and assist in the development of the wastewater system capacity allocation policy.

The peer reviews will be completed for development applications proposing to connect to the existing wastewater system. The cost of the peer reviews will be paid by the developer. The consultant will confirm if there is system capacity available for the development and approvals will be granted based on the process identified in the allocation policy.

Wastewater System Capacity Allocation Policy

Agile Infrastructure Ltd. will assist the Township in developing a wastewater system capacity allocation policy. The Niagara Region and interested members of the development community will also participate in shaping this policy.

Some of the main components that will be considered in development of the allocation policy include:

- Reserving capacity for infill residential developments and commercial/industrial developments.
- Identifying the stage in the Planning application review process where allocation will be guaranteed.
- The need to stage capacity allocation as a development proceeds.
- Determining the accepted ratio of extraneous flow removal to approval of available system capacity.
- The expiration of capacity allocation where there is significant delay in a development proceeding.

Staff will aim to have this policy developed in 2025 for final approval and implementation in Q1 or Q2 of 2026.

FINANCIAL IMPLICATIONS:

The cost of the Interim Wastewater System Capacity Management Strategy of \$50,000.00 is being covered under available budget room through the approved 2024/2025 Special Project Capital Account for Sewer Condition Assessment and is funded by a 50/50 split

between Niagara Region CSO Funding and Transfer from the Wastewater Reserve.

The cost to develop the Wastewater System Capacity Allocation Policy of \$15,375.00 is covered under available budget room through the approved 2025 Special Project Capital Account for the Inflow & Infiltration Reduction Program. This is funded by a 50/50 split between the Niagara Region CSO Funding and Transfer from the Wastewater Reserve.

INTER-DEPARTMENTAL COMMENTS:

This Report was reviewed by the Director of Infrastructure, Director of Corporate Services / CFO, the CAO, and the Clerk's Office.

CONCLUSION:

This report is provided for information, the Growth & Sustainability and Operations Departments will continue to work on the initiatives outlined above to improve wastewater system performance that supports growth until the larger system upgrades are implemented for the Township's 30-year Master Community Plan, as identified in the Water and Wastewater Master Servicing Plan.

Prepared & Submitted by:

**Jennifer Bernard, C.E.T.
Manager, Civil Land Development**

Approved by:

**Gerrit Boerema, RPP, MCIP
Director, Growth and Sustainability**

**Truper McBride
CAO**



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INFRASTRUCTURE

SMITHVILLE INTERIM WASTEWATER CAPACITY MANAGEMENT STRATEGY

GROWTH AND SUSTAINABILITY COMMITTEE MEETING

SEPTEMBER 8, 2025

PRESENTATION AGENDA

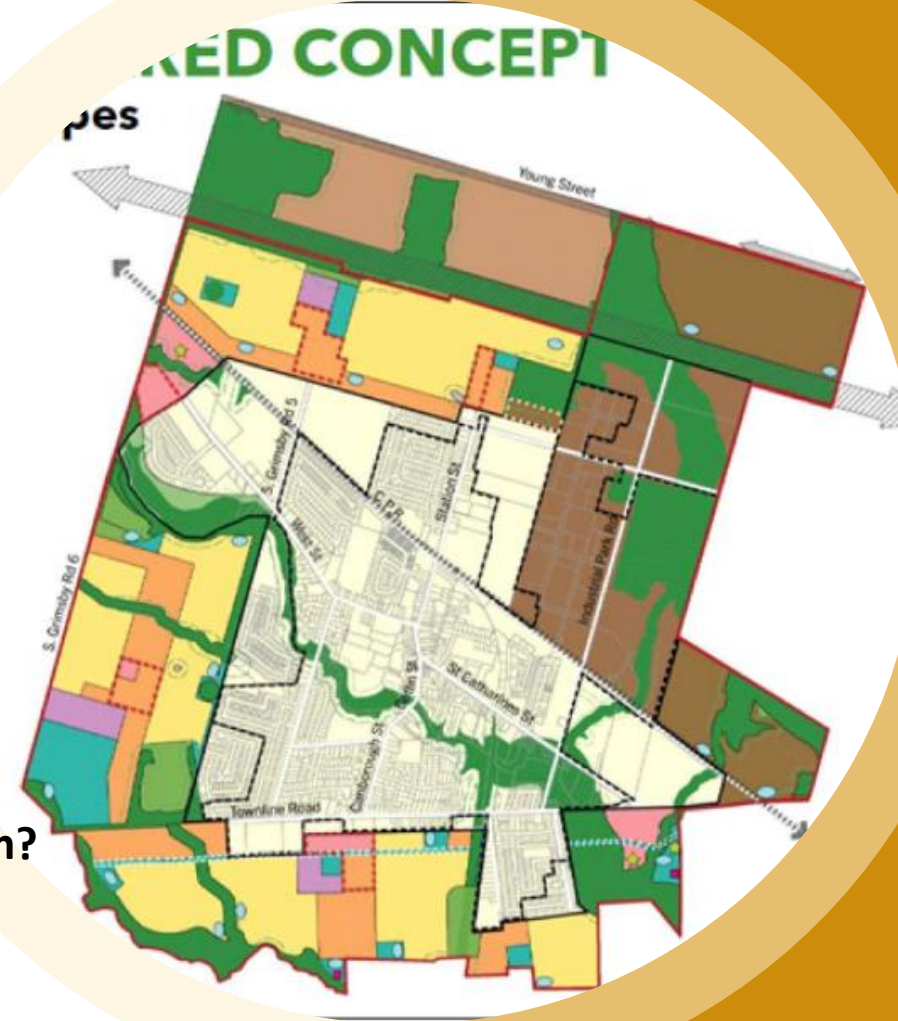
- Smithville Growth Context & Long-Term Servicing Context
- Wastewater System Overview
- Existing Smithville Wastewater System Performance
- Capacity Management Alternatives
- Recommended Interim Capacity Management Strategy
- Interim Capacity Management Implementation



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SMITHVILLE COMMUNITY

- Planning for 4-6x Growth of the Smithville Community
 - 7,100 People Today
 - 29,000 People by 2051
 - Up to 40,000 post-2051
- To Meet the Growth, Large Infrastructure Investments are Required (Region, Township, and Developers)
 - Smithville Community Master Plan
 - \$31M (W) & \$41M (WW)
 - Niagara Region's 2021 Master Servicing Plan
 - \$42M (W) & \$115M (WW)
 - Share of Treatment Upgrades \$74M (W) & \$124M (WW)
 - Largely Developer Lead and/or Development Charge Funded
 - Cost Adjustments as Strategy is Refined and Updated
- Large Upgrade Projects May Take +10 years to In-Service
- **How do we Manage Growth and Capacity in the Interim?**



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SUPPORTING WORKS

- Township and Region Have a Good Understanding of the Existing System Capacity & Performance, and Have a Long-Term Strategy

Servicing Studies and Strategies

- 2021 Niagara Region Water and Wastewater Master Servicing Plan Update
- Baker Road WWTP Pollution Prevention and Control Plan and Master Servicing Plan
- Smithville Master Community Plan
- Engineering Design Criteria
- Various Developer Servicing Studies and Functional Servicing Reports

Investigations and Performance

- I&I Studies
- Flow Monitoring
- Region Pump Station Flow Records
- Hydraulic Model

Infrastructure Capacity

- Pump Station Drawing and CLI-ECA
- Engineering Drawings
- Infrastructure GIS
- Pump Drawing Tests



AVAILABLE SHORT-TERM GROWTH CAPACITY

Water

- Available Pumping and Storage Capacity
- Short-Term Constraints – Trunk and Local Watermain
- Capacity to Accommodate Some Interim Growth



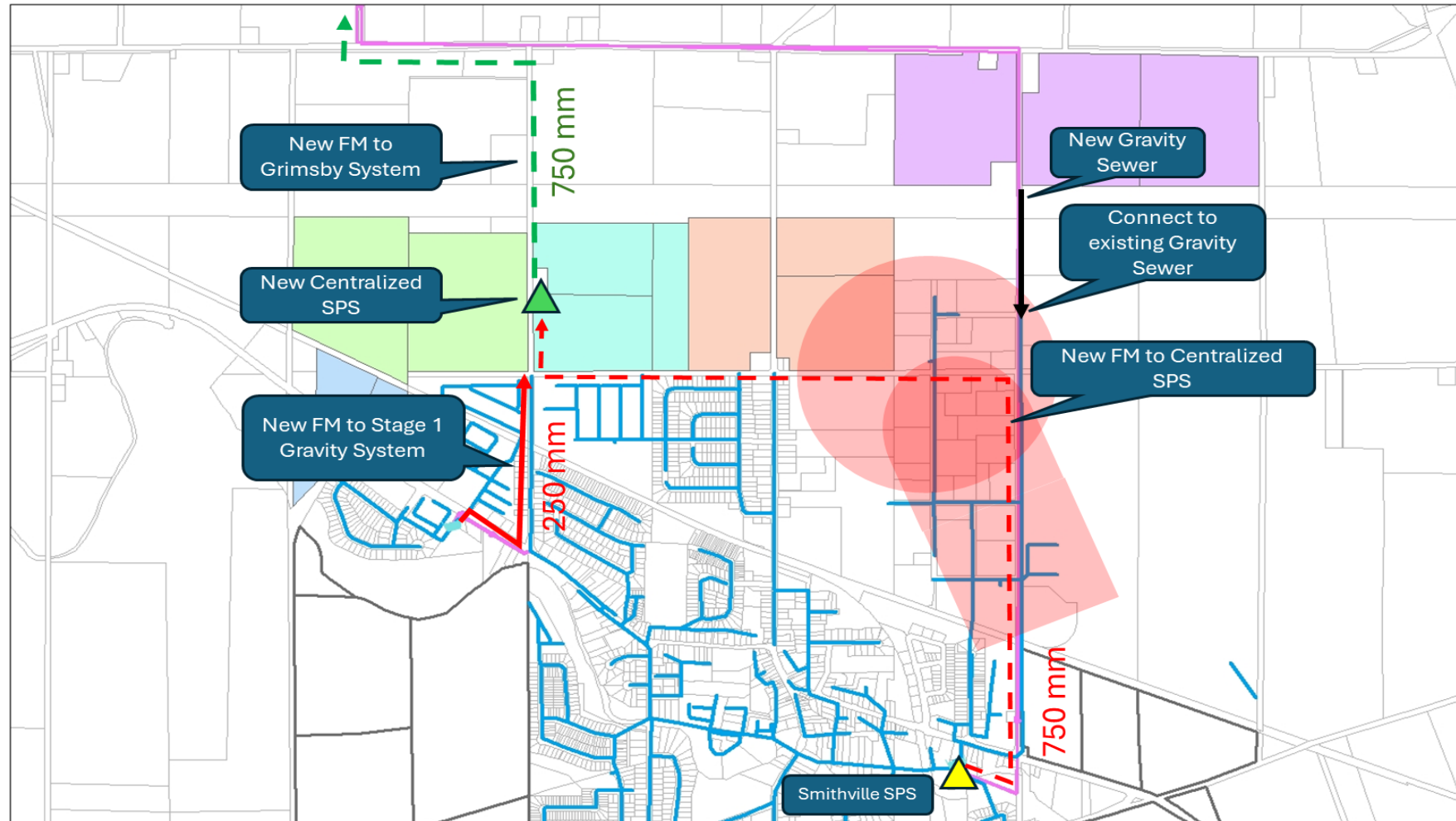
Wastewater

- Smithville Pump Station At Capacity
 - Multiple Overflows Each Year
- Sewers at Capacity
- New Sewers Needed to Connect Greenfield Growth
- Limited Capacity to Accommodate Interim Growth



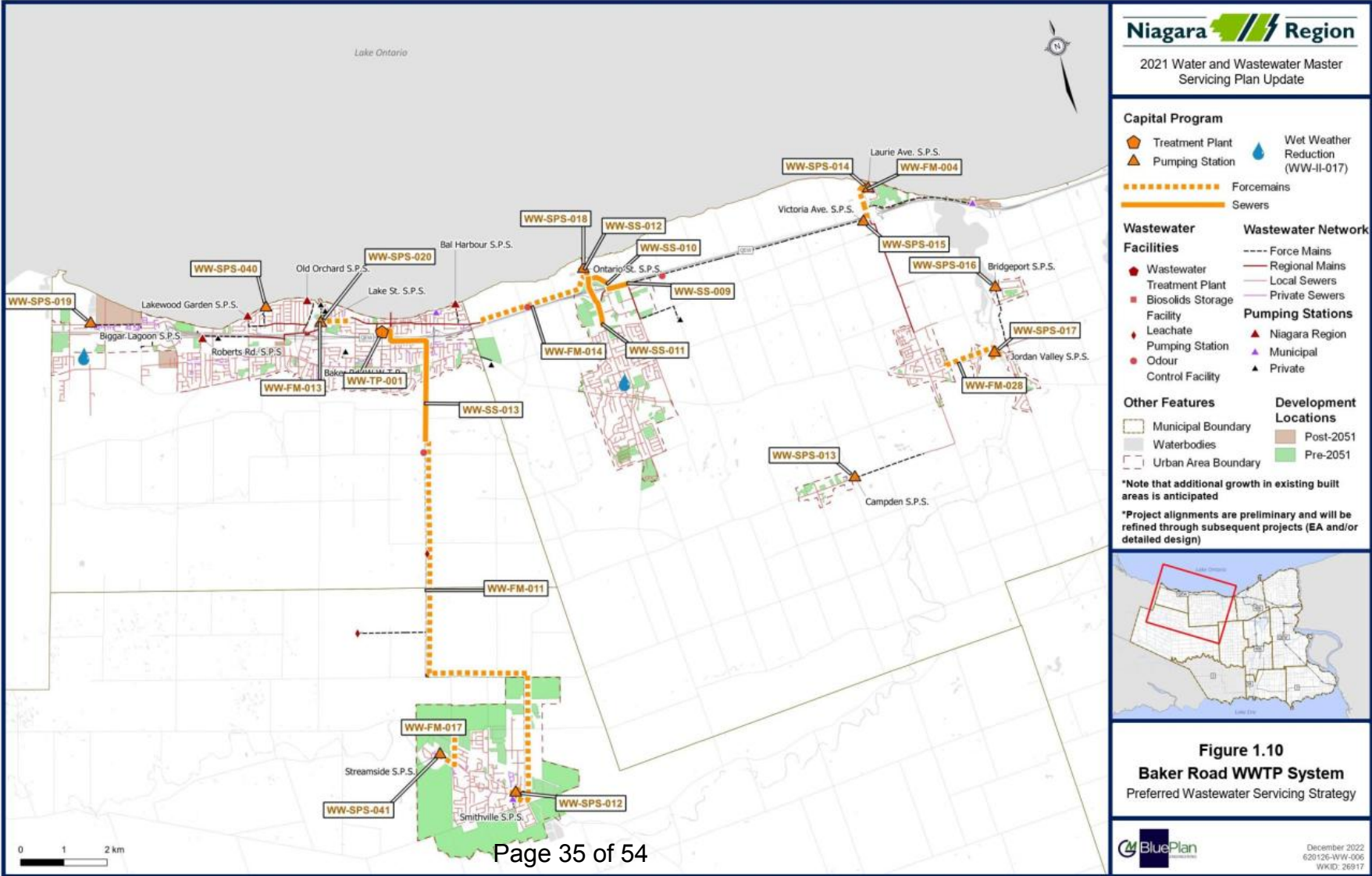
LONG-TERM SERVICING STRATEGY – WASTEWATER

SMITHVILLE MASTER COMMUNITY PLAN



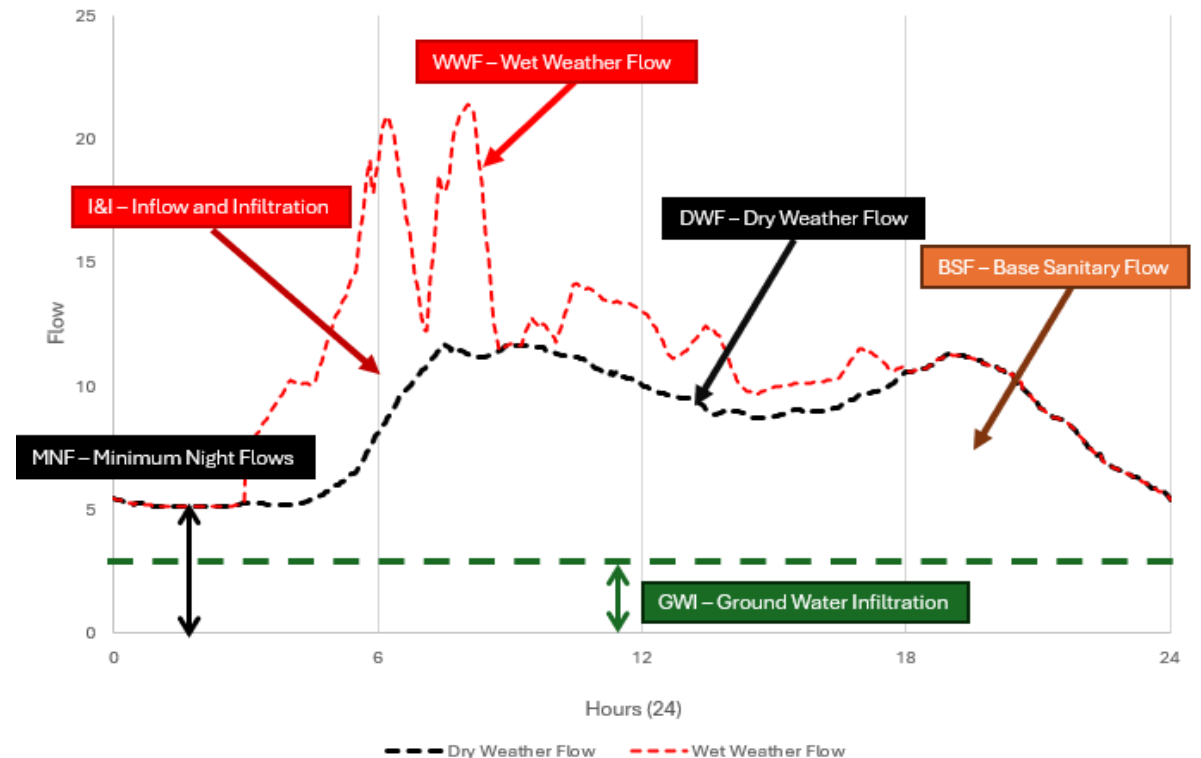
INFRASTRUCTURE

LONG-TERM SERVICING STRATEGY – WASTEWATER NIAGARA REGION'S 2021 MASTER SERVICING PLAN



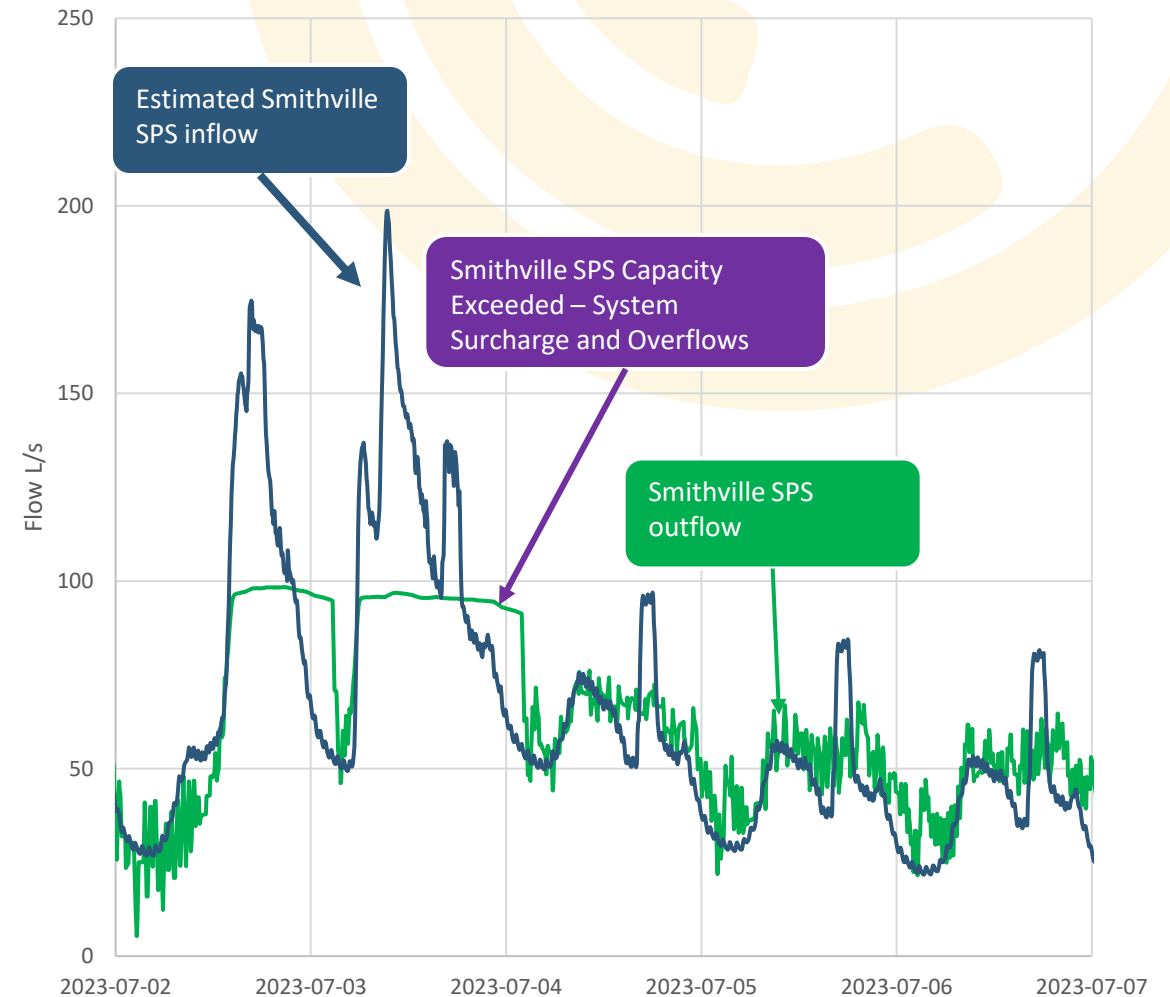
WASTEWATER 101

- Wastewater Flows Has Many Sources
 - **Base Sanitary Flows (BSF):** Used Water
 - Domestic Use (Flushing, showers, sink, washer, etc.)
 - Employment Use (Process waste, employee use, etc.)
 - Follows a repeating, predictable pattern (Diurnal)
 - Extraneous Flows: Non-Sanitary Flows
 - **Groundwater Infiltration (GWI):** Groundwater entering the system – typically occurs on an ongoing basis
 - **Rainfall Fall Derived Inflow and Infiltration (RDII):** Additional water that enters the system during rainfall and snow melt



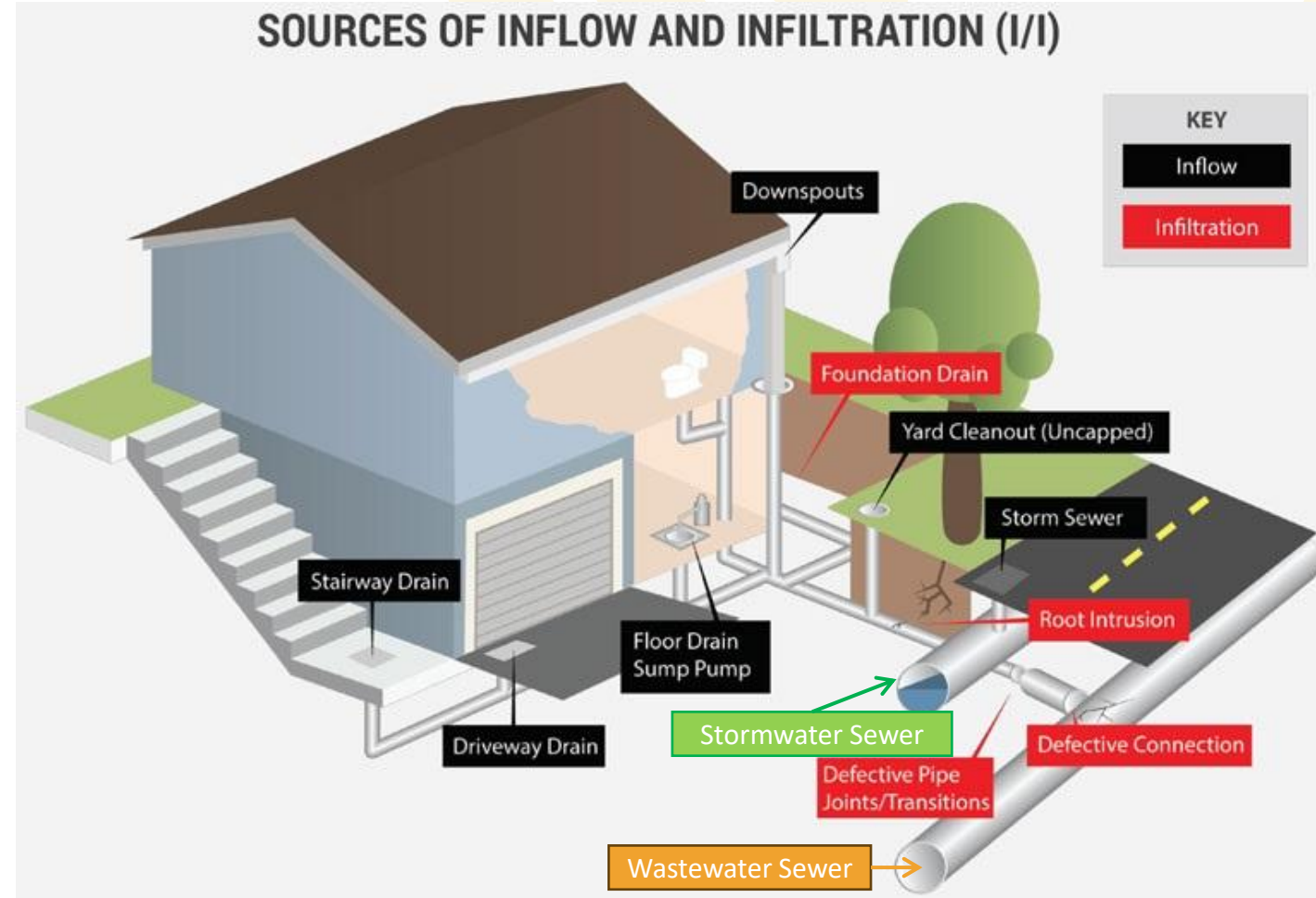
WASTEWATER 101

- Two Typical Flow Conditions
 - **Dry Weather Flow**
 - Everyday Flow (250-300 days a year)
 - Predictable and Stable
 - **Wet Weather Flows**
 - Highly variable – dependent on weather and other factors
 - In Smithville can be > 5x dry weather flows



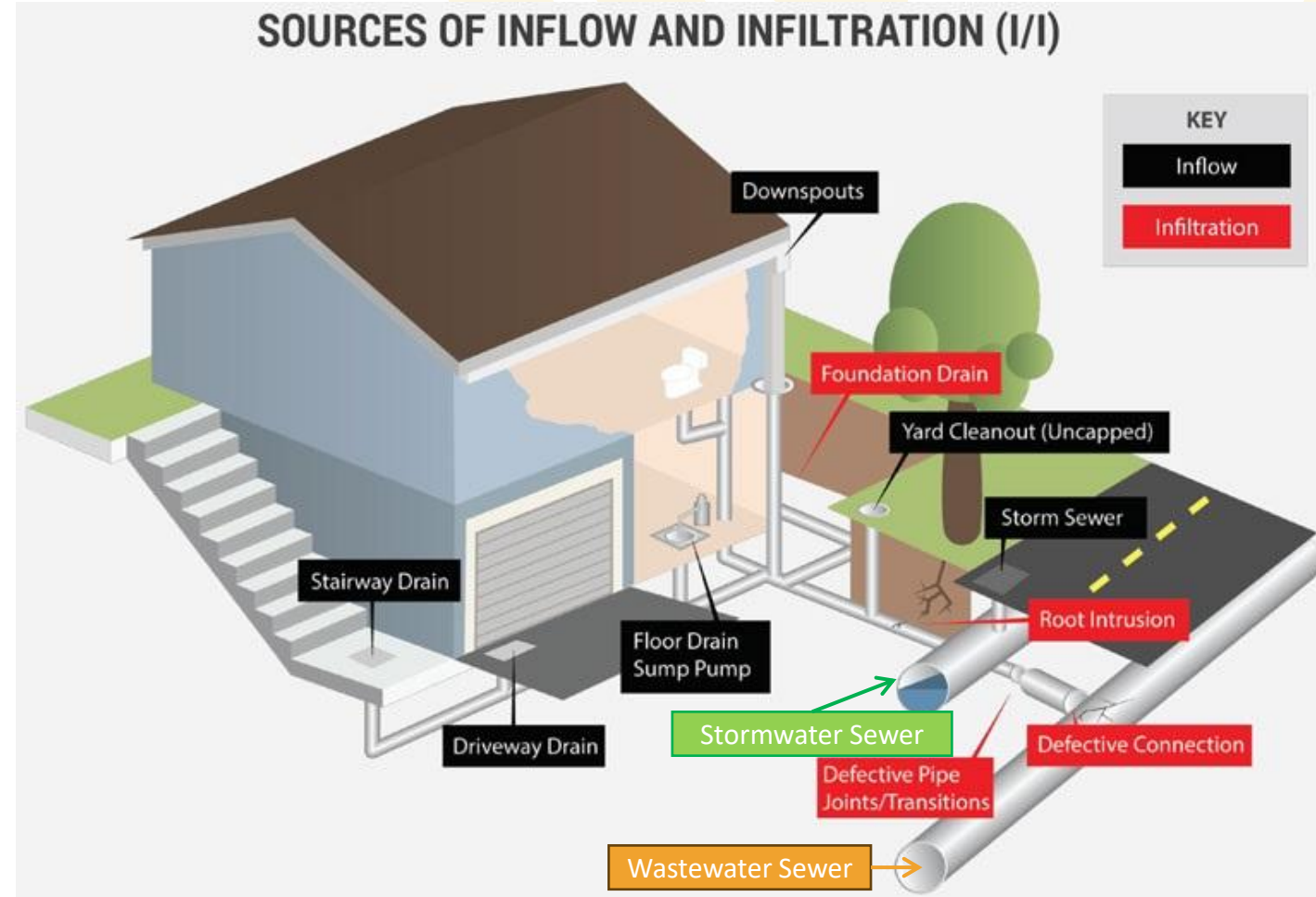
WET WEATHER SOURCES

- Deterioration of Infrastructure Over Time
- Legacy Design Decisions
- Improper Construction Practices
- Homeowner Retrofits
- Poor Soil and Groundwater Conditions
- Unavoidable Sources



WET WEATHER FLOW REDUCTION

- What is Involved
 - Rehab and local replacements
 - Cross-connection removals
 - Private side works
- Benefits
 - Can be cost-effective
 - Short-implementation timeline
 - Addresses sources – climate resilient
- Limitations
 - Required a detailed and localized investigation
 - Not always applicable
 - Outcomes can be uncertain
 - Diminishing returns with greater investments
 - Moderate capacity gains



PERFORMANCE OF THE SMITHVILLE SPS

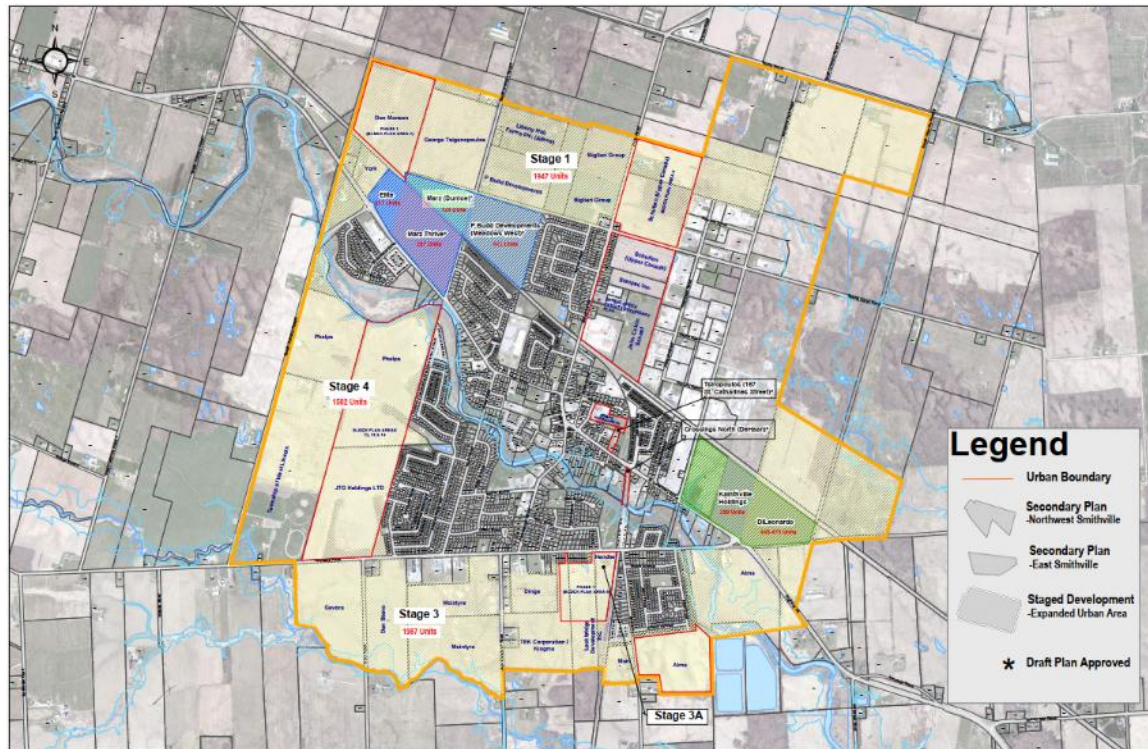
- Station Designed In 2003 - Design Criteria At The Time Did Not Include Wet Weather Flow
- Existing System - Wet Weather Flows Regularly Exceed The Station Capacity
- The SPS Has A Storage Tank To Manage Peak Flows; However, Overflows To The Environment Still Occur
 - Protect against basement flooding by controlling surcharging in the system
 - Occurs ~6x a year on average
- Region Doing Interim Upgrade To 150 L/s (Up From 120 L/s)
 - Will provide some relief, but well below the needed short-term capacity



Station Design Flows		Flow Rate (L/s)
Station ECA Firm Capacity ⁽¹⁾		120
Station Operation Firm Capacity ⁽¹⁾		104
Average Dry Weather Flow		32
Peak Dry Weather Flow		84
Peak Wet Weather Flow - Regional Design Allowance Flow ⁽²⁾		231
Peak Wet Weather Flow 2-Year Design Storm		303
Peak Wet Weather Flow 5-Year Design Storm		331
Peak Wet Weather Flow 10-Year Design Storm		345

Year	# of Overflow Events	Total Overflow Volume (ML)
2019	8	9.3
2020	2	4.8
2021	5	15.6
2022	6	18.3
2023	9	17.5
2024	4	22.5

SHORT-TERM GROWTH PRESSURES



Development Status ⁽¹⁾		Units	Population	Design Flow (L/s) ⁽²⁾
Draft Plan Approved – Existing Urban Boundary		833	2,582	37.6
Draft Plan Submitted	Existing Urban Boundary	1629	5,050	73.6
	Urban Boundary Expansion Lands	196	608	8.9
Pre-Consultation	Existing Urban Boundary	187	580	8.4
	Urban Boundary Expansion Lands	736	2281	33.3
Total		3,581	11,101	161.8

(1) – As of February 2025

- Short-term Growth Flows Is More Than The Existing Capacity Of The Smithville SPS

- Draft Plan Approved and Submitted flow equal and additional ~110 L/s
- ~100% of existing SPS operating capacity

WASTEWATER CAPACITY CHALLENGE

- Wastewater System At/Exceeding Capacity With Regular Overflows
- There Is A Plan For Long-term Improvements; But, it May Be Over 10 Years Before The Strategy Is Fully Implemented
- How Do We Service 833 Draft Plan Approved Units + Additional Planned Units Today?
- Wet Weather Reduction Can Be Part Of The Short-term Solution – **But Upgraded Infrastructure For Growth Is The Ultimate Solution To Stop Overflows**

INTERIM WASTEWATER CAPACITY MANAGEMENT OPTIONS

1. Use Existing Design Criteria – Aspirational Target

- Use existing Township and Regional criteria applied in the design of new wastewater systems. No overflows but no growth until the upgrade to 700L/s is completed.

2. Maintain Existing Performance Levels – Don't Increase Risk

- Maintaining existing sewer surcharging and system overflow levels. No new growth as it will make things worse.

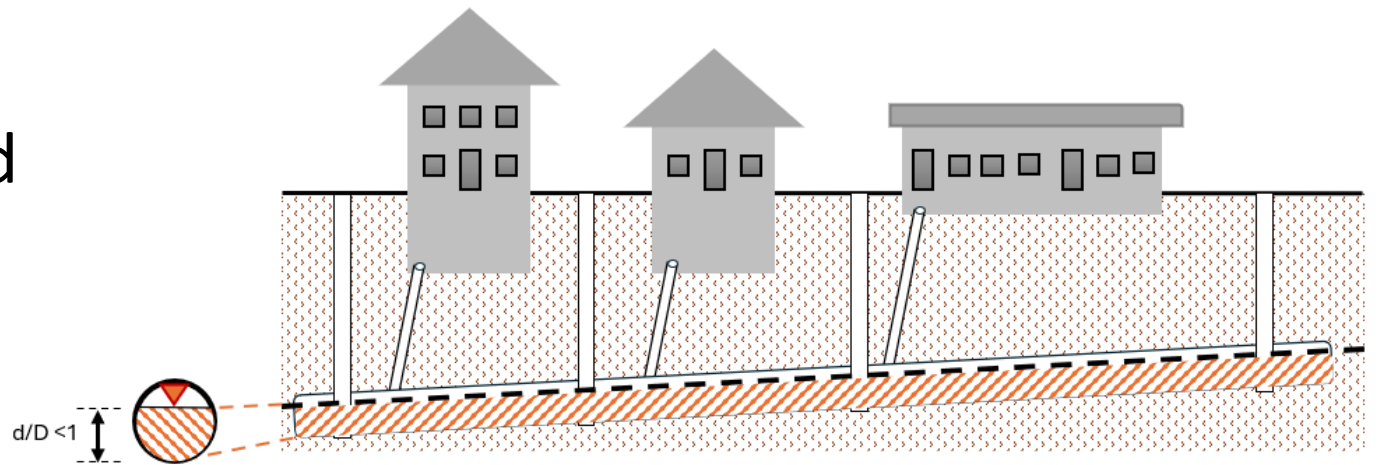
3. Risk Management Approach – Maximize Existing Capacity while Controlling Risks of Overflows and Basement Flooding

- Manage likelihood of system overflows and sewer surcharging, maintain surcharge levels below critical basement elevations.



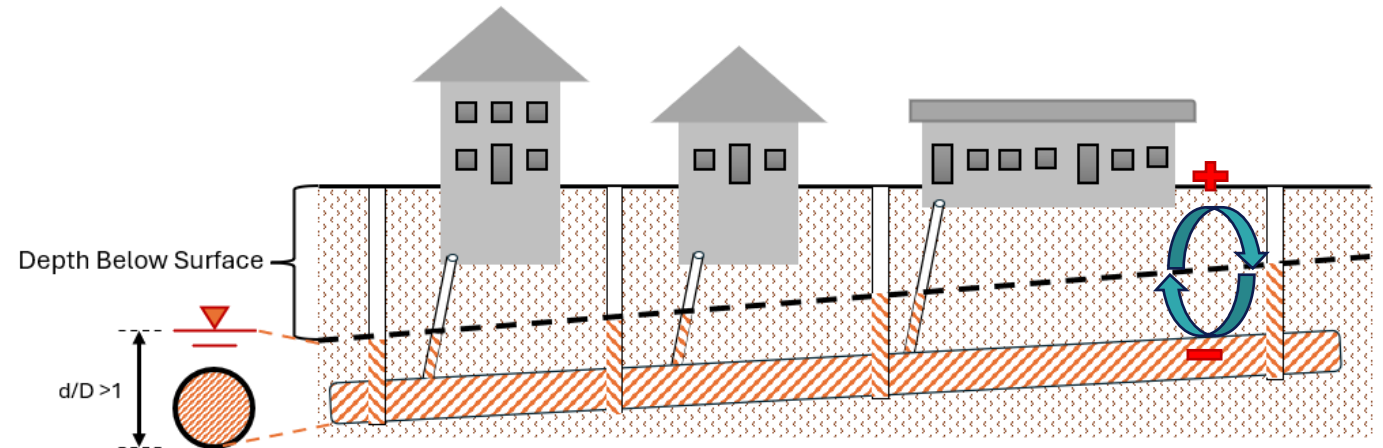
OPTION 1 - USE EXISTING CRITERIA

- Performance Objective – No Sewer Surcharging Or Overflow
- No Significant System Capacity Until The Regional Upgrades Are Implemented
- Limited Capacity Improvements Do Not Address Overflows And Flooding
 - Inflow and infiltration reductions
 - Minor upgrades to the Smithville SPS



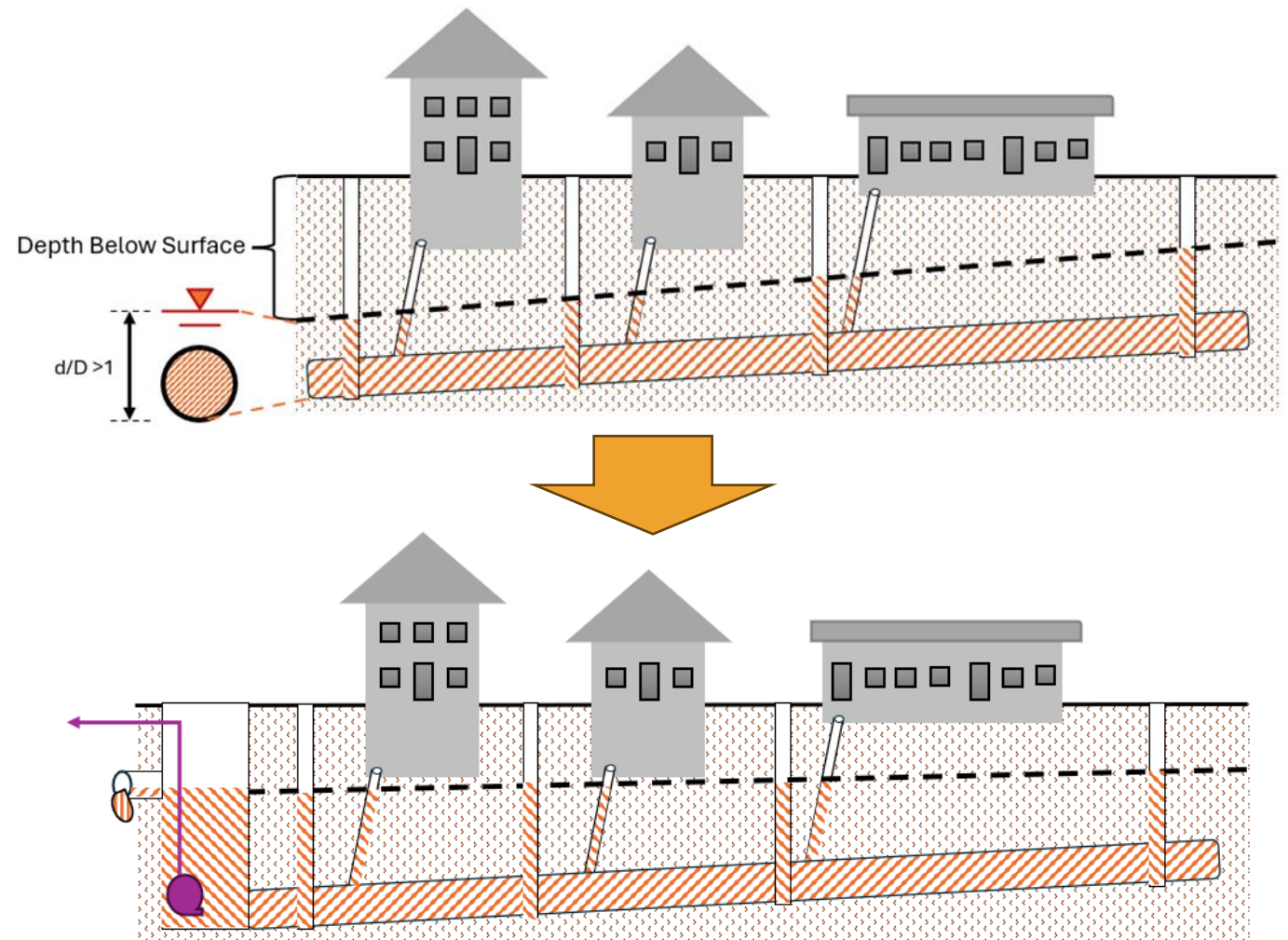
OPTION 2 - MAINTAIN EXISTING PERFORMANCE LEVELS

- Performance Objective – Maintain Existing System Performance
 - Overflow volume and frequency
 - Sewer Surcharging Levels
- Trading Capacity Gains for Growth Capacity
 - Inflow and infiltration reductions (2025 program and beyond)
 - Minor upgrades to the Smithville SPS (2025)
- Risk Reduction Approach
 - Growth capacity released following confirmation of capacity gains
 - Require ongoing monitoring and management system
- Growth Potential Up to 2,500 Units



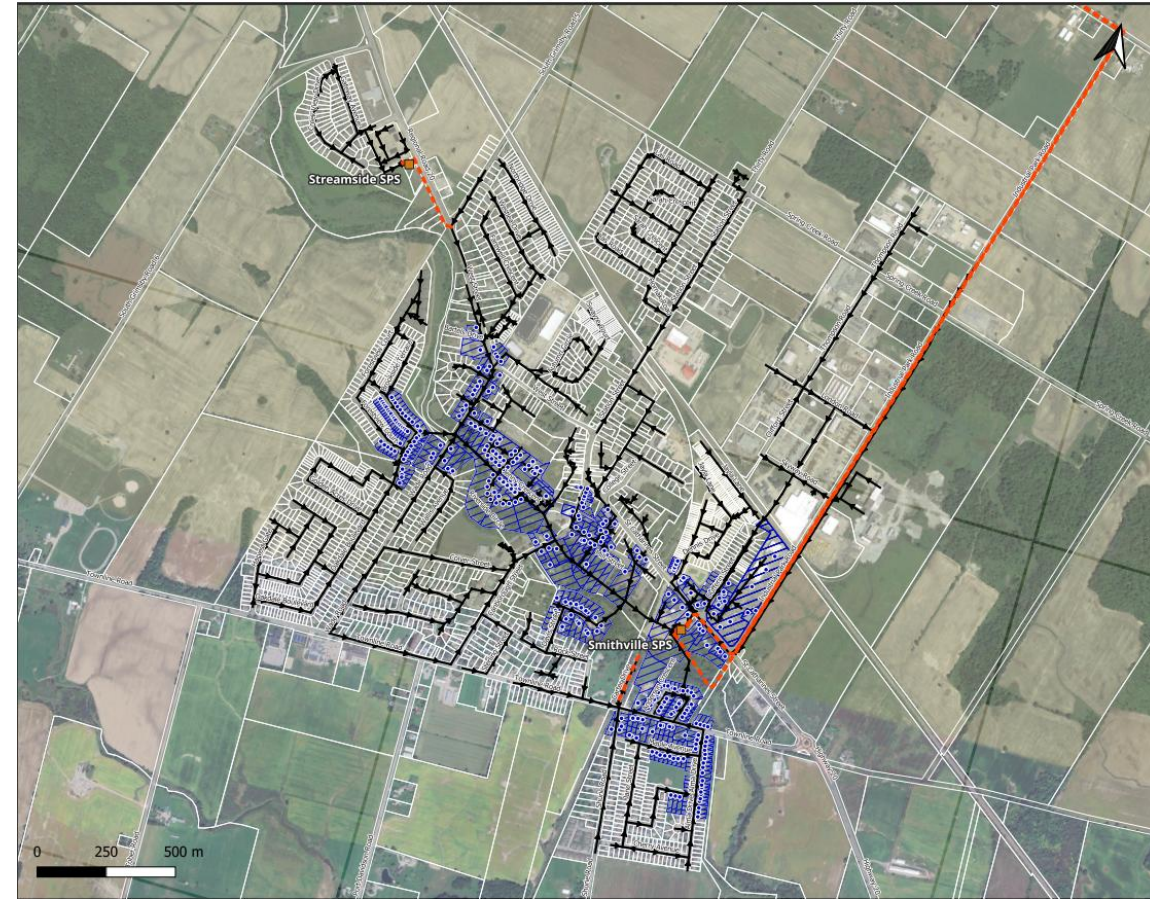
OPTION 3 - RISK MANAGEMENT APPROACH

- Performance Objective – Avoid Basement Flooding and Infrastructure Damage
 - Can allow for Increases in overflows
- Identify Additional System Capacity Limits and Allocate Remaining Capacity
- Trading Capacity Gains for Growth Capacity
 - Inflow and infiltration reductions
 - Minor upgrades to the Smithville SPS
- Risk Management Approach
 - Initial Capacity is confirmed and allocated
 - Additional growth capacity released following confirmation of capacity gains
 - Require Ongoing Monitoring and Management System
- Likely Growth Potential – 2,500 Units



CAPACITY ALLOCATION STRATEGY WORK PLAN

- Verify System Performance
 - Flow records (at SPS and historic flow monitoring)
 - Basement elevation survey
 - Hydraulic modelling
- Confirm Needs and Options
 - SPS upgrades (short-term)
 - Operational changes
 - Wet Weather Program
 - Growth Units
- Evaluation of Management Strategies
- Consultation and Confirmation
 - Township Staff
 - Region Staff
 - Developer Working Group
- Interim Capacity Management Strategy Recommendation



REMEDIAL ACTIONS

Remedial Activity		Impact on System Performance	Implementation Timeline
Operational Change	Lower the Overflow Alarm and Pump Setpoints	<ul style="list-style-type: none"> Increases the operational response time, reducing the likelihood of the SPS levels surcharging beyond the system's basement flooding levels. Increase the available storage volume at the SPS to help buffer high system flows and reduce the surcharging of SPS levels. Will result in increased alarm calls and may result in increased overflow pumping frequency. 	Less than 1 month
	Acquire Additional Overflow Pumps	<ul style="list-style-type: none"> Increase the overflow capacity of the Smithville SPS, helping to manage SPS levels under major flow events. May result in increased overflow volumes. 	Less than 2 months
Facility Upgrades	Minor Pumping and Equipment Upgrades (120 to 150 L/s)	<ul style="list-style-type: none"> Increases the capacity of the SPS, allowing the stations to accommodate additional flows. May result in decreased overflow pumping frequency and volumes. 	Less than 6 months
System Upgrades	Smithville Inflow and Infiltration Reduction Program	<ul style="list-style-type: none"> Reduce existing wet weather flow contributions from the existing system, resulting in reduced peak flows to the SPS. May result in decreased overflow pumping frequency and volumes. 	2 to 5 years.
Property Protection	Investigation and Implementation of Mitigation Measures at Higher Risk Properties	<ul style="list-style-type: none"> Reduces the potential for sewer backup into private properties when the fronting sewer experiences sewer surcharging. This may allow for a change in the operational level of the overflow storage tank, potentially increasing available storage volumes, resulting in decreased overflow pumping frequency and volumes. 	Less than 2 years

KEY FINDINGS – SMITHVILLE SPS

- Can Accommodate Existing Dry Weather Flow With Capacity For Some Additional Growth
 - SPS's operational capacity of 104 L/s can accommodate 700 units of growth capacity
 - Proposed upgrade capacity to 150 L/s can accommodate 2,500 units of growth capacity
- Existing Wet Weather Flow Exceeds The Station's Capacity, Resulting In Sewer Surcharging And Overflows
 - Additional flows = increased overflows at the Smithville SPS and increased sewer surcharging
 - Location of growth does not alter performance - growth anywhere results in the same issues

KEY FINDINGS – SEWER CAPACITY AND BASEMENT FLOODING

- Basement Flooding Risk Is Governed By ~ 26 Properties With Low Basements Relative To Sewer Elevation
 - Limited capacity in the system to increase sewer surcharging without flooding basements
 - Opportunity to implement property-specific upgrades to reduce risk
- Twenty Mile Creek Sewer
 - Capacity for ~ 1,020 units of growth
 - I&I reduction needed to support additional growth
- Anderson Crescent Sewer
 - Capacity currently exceeded under design flow conditions. No new growth capacity available.
- St. Catharines Street Sewer
 - Available capacity exceeds growth needs



KEY FINDINGS

- Operational Changes
 - Help to manage basement flooding risk during wet weather events
 - Manages basement flooding risk through additional overflows
 - Growth capacity is limited by the dry weather capacity of the SPS
- SPS Upgrades
 - Provides a substantial increase in growth capacity due increase in dry weather capacity
 - I&I reduction is still needed to maximize total growth capacity – protect against basement flooding risk and to manage overflow volumes
- I&I Reduction
 - Helps to manage basement flooding risk and overflow volumes
 - Can provide additional growth capacity
 - Can help extend the life of the existing sewers
 - Total growth flow is much greater than I&I reduction potential
 - Does not eliminate the need for a larger SPS upgrade

INTERIM WASTEWATER CAPACITY ALLOCATION STRATEGY

Remedial Action	Timeline	Capacity Gained (units) ⁽²⁾	Total Capacity Gained (units) ⁽³⁾	Net Available Growth Capacity - By Primary Sewer (units)		
				Twenty Mile Creek Sewer ⁽⁴⁾	Anderson Crescent Sewer ⁽⁴⁾	St. Catharine Street Sewer ⁽⁴⁾
Minor Pumping and Equipment Upgrades	2025	700	700	700	196 ¹	700
Acquire Additional Overflow Pumps ⁽⁵⁾	2025	0	700	700	196 ¹	700
Smithville I&I Reduction Program Implementation	2026-2028	800	1,500	1,500 ¹	196 ¹	1,500
Smithville I&I Reduction Program Monitoring	2027-2030	Up to 1,000	2,500	2,000 ¹	196 ¹	2,500

- The Interim Wastewater Capacity Management Strategy Provides Short-Term Growth Capacity
- **Continued Implementation Of The Township And Region Water And Wastewater Servicing Plan Is Needed To Support Smithville's Long-Term Growth Needs**

INTERIM CAPACITY MANAGEMENT IMPLEMENTATION

- Develop Capacity Allocation Policy (Township and Region)
 - Policy development in consultation with developers
 - Ongoing capacity and allocation tracking
 - Monitoring of remedial actions and system improvements
 - Peer review of Development Applications
- Develop Enhanced I&I Reduction Program (Township and Region)
 - HSWS Provincial Grant Application (Pending)
 - Region CSO Program
- Investigate High Risk Properties to Confirm Basement Elevation and Service Connection Configuration (Township)
- Implement Interim Station Upgrades and Operational Changes (Region)



Agile
INFRASTRUCTURE

THANK YOU



JULIEN.BELL@AGILEINFRASTRUCTURE.CA



AGILEINFRASTRUCTURE.CA