



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

MEETING NO. FOUR

Monday, May 4, 2026, 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

Public Meeting(s)

4. PUBLIC MEETING(S)

4.1 5445 Vaughan Road, Sjaarda - Application for Zoning By-law Amendment related to a Surplus Farm Dwelling Severance

Re: An application has been submitted to rezone Parcel 1 from Agriculture (A) Zone to a site-specific Rural Residential (RuR) Zone for residential purposes. The site-specific provision request is to permit the existing 139 square metres ground floor area for an accessory building whereas the maximum ground floor area is 100 square metres. Additionally, this application seeks to rezone Parcel 2 from Agriculture (A) to the Agricultural Purposes Only (APO) Zone for agricultural purposes.

5. CHANGE IN ORDER OF ITEMS ON AGENDA

6. APPOINTMENTS

There are no appointments.

7. 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.

8. COMMUNICATIONS

There are no communications.

9. STAFF REPORTS

9.1 ITEM GS19-26

Manager, Community Planning and Design (Susan Smyth) and Senior Planner (Robin Shugan)

Re: Recommendation Report PD-15-2026-Zoning By-law Amendment for 5445 Vaughan Road (File No. 1601-002-26)

RECOMMENDATION:

1. That, Recommendation Report PD-15-2026, titled

“Recommendation Report - Zoning By-law Amendment for 5445 Vaughan Road (File No. 1601-002-26)” dated May 4, 2025 be received; and,

2. That, the Application for the Zoning By-law Amendment File No. 1601-002-26 to rezone Parcel 1 from Agriculture (A) Zone to the site-specific Rural Residential Zone and Parcel 2 from Agriculture (A) Zone to Agricultural Purposes Only (APO) Zone contained in Schedule B, be approved in accordance with the attached amending Zoning By-law and Schedule, and that Council authorize the Mayor and Clerk to sign the necessary by-law.

9.2 ITEM GS20-26

21

Director, Growth and Sustainability (Gerrit Boerema) and Chief Building Official (Ben Agro)

Re: Recommendation report BLDG-02-2026 - Site Alteration Application 2814 Caistor Centre Road

RECOMMENDATION:

1. That Recommendation Report BLDG-02-2026 titled “Site Alteration Application 2814 Caistor Centre Road (Concession 9, Part Lot 30), West Lincoln, File No. 3000-003-26,” dated May 4th, 2026, be received; and,
2. That Site Alteration Application 3000-003-26 for 2814 Caistor Centre Road be denied at this time.

9.3 ITEM GS21-26

25

Manager, Community Planning and Design (Susan Smyth) and Director, Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-12-2026-Block Plan Area 9 (Stage 3A) (File No. 4000-01-24)

RECOMMENDATION:

1. That, Recommendation Report PD-12-2026, titled, “Recommendation Report – Block Plan Area 9 (Stage 3A) (File No. 4000-01-24), dated April 13, 2026, be received; and
2. That, Council approve a portion of the Block Plan Area 9 being the Stage 3A area encompassing the Lockbridge Draft Plan of Subdivision Application Lands, shown in Schedule ‘A’ and Schedule ‘B’ to this Report.

9.4 ITEM GS22-26

81

Senior Planner (Robin Shugan) and Director, Growth and Sustainability

Re: Recommendation Report PD-16-2026-Update on Provincial Legislation Amendments – Bill 98, *Building Homes and Improving Transportation Infrastructure Act*

RECOMMENDATION:

1. That, Recommendation Report PD-16-2026 titled "Recommendation Report, Update on Provincial Legislation Amendments – Bill 98, *Building Homes and Improving Transportation Infrastructure Act*" dated May 4, 2026, be received; and,
2. That Administration provide comments back to the Province on the proposed changes to site plan approval

9.5 ITEM GS23-26

90

Director, Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-18-2026-Support Letter for ECA Amendment – Modern Sheldrick, 2738 Thompson Road

RECOMMENDATION:

1. That Recommendation Report PD-18-2026 titled "Support Letter for ECA Amendment – Modern Sheldrick, 2738 Thompson Road" dated May 4, 2026, be received; and,
2. That Council authorize Administration to provide a letter of municipal support to the Ministry of Environment, Conservation and Parks provided the Township receives confirmation that the amendment does not pose any additional limitations, constraints, or negative impacts on nearby sensitive land uses, and that the soils only be permitted within the building.

9.6 ITEM GS24-26

95

Manager, Planning and Design (Susan Smyth) and Director, Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-14-2026-Lockbridge Development, Zoning By-law Amendment (File No. 1601-008-24) and Draft Plan of Subdivision (File No. 2000-93-24)

RECOMMENDATION:

1. That, Recommendation Report PD-14-2026, titled "Recommendation Report – Lockbridge Development, Zoning By-law Amendment (File No. 1601-008-24) and Draft Plan of Subdivision (File No. 2000-93-24), dated April 13, 2026, be received; and,
2. That, Application for Zoning By-law Amendment (File No. 1601-008-24) and the By-law and Schedule be approved as found in Schedule B; and,
3. That, Application for Draft Plan of Subdivision Approval (File No. 2000-093-24), be approved in accordance with the provisions of the Planning Act, R.S.O, 1990, c. P. 13, and regulations thereunder, subject to the draft plan approval conditions contained in Schedule C; and,
4. That, the Applicant is advised that the Township's draft approval of this Plan of Subdivision will lapse three years from the date of

approval unless the Township Council grants an extension of the approval period prior to the lapsing date. If an extension is requested, an updated review will occur and revisions to the conditions of draft plan approval may be necessary at that time.

10. OTHER BUSINESS

10.1 ITEM GS25-26

Members of Committee

Re: Other Business Matters of an Informative Nature

11. 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).

12. CONFIDENTIAL MATTERS

There are no Confidential Matters.

13. DISCLOSURE OF CONFIDENTIAL MATTERS

14. ADJOURNMENT

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

DATE: May 4, 2026

REPORT NO: PD-15-2026

SUBJECT: **Recommendation Report Zoning By-law Amendment for 5445 Vaughan Road (File No. 1601-002-26)**

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

OVERVIEW:

- An application for a Zoning By-law Amendment has been submitted by Karen Jongbloed (Agent) on behalf of the Pierre and Martha Sjaarda (Owners).
- The subject lands are designated as ‘Good General Agriculture’ and ‘Natural Heritage System’ within the Township’s Official Plan.
- The subject lands are zoned Agriculture (A), Environmental Conservation (EC) and Environmental Protection (EP) in the Township’s Zoning By-law 2017-70, as amended.
- This application is related to Consent Application B09/2026WL as a condition of consent to rezone the proposed Surplus Farm Dwelling property (Parcel 1) that has been conditionally severed from the Agriculture (A) Zone to a site-specific Rural Residential (RuR-259) Zone. The site-specific exception is to recognize the ground floor area of the existing accessory building.
- The retained lands (Parcel 2) will be rezoned from Agriculture (A) Zone to Agricultural Purposes Only (APO) Zone.
- Following a review of the application in accordance with Provincial and Local policies, and after considering input from the Committee of Adjustment, commenting agencies, and public comments, Planning Staff recommends approval of the application.

RECOMMENDATION:

1. That, Recommendation Report PD-15-2026, titled “Recommendation Report - Zoning By-law Amendment for 5445 Vaughan Road (File No. 1601-002-26)” dated May 4, 2025 be received; and,
2. That, the Application for the Zoning By-law Amendment File No. 1601-002-26 to rezone Parcel 1 from Agriculture (A) Zone to the site-specific Rural Residential Zone and Parcel 2 from Agriculture (A) Zone to Agricultural Purposes Only (APO)

Zone contained in Schedule B, be approved in accordance with the attached amending Zoning By-law and Schedule, and that Council authorize the Mayor and Clerk to sign the necessary by-law.

**ALIGNMENT TO STRATEGIC PLAN:
Theme # 2**

- Enrich our strong agricultural legacy

BACKGROUND:

A Zoning By-law Amendment application has been submitted by Karen Jongbloed (Agent) on behalf of Pierre and Martha Sjaarda (Owners) for the lands municipally known as 5445 Vaughan Road, Township of West Lincoln.

The subject lands are located on the north side of Vaughan Road and east side of Wellandport Road. The property has a lot area of approximately 41 hectares and a lot frontage of 593 metres fronting onto Vaughan Road. The property currently contains an existing single detached dwelling and accessory building and is used for agricultural production of crops. The subject lands also contain significant natural heritage features in the northeast portion of the property. Refer to Figure 1 for the location of the subject property.

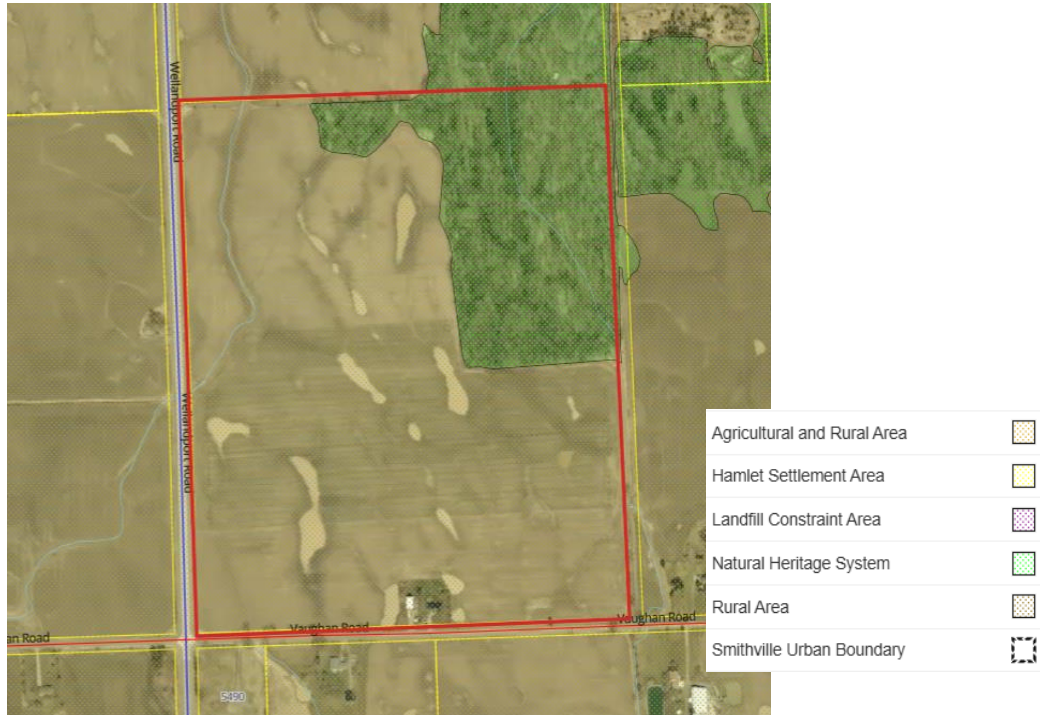
Figure 1: Location of Subject Property



The Township’s Official Plan designates the property as ‘Good General Agriculture’ and ‘Natural Heritage System’ within the Township’s Official Plan (OP), and Prime Agricultural Area and Natural Environment in the Niagara Official Plan and Provincial Planning

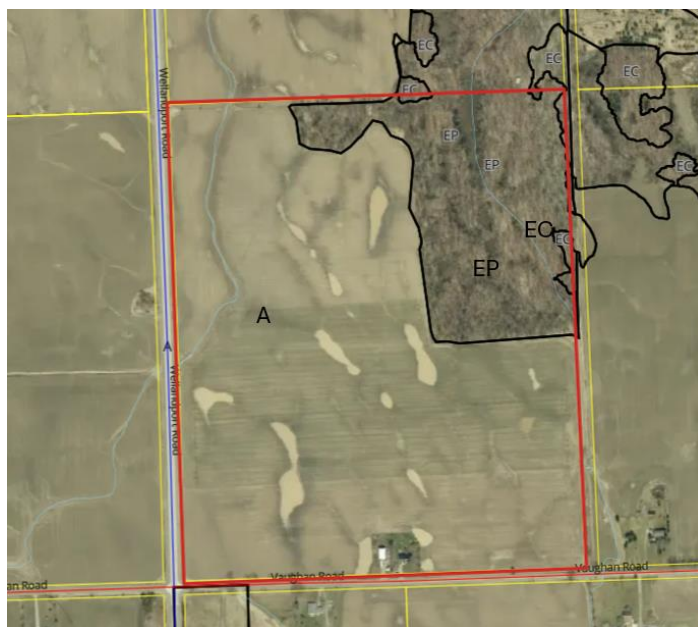
Statement. Refer to Figure 2 for the OP designation.

Figure 2: Township's Official Plan



The Township's Zoning By-law 2017-70, as amended, zones the property Agriculture (A), Environmental Protection (EP) and Environmental Conservation (EC). Refer to Figure 3 for the Zoning of the subject property.

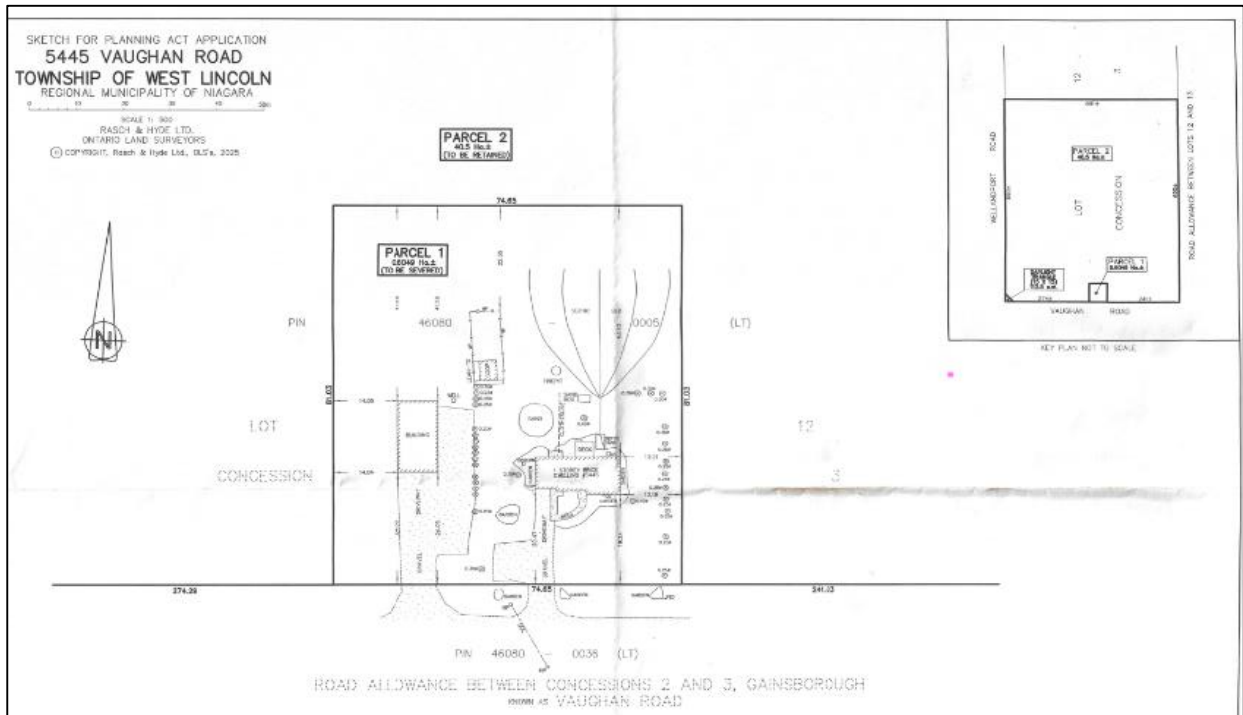
Figure 3: Township's Zoning By-law



Planning Staff received an application for a Consent in November 2025 for a Surplus Farm Dwelling Severance. The conditionally approved severed lot (Parcel 1) will have a lot area of approximately 0.6 hectares and a lot frontage of approximately 75 metres onto Vaughan Road. Parcel 1 will retain the existing single detached dwelling and accessory building. The proposed retained lands (Parcel 2) will have a lot area of approximately 40 hectares and a lot frontage of approximately 515 metres and will continue to be used for agricultural purposes.

On January 28, 2026, Consent Application B09/2025WL was approved by the Committee of Adjustment subject to the conditions outlined in Staff Report [COA-02-2026](#). As part of the conditions of severance an application for a Zoning By-law Amendment is required. Refer to Figure 4 for the site plan.

Figure 4: Site Plan



CURRENT SITUATION:

The proposed Zoning By-law Amendment application is related to Consent Application B09/2025WL as a condition of consent for the requirement to rezone Parcel 1 from the Agriculture (A) Zone to a site-specific Rural Residential (RuR-259) Zone to permit a single detached dwelling for residential purposes and to recognize the existing 139 square metre accessory building. The remnant land (Parcel 2) will be rezoned from Agricultural (A) Zone to Agriculture Purposes Only (APO) Zone and will continue to be used for agricultural purposes and residential uses are no longer permitted on Parcel 2.

The Environmental Protection (EP) and Environmental Conservation (EC) Zones will remain unchanged.

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS 2024) provides guidance on all land use planning matters. The subject lands are located within the Prime Agricultural Area. In accordance with the PPS, lot creation in the Prime Agricultural Area may only permit one new residential lot per farm consolidation for a residence surplus to an agricultural operation provided that the new lot is limited in size to a minimum size in order to accommodate appropriate sewage and water services.

The conditionally approved surplus farm dwelling severance is surplus to a bona-fide agricultural operation and is proposed to have a lot area of 0.6 hectares which is above the minimum lot size requirement of 0.4 hectares as required by the Township's Official Plan and Zoning By-law due to the replacement of the private system. The proposed severed lot (Parcel 1) that is considered surplus to the farm operation has an existing private sanitary sewage system that can accommodate residential use. The PPS states new residential uses on the remnant Agricultural parcel (Parcel 2) is prohibited. Therefore, Parcel 2 will be rezoned to Agricultural Purposes Only (APO) Zone and will continue to preserve prime agricultural lands and will maintain the agricultural characteristics of the surrounding lands.

It is of the opinion of Planning Staff that the proposed Zoning By-law Amendment is consistent with the policies of the PPS.

Township of West Lincoln Official Plan and Niagara Region Official Plan

The subject lands are designated as 'Good General Agriculture' and 'Natural Environment System' within the Township's Official Plan (OP). Section 4, titled *Agricultural Land Use* of the OP states the main objectives of this designation is to provide the second highest level of protection to preserve the Township's agricultural lands. Section 18.13.2 g) of the OP only permits the creation of a new lot in the Good General Agricultural designation subject being surplus to a farm operation, a lot size of 0.4 hectares, can adequately support private sewage and water services, and that the remnant farmland parcel be rezoned to Agricultural Purposes Only (APO).

The proposed Zoning By-law Amendment application is to rezone Parcel 1 to a site specific Rural Residential (RuR-259) Zone to recognize the existing 139 square metre accessory building. Additionally, the Zoning By-law Amendment application is to rezone Parcel 2 to the Agricultural Purposes Only (APO) Zone.

The remnant lands (Parcel 2) will continue to be used for agricultural purposes and will be rezoned to the Agricultural Purpose Only (APO) Zone, which will prohibit any future non-farm related and residential uses.

As mentioned, the subject lands (primarily in the northeast section) contain lands designated Natural Environment System (Beaver Creek West Lincoln Wetland Complex, Significant Woodland, linages and Permanent and Intermittent Watercourse, Shoreline Areas and Other Wetlands). The rezoning of Parcel 1 will not impact the natural features as the proposed lot lines will not intersect with any natural features located on the subject lands. Therefore, Section 3.1.1 of the Natural Environment System and the policies for long term protection are being met.

It is of the opinion of Planning Staff that the proposed Zoning By-law Amendment is consistent with the policies of the Township's Official Plan and policies of the Niagara Region Official Plan.

Township of West Lincoln Zoning By-law 2017-70, as amended

The subject property is currently zoned Agriculture (A), Environmental Protection (EP) and Environmental Conservation (EC). The A Zone permits the use of a single detached dwelling with a minimum lot area 40 hectares and lot frontage of 100 metres.

Parcel 1 (Severed Surplus Farm Dwelling)- Proposed Rural Residential Lot

The purpose of this Zoning By-law Amendment is to rezone Parcel 1 to a site-specific Rural Residential (RuR-259) Zone to permit the use of a single detached dwelling and accessory building. Under the Township's Zoning By-law, the RuR Zone permits the use of single detached dwellings and accessory buildings, with a minimum lot area of 0.4 hectares and a lot frontage of 45 metres. Parcel 1 will contain the existing single detached dwelling and accessory building and will have a lot area of 0.6 hectares and a lot frontage of 74.65 metres, both of which comply to the RuR Zone. The site-specific amendment is to recognize the existing 139 square metres accessory building whereas, Section 3.1 Table 1-2 permits accessory buildings in the RuR Zone to have a maximum ground floor area of 120 square metres.

The intent of maximum ground floor area for an accessory building is to ensure that the accessory building remains subordinate to the main use. The accessory building will remain secondary to the main dwelling unit as it does not exceed the ground floor area of the existing single detached dwelling. Furthermore, the existing accessory building does not exceed the maximum lot coverage for accessory buildings. The subject lands also contain a chicken coop. Backyard chickens are permitted in the RuR Zone, subject to Section 3.8.3. The Applicant has confirmed that the backyard chickens will comply to the Township's Zoning By-law. All other requirements of the proposed RuR Zone will be met.

Parcel 2 (Remnant Lands)- Proposed Agricultural Purposes Only Lot

The Zoning By-law Amendment application proposes to rezone the remnant lands (Parcel 2) from the Agriculture (A) Zone to Agricultural Purposes Only (APO) Zone.

Under the Township's Zoning By-law, the APO Zone requires a minimum lot area of 39 hectares and a lot frontage of 100 metres. Parcel 2 proposes to have a lot area of 40 hectares and lot frontage of 515 metres fronting onto Vaughan Road and will continue to be used for agricultural purposes only, thus meeting the provisions of the APO Zone.

It is of the opinion of Planning Staff that the proposed Zoning By-law Amendment meets the general intent of the Township's Zoning By-law.

FINANCIAL IMPLICATIONS:

All costs associated with processing the application and the development of the subject property are to be borne by the Owner.

Cash-in-lieu of parkland dedication is required as a condition of consent.

INTER-DEPARTMENTAL COMMENTS:

Niagara Peninsula Conservation Authority (NPCA)

The NPCA does not offer objections to the Zoning Bylaw Amendment for Parcel 1 or Parcel 2.

The Applicant shall be aware that the remnant parcel (Parcel 2) contains a Provincially Significant Wetland, several regulated watercourses, associated buffers for both the wetland and watercourses, as well as flood hazard areas around the existing watercourses. Should any future development of any kind be requested on Parcel 2, applicable studies through the NPCA's review and approval process may be required. Works permits and applicable fees could apply. The NPCA would review based off the scope, nature, and location of any proposals.

Niagara Region – Infrastructure Review

Regional comments for this ZBA application are very similar to the related consent file - B092025WL. Please see below:

Regional Road:

- At this time, a 15 metre x 15 metres daylight triangle is not required. Should a future *Planning Act* application be submitted for the retained lands, a daylight triangle will be required at the corner of Wellandport Road and Vaughan Road to meet the current Official Plan policies and to maintain sightlines.
- The applicant is responsible for obtaining any applicable Regional road use permits for works adjacent to the Regional road.

Regional staff offer no objections to the ZBA application.

Township Civil and Land Development

Comments provided at the time of Consent and there were no additional comments.

Township of Building and Fire Service Department

There are no issues or comments received by the Township's Building and Fire Services Departments.

CONCLUSION:

Based on the above analysis, Planning Staff support the proposed Zoning By-law Amendment as it meets the intent of the surplus farm dwelling severance policy and preserves prime agricultural lands, meeting the requirements of the Planning Act, is consistent with the PPS, conforms to the Township's Official Plan and Niagara Region Official Plan. Therefore, it is recommended that the proposed Zoning By-law Amendment be enacted and passed.

ATTACHMENTS:

- Schedule A – Site Plan
- Schedule B – Comments
- Schedule C – Zoning By-law and Schedule

Prepared & submitted by:

**Robin Shugan
Senior Planner**

Approved by:

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

**Truper McBride
CAO**

RE: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road - Regional Comments - PLZBA202600447

From Reddon, Alexandra <Alexandra.Reddon@niagararegion.ca>
Date Tue 2026-04-21 2:19 PM
To Robin Shugan <rshugan@westlincoln.ca>
Cc Development Planning Applications <devtplanningapplications@niagararegion.ca>

Hi Robin,

Regional comments for this ZBA application are very similar to the related consent file - B092025WL. Please see below:

Natural Environment System:

- The subject property is impacted by the Natural Environment System (NES) of the Niagara Official Plan, including the Beaver Creek West Lincoln Wetland Complex (PSW), Significant Woodland, Linkages, Permanent and Intermittent Watercourses, and Other Wetlands.
- Environmental Planning staff have reviewed the Township's Zoning By-law and confirm that the extent of these identified NES features is currently captured within appropriately restrictive environmental designations. As such, staff are satisfied that the existing zoning framework provides suitable protection for the natural heritage features on the property and have no objection to the application.

Regional Road:

- Staff notes that a daylight triangle of 15 meters x 15 meters is required at the corner of Wellandport Road and Vaughan Road to meet the current Official Plan policies and to maintain sightlines. The applicant is to be aware should future consent or site plan applications be applied for the retained lot with frontage along Regional Road 27.
- The applicant is responsible for obtaining any applicable Regional road use permits for works adjacent to the Regional road.

Regional staff offer no objections to the ZBA application.

Thank you kindly,
Allie



Allie Reddon
Development Planner
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: alexandra.reddon@niagararegion.ca



My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: Robin Shugan <rshugan@westlincoln.ca>
Sent: Monday, April 13, 2026 12:11 PM
To: DL-Council Members <DL-CouncilMembers@westlincoln.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; District School Board Niagara <michelle.mcphée@dsbn.org>; Busnello, Pat <pat.busnello@niagararegion.ca>; tlennard@npca.ca; ppearson@npca.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; [Thomas.dell](mailto:Thomas.dell@canadapost.postescanada.ca) <Thomas.dell@canadapost.postescanada.ca>; abby.laforme@mncfn.ca; 'dlaforme@sixnations.ca' <dlaforme@sixnations.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; jocko@sixnationsns.com; traceyghdi@gmail.com; rowcentre@bell.ca; CP_Proximity-Ontario@cpr.ca; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Planning@ncdsb.com; 'Landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; jim.sorley <jim.sorley@npei.ca>; MR18Enquiry@mpac.ca; Reddon, Alexandra <Alexandra.Reddon@niagararegion.ca>; amy.shank@niagararegion.ca; Biba, Philippe <Philippe.Biba@niagararegion.ca>; Boudens, Adam <Adam.Boudens@niagararegion.ca>; Ding, Maggie <Maggie.Ding@niagararegion.ca>; Wilson-Trm, Josh

NPCA Response: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road


From Taran Lennard <tlennard@npca.ca>
Date Wed 2026-04-15 11:07 AM
To Robin Shugan <rshugan@westlincoln.ca>

Hi Robin,

The NPCA does not offer objections to the Zoning Bylaw Amendment for Part 1 or Part 2.

The applicant shall be aware that the remnant parcel (Part 2) contains a Provincially Significant Wetland, several regulated watercourses, associated buffers for both the wetland and watercourses, as well as flood hazard areas around the existing watercourses. Should any future development of any kind be requested on Part 2, applicable studies through the NPCA's review and approval process may be required. Works permits and applicable fees could apply. Our Agency would review based off the scope, nature, location of any proposals.

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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Stay informed on the proposed changes to Ontario's Conservation Authorities and what this means for NPCA and the communities we serve. Visit [Get Involved NPCA](#) for the latest updates. **There are no changes to service delivery at this time — we remain your conservation authority.**

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: Robin Shugan <rshugan@westlincoln.ca>
Sent: April 13, 2026 12:11 PM
To: DL-Council Members <DL-CouncilMembers@westlincoln.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; District School Board Niagara <michelle.mcphée@dsbn.org>; Pat.busnello@niagararegion.ca; Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; [Thomas.dell](#) <Thomas.dell@canadapost.postescanada.ca>; abby.laforme@mncfn.ca; 'dlaforme@sixnations.ca' <dlaforme@sixnations.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; jocko@sixnationsns.com; traceyghdi@gmail.com; rowcentre@bell.ca; CP_Proximity-Ontario@cpr.ca; susan.dunsmore <susan.dunsmore@niagararegion.ca>; Planning@ncdsb.com; 'Landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; jim.sorley <jim.sorley@npei.ca>; MR18Enquiry@mpac.ca; alexandra.reddon@niagararegion.ca; amy.shank@niagararegion.ca; Philippe.Biba@niagararegion.ca; Adam.Boudens@niagararegion.ca; Maggie.ding@niagararegion.ca; josh.wilson@niagararegion.ca
Cc: Jennifer Bernard <jbernard@westlincoln.ca>; Justin Paylove <jpaylove@westlincoln.ca>; Tim Hofsink <thofsink@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>; Mike DiPaola <mdipaola@westlincoln.ca>; Ray Vachon <rvachon@westlincoln.ca>; Barb Hutchinson <BHutchinson@westlincoln.ca>; Sarah Petrina <spetrina@westlincoln.ca>
Subject: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road

Good afternoon,

RE: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road

From Jennifer Bernard <jbernard@westlincoln.ca>
Date Mon 2026-04-20 11:09 AM
To Robin Shugan <rshugan@westlincoln.ca>

📎 1 attachment (218 KB)
B092025WL (Sjaarda).pdf;

Hi Robin,

I have no further comments than what was provided for the consent application, I've attached that memo.

Thanks,
Jenn



Jennifer Bernard | Manager, Civil Land Development
C.E.T.
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: April 13, 2026 12:11 PM
To: DL-Council Members <DL-CouncilMembers@westlincoln.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; District School Board Niagara <michelle.mcphee@dsbn.org>; Pat.busnello@niagararegion.ca; tlennard@npca.ca; ppearson@npca.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; Thomas.dell <Thomas.dell@canadapost.postescanada.ca>; abby.laforme@mncfn.ca; 'dlaforme@sixnations.ca' <dlaforme@sixnations.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; jocko@sixnationsns.com; traceyghdi@gmail.com; rowcentre@bell.ca; CP_Proximity-Ontario@cpr.ca; susan.dunsmore <susan.dunsmore@niagararegion.ca>; Planning@ncdsb.com; 'Landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; jim.sorley <jim.sorley@npei.ca>; MR18Enquiry@mpac.ca; alexandra.reddon@niagararegion.ca; amy.shank@niagararegion.ca; Philippe.Biba@niagararegion.ca; Adam.Boudens@niagararegion.ca; Maggie.ding@niagararegion.ca; josh.wilson@niagararegion.ca
Cc: Jennifer Bernard <jbernard@westlincoln.ca>; Justin Paylove <jpaylove@westlincoln.ca>; Tim Hofsink <thofsink@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>; Mike DiPaola <mdipaola@westlincoln.ca>; Ray Vachon <rvachon@westlincoln.ca>; Barb Hutchinson <BHutchinson@westlincoln.ca>; Sarah Petrina <spetrina@westlincoln.ca>
Subject: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road

Good afternoon,
Please see the attached Notice of Public Meeting regarding a Zoning By-law Amendment for the lands municipally known as 5445 Vaughan Road. The purpose of this application is to rezone Parcel 1 from Agriculture to a site specific Rural Residential Zone for residential purposes and to rezone the remnant parcel (Parcel 2) from Agriculture to Agricultural Purposes Only Zone for agricultural purposes. This application is also related to Consent File B092025WL.

The Public Meeting is scheduled for **May 4th, 2026 @ 6:30pm** at Town Hall, 318 Canaborough Street. Please provide any **comments or concerns** to myself rshugan@westlincoln.ca by **April 24, 2026**. Thank you.

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
BY-LAW NO. 2026-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 By-law 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 'E7' to Zoning Bylaw No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 3 Part Lot 12, West Lincoln, municipally known as 5445 Vaughan Road, shown on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'E7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is amended by changing the zoning on the Severed Lands of the Surplus Farm Dwelling (Parcel 1) shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural (A) to site-specific Rural Residential (RuR-259) Zone.
3. THAT Part 6 of the Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

RuR-259

Permitted Uses:
As per the part zone.

Regulations:
All regulations of the RuR zone except:
a) Maximum Ground Floor Area of existing Accessory Building 139 square metres
4. THAT Map 'E7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is amended by changing the zoning on the Retained Lands (Parcel 2) shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural (A) to Agricultural Purposes Only (APO) Zone.
5. THAT, all other provisions of By-law 2017-70, as amended, continue to apply.
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 _____, 2026.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE
MANAGER, LEGISLATIVE SERVICES/CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2026-XX

Location:

The subject properties are located on the north side of Vaughan Road and east side of Wellandport Road.

Subject lands are legally described Concession 3 Part Lot 12, West Lincoln, municipally known as 5445 Vaughan Road.

Purpose & Effect:

The severed surplus farm dwelling (Parcel 1) to have a site-specific Rural Residential (RuR-259) Zone that permits:

- Maximum Ground Floor Area of existing Accessory Building 139 square metres

The retained lands (Parcel 2) to be zoned Agricultural Purposes Only (APO) Zone, as per the parent zone.

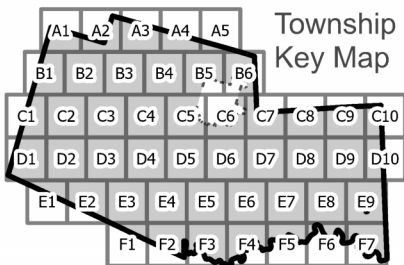
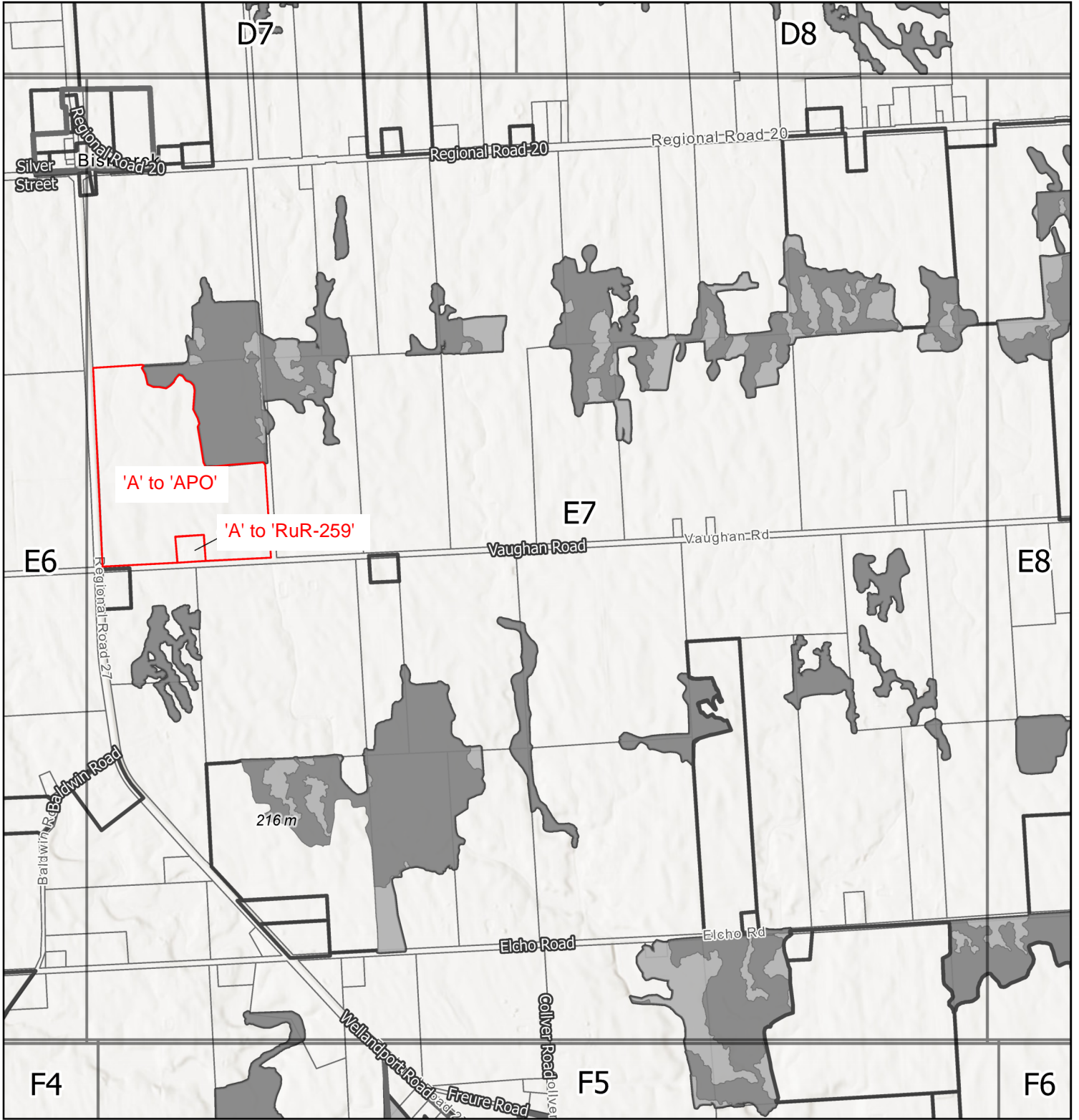
Public Consultation:

The Public Meeting was held on May 4, 2026. All written and oral comments have been considered in the making of the decision by Council. Agency comments regarding this application have been included in the amending by-law.

ZBA File: 1601-002-26 (5445 Vaughan Road)

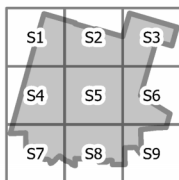
Related File: Consent B09-2025WL






DRAFT



Township Key Map

Smithville Key Map

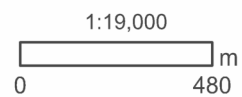


-  Settlement Area Boundary
-  Zone Boundary
-  EC
-  EP
-  Waste Management Facility Assessment Area

Township of West Lincoln

Schedule A
Zoning By-law No.2017-70

Map
E7



DATE: May 4, 2026

REPORT NO: BLDG-02-2026

SUBJECT: **Recommendation Report**
Site Alteration Application 2814 Caistor Centre Road
(Concession 9, Part Lot 30)
File No.3000-003-26

CONTACT: Gerrit Boerema, Director, Growth and Sustainability
Ben Agro, Chief Building Official

OVERVIEW:

- An application for a site alteration permit has been submitted by Pamela Wood (Property Owner) and Darryl Dudych (Business Operator of 2814 Caistor Centre Road, West Lincoln).
- The owners of 2814 Caistor Centre Road are requesting a site alteration permit for 3,000 cubic meters of wood mulch material (approx. 30 truck loads) to the property for wholesale to landscapers and garden centers.
- There is approximately 4000-5000 cubic meter of wood mulch already on site
- The site alteration permit requires a public meeting, which was held on April 13, 2026, and requires Council approval.
- After reviewing the application, Administration cannot support the application at this time, as the current and proposed site alteration are not compliant with the Township’s zoning bylaw.
- Administration is recommending that the site alteration application be denied, and that if the owner is successful in obtaining zoning approvals, the site alteration application be re-submitted.

RECOMMENDATION:

1. That Recommendation Report BLDG-02-2026 titled “Site Alteration Application 2814 Caistor Centre Road (Concession 9, Part Lot 30), West Lincoln, File No. 3000-003-26,” dated May 4th, 2026, be received; and,
2. That Site Alteration Application 3000-003-26 for 2814 Caistor Centre Road be denied at this time.

ALIGNMENT TO STRATEGIC PLAN:

Theme #2

- Champion strategic and responsible growth

BACKGROUND:

An application for a site alteration permit has been submitted by Pamela Wood (Property Owner) and Darryl Dudych (Business Operator) of 2814 Caistor Centre Road, West Lincoln.

The subject property is just over 14 acres in size and contains a dwelling and a number of accessory buildings. A portion of the land is being used for non-agricultural uses that requires Zoning By-law Amendment approval and Site Plan approval and the owners have indicated they are in the process of applying for these approvals.

On August 25th, 2025, the Township received a report a concern regarding the importation of material to the site. By-law Services attended the site and issued orders for building without a permit and zoning non-compliance. The owners stockpiled approximately 4,000-

5,000 cubic meters of wood mulch material on the property. The location of the material stockpiled can be found in Schedule A. This material was sourced from off-site suppliers and is being processed and sold to landscapers and garden centres.

They have previously received an entrance permit for access to the rear of the property.

CURRENT SITUATION:

The Township's Site Alteration By-law 2016-41, as amended, requires a public meeting and requires Council approval for site alteration over 1,000 cubic metres of material. Wood mulch in this quantity falls under the bylaw's definition of fill, requiring a permit.

The site alteration bylaw requires that lands be appropriately zoned prior to the issuance of a site alteration permit. The zoning of the property is Agricultural 'A' in the Township's zoning bylaw, and the zoning does not permit the mulch use. The applicants have indicated that they are working towards a full submission in May, but at this time require the additional mulch to maintain operating the business.

Notices were circulated to neighbouring property owners on March 13th, 2026. A public meeting was held April 13th, 2026, no public comments were submitted. There were two comments raised by members of committee regarding complaints against the property, of which there were several complaints filed, and if it is appropriate to approve the site alteration in advance of the zoning approvals. Administration is recommending that this application not be supported until zoning approvals are granted, if the applicants are pursuing them.

The Zoning on the subject property is Agricultural 'A' which only permits agricultural uses and single detached dwellings. The importing, storage, processing and wholesaling of mulch are not permitted in the Agricultural Zone of the Township's zoning bylaw. As such, this application cannot be supported at this time. The applicants have indicated that they are going to pursue a zoning amendment, however, those applications have not yet been submitted. If the applicants are successful in the zoning bylaw amendment to permit the mulching use, the site alteration application may be resubmitted for further consideration.

Administration conducted a drive by inspection of the property in April 2026 and noted that the mulching operation, as well as several other non-agricultural uses are continuing on the property.

FINANCIAL IMPLICATIONS:

The applicant has paid the \$1,194.00 for the site alteration permit. If approved, additional fees and deposits would be required for the material already brought on site as well.

INTER-DEPARTMENTAL & AGENCY COMMENTS:

West Lincoln Planning, Building & Septic

There are orders issued against the property. Planning has indicated that the property is zoned Agricultural 'A' and does not permit the ongoing non-agricultural uses on the property. An amendment to the Zoning By-law is required to confirm the principle agricultural uses and the proposed scaled non-agricultural use as an on-farm diversified use. Site plan approval will also be required, and the owner will be required to enter into a site plan agreement with the Township for the proposed on-farm diversified use operation.

Approval of this site alteration application would not be in accordance with the permitted uses of the zoning bylaw.

West Lincoln Engineering

No comments at this time but site plan approval is required, and the necessary site plan drawings will be submitted and reviewed for comments.

Niagara Peninsula Conservation Authority (NPCA)

The NPCA provided comments stating that there are no regulated features on the subject property and therefore they have no objection.

PUBLIC COMMENTS:

There have been no public comments received as part of this application.

CONCLUSION:

An application for site alteration has been submitted to permit wood mulch material fill of 3,000 cubic meters (30 semi-truck loads) to be sold to landscapers and garden centres within a 3 month period. The site currently contains 4,000-5,000 cubic meters (40-50 semi-truck loads) of wood mulch already.

Administration is recommending to deny this application at this time due to the use not complying with the current zoning requirements.

ATTACHMENTS:

Schedule A – Site Plan Drawing

Prepared & Submitted by:

Ben Agro
Chief Building Official

Gerrit Boerema
Director, Growth and Sustainability

Approved by:

Truper McBride
CAO

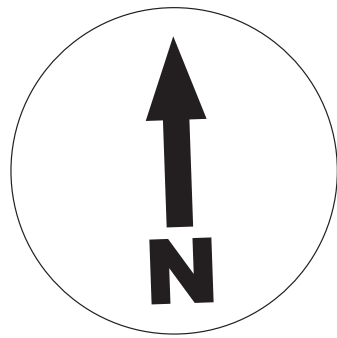
2814 Caistor Centre Road,
West Lincoln, ON, L0R 1M0
ARN: 260203001108700
CON 9 PT LOT 30



NIAGARA
Planning
Consultants

(905)-246-1423
info@niagarapc.ca

PO Box 77, Fenwick,
ON, L0S 1C0

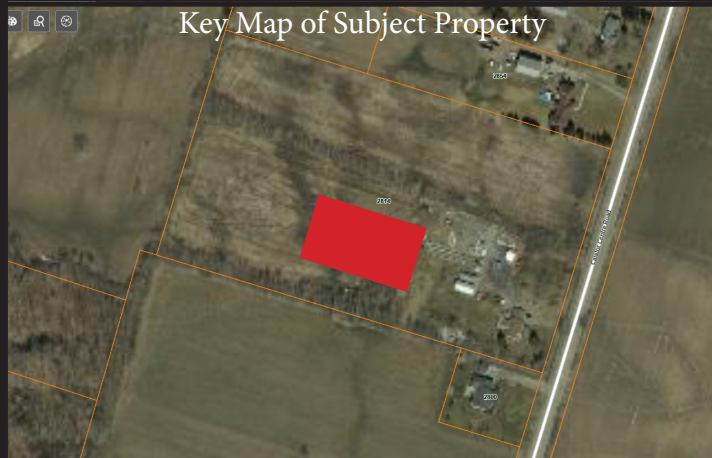
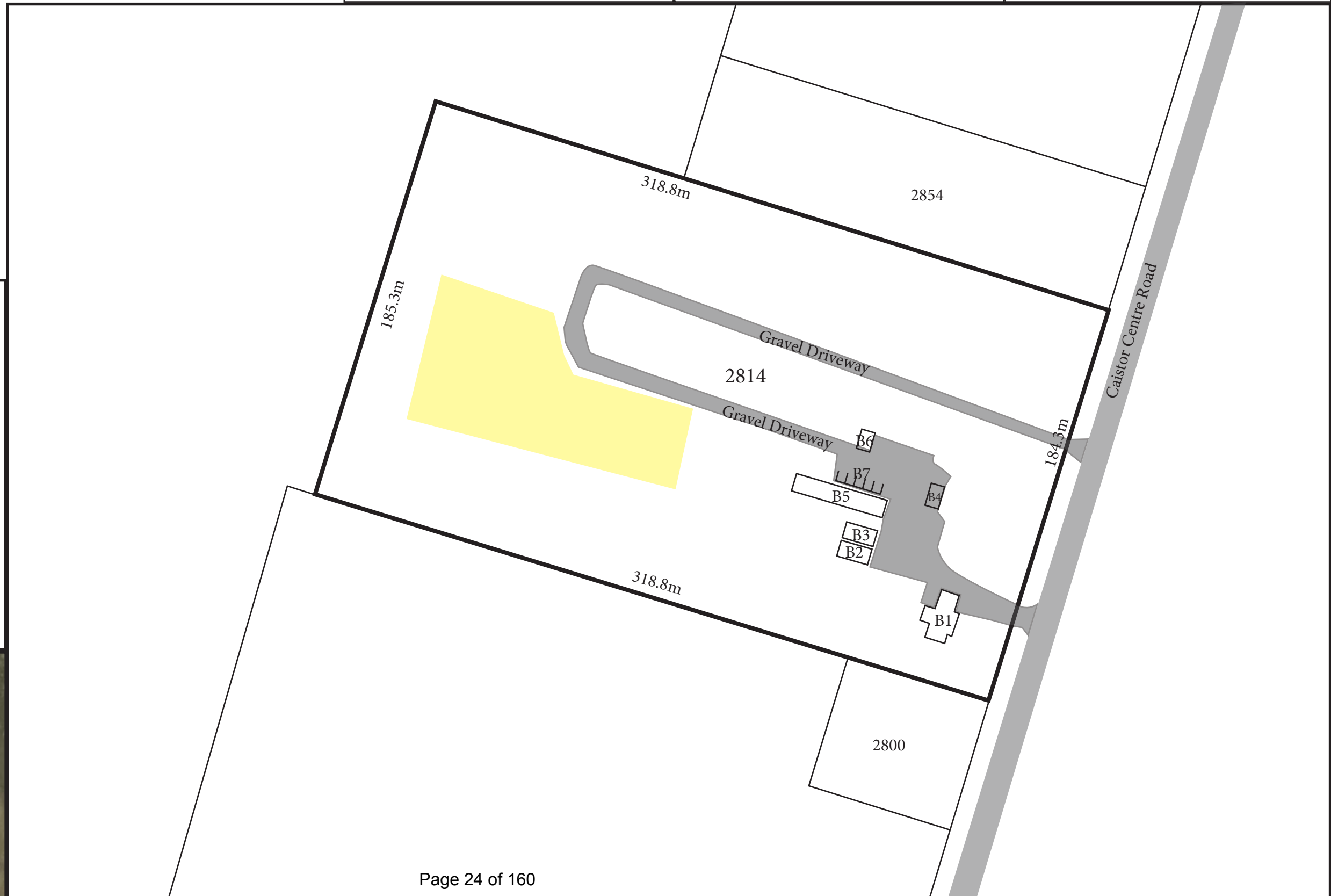


Scale: 1" = 46m
Scale to 11x17 Paper

Proposed Garden Centre

Subject Property Area: 59,008m²
Existing Zoning: Agricultural
Proposed Zoning: AR

- B1: Dwelling Unit - Single Detached Dwelling.
- B2: Storage Structure.
- B3: Storage Structure.
- B4: Covered Material Storage.
- B5: Livestock Pen.
- B6: Hay Storage for livestock.
- B7: Open Material Storage.
- Bulk Mulch Processing and Coloring Area.



DATE: April 13, 2026

REPORT NO: PD-12-2026

SUBJECT: **Recommendation Report - Block Plan Area 9 (Stage 3A) (File No. 4000-01-24)**

CONTACT: Susan Smyth, Manager, Community Planning and Design
Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- An Application for a Block Plan Approval was submitted by Arcadis planning consultants on behalf of a number of participating land owners in the Block 9 Plan Area. The participating land owners include Lockbridge, the Almas, and Tek Corporation.
- Block Planning is a non-statutory planning process aimed to coordinate development across multiple properties and landowners to further refine the land use framework and infrastructure within the urban expansion area contained in the approved Smithville Master Community Plan (MCP).
- The implementing policies to facilitate future development are contained in Official Plan Amendment (OPA) No. 63, which is still partially under appeal. Refer to Report [PD-17-2023](#) for more details of OPA 62 and 63.
- Block Plan Area 9 is in the southwest quadrant south of Townline Road, north of Sixteen Road, east of Port Davidson Road, and extends past Shurie Road until the west limit of the Niagara Region lagoons.
- A Public Meeting was held on April 14, 2025 and the Information Report [PD-16-2025](#) provided the details of the proposed development of Block Plan Area 9.
- Comments and concerns raised at the Public Meeting focused on the relocation of the neighbourhood park (NP5), reduced restoration area and wildlife corridor, impact to the elm tree, modified road network, and revised stormwater management facility.
- A revised Block Plan Area 9 submission that addressed some of the concerns raised, although there are some outstanding deviations from the Smithville MCP polices related to restoration area as shown on Schedule L of OPA 63/Schedule E-10 of Smithville MCP, dated August 2022.
- Administration is proposing a recommendation of a staged approval of Block Plan 9, only over Stage 3A being the Lockbridge Draft Plan of Subdivision area, to allow that development approval to proceed while the remaining issues are addressed for the balance of the block plan area.

RECOMMENDATION:

1. That, Recommendation Report PD-12-2026, titled, “Recommendation Report – Block Plan Area 9 (Stage 3A) (File No. 4000-01-24), dated April 13, 2026, be received; and
2. That, Council approve a portion of the Block Plan Area 9 being the Stage 3A area encompassing the Lockbridge Draft Plan of Subdivision Application Lands, shown in Schedule ‘A’ and Schedule ‘B’ to this Report.

ALIGNMENT TO STRATEGIC PLAN:

Theme #1 and 2

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

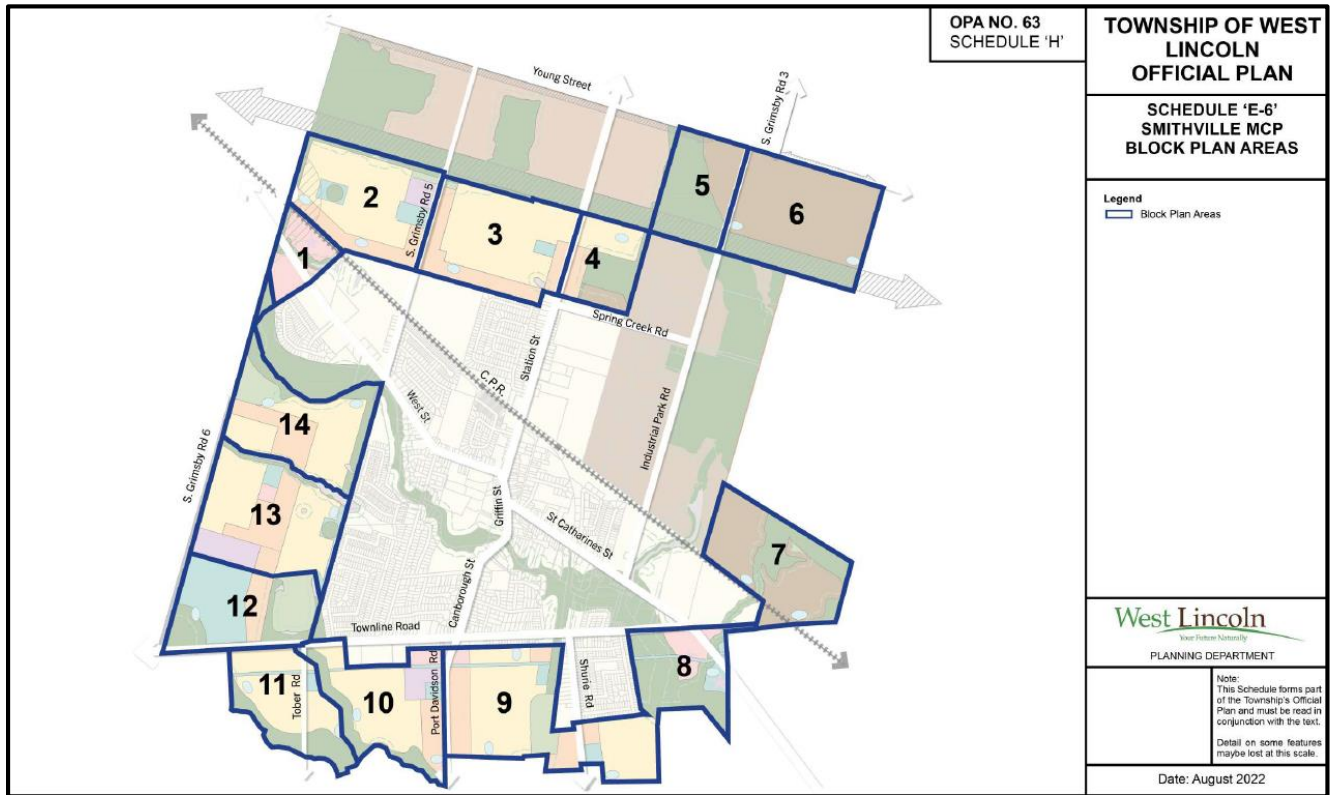
BACKGROUND:

The Township completed the Smithville Master Community Plan (MCP) process 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 limits 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. The Ontario Land Tribunal (OLT) approved the majority of OPA 63 on June 11, 2024, and those policies are in effect, although some sections remain under appeal.

OPA 63 policies provide the framework and roadmap on how to develop municipal infrastructure and transportation systems to support Smithville’s expansion to accommodate the Township’s forecasted growth to the planning horizon. The requirement for Block Planning is necessary so that development across multiple landowners and properties are coordinated to develop a land use plan to meet the objectives of the Smithville MCP, a greenfield area designated to accommodate future growth and transition from agricultural to urban lands uses.

Figure 1 is an extraction of Schedule H of OPA 63/Schedule E-6 in the Smithville MCP, outlining the Block Plan Areas of the urban boundary expansion of Smithville.

Figure 1: Smithville Master Community Plan – Block Plan Areas



The Block Plan process is not a process under the Planning Act but planning exercise to further refine and coordinate land uses through a secondary plan and identify the required infrastructure including upgrades for site servicing (water, sanitary, storm) and the required road network connections over the planning horizon to 2051. This process requires collaboration and coordination of the various development proposals for growth across different properties and landowners.

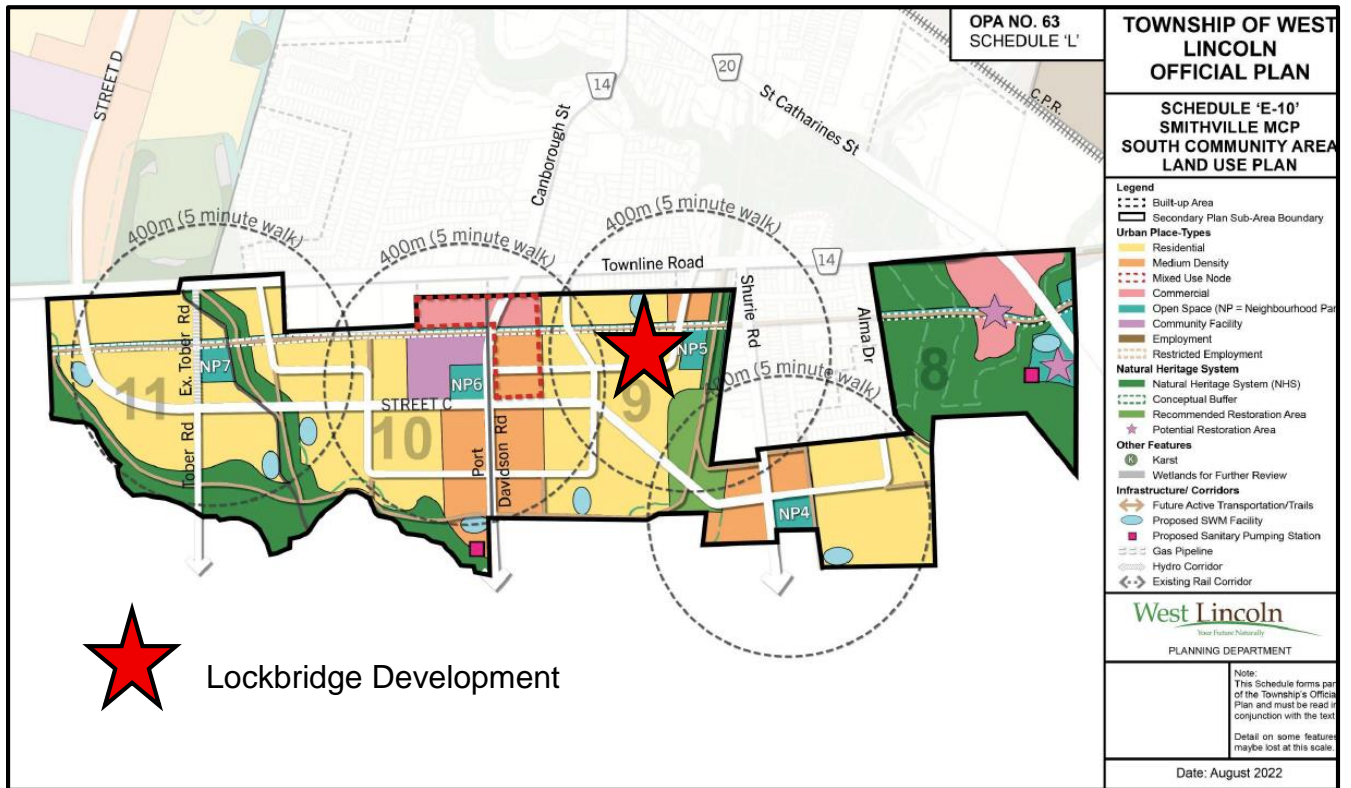
CURRENT SITUATION:

Arcadis Professional Services (Canada) Inc. “Arcadis” (Agent) submitted the Block Plan Application on behalf of lands owned by Lockbridge Development Inc., TEK Corporation, and Hender Judy Trustee referred as “Lockbridge” (Owner). The Lockbridge development is in Block Plan Area 9 generally shown in Figure 2.

The Owners of another property with an unaddressed parcel of land with frontage on Shurie Road and Alma Drive and immediately south of the existing Alma Acres subdivision also signed on to the Block Plan Application as participating landowners referred as “Alma Lands”. An Addendum to the Block Plan Area 9 has been submitted to address adjustments to the Block Plan as it relates to the location of the stormwater management facility, realignment of the road network and residential area to accommodate natural heritage features, realignment of active transportation trails with the public sidewalk system, and the servicing strategy for the provision of sanitary sewer and water services.

This Addendum is to the Lockbridge Block Plan submission to address these adjustments to the Block Plan relative to the Alma Land (Alma Acres Extension subdivision) for Block Plan Area 9. Additionally, applications to facilitate future residential development of the Alma Lands has been submitted consisting of 128 single detached dwelling units, 112 street townhouse dwellings and 43 block townhouse dwellings for a total of 283 dwelling units.

Figure 2: Official Plan Area (OPA) 63 – Schedule L



Block Plan Area 9 is approximately 63.4 hectares (ha) in size and predominantly agricultural with some single detached dwellings and associated accessory structures along Townline Road.

Lockbridge initiated the overall Block Plan process for the entire Block Plan Area 9 including the required supplemental technical studies and drawings to demonstrate conformity with the Smithville MCP policies.

On August 27, 2024, an initial submission package including the Block Plan, Draft Plan of Subdivision containing 196 units, and Zoning By-law applications were submitted and the required Environmental Impact Study (“EIS”) was later received in November 2024, at which time Staff was able to deem the applications complete. These applications were submitted primarily to support the development of the Block Plan for lands generally located south of Townline Road (Lockbridge Development). The Lockbridge lands comprise of approximately 13.4 ha (33.1 acres) of the Block Plan Area 9.

Township and external agency comments were provided to Lockbridge that identified distinctive modifications from Schedule L of OPA 63 that necessitated revisions to the Lockbridge Block Plan. The distinctive modifications that required attention were the stormwater management pond locations and size, relocated neighbourhood park (NP5), reduced restoration area and wildlife corridor linkage, and modified transportation road network.

On November 5, 2025, a revised Lockbridge Block Plan was submitted, and this proposal generally aligns with the land uses and road network as outlined in Schedule L of OPA 63 with some minor adjustments. The revision to the Lockbridge Block Plan required a reduction of overall Block Plan Area 9 land area from 63.4 ha to 60.89 ha due to the realignment of Port Davidson Road to meet Canborough Street at Townline Road. These changes also revised the Draft Plan of Subdivision with an increase in the number of dwelling units to 222.

The notable changes to the Lockbridge Block Plan from August 2024 to November 2025 area are described below and refer to Figure 3 and 4 for the separate Lockbridge Block Plans.

- Improved alignment of the road network to the Smithville Transportation Master Plan.
- Re-orientation of residential blocks along the proposed collector road to reduce driveways onto the right-of-way.
- Location of neighbourhood parks (NP), where NP4 remains in the same location as outlined in Schedule L of OPA 63, although NP5 is located outside of Lockbridge Development however was demonstrated to be within a 400 metre walk radius from the future homes.
- Former rail corridor dedicated as a linear park and wildlife linkage was reduced from the width of 50 metres identified in the Smithville MCP sub-watershed study to a width ranging from 25.0 metres to 27.4 metres and the EIS confirmed that the recommended corridor width will maintain a connection for the natural heritage features.
- Identification of an alternative proposed Sanitary Pumping Station to be located on the west of Port Davidson Road as well as keeping the Sanitary Pumping Station as shown in Schedule L of OPA 63, which offers flexibility in development and willingness to proceed first.
- Stormwater Management Facilities (SWMFs) are in the same general locations, but the proposed sizes have been further refined. However, that the Alma Lands Block Plan Addendum has proposed a different location for one of the storm ponds (SWM#3).

Figure 3: Lockbridge Block Plan – Original August 2024 Version

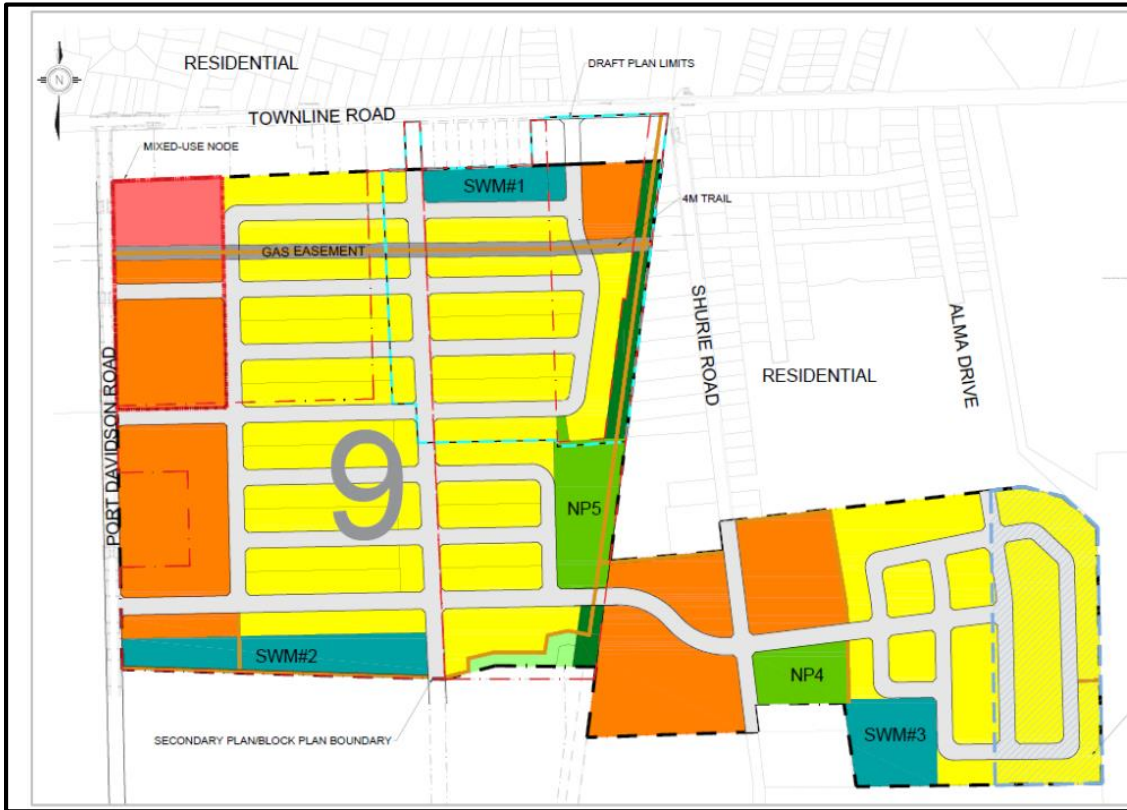
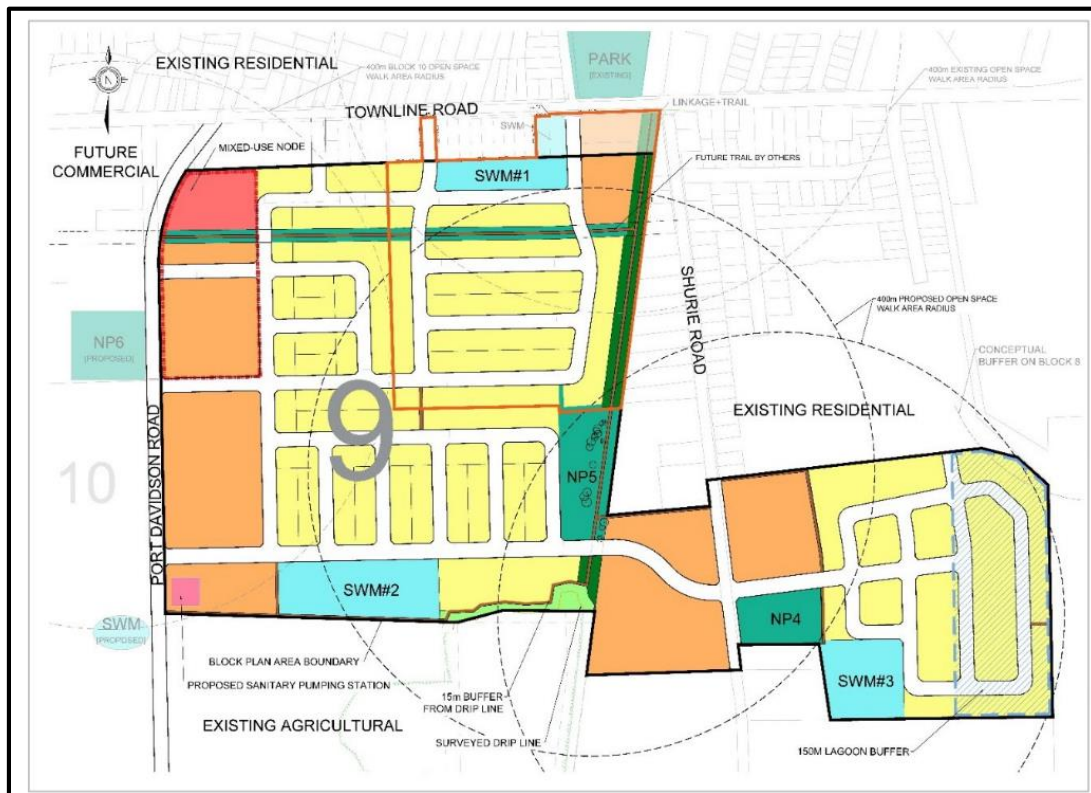


Figure 4: Lockbridge Block Plan – Revised November 2025 Version



An additional Block Plan submission was provided on February 11, 2026, although no major revisions were made to the Block Plan, but further justification.

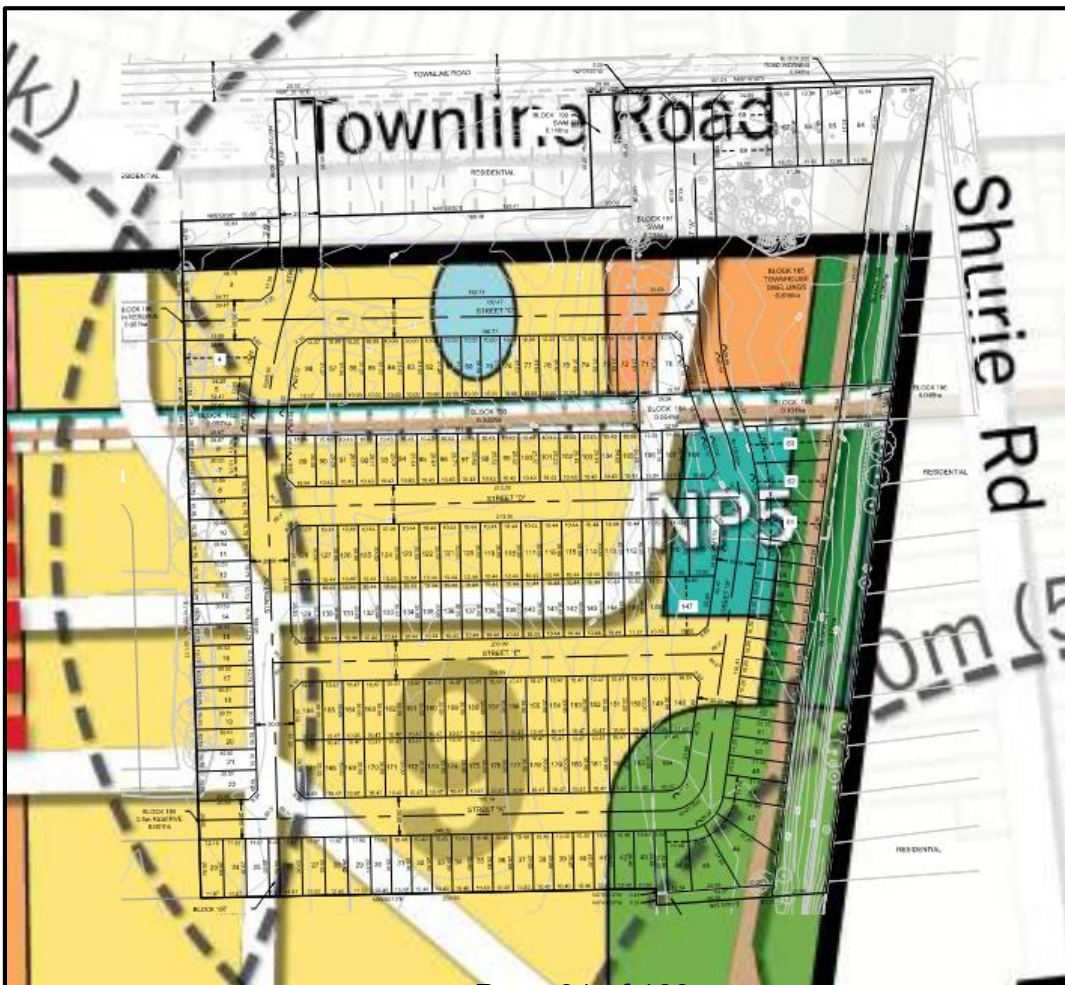
Remaining Block Plan Issues:

Through Administration’s review of the Block Plan Submission, as well as the Alma Block Plan addendum, it became apparent that there are a number of minor issues that need to be resolved prior to the entire Block Plan being approved. These issues include:

- 1. Alternative Stormwater Pond Location and Outlet for the Alma lands east of Shurie Road.
- 2. Removal/Adjustments to the Recommended Restoration Area and Neighbourhood Park 5
- 3. Achieving the 30% Natural Heritage Cover for the Block Plan Area (Section 6.11.7.3.16 (c-l)).
- 4. Alternative location for Port Davidson Sanitary Pumping Station

These changes require further work, however, with appropriate conditions and the use of holdings, the area identified as 3A, shown on Schedule A can proceed at this time.

Figure 5: Approximate Overlay of Lockbridge Development and Schedule L of OPA 63



In accordance with Smithville MCP Policy 6.11.7.6.1 (m) “*Where a Block Plan has not been approved, a proposed plan of subdivision/condominium may be draft approved, or other development approval may be considered once the proponent has completed all work required to formulate a Block Plan in accordance with and in conformity to the provisions of this Plan. The proposed plan of subdivision/condominium or other development application may be evaluated in the context of the proposed Block Plan. The Township may use holding provisions and/or conditions of development approval to ensure the entire Block Plan is completed and approved prior to final approval of the site-specific application(s). For the purposes of this policy, Block Plans may be approved in phases.*”

Administration is recommending a phased approval of the Block Plan Area 9 within the Draft Plan of Subdivision Lockbridge Development limits subject to the draft conditions of approval and Zoning By-law Amendment with Holding Provisions until the OPA 63 policies pertaining to the restoration area are addressed to the satisfaction of the Township.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL AND AGENCY COMMENTS:

Civil Land Development

- Future pumping station located on the west side of Port Davidson Rd within Block Plan 10 should remain and a notation that the relocated pumping station on the east side of Port Davidson Road within the Block Plan Area 9 is an alternative location. There are concerns with the relocation it deviates from the Township’s Water and Wastewater Master Servicing Plan and a peer review is required to confirm serviceability of Block Plan Areas 10, 11 and the Phase 4 lands that will all connect to this pumping station. If this change is found to be acceptable for servicing, the Township will want to discuss securing the land for the pumping station with the landowner.
- Additional information on the water capacity for fire flows for the residential medium density block (Block 185) is required.
- The balance of the Block Plan Area outside of Stage 3A requires the construction of the Port Davidson Road Pumping Station and the Regional 400mm watermain.

Environmental Peer Reviewer (Service Level Agreement with Niagara Region)

- Clarification on how the proposed reduction in wildlife linkage width and restoration area would continue to support achievement of the natural heritage cover target in accordance with the Smithville MCP Secondary Plan.
Lockbridge Consulting Team noted the 30% target could not be reasonably achieved while also meeting growth objectives and suggests that the target was intended to be applied on a Town-wide basis. Arcadis further recommends that the Township consider amending the policy, expressing concern that it is not implementable if applied across the MCP area or on a block-by-block basis.
- Region Staff noted that to be consistent with policy 6.11.7.3 of OPA 63, the target is to be achieved across the Smithville MCP Secondary Plan Area. To support this objective, the Sub watershed Study identified lands within the Secondary Plan Area where natural heritage features currently exist, historically existed, and where restoration opportunities would most effectively enhance the overall system. Accordingly, portions of the Lockbridge Development and Lockbridge Lands have been identified in the OPA 63 Schedules 'N' and 'L' for protection as part of the natural environment system.
- Region Staff recommend that appropriate planning tools and/or legal agreements be established to formally secure those commitments for compensation for the reduced restoration area through restoration or enhancement works within future phases under their ownership.

Niagara Peninsula Conservation Authority (NPCA)

- NPCA is supportive in principle of the proposed mitigation measures identified within the GeoProcess November 7, 2025 EIS (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. NPCA will require more details prior to final approval at the time of detailed design stage.

CONCLUSION:

Administration upon review of the revised Block Plan and supplemental technical addendum submissions recommend a phased approval of the Block Plan Area 9 limited to the Lockbridge Draft Plan of Subdivision development. This staged approval is directly tied to the draft plan conditions for the Lockbridge Subdivision Draft Plan Approval and the Zoning By-law Amendment applications and the use of holding provisions applied to some zones of the draft plan until such time additional environmental and servicing work is completed to satisfy the OPA 63 policies.

Additionally, the balance of Block Plan Area 9 will require further approvals pending the review of the Alma Lands and the proposed changes to the land use (environmental buffers) and stormwater management facilities. Similar conditions and zoning tools would

be used in those applications as well to ensure the Block Plan is completed.

ATTACHMENTS:

Schedule A: Lockbridge Block Plan Drawing

Schedule B: Lockbridge Comprehensive Block Plan Summary Report

Prepared & Submitted by:

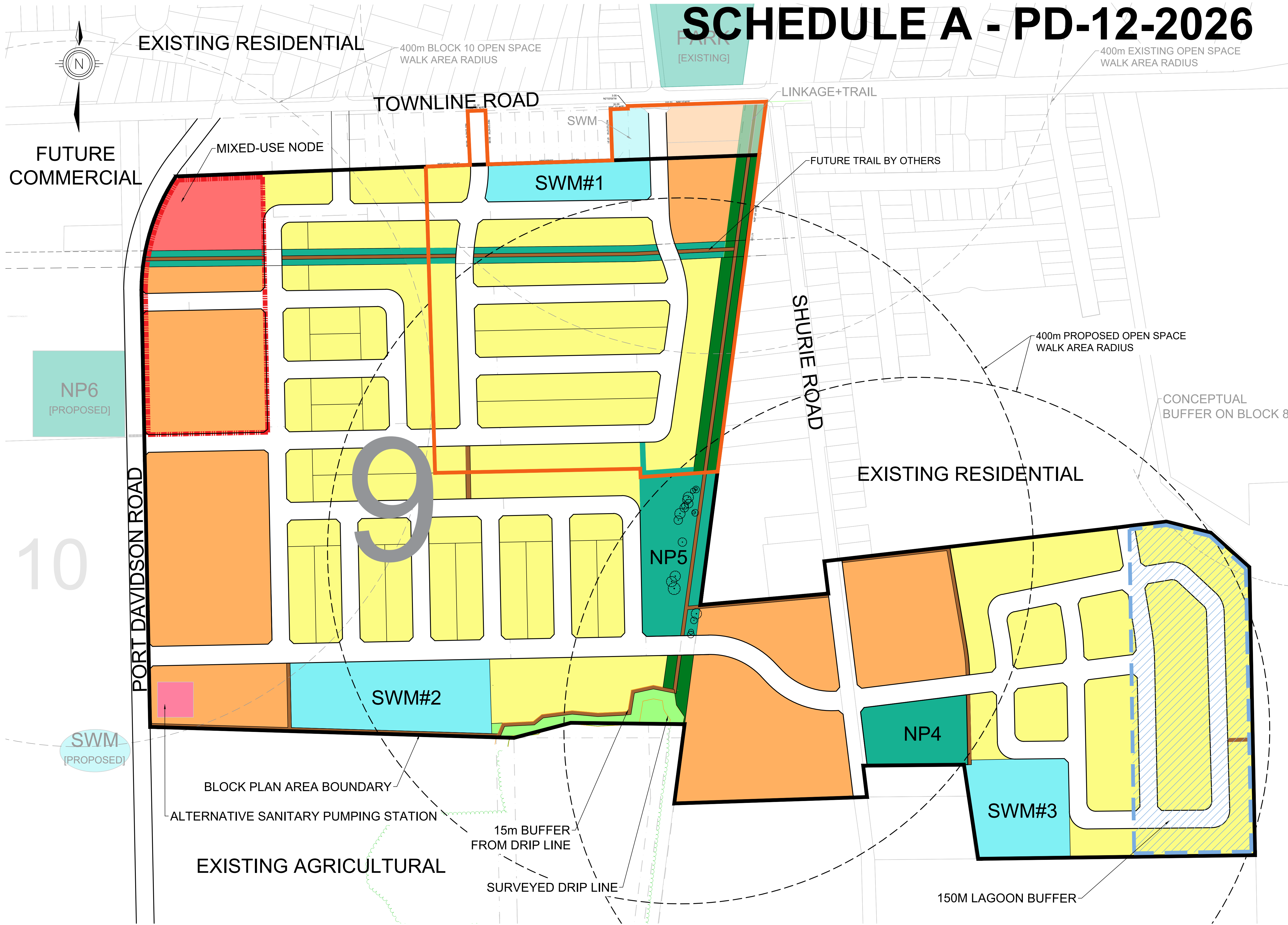
**Susan Smyth,
Manager, Community Planning and Design**

Approved by:

**Gerrit Boerema
Director, Growth and Sustainability**

**Truper McBride
CAO**

SCHEDULE A - PD-12-2026



DEVELOPMENT DETAILS		
LAND USE	AREA	PERCENTAGE
LOW DENSITY RESIDENTIAL (LDR)	±23.97ha (59.23 acres)	±56.03%
MEDIUM DENSITY RESIDENTIAL (MDR)	±12.45ha (30.76 acres)	±29.10%
COMMERCIAL	±1.02ha (2.52 acres)	±2.38%
LINKAGE	±1.10ha (2.72 acres)	±2.57%
NATURAL FEATURES AND 15M BUFFER	±0.45 ha (1.11 acres)	±1.05%
OPEN SPACE PARKLANDS	±3.37ha (8.33 acres)	±7.87%
TRAILS OUTSIDE OF LINKAGE AREAS, PARK, AND GAS EASEMENT	0.42ha (1.04 acres)	±0.98%
NET DEVELOPABLE AREA TOTAL	±42.78ha (105.71 acres)	±100%
SWM	±3.88ha (9.54 acres)	
R.O.W	±14.25ha (35.21 acres)	
TOTAL LAND AREA	±60.89ha (150.46 acres)	
NET LAND USE DENSITIES		UNITS
±59.23 acres of LDR @ 8 upa		474 units
±30.76 acres of MDR @ 15 upa		461 units
TOTAL UNITS		935 units
POPULATION 935 units @ 2.7ppu		2,524 persons

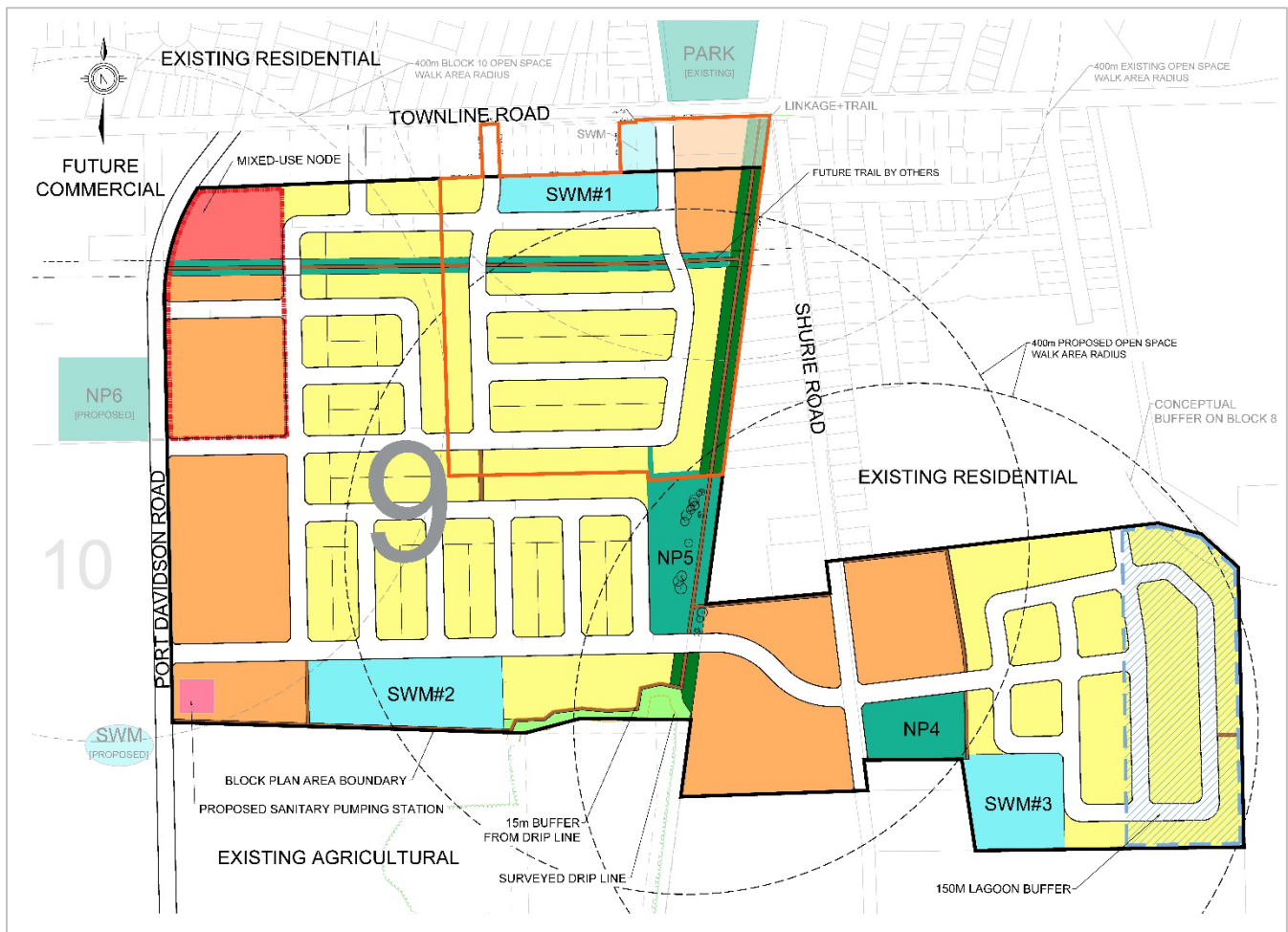
DEVELOPMENT DETAILS - PHASE 1		
LAND USE	AREA	PERCENTAGE
LOW DENSITY RESIDENTIAL (LDR)	±6.12ha (15.12 acres)	68.30%
MEDIUM DENSITY RESIDENTIAL (MDR)	±1.15ha (2.84 acres)	12.83%
PARKS AND OPEN SPACE	±0.59ha (1.46 acres)	6.58%
LINKAGE	±1.09ha (2.69 acres)	12.16%
FUTURE ACTIVE TRANSPORTATION/TRAILS OUTSIDE OF LINKAGE AREAS, PARK, AND GAS EASEMENT	±0.016ha (0.04 acres)	0.18%
NET DEVELOPABLE AREA	±8.96ha (22.14 acres)	100%
SWM	±1.07ha (2.64 acres)	
R.O.W	±3.39ha (8.38 acres)	
TOTAL LAND AREA	±13.43ha (33.18 acres)	
NET LAND USE DENSITIES - PHASE 1		UNITS
±15.12 acres of LDR @ 8 upa		121 units
±2.84 acres of MDR @ 15 upa		42 units
TOTAL UNITS		163 units
POPULATION 163 units @ 2.7ppu		440 persons

- LEGEND**
- BLOCK PLAN AREA 9
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - COMMERCIAL
 - PARKLAND / OPEN SPACE/ NP4 . NP5
 - LINKAGE - PARKLAND / TRAILS
 - NATURAL FEATURES AND 15M DRIPLINE [WOODLOT]
 - PROPOSED S.W.M. FACILITY
 - LAGOON BUFFER
 - FUTURE ACTIVE TRANSPORTATION/TRAILS 4M WIDE
 - MIXED-USE NODE
 - 400M RADIUS PROPOSED OPEN SPACE WALK AREA
 - 400M RADIUS (OUTSIDE OF BLOCK 9 AREA) OPEN SPACE WALK AREA
 - DRAFT PLAN AREA - PHASE 1

Lockbridge Development Inc.

Comprehensive Block Plan Summary Report Block Plan Area 9 in the Township of Smithville

November 4, 2025



Comprehensive Block Plan Summary Report

Block Plan Area 9 in the Township of Smithville

November 4, 2025

Prepared By:

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- Appendix A – Revised Lockbridge Block Plan
- Appendix B – Revised Draft Plan of Subdivision

Acronyms and Abbreviations

Arcadis	Arcadis Professional Services (Canada) Inc.
Block Plan Lands	Landowners' assembly of land parcels within Block Plan Area 9
DPS	Draft Plan of Subdivision
EIS	Environmental Impact Study
FSR	Functional Servicing Report
GeoProcess	GeoProcess Research Associates
Lockbridge	Lockbridge Development Inc.
MESP	Master Environmental Servicing Plan
MCP	Master Community Plan
Niagara	Regional Municipality of Niagara
NPCA	Niagara Peninsula Conservation Authority
NP	Neighbourhood Park
OPA	Official Plan Amendment
Owner	Lockbridge Development Inc.
PHC	Parslow Heritage Consultancy Inc.
Phase 1 Lands	Lands within the Block Plan Lands generally located south of Townline Road
Planning Act	Planning Act, R.S.O 1990, c. P.13
Region	Regional Municipality of Niagara
SPS	Sanitary Pumping Stations
Subject Lands	Landowners' assembly of land parcels within Block Plan Area 9
Summary Report	Comprehensive Block Plan Summary Report
SWM	Stormwater Management
SWMF	Stormwater Management Facility
SWS	Subwatershed Study
TIS	Transportation Impact Study
TMP	Transportation Master Plan
Township	Township of West Lincoln
UDB	Urban Design Brief
UPH	Units per Hectare
ZBLA	Zoning By-law Amendment

Land Acknowledgement

The Township of West Lincoln, being part of the Regional Municipality of Niagara, is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen-DA-ronk), the Haudenosaunee (Hoe-den-no-SHOWee), and the Anishinaabe (Ah-nish-ih-NAH-bey), 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 peoples, past and present, in promoting the wise stewardship of the lands on which we live.

Executive Summary

The Block Plan Area 9 as shown in Figure 1-1 form part of the approved urban expansion areas in the Smithville Master Community Plan (Official Plan Amendment 63) which provides policy direction to guide the transformation of an expanded Smithville Urban Boundary into a complete, sustainable, and resilient community. The proposed growth will support the Township of West Lincoln's long-term growth to the year 2051.

The Township has outlined the application process for the development within the expansion areas within the Block Plan and Master Environmental Servicing Plan. The Block Plan process is a non-statutory planning tool for the development of the expansion areas as per OPA 63 ensuring coordinated land use, infrastructure, and environmental planning.

Lockbridge Development Inc., Judy Hendler, and TEK Corporation are landowners of multiple parcels within Block Plan Area 9 who have established a Landowners Cost Sharing Group to coordinate and front end a proposed Block Plan application as outlined in the MESP. Applications for the approval of the Block Plan were submitted with concurrent planning applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment which would permit the immediate development of Phase 1 located at the northwest quadrant of the area, south of Townline Road and west of Shurie Road. Phase 1 has an area of 13.45 ha and would permit the construction of 222 residential dwellings with a proposed population of 635 future residents.

The Block Plan is anticipated to accommodate a population of up to 3,249 persons with a potential of 114 jobs to meet the minimum planned Gross Density Target outlined in OPA 63. The Block Plan will provide two neighbourhood parks, a linear park, active trail system, and future trail blocks within the Block Plan Area.

The Block Plan has identified a system of roads and active transportation facilities that will provide connectivity of this Block Plan to other areas of the Township. Future improvements to Port Davidson Drive would align the intersection with Canborough Street, creating a more efficient road system for this higher order road.

The Regional Municipality of Niagara is planning for water and wastewater servicing for the Block Plan Area and other expansion areas within the Town. Presently, capacity exists within the existing servicing infrastructure to service a portion of the Block Plan Lands. Future wastewater needs will be serviced by a new sanitary pumping station located east of Port Davidson Road.

Block Plan Area 9 includes a linkage/open space corridor over the former railway lands. The linkage corridor is part of a greater active trail network connecting parks, naturalized areas, and a significant woodlot with the greater trail network. Refinements of the proposed linkage corridor parks and overall trail system will be reviewed through the preparation of an Environmental Impact Study.

The Block Plan has been developed in consultation with residents, stakeholders, and other non-participating landowners. A Neighbourhood Open House was held on March 4, 2025 and then formally presented at Council for public comment at the Statutory Public Meeting held on April 14, 2025. Efforts to inform and meet with non-participating landowners were done prior to the submission of the original applications, and throughout the application process. Comments received from the community and Council informed the revisions to the plan that resulted with the Block Plan at hand.

The Landowners Group's consulting team prepared the technical studies to inform and support the Block Plan and Phase 1 Draft Plan of Subdivision. The initial application package was submitted to the Township on August 27, 2024, and included the proposed Block Plan, Draft Plan of Subdivision, and Zoning By-Law Amendment applications.

The resubmission of the application package was provided to the Township on November 22, 2025. As requested by the commenting agencies, necessary changes and modifications have been made to the Block Plan Land Use Concept, Development Report, Environmental Impact Study, Functional Servicing Report, Hydrogeological Assessment, Transportation Impact Study, Urban Design Brief, and Draft Plan of Subdivision. A new Arborist Report (with a Tree Management Plan and Inventory), Preliminary Trail and Park Plan, and Stage 3 Archaeological Assessment are also included in this submission. The completed revisions and new plans are in keeping with Official Plan Amendment 63 as they support the proposed development which represents good planning and facilitates an appropriate form of development within the Township.

This Comprehensive Block Plan Summary Report is to be read in conjunction with the original Development Report which was included within the original submission material from August of 2024 and the Development Report Addendum which is submitted concurrently with this Comprehensive Block Plan Summary Report. As confirmed by Township Staff, the purpose is to provide Township Council and the public with a comprehensive secondary/neighbourhood type planning document which includes a summary of all background studies as well as land-use planning. This Comprehensive Block Plan Summary Report has been identified in the Block Plan Guidelines endorsed by Council. A summary of applicable updated materials is included and a full copy of each will be included within the submission package.

1 Introduction

Lockbridge Development Inc. (“Lockbridge” or the “Owner”) is one of the landowners of an assembly of land parcels within Block Plan Area 9 in the Township of West Lincoln (the “Township”) in the Regional Municipality of Niagara (the “Region” or “Niagara”) (herein referred to as the “Block Plan Lands” or the “subject lands”). Block Plan Area 9 is located within the Township’s urban expansion area and is approximately 60.89 ha in size and is predominantly agricultural with some single detached dwellings and associated accessory structures. Using the conceptual plan approved as Schedule “L” in Official Plan Amendment (“OPA”) 63 for Block Plan Area 9, it is the Owner’s intent to create a Block Plan that establishes the land use, serving, transportation, and natural heritage systems, and to propose the development of Phase 1 which are lands generally located south of Townline Road. The Phase 1 Lands have an area of approximately 13.4 ha from the overall 60.89 hectares included within Block Plan area.

On August 27, 2024, applications for Block Plan, Draft Plan of Subdivision (“DPS”), and Zoning By-law Amendment (“ZBLA”) were submitted to the Township. This submission included a Development Report prepared by Arcadis which provided an overview of the planning policy framework and outlined how the proposed development demonstrates overall conformity to OPA 63.

This Comprehensive Block Plan Summary Report (“Summary Report”) is a required report identified in the Block Plan Guidelines endorsed by Township Council. As confirmed by Township Staff, the purpose of this Summary Report is to provide Township Council and the public with a comprehensive secondary/neighbourhood type planning document which includes a summary of all background studies as well as land-use planning. A summary of applicable updated materials is included and a full copy of each will be included within the submission package.

1.1 Participating Owners

The Township Council approved guidelines for the preparation of Block Plans for the Block Plan Areas within the Smithville Master Community Plan (“MCP”) Area. Property owners within a block plan area are required to be notified of the pending block plan area submissions and that they be invited to participate in the design, review, and approval process. To comply with this requirement, property owners within the Block Plan Lands were identified. An introductory letter was mailed to all the Block Plan property owners on June 27, 2024 by Arcadis, inviting them to participate and review the proposed Block Plan process. Subsequently on July 29, 2024 a copy of the Block Plan Land Use Concept was mailed directly to the same property owners. Written correspondence was received and responses were provided to by Arcadis. Additionally, several in person and virtual meetings were held with agents representing the Alma Daughters for their lands located west of Shurie Road. Meetings were held on July 8, 2024, July 17, 2024, April 30, 2025, and October 1, 2025. As a landowner showing interest in the Block Plan process, application materials were circulated to their agents throughout the Block Plan process and some requested revisions were incorporated into the Block Plan as per their request. Written correspondence providing general support for the proposed Block Plan was received on July 23, 2024 which also noted that further design changes (i.e. the location of the Stormwater Management (“SWM”) Block, would be detailed in a future DPS application for their lands).

To date, the following owners have participated in the design process and have initiated the development of a Landowners Cost Sharing Agreement which facilitates the equitable share of costs related to the processing of the Block Plan approval process. The participating landowners at the time of preparing this Summary Report are:

- Lockbridge Development Inc.;
- Judy Hendler; and,
- TEK Corporation.

The above represents 100% of the land area east of Shurie Road and approximately 76% of Block Plan Area 9. Please refer to Figure 1-1 for the map outlining the ownership of the Block Plan Lands.

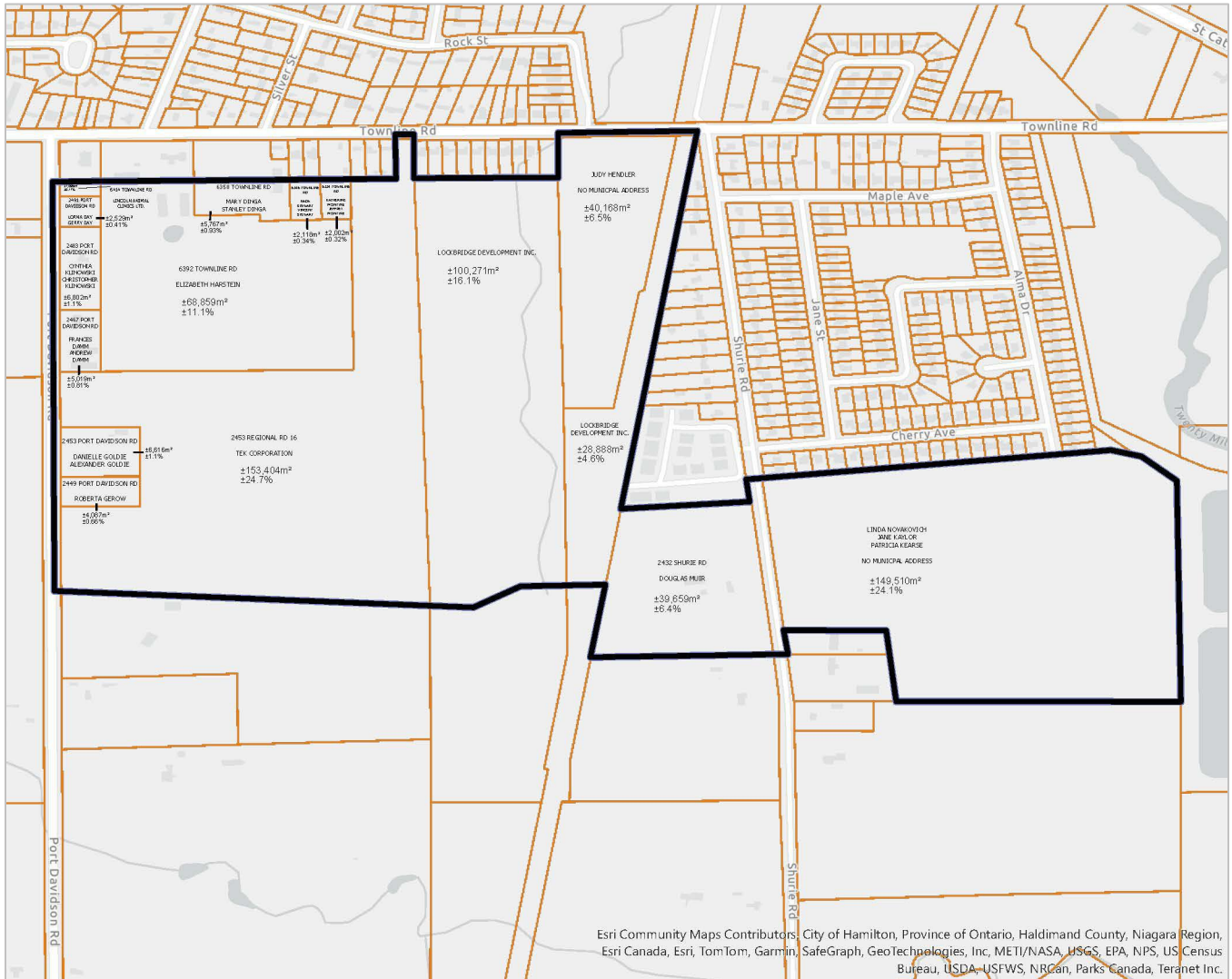


Figure 1-1: Block Plan Lands ownership map

1.2 Policy Context

As discussed in the Development Report and its addendum prepared by Arcadis, the following would typically be addressed in a Planning Justification Report: *The Planning Act, R.S.O. 1990, c. P.13* (“*Planning Act*”), the Provincial Policy Statement 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, the Niagara Official Plan 2022 (i.e. applicable regional Official Plan), the Township of West Lincoln Official Plan 2021 (“*Official Plan*”)

(i.e. applicable local Official Plan), and the Township of West Lincoln Comprehensive Zoning By-law No. 2017-70 (i.e. applicable zoning by-law).

As Block Plan Area 9 was part of the larger urban expansion exercise by the Township, planning policy review within the Development Report submitted with the applications focused on OPA 63 of the Township of West Lincoln (Smithville MCP) and the Comprehensive Block Plan and Master Environmental Servicing Plan (“MESP”) Guidelines. OPA 63 conforms with and is consistent with all upper tier and provincial planning documents given that OPA 63 received final approval on June 11, 2024 by the Ontario Land Tribunal. OPA 63 would not have been approved had there been any conflict or non-conformity with any upper tier or provincial plans. A Block Plan is also not a *Planning Act* application but rather one subject to a Director’s approval and possibly a Township Council resolution in support. The *Planning Act* applications are for the DPS and ZBLA and therefore the *Planning Act* analysis has been limited to these two instruments.

Both the Development Report and its addendum concluded that proposed development and subsequent planning applications conform with and are consistent with all upper tier and provincial planning documents given that OPA 63 has received final approval and that the DPS and ZBLA implement the approved OPA 63.

1.3 Existing Land Use

The Block Plan Lands located within the Smithville MCP Area, specifically south of Townline Road, north of Sixteen Road, east of Port Davidson Road, and extends past Shurie Road until the western limit of the pond. It is irregular in shape, approximately 60.89 hectares in size, and has an approximate frontage of 625 metres along Port Davidson Road. While the majority of the land is agricultural, there are some single detached dwellings concentrated along Port Davidson Road and small forested areas. The former rail corridor runs north to south through the approximate centre of the subject lands. Please refer to Figure 1-2 for an aerial image of the Block Plan Lands.



Figure 1-2: Aerial image of the Block Plan Lands, retrieved from Google Maps

2 Community Identity

The Smithville MCP is intended to accommodate growth over a period of approximately 30 years (to 2051). It is anticipated that future updates and changes to the MCP may be required by way of amendments to the Township's Official Plan. The Vision of the MCP, as discussed below, describes the overall outcomes and desired future state of the MCP Area and articulates the general intent of the MCP. The following subsections below describe how the proposed development and subsequent planning applications align with the established community identity as outlined within OPA 63.

2.1 Vision and Goals

As outlined in Subsection 6.11.7.1.2 of OPA 63, Smithville is a vibrant centre of community life and economic activity in western Niagara, offering a range of services and amenities to residents across the Township and as a memorable place to visit. The Vision for the Smithville MCP is to strengthen the Township's diverse agricultural sector, retain its rural and small-town character, and allow quiet neighbourhoods to provide a range of housing to meet diverse needs. The Vision is provided below:

*Smithville is a **vibrant centre of community life and economic activity** in western Niagara, offering a range of services and amenities to residents across the Township and as a memorable place to visit.*

*West Lincoln's **diverse agricultural sector is strengthened by local access to supportive and complementary businesses** in Smithville's north-east employment area and farm-related services nearby, and local food retailing opportunities. The movement of goods including agricultural products is efficiently accommodated by strong regional transportation connections and delivery routes, connecting local businesses to broader markets. Smithville's well-defined community edges provide certainty to the long-term protection of high-quality farmlands and investment in agricultural production.*

*Smithville **retains its rural, small-town character**, while using land, energy and infrastructure efficiently. Community and environmental health, sustainability and resiliency are protected by a linked system of natural features, water resources and open spaces, supported by environmental stewardship and watershed management. Urban places are framed and enhanced by connected natural landscapes.*

***Quiet residential neighbourhoods provide a range of housing to meet diverse needs.** Local retail and services, parks, open spaces and community facilities are within convenient walking and cycling distances via safe, multi-modal streets and multi-use trails. A network of **complete streets** supports enhanced connectivity within neighbourhoods and throughout Smithville and provides access to local and regional transit and ride-sharing options.*

Subsection 6.11.7.1.3 of OPA 63 provides the goals which are built on the Vision for the Smithville MCP and further establishes the intent and direction of OPA 63. The goals emphasize the importance of supporting desirable and appropriate growth and expansion within Smithville to accommodate the Township's forecasted growth and development. As discussed in the Development Report and its addendum, the Block Plan prepared by Lockbridge meets these goals, thereby supporting the Township's vision as described above.

The proposed Block Plan is aligned with the Vision outlined in the Smithville MCP as it will support the growth and expansion of Smithville, which is a primary location for growth and development, by providing an increased number of residential dwellings, a mix of dwelling types, and commercial development. The provision of medium density residential development will help achieve a more compact and sustainable built form. This appropriate form of

intensification will assist the Township in achieving their population and employment targets, contributing to a complete community. Policy 6.11.7.2.1 c) of OPA 63 provides that the Smithville MCP Area will be planned to achieve an overall minimum density target of 50 combined people and jobs per hectare. For areas designated as Residential, Policy 6.11.7.2.2(f) and (g) of OPA 63 provides that the planned gross density target for areas designated Low Density Residential is 15 to 20 dwelling units per hectare (“UPH”) and 20 to 40 dwelling UPH for areas designated for Medium Density Residential.

With a total land area of 60.89 ha and the provision of 549 to 731 units of low density residential and 336 to 672 units of medium density residential, the proposed density will continue to contribute to the Township achieving the overall minimum density in the context of the overall area.

The Block Plan also provides a commercial area, parkland / open space, trails, natural heritage areas, and stormwater management facilities (“SWMF”). These uses complement the existing small-town character of Smithville as they reflect and enhance the currently existing uses, and provide active transportation pathways to enhance connectivity within the Smithville. Furthermore, these uses can be supported by the existing municipal infrastructure and transportation infrastructure. The specific goals are provided below:

- a) *Designate urban land areas and direct the establishment of municipal infrastructure and transportation systems, to **support Smithville’s growth and expansion as the primary location for accommodating the Township’s forecast growth and development** to the planning horizon of this Plan.*
- b) ***Provide a framework for the development of a balanced mix of urban land uses** in the MCP Area that will help Smithville become a complete community while respecting and enhancing the small-town character of Smithville.*
- c) ***Promote the development of a compact, sustainable, and resilient built environment** that supports the reduction of greenhouse gas emissions.*
- d) *Recognize the importance of agriculture in the Township and protect agricultural areas by establishing well-defined community edges and appropriate transitions to urban land uses in the MCP Area while mitigating and minimizing impacts on agricultural operations.*
- e) *Provide opportunities for the establishment of land uses, businesses, industries, and facilities in the MCP Area that will support the agricultural sector, and enhance Smithville’s role as a service centre by providing regional transportation connectivity and efficient goods movement corridors.*
- f) ***Identify and designate a linked Natural Heritage System** and direct the manner in which it will be protected, restored, and enhanced while promoting environmental stewardship and watershed management.*
- g) ***Identify the conceptual locations for future stormwater management facilities**, as informed by subwatershed planning for the MCP Area, and provide direction for addressing and managing the impacts of development through green infrastructure and low-impact development approaches, ensuring that these facilities help the community adapt to the effects of climate change.*
- h) ***Identify the conceptual locations for future community facilities, parks, open spaces, and a well-connected active transportation and recreational trails system** that will meet community needs and support access to a range of built and natural settings for active and passive recreation, education, health care, and other public and community services.*
- i) ***Promote diversification in the local economy**, and protect, reinforce, and provide for the expansion of the North-East Smithville Industrial Park as the primary location for urban employment growth in the Township.*

- j) *Protect corridors for future transportation facilities and other linear infrastructure needs, including potential routes for the future alternative truck route / by-pass (identified conceptually in the Niagara Region Official Plan) to support the implementation of that future by-pass.*
- k) **Establish a multi-modal transportation system** that supports choice and efficiency through a well-connected street network, including complete streets, and identify the conceptual location and general pattern of future streets and active transportation routes.
- l) **Provide for a range and mix of housing types** that meet residents' full range of housing needs while achieving targets for densities and for the mix of unit types.
- m) *Provide for the emergence of mixed-use nodes as village centres that will serve as pedestrian-oriented neighbourhood and community focal points in central locations offering local access to retail, commercial services, community facilities, and public spaces while achieving a high level of quality for urban design.*
- n) *Establish new community commercial "anchors" at the northwest and south-east community gateways along Regional Road 20 (West Street and St. Catharines Street) as retail and service nodes to meet the needs of the community and of visitors.*
- o) **Avoid conflicts between incompatible land uses** by directing development to appropriate locations that allow for the separation of incompatible uses and the provision of appropriate buffering and other mitigative measures.
- p) **Direct development away from areas where natural hazards pose a risk to public safety or a risk of damage to property, buildings, and structures**, and provide a framework for the further assessment of hazards and constraints on development related to flooding, erosion, and karst features particularly as those hazards are amplified by the impacts of a changing climate.
- q) *Provide for the preparation of more detailed Block Plans, to be supported by Master Environmental Servicing Plans, that will facilitate the implementation of the MCP Land Use Concept; the protection, restoration and enhancement of the Natural Heritage System; and the establishment of required infrastructure and transportation systems, and clarify what is required for a complete application proposing development in the MCP Area.*
- r) **Ensure the logical and orderly development of the MCP Area in a staged and coordinated manner** that is aligned with investments in, and the timing of the development of, infrastructure and transportation systems based on and informed by the Region's and Township's Master Plans for servicing and transportation.

2.2 Principles

Subsections 6.11.7.2.1 and 6.11.7.2.2 of OPA 63 provide policies related to land use concepts and the residential place-type, respectively. These policies focus on achieving the minimum density target for the Smithville MCP Area and providing a mix of place-types to support the achievement of complete communities. Specifically, the residential place-type is intended to provide opportunities for the development of residential land uses at lower densities which are reflective of the existing community character.

As discussed in the Development Report Addendum, the Block Plan consists of approximately 549 to 731 low density residential dwelling units and 336 to 672 medium density residential dwellings as well a commercial area, parkland / open space, trails, natural heritage areas, and SWMFs. The provision of additional units and a commercial area will contribute to minimum density target of 50 combined people and jobs per hectare for the Smithville MCP Area. The proposed development provides a variety of complementary land uses, contributing to a complete community. Please refer to Table 2-1 and Table 2-2 for the development details and net land use densities.

Table 2-1: Block Plan Lands development details

Land Use	Area	Percentage
Low Density Residential	±23.97 ha (59.23 ac)	±56.03%
Medium Density Residential	±12.45 ha (30.76 ac)	±29.10%
Commercial (mixed use node)	±1.02 ha (2.52 ac)	±2.38%
Linkage	±1.10 ha (2.72 ac)	±2.57%
Natural Features and 15m Buffer	±0.45 ha (1.11 ac)	±1.05%
Open Space Parklands	±3.37 ha (8.33 ac)	±7.87%
Future Active Transportation / Trails Outside of Linkage Areas, Park, and Gas Easement	±0.42 ha (1.04 ac)	±0.98%
Net Developable Area	±42.78 ha (105.71 ac)	±100%
Storm Water Management Facilities	±3.86 ha (9.54 ac)	
Right-of-Way	±14.25 ha (35.21 ac)	
Total Land Use Area	±60.89 ha (150.46 ac)	

Table 2-2: Block Plan Area 9 MCP Area density targets and proposed population

MCP Area Density Targets	Units
±36.57 ha LDR @ 15 TO 20 uph	549 to 731
±16.80 ha MDR @ 20 TO 40 uph	336 to 672
Total Units	885 to 1,403
Population	
LDR @ 2.8 ppu [avg]	1,537 to 2,046 ppu
MDR @ 2.2 ppu [avg]	739 to 1,478 ppu

2.3 Community Elements and Themes

Guiding Principles detailed within OPA 63 encourage strategic growth, planning for complete communities, preserving and enhancing the natural heritage system, and planning for climate resilience and community design. The following subsections provide a discussion on the proposed residential dwellings, commercial areas, parkland, open space, community uses, natural heritage areas, and SWMFs.

2.3.1 Residential Dwellings

As provided in Table 2-1 above, the Block Plan proposes ±23.97 ha (59.23 ac) of low density residential dwellings (±56.03% of the net developable area) and ±12.45 ha (30.76 ac) of medium density residential dwellings (±29.10% of the net developable area). A variety of dwelling types will be provided, such as single detached dwellings, semi-detached dwellings, and townhouses dwellings. In addition to diversifying the existing housing stock within the Town and Region, it will also help accommodate a range of incomes as it is planned to provide a variety of unit compositions, which will be confirmed at the Site Plan Approval stage.

The increased residential intensification and density will be achieved through the development of underutilized parcels of land, which will increase the population in proximity to existing complementary land uses, amenities, and services. Overall, the principles of OPA 63 will be achieved as the increased residential intensification and density will support the existing and future variety of complementary land uses (i.e. employment, public service facilities, institutional uses, recreation, and parks and open space) through potential increased use and access from the added population.

2.3.2 Commercial Areas

The proposed commercial area is purposefully located at the northwest corner of the Block Plan Lands, close to the proposed realignment for the intersection of Townline Road and Port Davidson Road. The intent is to support a defined and activated street edge. The provision of a commercial area will foster social interaction and pedestrian movement in a location which is in a convenient walking distance and has access to a range of residential, commercial, institutional, employment, and cultural uses. The proposed commercial area will contribute to employment growth within the Community of Smithville, assist the Region and Town in achieving their employment targets, and overall aid in the achievement of a complete community.

2.3.3 Parkland, Open Space, and Community Uses

Two neighbourhood parks (“NP”), NP4 & NP5, are proposed for the final build-out condition. NP4 & NP5 and situated to serve the residential community separately but situated strategically to enhance connections with each other and the broader network of trails and streets. The proposed locations will ensure that there is an existing or proposed park within a 400 m walk radius from the future homes. The design and programming of the parkland blocks will occur at future stages of development, but the size and proposed context of these spaces are conducive to providing passive and active recreational activities with ideal interfaces to adjacent lands.

2.3.4 Natural Heritage Areas

The existing natural heritage system is supported by the north-south linkage corridor over the former rail corridor, connecting open space parks and ecological areas with a trail system that extends throughout the Block Plan Lands

and providing recreational opportunities and outdoor enjoyment for users. The proposed naturalization of the existing east-west gas easement provides opportunity to support both existing ecological communities. These corridors connect the site to the broader community, allowing users potential access to an expanded network of parks and trails.

2.3.5 Stormwater Management Facilities

Two (2) SWMF blocks are proposed at the north and south of the Block Plan Lands. There may be potential for further recreational opportunities if these blocks are designed in such a way, however in any case, their locations serve to further support the natural connections made throughout and beyond the Block Plan Lands. The proposed development includes additional parkland/open space that bisects the property east-west and contains a trail to be completed in the future by others. An existing gas easement that bisects the property east-west has been identified and identified for naturalization. It will also contain a trail to be completed in the future by others.

3 Public Engagement

3.1 Block Area 9 Landowner Engagement Correspondence

On June 27, 2024, an introductory letter was mailed to property owners within Block Plan Area 9. The purpose of the letter was to establish contact with residents, advise them that the Block Plan process is starting, and invite their cooperation and participation in the Block Plan process. Table 3-1 provides the email correspondence received from residents in regard to the letter.

Table 3-1: Email correspondence received from residents and responses

Email	Response
<p>July 5, 2024</p> <p>Correspondence received from a landowner that they are not interested in redeveloping their property and would like it to remain a farm.</p>	<p>Noted.</p>
<p>July 7, 2024</p> <p>Correspondence received from a landowner within Block Plan Area 9 asking for ownership details, questions about cost sharing, budget, calculation of area.</p>	<p>A reply via email was sent to provide ownership information, land area, anticipated cost sharing of required studies and coordination, and anticipated cost recovery for future development applications.</p>
<p>July 8, 2024</p> <p>Correspondence received from a landowner again that they are not interested in redeveloping their property and would like it to remain a farm.</p>	<p>Noted.</p>
<p>July 10, 2024</p> <p>Correspondence received from a landowner that they are not prepared to get involved in the development.</p>	<p>Noted.</p>
<p>August 6, 2024</p> <p>Correspondence received from a landowner requesting if it is the clients' intention to persuade the Township to abandon the realignment of Canborough Street with Port Davidson Road in the northwest corner.</p>	<p>A Transportation Impact Study ("TIS") was prepared as part of the Block Plan process and indicated that any re-alignment of this intersection is not warranted to accommodate the development of this Block and the re-alignment would have to be determined/confirmed when Block 10 further west proceeds.</p>

3.2 Neighbourhood Open House

A Neighbourhood Open House was held by Arcadis on March 4, 2025 at the West Lincoln Community Centre. A notice of invitation was delivered by mail on February 4, 2025 to landowners and residents within Block Plan Area 9. A total of 21 residents attended the meeting. The purpose of the meeting was to present information on the proposed development and gather feedback. Members of the project team were present to respond to questions and discuss the project, applications, and process details. The key elements which were emphasized by the public include the following:

- Provision of trails, paths, and parks;
- Removal of trees and reforestation of the restoration area;
- Traffic and parking;

- Flooding;
- Design of future dwellings; and
- Construction impacts.

Please refer to Table 3-2 below for the comments received from the public and the responses provided by the project team.

Table 3-2: Comments received from the public at the Neighbourhood Open House and responses

No	Comment	Response
1	Smithville is lacking in many services/provisions and there is a lack of walking/biking paths/trails and parks with benches.	The proposed development provides parkland/open space, trails, and natural heritage areas.
2	Request confirmation that the restoration area will be reforested.	A restoration area is proposed in the southeast portion of the Phase 1 Lands and will increase native plantings within the Block Plan Lands.
3	Concern that the notice of invitation was not received.	The Township planner was in attendance and informed the residents that the circulation was completed by the Township and was sent to residents within a 120 m radius as required by the <i>Planning Act</i> . Residents were asked to provide their contact information to ensure inclusion in future mail outs.
4	Concern with proposed parking as there is no bus or taxi service in the community.	Arcadis provided that the development would meet the requirements under RM3 and although a model of the houses is not available, it is anticipated that each single-family home would have a garage and driveway space.
5	Concern about the look and design of the future homes, residents would like to see a model of the subdivision to see how it compares with the rest of the community.	Arcadis provided that a model of any proposed homes would not be available until a builder purchased the lots. An Urban Design Brief (“UDB”) was submitted with the application which spoke to the overall design considerations and provides representation of the types of homes and lots being planned for.
6	Concern with tree removal, residents understood that the proposed linkage trail would be reforested. Request that a large Elm tree located near Townline Road be saved within an open space block.	Arcadis and the Owner’s agent advised the community that the trail would be landscaped which would be detailed in a future landscape plan. The Owner’s agent advised that the Elm tree would be located and cautioned that large trees have difficulty surviving in situations where the area

		around them changes or is graded. The Tree Management Plan and Inventory will identify the existing large trees and provide an arborist's comments on each tree condition.
7	Request that the trails have connection to Shurie Road to provide points of access to the linkage.	The proposed development includes additional parkland/open space that bisects the property east-west and contains a trail to be completed in the future by others.
8	Concern regarding existing flooding in 10 Mile Creek.	Arcadis advised that the SWM plan and application were reviewed by the Region, Town, and Niagara Peninsula Conservation Authority ("NPCA").
9	Concern with traffic impacts on Townline Road.	Arcadis advised that the TIS submitted concluded that the existing intersections continue to operate at acceptable levels of service. Arcadis noted that the Town had requested for the future alignment of Port Davidson Road with Canborough Street to address some of the congestion caused by the jog in the road.
10	Concern about odours from a chicken processing facility located at Port Davidson and Townline Road impacting future residential areas.	Arcadis advised that a Minimum Distance Separation analysis was being completed as part of the application, there will be no requirement to remove the operation. The owner of processing operation was present and noted that there are existing homes that are closer in proximity than the proposed homes.
11	Concern regarding construction start and timing for the completion of the rest of Block 9 Lands.	The Owner's agent advised that the proposed subdivision represents development of lands that require no significant infrastructure improvements. The Owner's agent advised that the remaining areas of Block Plan Area 9 and other Block Plan Areas will require upgrades to the sanitary infrastructure, new regional pumping station planned for 2030 and/or beyond. Additionally, the ownership group involved in the proposed DPS would like to start site alteration in Q1 of 2026.

12	Concern that there are other approved subdivisions that have not started construction in other parts of the community.	The Owner's agent advised that the subdivisions in question required infrastructure upgrades which are now resolved. Improvements are underway and construction is anticipated to move forward.
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3.3 Public Meeting

Section 34(12) of the *Planning Act* requires Council to hold at least one public meeting before passing ZBLAs, for the purpose of informing the public in respect of the application. A Statutory Public Meeting under the *Planning Act* for amendments to the Township of West Lincoln Zoning By-law was held by the Township on April 14, 2025 at the Township Administration Building. The purpose of the meeting was to receive comments and answer questions from the public regarding the proposed development and the proposed DPS and ZBLA. Six (6) members of the public presented their comments related to differences between the proposed development and the MCP, density, flooding, public transit, and traffic. Following the submissions from the public, Members of the Committee were invited to make their submissions. The general topics raised in the comments included housing, infrastructure, and green space, which were addressed by the project team and Township's Planning Staff. The following is a list of concerns and questions raised by the public at the public meeting:

- The proposed development varies from the MCP;
- Proposed lot areas and frontages will be small and there may be issues with accommodating driveways;
- Flooding once construction starts and along the old railway line;
- The Elm tree;
- Traffic along Townline Road;
- Drainage;
- Whether a drain would be implemented for the walking path; and,
- Whether public transit would be considered with the future development.

4 Land Use

The Block Plan prepared by Lockbridge proposes the same general land uses as Schedule 'L' of OPA 63 but provides some minor adjustments and "fine tuning". Medium density residential is located along both Port Davidson Road and Shurie Road with low density residential in the interior. The former rail corridor is proposed for open space purposes and NP4 and NP5 are in the same general locations. The three (3) SWMFs are also in the same general locations but have been adjusted based on more detailed engineering analysis. The re-alignment of Canborough Street has not however been shown as the lands required for this purpose are not owned by Lockbridge, however commercial uses are still proposed at this location. The "reforestation" area is proposed to become part of NP5.

4.1 Built Forms

As previously outlined, the Block Plan conceptualizes medium density residential along both Port Davidson Road and Shurie Road with low density residential in the interior (single detached dwellings, semi detached dwellings, and townhouse dwellings). However, future DPS applications may propose to refine the housing types.

An updated UDB was prepared by Arcadis on October 15, 2025. The UDB provides an analysis at a planning level, in direct response to the development stage of the proposal; there are items related to urban design that are not yet developed, such as detailed design of built form and streets, and as a result, cannot be commented on at this time. Arcadis states that subsequent design development would see specific built form patterns, however at this block plan stage, the proposal is limited to designation-level site planning and unit typologies.

4.2 Parkland and Restoration (Phase 1 Lands)

Based on the Net Developable area as defined in the Niagara Official Plan; the required parkland dedication has been calculated. The calculation was made with the 5% parkland conveyance under Section 42(1) of the *Planning Act*, using the gross developable area of 13.45 ha for the DPS. As demonstrated on Table 4-1, the proposed DPS is over dedicated for parkland by 0.46 ha when applying the 5% parkland calculation under the *Planning Act*.

Table 4-1: Parkland calculation

Parcel Type	Block(s) No.	Area (ha)	
Open Space Walkway / Neighbourhood Trail Connection	186, 197	0.071	
Linkage/ Linear Park (excludes Block 197 encumbered lands)	186, 187	1.059	
Total Parkland Area Provided		1.13	
Gross Developable Area on DPS (ha)		13.45	
Parkland Calculation	Required	Provided	Over Dedication
Required: 5% Parkland on gross developable area (ha)	13.45 ha *0.05 = 0.67 ha	1.13 ha	0.46 ha

Through consultation with Township Staff, we understand that there is a desire to include NP5 within Phase 1 of the development. The applicant has identified that they would be willing to enter into discussions with the Township to include additional parkland through a separate agreement for the development of the park to proceed concurrently with Phase 1. Potential pathways for the provision of the park can be in the form of acquisition or a pre-dedication for future phases of development.

As previously outlined, NP4 & NP5 are proposed for the final build-out condition. NP4 & NP5 are situated to serve the residential community separately but situated strategically to enhance connections with each other and the broader network of trails and streets. The proposed locations will ensure that there is an existing or proposed park within a 400 m walk radius from the future homes.

The recommended restoration area is proposed to become part of NP5. NP5 is an appropriate location for a restoration area as confirmed by the Environmental Impact Study (“EIS”) prepared by GeoProcess Research Associates (“GeoProcess”). The relocation of the restoration area to be a component of the linkage corridor meets the policies of OPA 63 which encourages restoration within Linkages to strengthen ecological connectivity.

5 Transportation

5.1 Road Network

Block Plan Area 9 is situated in the southeast quadrant of the intersection of Townline Road (Regional Road 14) and Port Davidson Road in Smithville. The Block development is part of Stage 3A in the development staging plan of the Smithville MCP of the Township of West Lincoln.

As discussed with Township and Regional staff at an April 30, 2025 meeting, the proposed road network aligns with OPA 63 Block Plan including providing for three (3) road connection to Townline Road; Block Plan Area 9 and an internal road network that connects Port Davidson Road to the west, Townline Road to the north, and Shurie Road and Alma Road to the east.

The proposed Block Plan Area 9 development includes the following accesses and connections to through roads:

- Three (3) accesses connected to Townline Road to the north – Sterling Street, Street ‘B’, and Rock Street (Street ‘A’);
- Three (3) accesses connected to Port Davidson Road – Street ‘D’, Street ‘F’, and Unnamed Street South;
- Connection to Shurie Road; and,
- Connection to Alma Drive.

The proposed road hierarchy is illustrated on Figure 5-1 and identifies proposed local roads plus one main east west collector road connecting Port Davidson Road to Shurie Road terminating further east at Alma Road.

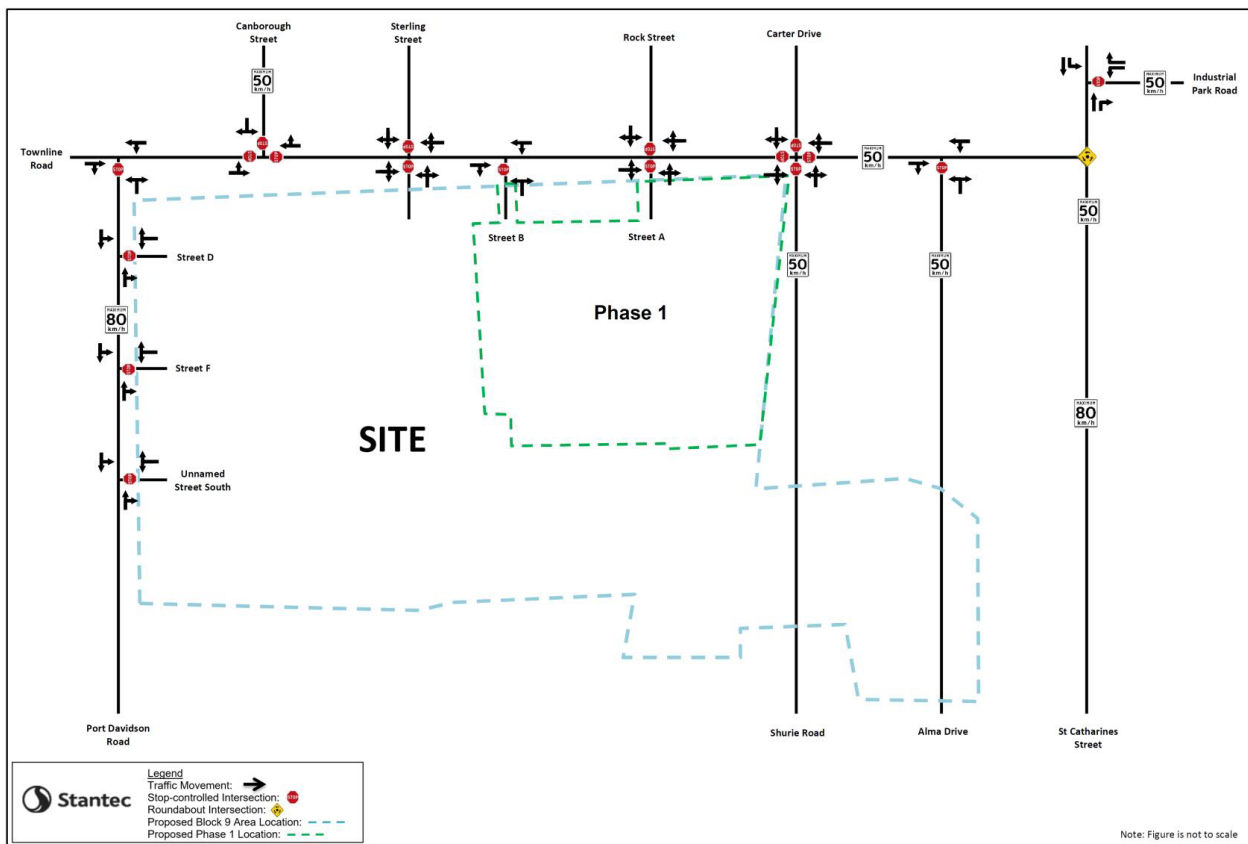


Figure 5-1: Excerpt of future lane configuration and intersection control from the TIS

5.2 Pedestrian and Cycling Network

Figure 5-2 below illustrates the integrated active transportation network proposed for the Lockbridge Block Plan. Three (3) main multi-use trails for pedestrians and cyclists together with connections to on street pedestrian sidewalks will connect the Lockbridge Block Plan to the neighboring Block Plan Areas. Multi-use trails planned for the Lockbridge Block Plan include:

- A north-south trail along the eastern boundary of Phase 1 Development, running between Street 'A' and Shurie Road – This trail will become part of the future Old Rail Trail which connect the other two east-west trails below within Phase 1 Development and provides access to the sidewalks and future on-street bike lanes on Townline Road, as outlined in the Smithville Transportation Master Plan (“TMP”).
- An east-west trail running close to the northern boundary of Block Plan Area 9, connecting Phase 1 Development, the rest of Block Plan Area 9, and Port Davison Road – This trail will become part of the future Westover Express Trail which connects the communities along the south side of Townline Road as outlined in the Smithville TMP, and is expected to be extended eastward to Regional Road 20, and westward to the Tober Road realignment.

- A second east-west trail running along the southern boundary of the Block Plan Area 9 development – This trail will become part of the future South Loop Trail as outlined in the Smithville TMP. Note that the Old Rail Trail, Westover Express Trail, and South Loop Trail outside of the limits of Block Plan Area 9 are part of the planned bike infrastructure outlined in the Town’s TMP and are expected to be implemented by other land developments and/or the Town.

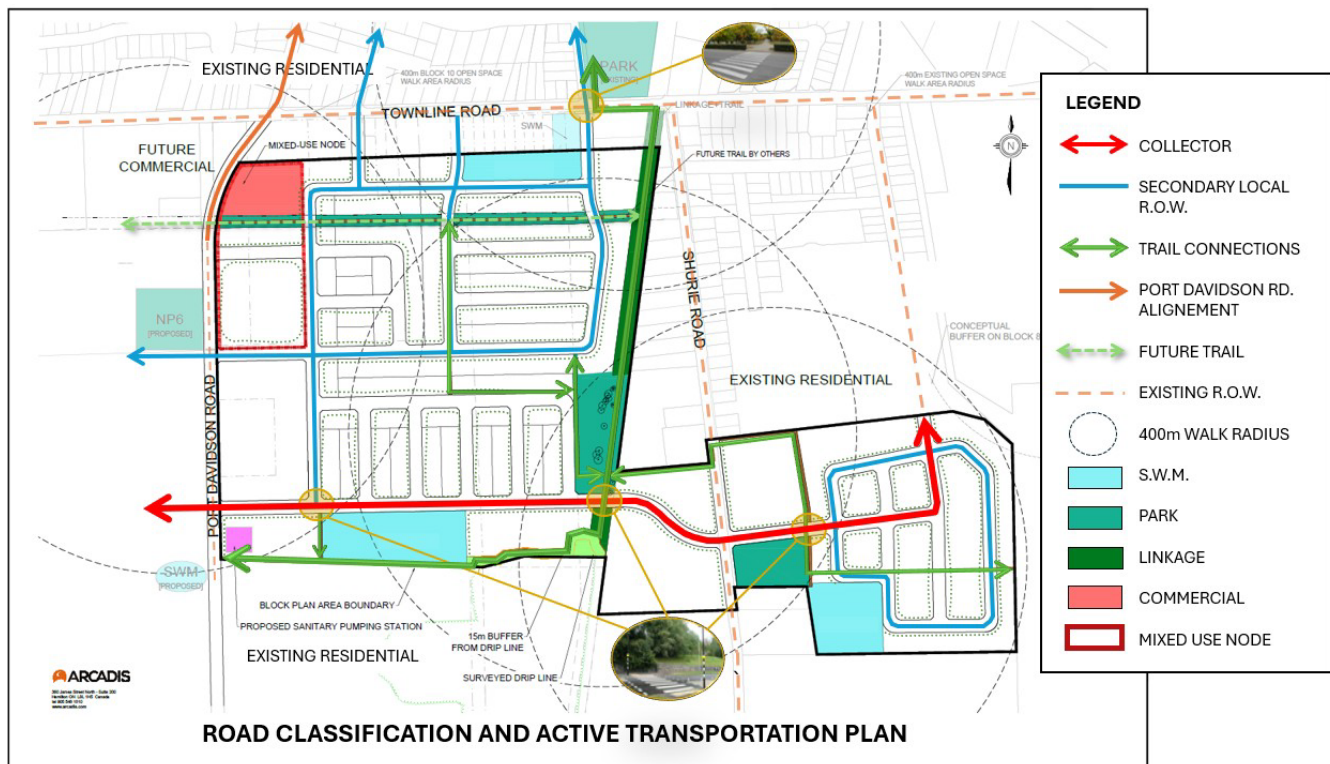


Figure 5-2: Road Classification and Active Transportation Plan

5.3 Future Transit Opportunities

According to the Niagara Region TMP, it is identified that there could be inter-municipal transit that is fixed-route between Grimsby, Smithville, and Port Colborne by the year 2041. The existing NRT OnDemand services will be promoted until that time. As details and timing remain undetermined, the Block Plan does not incorporate any provision for transit service, at this time.

6 Servicing

The proposed servicing strategy for Block Plan Area 9 in Smithville Phase 3A is detailed as a two-stage process recognizing that Phase 1 DPS can be serviced with existing municipal infrastructure. Below is a summary of the servicing strategies for water, sanitary, and SWM services.

6.1 Water

The proposed water servicing strategy for Block Plan Area 9 in Smithville Phase 3A is outlined in the Functional Servicing Report (“FSR”) prepared by Stantec as follows:

Phase 1 Draft Plan (Initial Stage)

The required water and fire flow serving for Phase 1 will be provided via a connection to the existing 150 mm diameter PVC watermain along Townline Road at the proposed intersections of Streets A and B. Water demand for Phase 1 requires the following:

- Average Day Demand: 196.2 m³/day (2.27 L/s)
- Maximum Day Demand: 392.4 m³/day (4.54 L/s)
- Peak Hour Demand: 784.8 m³/day (9.08 L/s)

It is anticipated that a Water Distribution Analysis will be completed by the Township during the detailed design stage of Phase 1 to determine appropriate watermain sizing within the development to provide for adequate distribution and to ensure fire flow demands are met under various scenarios.

Block Plan Area 9 (Beyond Phase 1)

To service the remainder of Block Plan Area 9 (not including the Phase 1 Draft Plan), it will require the design and construction of the distribution watermain. This includes new watermains throughout Phases 3A and 3B and Phase 4 lands, and upgrades along Townline Road and Port Davidson Road that are outlined in Smithville’s 2023 MCP – Integrated Municipal Class Environmental Assessment Master Plan Report prepared by AECOM.

Further review of these required upgrades should commence immediately by the Region and Township such to allow additional lands to be brought on stream. It is our understanding that these upgrades are needed for any portion of the Block Plan to be developed beyond the current proposed Phase presented in this Report.

The Township has advised that the only connections that will be allowed directly to the Regional 400 mm trunk watermain will be those local distribution mains and water service laterals will only be allowed to connect to the local main.

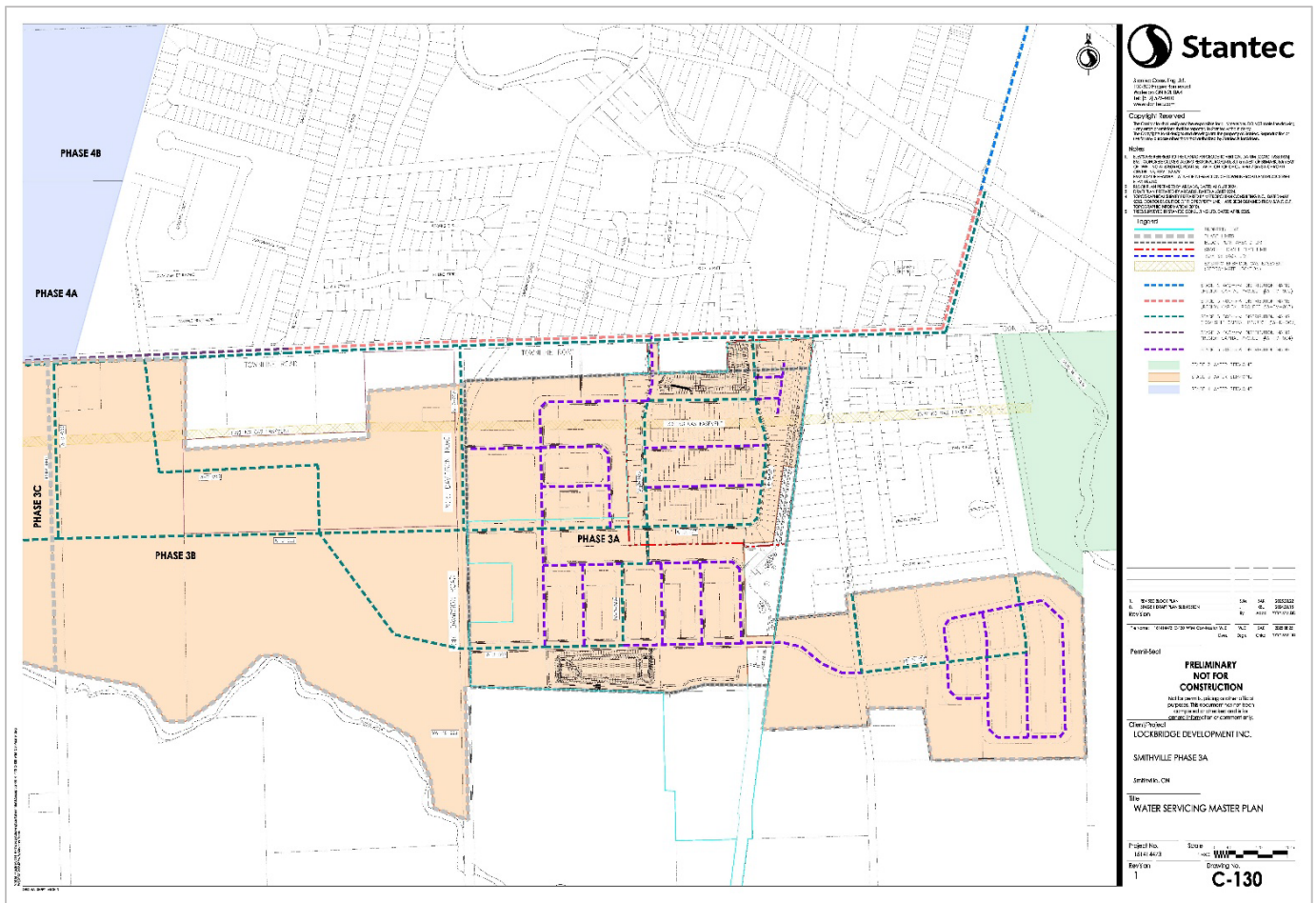


Figure 6-1: Excerpt of Drawing No. C-130 from the FSR

6.2 Sanitary

Within Smithville, there are two Regional operated Sanitary Pumping Stations (“SPS”), Streamside SPS and Smithville SPS. Streamside SPS collects sanitary flows from Streamside Subdivision located on the east side of Smithville and pumps it to the sanitary gravity collection system of Smithville SPS. Smithville SPS collects sanitary flows from the Streamside SPS and the rest of the serviced area of Smithville and pumps it to Grimsby’s sanitary drainage system ultimately discharging to Baker Road Wastewater Treatment Plant located in Grimsby.

Phase 1 Draft Plan (Initial Stage)

The Phase 1 Draft Plan is within the northeastern portion of Block Plan Area 9. From Smithville’s MCP, it indicates that a portion of the northern half of Block Plan 9 can discharge by gravity to the existing Smithville SPS via existing creek crossing under Twenty Mile Creek via existing sewers along Anderson Crescent and Townline Road. The MCP also identifies that the existing downstream sanitary sewers and Smithville SPS will need to be upgraded as the existing peak wet weather flows exceed the infrastructure capacity.

The proposed sanitary sewer design for the subject site includes a network of 200mm dia. sewers that discharge sanitary flows to the existing 200mm dia. sewer along Townline Road at the Street 'A' intersection.

The Township of West Lincoln has undertaken a report, *"Interim Wastewater Capacity Management Strategy, Smithville Capacity Management Strategy Report, dated June 8, 2025 by Agile Infrastructure"*, that provides guidance and a plan to increase the wastewater capacity of the Smithville SPS. Within the report, Table E-5, outlines that by the end 2025 following three specific remedial actions to improve the stations capacity, there will be a net growth of 1,500 units available to the system, by the end of 2027, an additional 500 units will be available supporting 2,000 units and by the end of 2028, up to 500 units will be made available supporting approximately 2,500 units.

Phase 1 of the proposed draft plan provides a total of 222 units and its has been concluded that with the above-mentioned remedial action completed to the Smithville SPS, there will be sufficient capacity at the station to support the Phase 1 Draft Plan.

Block Plan Area 9 (Beyond Phase 1)

To service the remainder of Block Plan Area 9 (not including the Phase 1 Draft Plan), a new sanitary pumping station identified as Capital Project #WW-PS-003, will be required, and located along Port Davidson Road, as outlined in the 2023 Smithville Water and Wastewater Master Servicing Plan prepared by AECOM.

The exact location of the pumping station has not been determined, as discussions have occurred that the suggested location per the AECOM report may not be feasible due to landowner participation. Through discussions, the Ownership Group have offered to locate the future SPS on lands within Block Area 9 fronting onto Port Davidson, should that prove to be more feasible when required. All remaining portions of the Block Plan Area 9 will discharge to the proposed pumping station and pumped by forcemain to Townline Road, and eventually to the Smithville SPS as outlined in Smithville's MCP.

In order to service the Block Plan lands east of Shurie Road by gravity, the sanitary sewer along Street M will be ranging from 2.8 m to 10.2 m deep. This depth is solely due to the length of the service required to allow the aforementioned lands known as the "Almas Lands" to drain by gravity. The subject proposed sanitary sewer will be within the groundwater and bedrock.

The proposed servicing strategy for Block Plan Area 9 is consistent with what was determined in the Master Servicing Strategy with the Sanitary Servicing. The proposed Phase 1 DPS is directed to Townline Road, which will require upgrades to support the conveyance to the Smithville Pumping station. The remaining land within the Block Plan is planned to be serviced by a new Sanitary Pumping Station that has been relocated east of Port Davidson Rd. Water servicing is consistent with the intent of implementing 300mm diameter local distribution mains looping through the Block Plan to the 400mm diameter Regional main proposed on Townline Road.

6.3 Storm

The Block Plan identifies the location of three (3) SWMFs to service the entire Block Plan 9 Area. The locations of the proposed SWMFs shown are generally located in the same location as conceptualized in OPA 63 Block Plan but have been depicted larger on the Block Plan which is reflective of the detailed analysis of the FSR prepared by Stantec. The larger SWM pond along the south boundary is based on the drainage area contributing to the facility and outlet requirements as outlined in the SWM report prepared by Stantec.

Phase 1 Draft Plan (Initial Stage)

Phase 1 is proposed to convey minor flows (5-year storm) to discharge to the proposed North SWM Block via storm sewers, while major flows are conveyed over land and follow a similar route as the minor piped flows.

The flow from the proposed North SWMF will outlet to the existing 900 mm dia. culvert under Townline Road and ultimately to Twenty Mile Creek. As well as the drainage discharging to the Blocks 187 & 188 (old rail corridor) will outlet to the existing 600 mm culvert located at the Northeast part of the Site. The drainage from the Blocks 187 & 188 will not discharge to the proposed North SWMF.

Block Plan Area 9 (Beyond Phase 1)

To service the remainder of contiguous Block Plan Area 9, as shown as shown on the Preliminary Servicing Plan, Drawing No. C-101 and C-102, included in the FSR, the proposed storm sewers will discharge to a SWMF in the south of the Block Plan.

The proposed storm sewer will range from 300 mm to 1200 mm in dia. and is designed for the 5-year storm event. Minor flows will discharge to the proposed south SWM Block and the major flows are conveyed over land and follow a similar route as the minor piped flows.

The south SWMF will outlet to an existing watercourse that is defined by the NPCA at the south. For more information regarding the preliminary Block Plan Area 9 South SWM strategy, please refer to Appendix F.

It is expected that a further SWMF will be required for the Block Plan lands east of Shurie Road as outlined in the Smithville MCP, in conjunction with the development of the Alma lands. This is shown conceptually on the Block Plan and will be subject to clarification through preliminary design of these lands by others.

7 Supporting Studies Summaries

The Township's Pre-Consultation process outlined the information and materials required to be submitted as part of a complete Block Plan application. To address the Township and Region's comments on the submission in August of 2024, and the comments on the EIS which was submitted on November 22, 2024, the following professional reports and materials have been revised or newly included and are summarized below.

7.1 Environmental Impact Statement

An EIS was originally prepared by GeoProcess on November 7, 2024 and submitted to the Township on November 22, 2024, which allowed the applications to be deemed complete. An updated EIS has been prepared by GeoProcess on October 14, 2025. The EIS states that as per OPA 63, Schedule E-10 and Schedule E-12, one Natural Environment System was identified on the Phase 1 Lands, a linkage, along with Significant Woodlands to the north and south beyond the Study Area boundary (surrounding lands within 120 m of the Phase 1 Lands).

The EIS establishes the extent and function of the natural heritage features within the Study Area, considering the natural environment within the context of the policies of the Township, Region, NPCA, and Province. In completing the EIS, the potential impacts of the proposed development on key natural heritage features were assessed, and mitigation measures to protect and enhance the function and connectivity of these features are provided.

GeoProcess has concluded in their EIS that the proposed development will not impact Species at Risk Habitat, Significant Woodlands, Significant Wetlands, or Significant Wildlife Habitat as defined by the Province. The

proposed linkage within the proposed Block Plan and identified in the Subwatershed Study (“SWS”) is recommended to be planted with native species and will improve connectivity around other natural heritage features in the surrounding landscape as well as offset anticipated tree removal as a result of the proposed development. Enhancement opportunities have been recommended in the report to increase the usefulness of the corridor for species. The north/south and east/west linkage corridors will provide the wildlife permeability through the development, maintaining wildlife movement across the properties.

The EIS identifies that the area designated as Recommended Restoration Area was removed with permissions and consultation with the Township, the Region, and the NPCA which was also identified in the SWS. The EIS notes that a multi use restoration area has been proposed within Block Plan Area 9 and is considerably larger than the former woodlot that had been present on the site.

With respect to the SWM strategy, the EIS notes that the proposed SWM strategy will replicate the headwater drainage feature functions, with discharge from the pond to the downstream receiving watercourse meeting release targets set in the SWS.

Overall, the EIS concludes that the development will not have a negative impact on surrounding natural heritage features or their functions and, through the establishment of a vegetated linkage and restoration area which will contribute to the Township’s 30% natural cover target and a net ecological gain for the area.

7.2 Functional Servicing Report

An FSR was originally prepared by Stantec in August of 2024 and submitted to the Township on August 27, 2024. An updated FSR has been prepared by Stantec in October of 2024. The purpose of the FSR is to demonstrate how Block Plan Area 9 can be developed with municipal services including sanitary, domestic water, storm drainage, SWM, and utilities in accordance with applicable Municipal Standards and related requirements of the various approval agencies/authorities. Stantec states that the servicing strategies presented in the FSR are conceptual in nature; detailed engineering drawings and a final SWM Report will be prepared as part of the detailed design process once the Block and Draft Plans have been approved. The proposed Block Plan and the conclusions of the Smithville MCP studies form the basis of the preliminary engineering strategies for the Block Plan Lands.

The following conclusions were provided:

- Following completion of the Township and Region improvements/capital projects rated to the Smithville SPS and Townline Rd Sanitary sewer, the proposed Phase 1 Draft Plan within Block Plan Area 9 can be adequately serviced by municipal sewage, storm drainage, water services and utilities.
- The proposed North SWMF features provides water quantity and water quality control for the proposed Phase 1 Draft Plan development.
- The proposed SWMF provides sufficient storage to attenuate post-development discharge to maintain existing target flow rates.
- SWM measures can be provided in accordance with various agency guidelines.

The FSR recommended that detailed grading and servicing design drawings will be prepared as well as a Final SWM Report and Erosion Settlement Control Plan will be completed once the Draft Plan of Development has been conditionally approved to support construction and clearances for Registration.

7.2.1 Alternative Stormwater Management Facility Location

The locations of the proposed SWMF are generally located in the same location as identified in the OPA 63 Block Plan, but shown to be larger along the south, based on the drainage area contributing to the facility and outlet requirements as outlined in the SWM report.

7.2.2 Alternative Water and Wastewater Servicing Plans

The servicing strategy is consistent with what was determined in the Master Servicing Strategy with the Sanitary Servicing for the Phase 1 Lands being directed to Townline Road, which will require upgrades to support the conveyance to the Smithville Pumping station, and with the remaining lands being serviced by a new Sanitary Pumping Station off of Port Davidson Road. Water servicing is consistent with the intent of implementing 300mm dia Local distribution mains looping through the Block Plan to the 400mm dia Regional main proposed on Townline Road.

7.3 Hydrogeological Assessment

A Terms of Reference for a Hydrogeological Assessment was originally prepared by Stantec on August 16, 2024 and submitted to the Township on August 27, 2024. A Hydrogeological Assessment has been prepared by Stantec in October of 2025. The objectives of the assessment were to assess baseline groundwater conditions throughout the site, evaluate how the form and/or function of the hydrogeological system could be affected by the proposed development, and recommend potential mitigation measures to be employed throughout the site to maintain pre-development groundwater functions under post-development conditions.

The FSR prepared by Stantec provides key findings and recommendations based on the preliminary investigation as it relates to site servicing strategies:

- The site was found to be situated above the Niagara Escarpment and within the Haldimand Clay Plain. The Haldimand Clay deposits are mainly comprised generally of lacustrine clay and silt, with minor sand near ground surface and extending to the top of bedrock. respectively. Bedrock ranges from 181.1 m ASML to 186.2 m ASML.
- Based on the continuous groundwater monitoring work between March 2024 and April 2025, groundwater levels recorded ranged from 181.85 m AMSL to 188.00 m AMSL within the overburden and within the bedrock, groundwater levels ranged from 181.84 m AMSL to 186.70 m AMSL. The groundwater table throughout the Site was found to be at its highest positioning during the spring during the monitoring period. It was recommended that servicing depths and groundwater levels be further reviewed during detailed design, and anti-seepage collars be implemented where necessary for areas where less permeable materials are encountered. As some municipal services are likely to be installed below the high groundwater table, dewatering may be required during construction. It was recommended that the need for dewatering be reviewed during detailed design to inform any required permitting, and possible need for localized monitoring at the nearby private wells.
- The preliminary hydrogeological investigation also reviewed the anticipated pre-and post-development water balance on the site. We estimated that 23,720m³ of annual infiltration occur under pre-development conditions within the Site. Approximately 59% of the Site will be converted to impervious surfaces, reducing the annual infiltration to 9,776 m³/year resulting in an annual infliction deficit of approximately 13,944m³/year. Low Impact Development techniques to enhance infiltration is recommended during the

detailed design stage when site specific suitability can be evaluated to maximize groundwater recharge where feasible under post development conditions.

7.4 Transportation Impact Study

A TIS was originally prepared by Stantec on August 19, 2024 and submitted to the Township on August 27, 2024. An updated TIS has been prepared by Stantec on September 25, 2025. The purpose of the TIS is to assess the potential transportation impacts of the proposed development of the entire Block Plan Area 9 and assess the impacts of the proposed development specific to Phase 1 of the Block. The impacts on both the surrounding transportation network and site-specific transportation components were examined. The following conclusions and recommendations were provided:

- 37 inbound and 111 outbound trips in the AM peak hour, and 122 inbound and 74 outbound trips in the PM peak hour are expected to be generated by the proposed Phase 1 Development based on the *ITE Trip Generation Manual, 11th Edition*.
- 119 inbound and 355 outbound trips in the AM peak hour, and 391 inbound and 235 outbound trips in the PM peak hour are expected to be generated by the proposed East Smithville Secondary Plan development; 122 inbound and 365 outbound trips in the AM peak hour, and 389 inbound and 240 outbound trips in the PM peak hour are expected to be generated by the proposed Block Plan Area 9 without Phase 1 development. The trips from these two developments are added to the 2030 background traffic.
- The study area intersections are currently performing with LOS B or better under the 2024 existing condition except for the southbound left-turn movement at the St Catharines Street and Industrial Park Road intersection which performs LOS D during PM peak hour.
- Most study area intersection movements are expected to perform with LOS C or better under the 2030 Background Development and 2030 Total Development scenarios, with the following exceptions:
 - Eastbound movement at the Townline Road and Canborough Street intersection, which performs at LOS E in the 2030 Total Development scenario during the PM peak hour.
 - Southbound movement at the St Catharines Street and Townline Road intersection, which performs at LOS D during the PM peak hour.
 - Southbound left-turn movement at the St Catharines Street and Industrial Park Road intersection, which performs at LOS D and LOS F during the AM and PM peak hours, respectively. Traffic signalization and extension of southbound left turn storage length to 60 metres are recommended as mitigations for both 2030 Background Development and 2030 Total Development scenarios.
- When considering potential mitigation strategy, a few factors were considered, including limited information available for the East Smithville Secondary Plan development, signal timing warrant results, and the conservative assumptions used in the analysis methodology. The following are recommended:
 - For the Townline Road and Canborough Street, and St Catharines Street and Townline Road intersections, it is recommended that future traffic volumes and impacts be monitored for potential need for intersection improvements.
 - For the St Catharines Street and Industrial Park Road intersection, traffic signalization and extension of southbound left turn storage length to 60 metres are recommended as mitigations for both the 2030 Background Development and 2030 Total Development scenarios.
 - For the St Catharines Street and Townline Road, and the St Catharines Street and Industrial Park Road intersections, it is recommended that further traffic analysis be conducted by proposed development applications in the area.

- No mitigation is recommended for the proposed Phase 1 development at the 2030 horizon
- Transportation demand management (TDM) measures are recommended to help mitigate roadway capacity issues and encourage the use of sustainable transportation modes.
- The sightlines for the six proposed site accesses are adequate according to the TAC intersection sight distance and stopping sight distance guidelines.
- Per Township of West Lincoln's *Official Plan Amendment (OPA) No. 63, Schedule 'L'*, and the *Smithville TMP*, the Town proposed a future realignment of Port Davidson Road to align with Canborough Street in its intersection with Townline Road to support development of the Urban Boundary Expansion Lands. At this time and per the conclusions noted above, it is found that the existing intersection configuration is sufficient for the projected demand of Block Plan Area 9 and a realignment is not needed to accommodate this projected demand. It is recommended that the needs and timing of the planned realignment to be reviewed by the Town and the Region as this and other future developments in the area progress.

Conclusions for proposed Phase 1:

- Phase 1 traffic impacts are expected to be manageable within the existing road network.
- All intersections affected by Phase 1 are projected to operate at acceptable level of service without requiring upgrades or signalization by 2030.
- No mitigation is recommended for the proposed Phase 1 development at the 2030 horizon.

7.4.1 Alternative Road Network

With the revised Block Plan layout, the plan has been updated to be more in line with the OPA 63 Block Plan including the additional road connection to Townline and based on a meeting with the Township and Region on April 30th, 2025.

7.5 Urban Design Brief

A UDB was originally prepared by Arcadis on August 16, 2024 and submitted to the Township on August 27, 2025. An updated UDB has been prepared by Arcadis on October 15, 2025. The purpose of the UDB is 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 UDB states that the proposed concept for Block Plan Area 9 exhibits many positive design markers which are outlined in the Official Plan, Smithville MCP, Urban Design Guidelines, and as highlighted by the Staff Report. From an urban design perspective, the concept proposes an appropriate mix of land uses in a logical arrangement which respond to existing and future contexts. Integral to the overall quality of life for future community residents, the proposed park, trail and open space linkages support healthy and active living for a range of demographics. They will also support habitat for local area wildlife and ecological communities by providing continuity and connections.

7.6 New Reports and Plans

7.6.1 Arborist Report (With Tree Management Plan and Inventory)

An Arborist Report, dated September 25, 2025, was prepared by Stantec. The Arborist Report includes a Tree Inventory and Tree Management Plan for trees located within the site and trees on adjacent lands that may be impacted by the Phase 1 development. The following summary was provided:

- A total of 315 trees were observed on site, of that 260 trees and 6 dead trees conflict with the proposed grading and construction and will require removal. The remaining 49 trees will remain on site and protected with tree protection fencing throughout the grading and construction process. One of these trees will be protected with a reduced tree protection zone. Any removal of trees on adjacent lands will require coordinating with landowner prior to grading and tree removal.

The Arborist Report has identified a large Elm tree (Tree 738) within the proposed Phase 1 Lands in response to comments received at the Neighbourhood Open House meeting and the Statutory Public Meeting. The tree was inventoried and noted to be healthy and significantly larger than most other trees in the inventory, however the Elm tree is situated within a proposed right-of-way, at a natural high point with an approximate elevation of +/-189.4. To support the major overland flow route to the SWMF, this area will need to be lowered by 0.5 m. Additionally, the installation of sewer and utility infrastructure within the right-of-way would significantly impact the root system and, consequently, the survival of the existing tree. Given the proposed subdivision layout, grading, and infrastructure planned around the existing tree, removal has been recommended due to conflict with the proposed development as the tree is located at the edge of a proposed lot and proposed road and changes in grading would negatively impact its future survivability.

Approximately 250 new trees boulevard planted throughout the new subdivision is proposed to help offset tree removal. Together with a restoration plan that will add additional planting to enhance an identified environmental area. There will be a net increase in the number of trees on the Block Plan Lands as a result of the development.

7.6.2 Preliminary Trail and Park Plan

A Preliminary Trail and Park Plan, dated September 12, 2025, was prepared by Stantec. The plan depicts the proposed location of the SWMF, park areas, restoration area, and pedestrian trails. There is one SWMF located at the north end of the Phase 1 Lands and south of the Phase 1 Lands. Park areas are proposed near the central portion of the Block Plan Lands, as well as north/south and east/west linkage features. The linkage which bisects the property east/west and contains a trail is to be completed in the future by others. The restoration area discussed in the updated EIS is located southeast of the Phase 1 Lands with a total area of 2,856 m². As recommended in the EIS, the landscape plan provides for native species planting in the form of native trees and shrubs and proposes to maintain existing trees identified for preservation in the Arborist Report.

7.6.3 Stage 3 Archeological Assessment

A Stage 1 and 2 Archeological Assessment was prepared by Parslow Heritage Consultancy Inc. ("PHC") on July 21, 2020. The purpose of the Stage 1 Archeological 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 Archeological 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 under MHSTCI S&G 3.4.2 S1a. and the Rural Farmsteads Bulletin (MHSTCI 2014) and are recommended for Stage 3 Site Specific Assessment. Intensification around Findspot 1 did not result in the identification of any further cultural materials, as such it is considered free of further archaeological concern”.

A Stage 3 Site Specific Archaeological Assessment for both find sites was completed by Stantec on April 24, 2025 and it was concluded that the J. Patterson site (AgGv-147) is a Euro-Canadian domestic site dating from the early to late 19th century, with 80% of the occupation period before 1870. It retains cultural heritage value or interest under Section 3.4.2 of the Ministry’s *Standards and Guidelines for Consultant Archaeologists*. As such Stage 4 Mitigation is required as avoidance and protection of the site is not viable due to the proposed development. The Stage 4 Mitigation Assessment is currently underway and is targeted to conclude by the end of 2025.

To date, Archaeological Assessments were completed on lands owned by the participating landowners for the Lockbridge Block Plan approval process. Future applications for draft plan of subdivision will be required to complete an Archeological Assessment as a requirement for the application, or as a condition of draft plan approval.

7.7 Previously Submitted Technical Reports

7.7.1 Geotechnical Investigation

A Geotechnical Investigation was prepared by Stantec on July 2, 2024 and submitted to the Township on August 27, 2024. 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.

The FSR prepared by Stantec provides key findings based on the investigation:

- A total of twenty-seven (27) boreholes were installed and were advanced to depths of 2.3 m to 11.4 m below ground below ground surface (BGS), terminating at inferred bedrock in some locations and/or at various depth within the bedrock. The subsurface conditions encountered in boreholes were found to be approximately 460 mm thick topsoil, underlain by clay and dolostone bedrock.
- Nine (9) additional boreholes equipped with single monitoring wells and three (3) multi-level monitoring wells were installed within the site. Water level monitoring readings during installation from February 27, 2024 to March 5, 2024 were found to range from approximately 1.0 m to 2.5 m above the bedrock and 1.0 m to 7.0 m BGS at the monitoring wells.

8 Alignment with Provincial and Township Policies

8.1 *Planning Act, R.S.O. 1990, c. P.13*

The *Planning Act* is the central piece of legislation governing land use planning in the Province of Ontario. The purpose of the *Planning Act* is to promote sustainable economic development, provide for a land use planning system, integrate matters of provincial interest into provincial and municipal planning decisions, and encourage co-

operation and coordination among interests. The *Planning Act* provides the basis for considering provincial interests, such as providing for adequate housing and employment opportunities, protecting farmland, natural resources, and the environment, and promoting sustainable development.

For the purposes of this Summary Report, the version of the *Planning Act* utilized was the online version found here: <https://www.ontario.ca/laws/statute/90p13>. The proposed development **conforms with the *Planning Act***, as it supports increased residential and commercial growth in an area with access to a variety of services and amenities including stores, medical offices, and restaurants. The proposed development can be supported by the existing municipal infrastructure and transportation infrastructure, as confirmed by the FSR and TIS prepared by Stantec. The Development Report and its addendum prepared by Arcadis states that in terms of the surrounding agricultural lands and environmental features, an appropriate buffer will be provided between the agriculturally cultivated fields and the environmental features along the south boundary to ensure the protection of those elements.

8.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. As the Province has set a goal of getting at least 1.5 million homes built by 2031, the Provincial Planning Statement builds upon housing-supportive policies from both documents and provides municipalities with the tools and flexibility they need to build more homes.

For the purposes of this Summary Report, the version of the Provincial Planning Statement utilized was the online version found here: <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.

The proposed development is **consistent with the Provincial Planning Statement** as it will:

- Provide increased residential and commercial development in an area with complementary land uses, services, and amenities;
- Increase the range and mix of housing options and densities to contribute to the existing housing stock, which is necessary to promote the long term liveability and well-being of the Township;
- Efficiently utilize the vacant lands through the inclusion of medium density residential development;
- Promote economic development and foster long-term economic prosperity, through the provision of 1.0 hectares of commercial development;
- Support the existing and future variety of complementary land uses (i.e. employment, public service facilities, institutional uses, recreation, and parks and open space) through potential increased use and access from the added population;
- Make efficient use of existing roads, transit, and full municipal services; and,
- Ensure an appropriate transition to adjacent areas and respect the existing contextual character through the inclusion of strategic setbacks.

8.3 Niagara Official Plan, 2022

On July 1, 2024, through changes to the *Planning Act*, the Province identified the Region as an “upper-tier municipality without planning responsibilities”. As a result, the Niagara Official Plan, 2022 (the Regional Official Plan) is no longer a Regional Plan but is now an Official Plan of the 12 local municipalities in the Region. For the purposes of this Summary Report, the 2024 version of the Regional Official Plan

<https://www.halton.ca/Repository/ROPOffice-Consolidation-Text> was used for information purposes only, while the policies applicable to the subject lands, proposed development, and the OPA and ZBLA are provided below.

This is the Region's long-term, strategic policy planning framework for managing growth coming to Niagara. The policies of the Regional Official Plan will guide land use and development thereby influencing economic, environmental, and planning decisions until 2051 and beyond. As of March 31, 2025, the Niagara Official Plan is no longer a Regional Plan. It is now an official plan of the 12 local municipalities in Niagara.

The proposed development **conforms with the Regional Official Plan** as it will:

- Not develop upon significant natural features;
- Support neighbourhood commercial activities, through the inclusion of a mixed-use residential commercial building;
- Help to achieve a complete community, through a compact layout of diverse land uses and housing densities and typologies;
- Assist in accommodating residential and commercial growth, through providing 224 residential units and a maximum of 1,303 retail/office space;
- More than exceed in meeting DGA targets of 50 persons and jobs per hectare, by providing a density of approximately 63 persons per hectare;
- Create a pattern of development that is sequential and orderly to adjacent parcels, by postponing the development of areas designated 'Future Development' until adjacent lands have been acquired; and,
- Optimize the use of existing municipal infrastructure, by upgrading infrastructure along South Grimsby Road 5 and the Streamside Pumping Station.

8.4 Amendment Number 63 to the Official Plan of the Township of West Lincoln (Smithville Master Community Plan) 2022

The subsections below provide commentary in response to the comments received from the Township on November 29, 2024 on the Block Plan application submission on August 27, 2024, specifically in regard to the Block Plan Land Use Concept and the Development Report.

8.4.1 Conceptual Buffers

An EIS has been submitted that aligns with the policies' direction in this section of the Township's Official Plan. There are no Core Areas identified within Block Plan Area 9 or the proposed Phase 1 Lands. The EIS has identified the location of a Core Area south of Block Plan Area 9 beyond the study boundary. The Core Area includes a significant woodland and a Provincially Significant Woodlot. A portion of the required setback has been identified on the revised Block Plan and is aligned with the overall active transportation network proposed for the Block Plan area. The EIS concluded that the proposed Block Plan and development will not negatively impact the Core Area or its ecological functions.

8.4.2 Linkages

An EIS was prepared to assess the modifications and naturalization of the proposed linkage corridor. The EIS concluded that the proposed linkage would maintain the connection between natural heritage features, support the movement of small wildlife, and provide recreational benefits to the larger community. The width of the linkage has been refined with our revised DPS to achieve a width of 25.0 m to 27.4 m. See Preliminary Trail and Park Plan showing the proposed naturalization treatment for the linkage corridor and the restoration area. The EIS also recommends the existing hydro corridor (pipeline easement) be used as an east-west linkage to complement the north-south linkage. Recommendations for enhancement of the pipeline easement include native species planting, particularly grass and forms, as tree and shrub planting may be restricted due to the utility constraints. The east-west corridor supports wildlife movement, pollinator habitat, and biodiversity.

8.4.3 Recommended Restoration Areas and Potential Restoration Areas

The designated Restoration Area on Schedule 'L' was a former regenerating woodland which has since been converted to Agricultural land with approvals from the Region, Township, and the NPCA. An EIS has been prepared by GeoProcess that recommends that the linkage function can be enhanced by locating compatible land uses adjacent to them such as open space, passive recreational parkland, or naturalization and restoration areas. The EIS has concluded that the proposed naturalized linkage area, park and restoration area will facilitate wildlife movement connecting Twenty Mile Creek to the North Creek corridor as intended in the SWS and has an opportunity to provide a net gain to the Natural Heritage System in the area. Refer to the EIS for further discussion.

8.4.4 Transportation Network

The Port Davidson Road, Townline Road, and Canborough Street intersection has been updated on our Block Plan to align with the recommendations of the MCP. Street 'B' is now proposed as a Local Road and further road network adjustments have been made based on our meeting with Township Staff on April 30, 2025.

9 Implementation

The purpose of an approved Block Plan is to provide a high-level vision for the community and to streamline the draft plan of subdivision process. The MESP Guidelines provide the key implementation and policies following the approval of a Block Plan.

The approved Block Plan will serve as the foundational framework for subsequent DPS development applications within the Block. Amendments to the block plan must continue to align with the Block Plan and if a deviation occurs, a rationale must be provided to show consistency with OPA 63 and the other guiding documents from the approval of the Block Plan. It is recommended that minor adjustments to the Lockbridge Block Plan would not require an amendment to the Block Plan provided that the revision continues to align with the overall block plan strategy.

OPA 63 recognizes that significant infrastructure investments (e.g., roads, SWMFs, water and wastewater systems) are required to support growth, especially in urban expansion areas like Smithville.

Development in urban expansion areas identified in OPA 63 is expected to proceed in a logical, coordinated, and cost-effective manner over a 30-year horizon. The Town encourages that infrastructure costs – such as roads,

SWMFs, and community amenities – will be addressed through Development Charges, Front-Ending Agreements with the Township or Region, and Cost-Sharing Agreements among landowners.

As encouraged within the MECF, a developers cost sharing agreement has been put into place to for the Block Plan planning process and future shared infrastructure. Best efforts to include all within Block Plan Area 9 have been put forth, however there remains a number of non-participating landowners or owners who have chosen not to participate either due to having no redevelopment plans for their lands or not being prepared to apply for a development application.

Following the approval of the Lockbridge Block Plan, any development application submitted by a non-participating landowner must confirm and, if necessary, update Block Plan requirements prior to submission. The Director of Planning, Building and By-law Enforcement is responsible for reviewing and approving Block Plan submissions and has the authority to ensure that best efforts are made to encourage participation in an established landowners' cost-sharing agreement.

Where a cost-sharing agreement is in place, it is recommended that the Director require written confirmation from the landowners' group that appropriate arrangements have been made. This confirmation should be a mandatory component of any future development application.

Approval of development applications will be contingent upon the timing of infrastructure implementation and the availability of servicing capacity.

10 Conclusions

The Lockbridge Block Plan:

- References and builds upon existing studies prepared for OPA 63 and the Smithville MCP Area;
- Coordinates the delivery of services and infrastructure for the proposed phasing plan;
- Defines the layout of and design of public streets and blocks and planned pedestrian and cycling connections;
- Establish the location, configuration of built form, density distribution, NPs, and commercial areas; and,
- Guides the design and function of open space linkages, woodlots, and other natural heritage features.

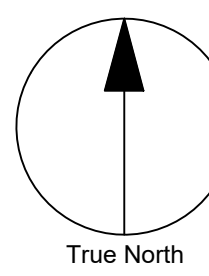
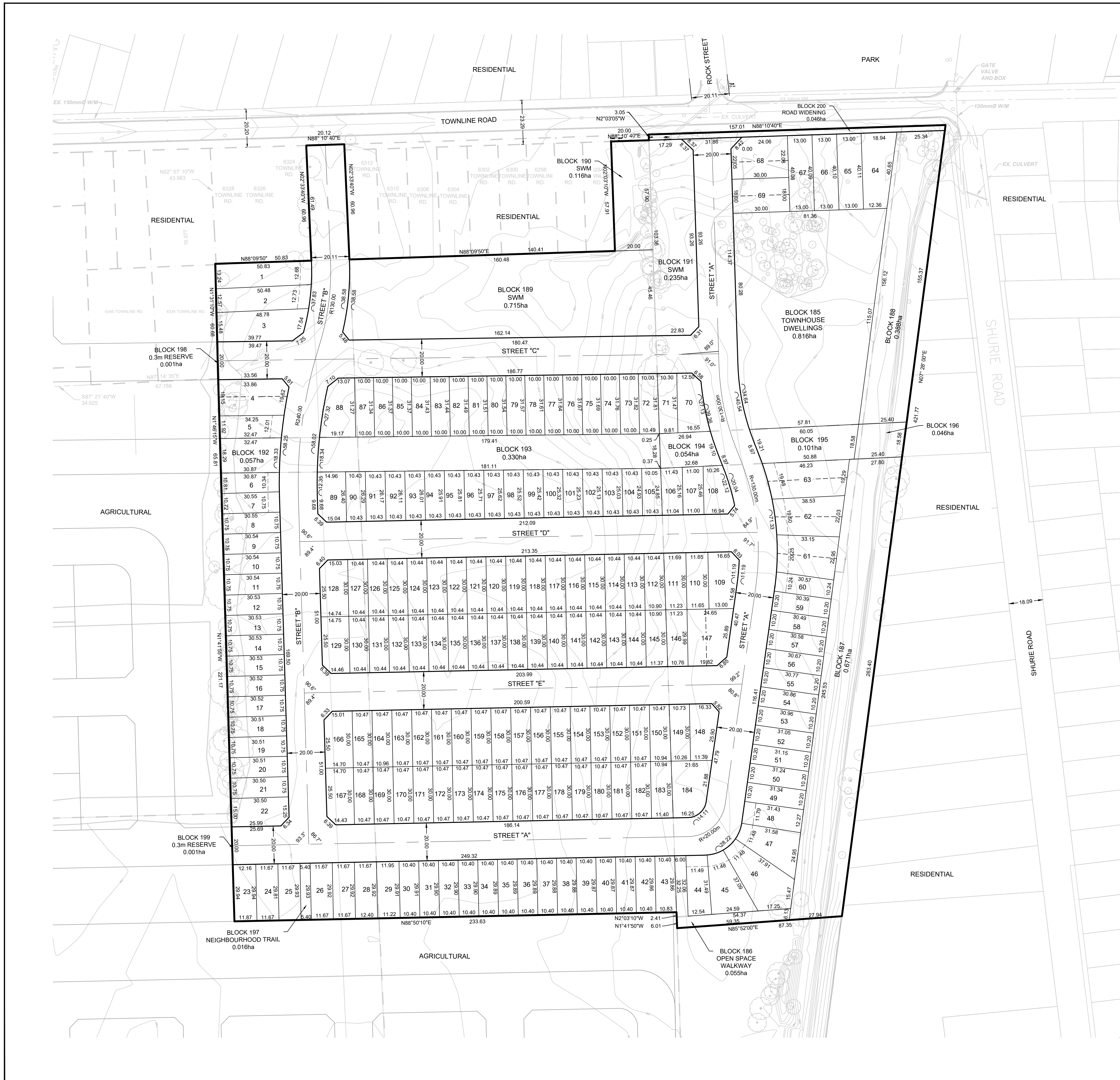
The Lockbridge Block Plan is a key component to the delivery of new homes within the expansion areas of Smithville. The planning process for the Block Plan proceeded as per the MESP guidelines in place and represents a comprehensive and coordinated progression of development within this area and is recommended to be approved by Council.

Appendix A

Revised Lockbridge Block Plan

Appendix B

Revised Draft Plan of Subdivision



LAND USE SCHEDULE				
BLOCKS/LOTS	DESCRIPTION	AREA (ha)	AREA (Acres)	# UNITS
1 - 3, 5 - 60, 64 - 67, 70 - 146, 148 - 184	SINGLE DETACHED DWELLINGS	6.000	14.825	177
4, 61 - 63, 68, 69, 147	SEMI DETACHED DWELLINGS	0.471	1.164	14
185	TOWNHOUSE DWELLINGS	0.816	2.016	31
186	OPEN SPACE WALKWAY	0.055	0.136	
187, 188	LINKAGE	1.060	2.619	
189 - 191	STORMWATER MANAGEMENT	1.067	2.637	
192 - 196	OPEN SPACE [GAS EASEMENT]	0.585	1.446	
197	NEIGHBOURHOOD TRAIL	0.016	0.040	
198, 199	0.3m RESERVE	0.002	0.005	
200	ROAD WIDENING	0.046	0.114	
STREETS "A", "B", "C", "D", & "E"	PUBLIC R.O.W.	3.333	8.236	
TOTAL		13.451	33.238	222

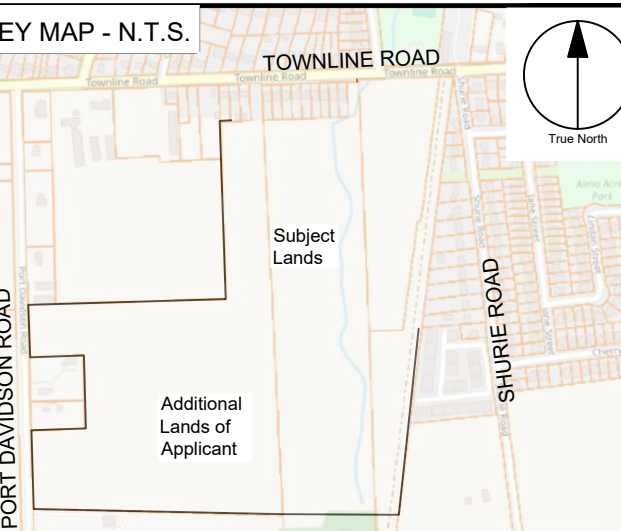
NOTE:
THE FOLLOWING LOTS AND OR BLOCKS ARE JOINTLY OWNED BY LOCKBRIDGE DEVELOPMENT INC. AND TEK CORPORATION:
LOTS 87, 90, 127, 130, 164, 165, 168 AND BLOCK 189 (SWM)

DRAFT PLAN OF SUBDIVISION SMITHVILLE BLOCK 9

PART OF LOTS 31 & 32,
CONCESSION 6 AND PART OF THE
ROAD ALLOWANCE BETWEEN LOTS
31 & 32, GEOGRAPHIC TOWNSHIP
OF GAINSBOROUGH, TOWNSHIP OF
WEST LINCOLN, REGIONAL
MUNICIPALITY OF NIAGARA

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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 IN THE LAND USE SCHEDULE
- (e) - AS SHOWN
- (f) - AS SHOWN
- (f1) - AS SHOWN
- (g) - AS SHOWN
- (h) - MUNICIPAL WATER
- (i) - LACUSTRINE SILTY/HEAVY CLAY
- (j) - AS SHOWN
- (k) - MUNICIPAL SANITARY AND STORM SEWERS
- (l) - GAS EASEMENT

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. KIRILUK, ONTARIO LAND SURVEYOR
J.D. BARNES LIMITED
DATE: Aug 12 2024

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

SIGNED:
DON MANSON
LOCKBRIDGE DEVELOPMENT INC.
DATE: Aug 12 2024
SIGNED:
JUDY HENDLER
DATE: Aug 12 2024

SIGNED:
THEODORE KINGMA
TEK CORPORATION
DATE: 08/08/24

No.	DESCRIPTION	DATE
02	2nd DPS SUBMISSION	2025-11-04
01	1st DPS SUBMISSION	2024-08-13

DRAWING ISSUE RECORD

APPROVALS

ARCADIS
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SCALE: 1:1000 (m)

PROJECT NO:
144262

DRAWN BY: M. ROJAS
PROJECT MGR: J. MARCUS
CHECKED BY: J. MARCUS
APPROVED BY: C. JANDU

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER: **DPS1.0**
ISSUE: **02**

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REPORT
GROWTH AND SUSTAINABILITY
COMMITTEE

DATE: May 4, 2026
REPORT NO: PD-16-2026
SUBJECT: **Recommendation Report Update on Provincial Legislation Changes- Bill 98, Building Homes and Improving Transportation Infrastructure Act**
CONTACT: Robin Shugan, Senior Planner
Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- The Province is introducing a new piece of legislation which impact growth and operations in the Township, Bill 98, *Building Homes and Improving Transportation Infrastructure Act*
- Bill 98 imposes changes to various Acts such as the *Planning Act, City of Toronto Act, Building Code Act, Municipal Act*.
- There have also been several postings on the Environmental Registry of Ontario (ERO) which are requesting comments on further legislative changes.
- This report will focus on the potential changes that will impact the Township of West Lincoln and is for information purposes.

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RECOMMENDATION:

1. That, Recommendation Report PD-16-2026 titled "Recommendation Report, Update on Provincial Legislation Amendments – Bill 98, *Building Homes and Improving Transportation Infrastructure Act*" dated May 4, 2026, be received; and,
2. That Administration provide comments back to the Province on the proposed changes to site plan approval.

ALIGNMENT TO STRATEGIC PLAN:

Theme # 1

- **Strategic Responsible Grown**

Respecting Our Roots, Realizing Our Future

BACKGROUND:

On March 30, 2026 the Province introduced a new piece of legislation, Bill 98, *Building Homes and Improving Transportation Infrastructure Act*. Bill 98 imposes to make changes to various Acts, such as the *Planning Act*, *Building Code Act*, and *Development Charges Act*. The Provincial Planning Statement (PPS, 2024) has set a goal to build 1.5 million homes by 2031. In addition to *Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025* and *Bill 60, Fighting Delays, Building Fasters Act, 2025*, Bill 98 aims further accelerates housing construction and transportation through streamlining municipal approvals, reduce development related costs, and by reducing regulatory barriers.

This report is to provide information to Council regarding key amendments that will have impact on the Township of West Lincoln. The proposed changes are anticipated to receive Royal Assent sometime in May.

CURRENT SITUATION:

Below is a summary of the changes being made through Bill 98 ([ERO-300](#)). Closing dates for comments is May 14, 2026. The full description of each amendment can be found online via the Environmental Registry of Ontario (ERO) links provided throughout this report

[First Reading- Bill 98, Building Homes and Improving Transportation Infrastructure Act](#)

Planning Act

Prohibit Enhanced Development Standards as a Condition of Land Division Approvals. ([ERO 026-0309](#))

The Province is proposing a regulation under the Planning Act to limit the ability to require certain enhanced development or sustainability standards as a condition of land division approvals. The proposed regulation would apply to standards that are not required for health and safety, accessibility, or the protection of adjoining lands.

Proposed Amendments:

- Remove municipal authority to require mandatory enhanced development standards as a condition of land division approvals.
- Limit conditions of approval to matters related to health and safety, accessibility, and protection of adjoining lands.
- Restricting measures related to sustainability or similar enhanced development standards unless otherwise required.
- Establish a framework where certain enhanced development measures would no longer be mandatory and may instead be voluntary.

Respecting Our Roots, Realizing Our Future

Municipalities will no longer have the authority to require sidewalks or pedestrian clearways, trees, shrubs, paving materials, bicycle parking (unless for residential purposes fewer than 25 dwelling units) and EV Parking Standards.

Reform to Site Plan Control ([ERO-0310](#))

The Province is proposing to reform the site plan control process. The proposal identifies that current site plan approval timelines often exceed 60-day timeframe and outlines potential changes for a more consistent and coordinated process.

Potential Reforms:

- Remove site plan control as a planning tool under the *Planning Act*.
- Establish a maximum of three circulation rounds, after which a mandatory meeting would be required to resolve outstanding issues.
- Introduce a standardized site plan approval checklist focused on functional matters (e.g., health and safety), with limitations on requesting additional studies beyond the checklist.
- Require acceptance of reports and studies prepared by qualified professionals.
- Establish or require a municipal arbitration process or site plan review panel for applications exceeding timelines, as an alternative to Ontario Land Tribunal appeals.
- Require municipalities to establish different site plan approval streams based on development type, including potential exemptions or expedited processes for less complex development.

Minimum Residential Lot Sizes ([ERO 026-0311](#))

The Province is proposing to establish a minimum lot area size of 175 square metres on urban residential lands outside the Greenbelt Area. This proposal will be for parcels within the settlement area that is zoned for residential use and is fully serviced by municipal water and sanitary.

Standardizing Parkland Requirements ([ERO 026-0312](#))

The Province is proposing modifications to the parkland dedication provisions that were introduced through Bill 23 that have not come into force and effect. The modifications will establish criteria for the acceptance of parkland, including lands with encumbrances and privately owned publicly accessible spaces (POPS). The proposal also outlines requirements related to land suitability, documentation, notice regulations, and appeal processes.

Respecting Our Roots, Realizing Our Future

Proposed Amendments:

- Establish criteria for developer-identified parkland to count toward parkland dedication, including lands with encumbrances and POPS arrangements.
- Permit landowners to appeal a municipality’s refusal of proposed parkland conveyance to the Ontario Land Tribunal, with authority for the Tribunal to order conveyance if criteria are met.
- Define ineligible lands for parkland dedication, including:
 - Contaminated lands
 - Hazard lands
 - Lands within certain protected natural heritage systems.
 - Lands unsuitable for park use (e.g., inadequate soil conditions)
 - Lands with financial encumbrances or lack of public access
- Establish minimum criteria for parkland usability, including accessibility, visibility, and appropriate size and configuration for public use.
- Introduce requirements for supporting documentation, including surveys, plans, and owner attestations.
- Require municipalities to provide notice of refusal within specified timelines, including reasons and appeal information.
- Establish requirements for records to be provided to the Ontario Land Tribunal in the event of an appeal.

Streamlining Information and Material that Planning Authorities can Require as Part of a Complete Application ([ERO -0313](#))

The Province is proposing a regulation for municipalities across the province to use a standardize list of information and material that planning authorities can require as part of a complete application to improve consistency. The regulation proposes two categories of studies; Core Studies and Contingent Studies. Core studies are fundamental studies that could always be required and contingent studies could only be required when considered relevant to a specific application on a site-specific basis or site condition that exists within the municipality.

Core Studies	Contingent Studies
Environmental Impact Statement	Aeronautical Report
Environmental Site Assessment	Aggregate/Minerals/Petroleum Resource Impact Assessment
Functional Servicing Report	Agricultural Impact Assessment
Geotechnical Report	Air Quality/Odour Study
Hydrogeological Report	Arborist Report
Planning Justification Report	Archaeological Assessment
Transportation Impact Study	Cultural Heritage Impact Assessment
	Contamination Management Plan
	Economic Viability Assessment or Financial Impact Analysis
	Human-made Hazard Impact

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	Study/Assessment
	Land Use Compatibility Study
	Minimum Distance Separation Formulae
	Natural Hazard Impact Study/Assessment
	Noise/Vibration Study/ Assessment
	Rail Safety and Risk Mitigation Report
	Servicing Options Report
	Sun/Shadow Study

The Section 41 of the *Planning Act* sets out the minimum information requirements for a *Planning Act* application to be deemed complete. Currently Municipalities across Ontario have the discretion to request additional information and studies beyond the scope of the Section 41. The Township of West Lincoln’s Official Plan (Section 18.16.1) sets out the requirements of a complete application, including any additional studies that may be required. Through the pre-consultation process, the Township identifies additional information and studies required to deem an application complete.

Proposed Changes to Various Regulations to Specify Additional “Prescribed Professions” for Complete Applications ([ERO-0314](#))

The Province is proposing amendment on previous changes to identify additional qualified professionals whose studies and reports must be accepted as part of a complete application. The proposal would expand the list of “prescribed professions” beyond professional engineers to include additional qualified professionals, such as registered landscape architects. The proposed changes would require municipalities to accept studies and reports prepared by professionals as meeting the complete application requirements.

Proposed Amendments:

- Expand the list of “prescribed professions” whose work must be accepted for complete applications.
- Require municipalities to accept studies and reports prepared by specified certified professionals without requiring additional review or revisions at the completeness stage.
- Apply the requirement across planning application types governed by the *Planning Act*.
- Maintain the ability for municipalities to request additional information or undertake further review after an application is deemed complete.

Standardized Official Plans ([ERO 025-1099](#)) Commenting period closed

The Province has completed consultation on the proposed standard structure for Official Plans for all lower and single-tier municipalities. The standardization includes a set list of 12 land use designations, which will be the only land use designations used in lower tier and single tier municipalities. The structure limits the length of official plans by including 10 standard chapters with standardized sub sections and standardized set of Schedules and Appendices as Chapter 11.

Amendments/Changes:

- Introduce a standardized structure and chapter format for official plans across municipalities
- Establish standardized land use designations (e.g., neighbourhoods, mixed use, employment areas, natural heritage, agricultural areas)
- Require official plans to be consolidated into a single comprehensive document, with potential limitations on secondary or area-specific plans
- Introduce standardized schedules, overlays, and mapping requirements
- Limit the length of official plans through page or word limits
- Restrict the use of detailed development standards within official plans, directing such matters to zoning by-laws
- Introduce transition requirements for municipalities to update official plans within specified timeframes
- Enable electronic submission of official plans and related materials to the Province

The Township of West Lincoln is required to have a standardized Official Plan by January 1, 2029.

Electronic Submission Submissions and Notices to Minister ([ERO-305](#))

The Province is proposing to remove the requirement for information and material to include an original or certified copy and allow required notices to be given electronically to the Ministry of Municipal Affairs and Housing.

Proposed Amendments / Changes:

- Remove requirements for information and materials to be submitted as original or certified hard copies
- Permit required notices (e.g., public meetings, open houses, complete applications, and adoption notices) to be provided electronically to the Province
- Apply changes to multiple Planning Act regulations, including:
 - O. Reg. 543/06 (Official Plans and Plan Amendments)
 - O. Reg. 545/06 (Zoning By-laws)
 - O. Reg. 544/06 (Plans of Subdivision)
 - O. Reg. 197/96 (Consent Applications)

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Municipal Act, Water and Wastewater Public Corporations Act and Safe Drinking Water Act

Communal Drinking Water and Wastewater System Municipal Consent Requirements ([ERO-0302](#))

The Province is proposing amendments to the Municipal Act, 2001 and the Safe Drinking Water Act, 2002 to establish a framework for municipal consent related to non-municipal communal drinking water and wastewater systems. The proposal would facilitate regulations to prescribe criteria and conditions where municipalities would be required to provide consent for communal systems, supporting the development of new housing and infrastructure.

Proposed Amendments / Changes:

- Amend the Municipal Act, 2001 to require applicants to obtain municipal consent to establish non-municipal communal drinking water or wastewater systems
- Enable regulations to prescribe criteria and conditions under which municipalities would be required to provide consent.
- Require municipalities to provide consent where prescribed criteria and conditions are met, including:
 - Location and servicing criteria
 - Submission of required plans and documentation
 - Provision of financial assurances (e.g., reserve funds or securities)
 - Demonstration that the system will meet operational and safety requirements
- Allow municipalities to impose conditions or enter into agreements to ensure safe and sustainable operation of communal systems.
- Amend the Safe Drinking Water Act, 2002 to align municipal consent requirements with existing approvals for drinking water systems.
- Support greater use of non-municipal communal systems to facilitate development.

Proposed Changes to Water and Wastewater Public Corporations Act ([ERO 026-0301](#))

The Province is proposing legislative amendments to the Water and Wastewater Public Corporations Act, 2025 and the Safe Drinking Water Act, 2002. The proposed changes will prohibit private ownership in any new water and wastewater public corporation to maintain 100% public sector ownership.

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Proposed Amendments / Changes:

- Ensure continuity of existing contracts, including employment agreements and collective agreements, when transitioning to a public corporation model.
- Clarify that employee rights are maintained through transition.
- Prohibit the transfer of long-term municipal water and wastewater debt to public corporations, while enabling future regulation of municipal debt matters.
- Amend the Safe Drinking Water Act, 2002 to confirm that drinking water systems owned by public corporations are considered municipal systems and subject to applicable requirements.

Development Charges Act

Exempt Non-profit Retirement Homes from Development Charges ([MMAH009](#))

The Province is proposing to exempt non-profit retirement homes from development charges. The proposal is intended to support the development of housing for seniors by reducing upfront development costs and aligning non-profit retirement homes with other forms of non-profit housing.

Proposed Amendments / Changes:

- Exempt non-profit retirement homes from development charges under the Development Charges Act, 1997.
- Align the treatment of non-profit retirement homes with existing exemptions for other forms of non-profit housing.
- Introduce housekeeping amendments to correct cross-references related to front-ending agreements within the Act.
- Repeal and replace specific provisions to reflect updates from previous legislative changes.

FINANCIAL IMPLICATIONS:

Depending on the outcome of the various consultation processes and new legislation, there could be financial and operational impacts to the Township. Further exemptions to development charges require the Township to budget for these exemptions to fund the necessary infrastructure under the Development Charges Bylaw. Further, changes to site plan approval could limit the ability for the Township to require site plan applications and charge the necessary fees.

INTER-DEPARTMENTAL COMMENTS:

There are no Inter-departmental comments associated with this report.

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CONCLUSION:

This Information Report provides Council with a summary of the proposed changes of Bill 98. As legislation regarding Planning, Infrastructure and Development Charges continues to evolve, Administration will continue to provide regular updates to Council.

Administration is recommending providing formal comments to the Province regarding the changes to the Planning Act, specifically site plan approval, parkland dedication and minimum lot sizes.

ATTACHMENTS:

Prepared & Submitted by:

**Robin Shugan
Senior Planner**

**Gerrit Boerema
Director, Growth and Sustainability**

Approved by:

**Truper McBride
CAO**

DATE: May 4, 2026

REPORT NO: PD-18-2026

SUBJECT: **Recommendation Report
Support Letter for ECA Amendment – Modern Sheldrick
2738 Thompson Road**

CONTACT: Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- A letter requesting municipal support for an Environmental Compliance Approval (ECA) Addendum has been submitted by Modern Landfill for their property located at 2738 Thompson Road.
- The industrially zoned site has an ECA for a waste transfer station.
- They are now seeking an amendment to their ECA to additionally permit the site to accept non-hazardous excess and contaminated soil.
- This soil would be treated within the existing building and transferred off-site for further uses.
- This ECA Amendment requires a municipal support letter to be provided to the Ministry of the Environment, Conservation and Parks.
- Administration has circulated this request internally and there have been no objections.
- Administration is recommending that Committee and Council authorize a letter of recommendation, provided the Township receives confirmation that this use does not pose any additional limitations, constraints or negative impacts on nearby sensitive land uses.

RECOMMENDATION:

1. That Recommendation Report PD-18-2026 titled “Support Letter for ECA Amendment – Modern Sheldrick, 2738 Thompson Road” dated May 4, 2026, be received; and,
2. That Council authorize Administration to provide a letter of municipal support to the Ministry of Environment, Conservation and Parks provided the Township receives confirmation that the amendment does not pose any additional limitations, constraints, or negative impacts on nearby sensitive land uses, and that the soils

only be permitted within the building.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- Champion Strategic and Responsible Growth

BACKGROUND:

Modern Landfill Inc. owns the waste transfer facility located at 2738 Thompson Road (6278 London Road) which has been operating since 1995. The site is currently permitted to receive, process, store and transfer non-hazardous solid industrial and municipal waste under an Environmental Compliance Approval issued by the Ministry of Environment, Conservation and Parks.

In recent years, the site has not been utilized to its fullest extent due to the loss of a number of local waste collection contracts.

Modern recently invested in facility upgrades, mainly on the main building on the site.

CURRENT SITUATION:

To better utilize the property, Modern is submitting an Environment Compliance Approval addendum to the Ministry of Environment, Conservation and Parks to permit contaminated soils to be imported to the property as well. These soils would then be treated within the main building and then leave the site for future uses.

Incoming soils would be pre-approved under the Excess Soils Act and be tested following processing and before redistribution.

Modern has stated that they do not anticipate any negative impacts to the surrounding community. They have completed noise modelling showing compliance with the MECP's noise criteria and are working on completing air emissions modelling and acoustic assessments, which will be provided to the Township.

Administration is supportive of the ECA addendum, provided that there are no further negative impacts to nearby sensitive land uses, including an elementary school and residential uses. Further, there are planned residential developments also within the Spring Creek Heights Secondary Plan area which Administration does not want impacted through this ECA Addendum. Lastly, Administration is supported only if the soils are kept within the building, as requested, and not located outside where there could be run-off and dust issues.

These would be stipulations provided in the letter to the MOECP, if approved by Committee and Council.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

The request for an ECA Addendum was circulated to internal departments. There were no objections raised by any departments.

CONCLUSION:

Administration is recommending that a support letter be provided to the MOECP, in support of an amendment to the Modern ECA, provided that there are no further negative impacts on surrounding sensitive land uses, and that the amended ECA does not impact future development plans within the Spring Creek Heights Secondary Area.

ATTACHMENTS:

1. Modern Landfill Inc. ECA Addendum Request Letter

Prepared & Submitted by:

Approved by:

**Gerrit Boerema
Director, Growth and Sustainability**

**Truper McBride
CAO**

To Gerrit Boerema (Director, Growth and Sustainability),

Modern Landfill Inc. ("Modern") is requesting municipal support for an amendment to our existing Environmental Compliance Approval (ECA) for our waste transfer station. The amendment would expand the list of materials permitted at the Site to include non-hazardous excess and contaminated soils. We are seeking this support in the form of a letter to the Ministry of the Environment, Conservation and Parks (MECP).

Modern, formerly operating as J.D. Sheldrick, has operated a compliant waste transfer facility at 6278 London Road, West Lincoln ("the Site") since 1995. The Site currently receives, processes, stores, and transfers non-hazardous solid industrial and municipal waste under ECA No. A650122.

The proposed amendment would improve operational flexibility by allowing the Site to accept non-hazardous contaminated soils from land development activities such as housing projects, infrastructure work, and brownfield redevelopment. Any soil processing would be limited, conducted indoors, and designed to minimize noise and dust. These materials would supplement—rather than replace—currently approved waste streams.

Throughout its 30-year history, the Site has maintained full regulatory compliance and demonstrated a strong commitment to environmental responsibility. Recently, Modern invested over \$400,000 in facility upgrades to enhance environmental and operational performance. We remain committed to operating respectfully and responsibly within the community.

The Site plays an important role in regional waste management and contributes to the local economy through job creation and retention. Accepting excess and contaminated soils will help meet a growing regional need with minimal impact on traffic, as soil has higher density than current waste streams.

This expansion represents an opportunity for Modern and the Township to work collaboratively. Local access to a compliant soil processing facility will reduce development costs by eliminating the need to transport soil to Hamilton or Toronto. Processed soils meeting MECP requirements will be available for reuse in local excavation, backfilling, and grading projects.



All incoming soils will be preapproved under the Excess Soils Act, and processed soil will be tested before redistribution to ensure compliance with the receiving site's criteria. Materials unsuitable for reuse will be transported to Modern's Model City, NY landfill for use as cover material or to another approved facility.

Modern does not anticipate negative impacts to the surrounding community. As part of the ECA amendment submission, Modern will also file air and noise emissions applications for MECP review.

Questions or comments regarding this request may be directed at:

Mohsen Keyvani, M.Eng., P.Eng.

Manager, Waste Approvals, Environmental Permissions Branch
135 St. Clair Avenue West, 1st Floor, Toronto, ON M4V 1P5

Oakhill Environmental Inc.

info@oakhillenvironmental.com

1-218 Martindale Road, St. Catharines, ON L2R 6P9 | 905-988-1243

Fernando Pellegrino

General Manager, Modern Landfill Inc
Fernp@modern-corp.com



2025 Fruitbelt Parkway, Niagara Falls, ON, L2J 0A5

905-262-6000

DATE: May 4, 2026

REPORT NO: PD-14-2026

SUBJECT: **Recommendation Report – Lockbridge Development Zoning By-law Amendment Application (File No. 1601-008-24) and Draft Plan of Subdivision Approval (File No. 2000-93-24)**

CONTACT: Susan Smyth, Manager, Community Planning and Design
Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- Applications for Zoning By-law Amendment and Draft Plan of Subdivision have been submitted by Arcadis planning consults on behalf of Lockbridge Development Inc., TEK Corporation and Hendler Judy Trustee ("Lockbridge"). Lockbridge is an assembly of participating landowners that initiated the Block Plan process, of which is subject to approval under a separate application for Block Plan Area 9 (Stage 3A) File No. 4000-001-24.
- Block Plan Area 9 is in the southwest quadrant south of Townline Road, north of Sixteen Road, east of Port Davidson Road, and extends past Shurie Road until the west limit of the Niagara Region lagoons.
- Lockbridge is seeking approval for a proposed development consisting of 222 residential units (177 single detached, 14 semi-detached, 31 townhouses).
- The requested amendments are to change the current zones from Agricultural, Agricultural Purpose Only, and Development to site-specific Residential Low Density – Type 3 'R3-257', Open Space, Residential Medium Density – Type 3 'RM3' Zone with a Holding Provision (H-18), and Residential Low Density – Type 3 'R3-257' with a Holding Provision (H-19).
- A Public Meeting was held on April 14, 2025 and the Information Report [PD-16-2025](#) provided the details of the proposed Lockbridge Block Plan and development.
- Comments raised at the Public Meeting focused on the neighbourhood park (NP5), restoration area and wildlife corridor, elm tree, road network and traffic impacts, flooding, and stormwater management facility.
- Upon review the applications, applicable policy and comments raised at the public meeting, Administration is recommending approval of the applications as per the Zoning By-law Amendment found in Schedule B and the conditions of draft plan approval found in Schedule C of this report.

RECOMMENDATION:

1. That, Recommendation Report PD-14-2026, titled "Recommendation Report – Lockbridge Development, Zoning By-law Amendment (File No. 1601-008-24) and Draft Plan of Subdivision (File No. 2000-93-24), dated April 13, 2026, be received; and,
2. That, Application for Zoning By-law Amendment (File No. 1601-008-24) and the By-law and Schedule be approved as found in Schedule B; and,
3. That, Application for Draft Plan of Subdivision Approval (File No. 2000-093-24), be approved in accordance with the provisions of the Planning Act, R.S.O, 1990, c. P. 13, and regulations thereunder, subject to the draft plan approval conditions contained in Schedule C; and,
4. That, the Applicant is advised that the Township’s draft approval of this Plan of Subdivision will lapse three years from the date of approval unless the Township Council grants an extension of the approval period prior to the lapsing date. If an extension is requested, an updated review will occur and revisions to the conditions of draft plan approval may be necessary at that time.

ALIGNMENT TO STRATEGIC PLAN:

Theme # 1 and 2

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

BACKGROUND:

The lands directly associated with the Zoning By-law Amendment and Draft Plan of Subdivision applications are located within the Smithville Master Community Plan (MCP) Study Area referred as Block Plan Area 9. This area is in the southwest quadrant south of Townline Road, north of Sixteen Road, east of Port Davidson Road, and extends past Shurie Road until the west limit of the Niagara Region lagoons.

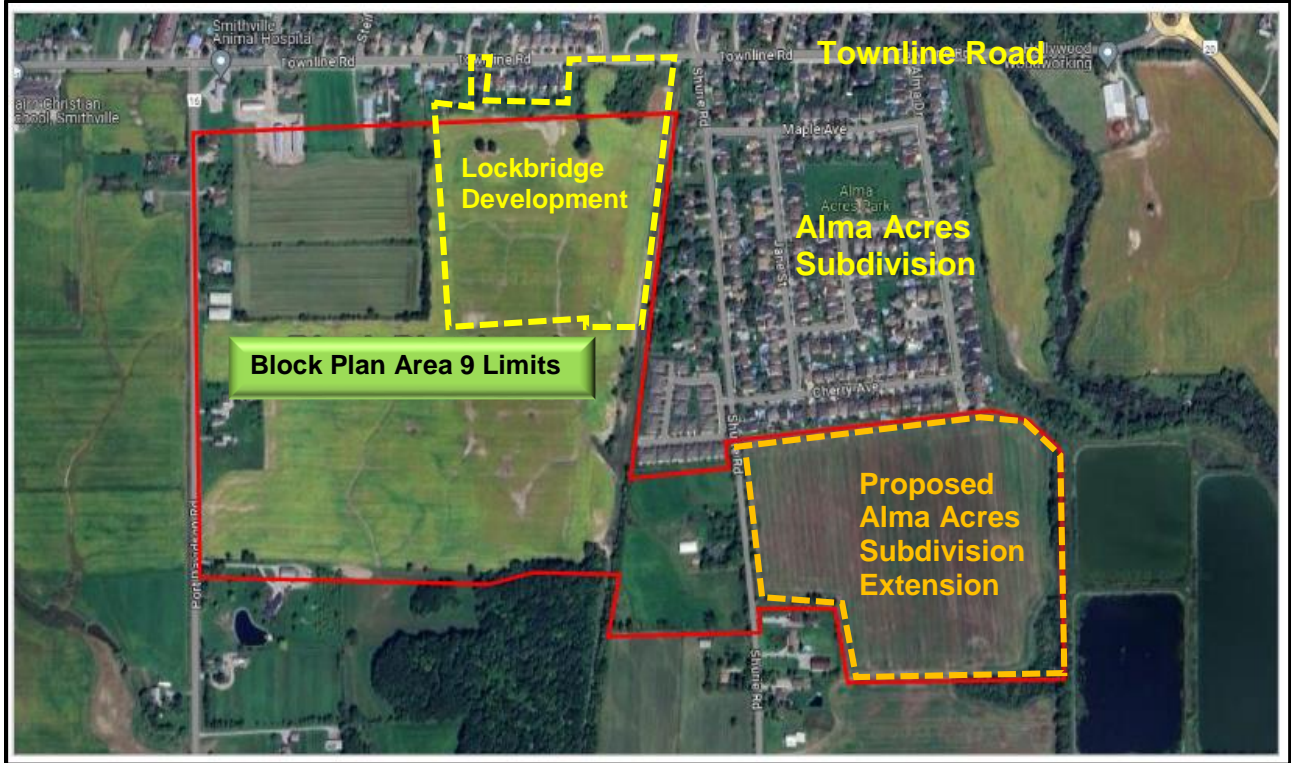
Figure 1 provides the general location of the Lockbridge Development subdivision limits within the Smithville MCP Study Area for Block Plan Area 9.

In August 2024, an initial submission package including the Block Plan, Draft Plan of Subdivision containing 196 units (154 single detached, 12 semi-detached, and 30 townhouses) was received and the required Environmental Impact Study (EIS) was later received in November 2024, at which time Staff was able to deem the applications complete.

Over the course of several months, Township Staff and comments from the Region of Niagara and Niagara Peninsula Conservation Authority (NPCA) were provided to the Lockbridge Development Consulting Team that identified distinctive modifications from Smithville MCP Block Plan that necessitated revisions. The modifications to the documents, including the Lockbridge Block Plan and Draft Plan of Subdivision seeking

approval were presented at the Public Meeting held on April 14, 2025.

Figure 1: Approximate Lockbridge Draft Plan of Subdivision Location within the Smithville Master Community Plan (MCP) Block Plan Area 9 Limits



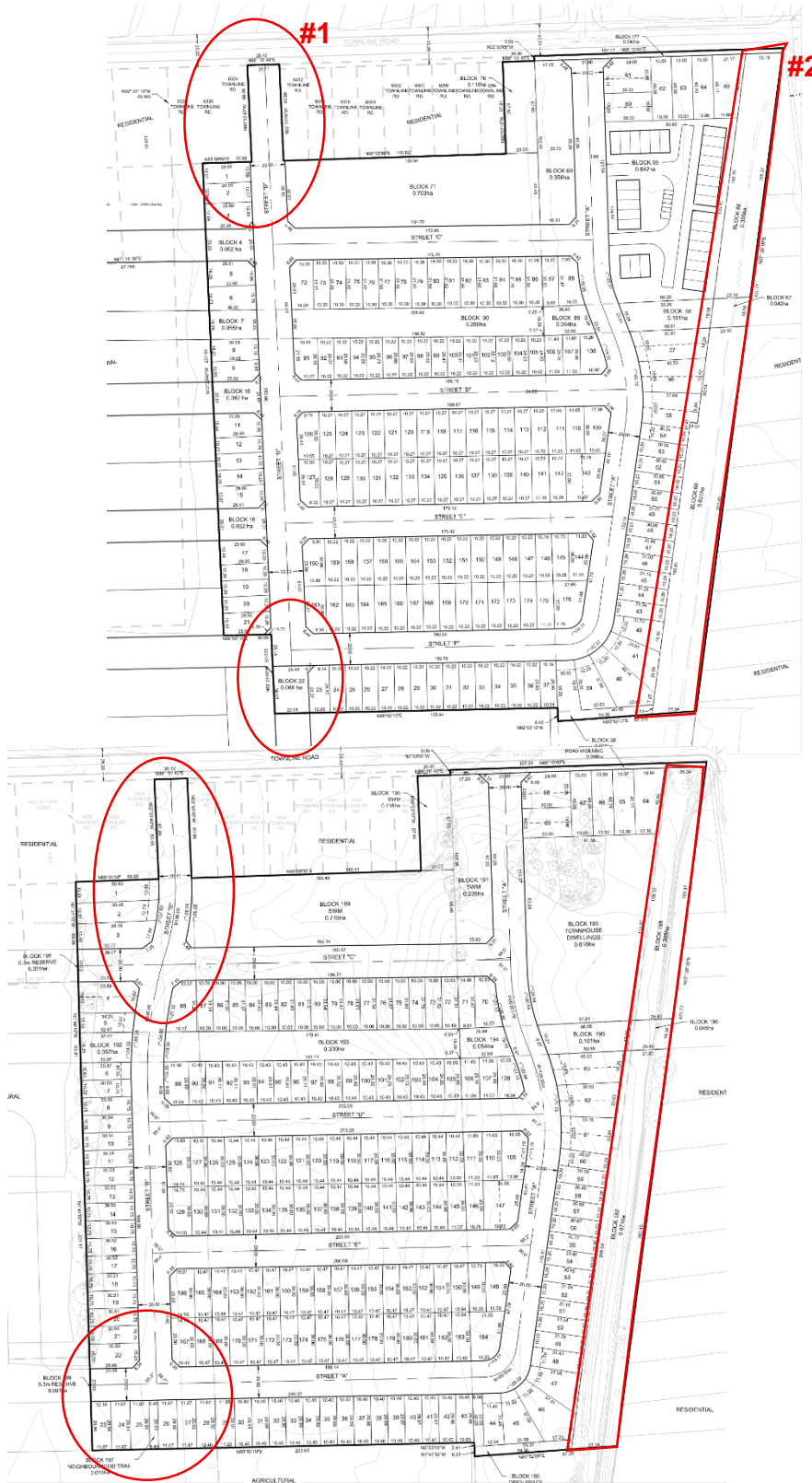
Additional comments and concerns raised during the Public Meeting resulted in another revision to the Block Plan and Draft Plan of Subdivision.

On November 5, 2025, a revised Lockbridge Block Plan was provided, and the revision resulted in a reduction of overall Block Plan Area 9 land area from 63.4 hectares (ha) to 60.89 ha due to the realignment of Port Davidson Road to meet with Canborough Street at Townline Road. These changes also revised the Draft Plan of Subdivision with an increase in the number of dwelling units to 222 (177 single detached units, 14 semi-detached units, and 31 townhouse units).

Figure 2 provides the two different Draft Plan of Subdivision drawings. The notable differences in the draft plans are:

1. Realignment of “Street A” and “Street C” to be more consistent with the Smithville Transportation Master Plan (TMP) and the connection to Townline Road and Port Davidson Road.
2. Width of the former railway line proposed for the wildlife linkage and multi-use trail is more unified.

Figure 2: Draft Plan of Subdivision (August 12, 2024 and November 4, 2025)



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CURRENT SITUATION:

The proposed residential Lockbridge land area is 13.45 hectares (ha) or 33.24 acres, and an application to amend the Zoning By-law is required to permit the low and medium density residential uses. The amendment application is to propose a site-specific zone for a reduced minimum lot area for the Residential Low Density – R3 Zone from the required 300 square metres to 250 square metres. Details of the requested amendments and schedule are provided in Schedule B.

The application for Draft Plan of Subdivision approval is for 177 single detached dwelling units; 14 semi-detached dwelling units; and a block (Block 185) dedicated for 31 townhouse dwelling units. The draft plan also provides blocks dedicated to parkland and trails, stormwater management facilities, and roads. Refer to Schedule A for the Draft Plan of Subdivision.

A Public Meeting was held on April 14, 2025 and the Information Report [PD-16-2025](#) provided the details of the proposed development. Written and verbal comments received prior to and during the meeting have been considered and form part of the recommendation of approval.

PLANNING ANALYSIS

The proposed development and applications were evaluated against the Provincial, Regional and Local policy framework as discussed below.

Planning Act, R.S.O. 1990, c. P.13

The Planning Act provides for a land use planning system led by Provincial policy, integrating provincial interests with municipal decision making, promoting sustainable economic development in a healthy natural environment and encouraging coordination among various interests.

The Planning Act identifies matters of Provincial interest that Council must consider in carrying out their legislative responsibilities, such as, but not limited to, the adequate provision of a full range of housing, including affordable housing, efficient use of infrastructure, protection of natural heritage resources and agriculture, and the appropriate location of growth and development. Decisions of Council must also be consistent with provincial planning statements and conform to provincial plans and municipal official plans that are in effect.

Section 51 (24) of the Act prescribes that “in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.”

In this circumstance, the Draft Plan of Subdivision for the Lockbridge Development is

considered suitable and implements the Smithville MCP OPA 63 policies that provide an increased density of residential uses in a designated greenfield area located in the expanded urban settlement limits. The proposed development will provide residential lots and dwelling units similar to the surrounding area, as well as open space dedicated to parkland and multi-use trails on a large vacant piece of land owned by participating landowners and developers.

In terms of the efficient use of municipal infrastructure, the proposed development will have access to existing services including domestic water, access to existing sanitary sewer with some upgrades required along Townline Road, and the provision for stormwater management internal to the development.

Regarding natural environmental resources, an Environmental Impact Study (EIS) was completed by GeoProcess Consulting and the study confirmed that Lockridge subdivision limits do not contain core areas. The EIS findings concluded that the proposed development will not negatively impact the core area or its ecological functions and those features are located south of the Block Plan Area 9 beyond the subdivision limits. This resulted in the reduction of the wildlife corridor and restoration area along the former railway line located east and south of the development, from the required 50 metre wide corridor identified in the Subwatershed Study and illustrated on Smithville MCP Schedule E-10/OPA 63 Schedule L to a range of 25 to 27 metres wide. The proposed reduction of the wildlife corridor is subject to alternative locations and opportunities for restoration in the Block Plan to make up the difference of natural heritage cover.

In terms of the adequacy of parkland and open space, Township Staff recommended the Smithville MCP Block Plan Area 9 Neighbourhood Park (NP5) be considered as the preferred parkland for the Lockridge development and be consistent with the Townships vision for a fair balance of parkland within new developments. Arcadis confirms that the proposal to utilize the former railway line that was identified as the wildlife linkage in the Smithville MCP is a more suitable option for parkland and can be used for a dual purpose of a passive recreational park and linkage corridor for wildlife. This area to be dedicated to the Township would exceed the minimum 5% requirement. Additionally, although not considered as parkland dedication, Lockridge is dedicating the Westover/Enbridge gas pipeline easement as a multi-use pedestrian trail in accordance with the Smithville Transportation Master Plan (TMP) and the Township's Local Servicing Policy and will design the trail subject to the Westover/Enbridge Design and Approval guidelines.

Regarding the transportation network, the Port Davidson Road, Townline Road, and Canborough Street intersection has been updated to align with the recommendations of the Smithville TMP with Street "B" proposed as a local road and the road network adjustments are consistent with the Smithville TMP. The proposed development provides appropriate and ideal lot configuration on the local roads.

Lockridge Draft Plan of Subdivision is conveniently located in proximity to the

Smithville downtown area and to schools and other local amenities and services.

Therefore, the proposed Lockbridge development and applications, with the appropriate holdings and conditions, have regard for matters of public interest and are considered to comply with the provisions of the Planning Act.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS 2024) replaces the Provincial Policy Statement, 2020 and repeals A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Land use planning decisions are required to be consistent with the PPS 2024 and to direct growth to settlement areas and encourage intensification where infrastructure is planned or available. An overview of consistency with the applicable PPS policies are provided below.

Chapter 2: Building Homes, Sustainable Strong and Competitive Communities

Consistent with policy 2.1.6 and the achievement of complete communities, the proposal is offering an appropriate scale and range of housing in proximity to existing commercial and service uses. The proposed housing form (single, semi-detached, and townhouse dwelling units) are common to the Township.

Consistent with policy 2.2.1, the proposed development is providing a range of housing options and densities that promotes the efficient use of land with connections to existing and planned municipal infrastructure.

Consistent with policy 2.3.1, the proposed development is assisting the Township to accommodate residential growth through lands designated and available for residential development and will allow the Township to provide a supply of residential units in the urban settlement area where the focus is for growth and development.

Chapter 3: Infrastructure and Facilities

The proposed development will require some upgrades to the sanitary sewer along Townline Road. Based on the Functional Servicing Report (FSR) prepared by Stantec, the Lockbridge subdivision limits can be developed utilizing existing services, however, allocation will be confirmed through further engineering review and in accordance with the Township Wastewater Allocation Policy.

Policy 3.9.1 and the Township's Trails and Corridors Master Plan, the proposed development will contain a public connection trail along the former railway line and the Westover/Enbridge gas pipeline easement, and these trails will be further refined during the subsequent detailed design process and final approval of the subdivision.

Chapter 4: Wise Use and Management of Resources

Consistent with policy 4.1.1, natural features in the Lockbridge subdivision limits were investigated and it was determined through the EIS that the core area features lie outside of the subdivision limits further south. The EIS concluded that there are no features deemed significant as a natural heritage system contained within the subdivision limits and further environmental investigations are required to determine alternative locations to enhance restoration areas for the overall Block Plan Area 9.

Consistent with policy 4.6.2, Stage 1-4 Archaeological Assessments prepared by Stantec Consulting Ltd. were conducted which determined that the lands are free of any archaeological resources, and no further assessment was required, and the Ministry clearance letters have been provided by Lockbridge.

In summary, the proposed Lockbridge development and applications, with the conditions and holding provisions, are consistent with the policies of the PPS.

Township of West Lincoln Official Plan and Niagara Region Official Plan

Bill 23 has changed Niagara Region's role in land use planning and as of March 31, 2025, the Niagara Official Plan (NOP) is no longer a Regional Plan and is an Official Plan of the twelve area municipalities in Niagara. Therefore, the Township has considered the applicable policies of the NOP alongside the Township's Official Plan (OP) for the assessment to support the achievement of complete communities and range and mix of housing units.

The proposed Lockbridge development has been evaluated against the Smithville Master Community Plan (MCP) Secondary Plan and the Official Plan Amendment (OPA) 63 policies, of which majority of the policies received approval by the Ontario Land Tribunal (OLT) on June 11, 2024, while some sections are still under appeal.

Section 6.11.7: Smithville Master Community Plan/Official Plan Amendment (OPA) 63

The Smithville Master Community Plan (MCP) is a Secondary Plan for the area that surrounds the existing community and is the outer boundary of the Smithville's urban settlement approved as Official Plan Amendment No. 62 (OPA 62), encompassing a total land area of approximately 540 hectares (ha).

The Smithville MCP is intended to accommodate growth over a period of approximately 30 years (to 2051) and is a greenfield area designated to accommodate future growth and its transition to urban land uses.

The following sections and policies were evaluated against the proposed development to confirm its appropriateness for recommending approval.

Section 6.11.7.1 Introduction

3. Goals: The goals (a – r), provide the framework for development located in the Smithville MCP Study Area. The land use area and land use designations as well directing the establishment of municipal infrastructure and transportation systems to support Smithville’s growth and expansion the MCP Study Area is the primary location for accommodating the Township’s forecasted growth and development to the planning horizon until 2051.

The Lockbridge Draft Plan of Subdivision and Zoning By-law applications contributes to the growth of Smithville by providing an increased mix of dwelling types with smaller lot sizes to help achieve a more compact and sustainable built form. Furthermore, the proposed number of units can be supported by the existing municipal infrastructure with some upgrades to the sanitary system along Townline Road and with the transportation infrastructure, as confirmed by the Functional Servicing Report (FS) and Transportation Impact Study (TIS) prepared by Stantec Consulting Ltd. In terms of the surrounding agricultural lands and environmental features, an appropriate buffer will be provided between the agriculturally cultivated fields and the environmental features along the south boundary to ensure the protection of those elements.

Section 6.11.7.2 Land Use Plan

2. Residential: The “Residential” place-type is intended to provide opportunities for the development of low-rise, ground-related residential land uses at lower densities. The permitted residential uses for this land use include single detached dwellings; semi-detached dwellings; duplex dwellings; and townhouse dwellings. In accordance with the planned density, *“(f) areas designated “Residential” shall be planned to achieve an overall gross density of between 15 and 20 dwelling units per hectare, which shall be implemented through the Block Plan process and shall be measured across the designated area in each Block Plan”*.

The Lockbridge Draft Plan of Subdivision has been revised to conform to the revised Lockbridge Block Plan offering varying unit types and lot sizes, active transportation linkages, and parkland dedication. The Draft Plan intends to provide a total of 177 single detached dwellings, 14 units of semi-detached dwellings, and 31 units of townhouse dwellings.

3. Medium Density: The “Medium Density” place-type is intended to provide opportunities for the development of low-rise, multi-unit residential land uses at medium densities, such as triplex, four-plex, and townhouse dwellings in a variety of forms (including street, cluster, back-to-back, and stacked). In accordance with the planned density for medium residential uses, *“(g) areas designated “Medium Density” shall be planned to achieve an overall gross density of between 20 and 40 dwelling units per hectare, which shall be implemented through the Block Plan process and shall be measured across the designated area in each Block Plan”*.

The proposed low density residential uses for the single and semi-detached dwelling units provide a planned density of 19.5 units/ha which falls within the Smithville MCP requirements. The medium density residential use with the townhouse dwelling units, the planned density is 38 units/ha and this falls within the MCP requirements.

The total land area within the Lockbridge subdivision limits is 13.4 ha and is anticipated to achieve a population of 635.6 people (47.3 persons per hectare). Within the subdivision limits, there are no designated lands as commercial, therefore it has been assumed that 5% of the proposed homes will generate “at home” employment, the proposed jobs created by home based work is 11 jobs.

The Smithville MCP policies planned to achieve an overall minimum density of 50 combined people and jobs per hectare. The Lockbridge Draft Plan of Subdivision identifies the gross density calculations of 48.1 people/jobs per hectare which is slightly below the target of 50 people and jobs combined per hectare. However, the overall minimum density is calculated over the entire Smithville MCP Study Area and not for one Block Plan area alone. Therefore, it is anticipated that the proposed density will continue to contribute to the Township achieving the overall minimum density in the context of the overall Block Plan Area 9 as additional development applications come forward like the proposed Alma Land Subdivision expansion located east of the Lockbridge development.

6. Open Space: The “Open Space” place-type is intended to accommodate a range of outdoor recreation facilities and amenities to support both active and passive recreation uses. These areas will help establish a connected public open space system and are further intended to provide opportunities for community greening, green infrastructure, and enhanced tree canopy coverage. The following uses permitted in the Open Space designation include public parks, trails, and associated buildings and structures; range of active and passive recreation uses; and conservation uses and natural areas, including those intended to protect, restore, or enhance features of the Natural Heritage System.

The Smithville MCP Schedule E-10 provided conceptual locations for future Neighbourhood Parks (NP1 to NP8) with an associated 400-metre (approximately 5-minute walking distance) to illustrate the approximate number, location, size and distribution of parks intended to service the planned population growth within the Smithville MCP Study Area.

As per policy 6.11.7.2.6 (d) (iii) Neighbourhood parks should have a minimum park area of approximately 1 hectare and may be up to 3 hectares in size to support a range of local park facilities and amenities.

Under Section 42(1) of the *Planning Act*, the 5% parkland conveyance requirement using the developable area of 13.45 ha ($13.45 \text{ ha} * 0.05$) is 0.67 ha. The proposal is providing 1.11 ha of parkland which is an over dedication of 0.44 ha of which excludes the Westover/Enbridge encumbered gas pipeline easement that is proposed to be

dedicated to the Township for a multi-use trail.

Section 6.11.7.3 Natural Heritage System

3. Interpretation: In accordance with Schedule E-12 of the MCP, the Natural Heritage System (NHS) consists of:

- Core Areas,
- Conceptual Buffers
- Linkages
- Recommended Restoration Areas

As per policy 6.11.7.3.3 (e) *"Natural cover target" shall mean the percentage of the total land area within the Smithville MCP Plan Area that is to be maintained in or restored to a natural state inclusive of the NHS and which will also include parks, trail corridors, green utility/servicing corridors and stormwater management facilities where these additional areas overlap or are located adjacent to the NHS as well as discrete separate features that nevertheless provide wildlife habitat and act as "stepping stone" linkages as demonstrated through an Environmental Impact Study (EIS)."*

The target identified in the Subwatershed Study is 30% of the total land area within the Smithville MCP Study Area. The natural cover target will be addressed in each Block Plan Area or Phase and deficiencies in one Block Plan Area or Phase are not required to be made up by other Block Plan. This policy was not intended to be Township wide despite there is an existing policy in the Township's OP Section 10.3 Natural Vegetation and Wildlife, policy 10.3.2 (a)(i).

4. General Policies: In accordance with policy 6.11.7.3.4 (d) and (h) upon approval by the Township, Region and NPCA, any refinements to the boundaries of linkage areas or recommended restoration areas resulting from the completion of an EIS and can demonstrate that their ecological functions are not impacted and can continue to contribute to the achievement of the natural cover target in combination with the other features and areas identified, the refinements can be approved.

5. Core Areas: Core areas consist of significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered species and threatened species.

15. Linkages: The Smithville MCP describes linkages as connecting core areas into a single integrated system and helping to protect and maintain their ecological functions by providing movement corridors for different species, which helps support healthy population levels. The linkages can include passive recreation uses and infrastructure to support such use such as trails and rest areas, provided that the overall ecological function of the linkage is maintained; and stormwater management facilities, based upon the Subwatershed Study.

As noted previously, the EIS completed by GeoProcess Consulting confirmed that the Lockridge subdivision limits do not contain core areas. The EIS concluded that the proposed development will not negatively impact the core area or its ecological functions and those features are located south of the Block Plan Area 9 beyond the subdivision limits.

The Lockbridge Draft Plan of Subdivision has reduced the linkage along the former railway line to be between 25 and 27 metres wide instead of the recommended 50 metres wide identified in the Subwatershed Study. Upon review of the EIS, the Township, Region and NPCA are satisfied that sufficient justification has been provided to support the reduced linkage width, provided that natural cover targets are ultimately achieved. The opportunity to offset the loss in natural cover associated with the reduced wildlife linkage width can be captured by naturalizing the Westover/Enbridge gas pipeline easement lands and is an ideal location to add back natural cover. Further discussions will be made to explore this option with Lockbridge.

16. Recommended Restoration Areas and Potential Restoration Areas: The Smithville MCP Schedule E-10 showed “Recommended Restoration Areas” that were identified by the Subwatershed Study for lands that have the potential to be restored to a natural state that would provide a range of ecological benefits to and would enhance the overall health and resilience of the Smithville Natural Heritage System.

As per policy 6.11.7.3.16 (j), the Township may consider accepting all or a portion of a restoration area as part of the required conveyance of land for park or other public recreation purposes, provided that the Township is satisfied that active recreation needs of the surrounding area are adequately addressed by existing or planned parks and facilities; and the restoration area can support an appropriate range of passive recreation uses without hindering the restoration of the area’s ecological functions or is located in a way that would enhance connections to other parks, open spaces, or recreational facilities; and the amount of land accepted as part of the required conveyance of land for park or other public recreational purposes is limited to the area which is suitable for and can sustain appropriate public recreational use(s).

In this circumstance, the Lockbridge Draft Plan of Subdivision does not comply with the Block Plan Area 9 requirement for restoration area and therefore Staff have provided a draft plan condition and the use of the holding provision for a section of the draft plan that requires additional investigation to identify how the provided restoration area can contribute to the achievement of the natural heritage cover target in combination with other features and areas, or designate an alternative restoration area which will achieve the same or similar ecological goals and outcomes.

Once the boundaries of the restoration area have been confirmed, the Block Plan shall be updated, the Draft Plan of Subdivision shall be updated, to the satisfaction of the Township.

17. Natural Hazards: Lands within the Smithville MCP Study Area that are subject to flood and erosion hazards either as part of a core area or as part of a conceptual buffer and is within the NPCA Regulation Limit will be required to obtain approval by NPCA. A karst feature is a hazardous site due to unstable bedrock conditions. Karst features are categorized as high-constraint, medium-constraint, or low-constraint. Through the karst review completed as part of the Subwatershed Study, a medium-constraint karst feature was identified in the Lockbridge Block Plan and in the subdivision limits.

Terra-Dynamics Inc. was retained by the Lockbridge to complete a Karst Assessment, and the study found one sinkhole and describes it as a very small catchment area of 1.9 hectares and contributes an insignificant amount of water to aquatic habitat present in Twenty Mile Creek. Given the very low risk of this feature, the recommended mitigation was to close the sinkhole and required a permit and approval by the NPCA. Township received confirmation by the NPCA in April 2026 that the works were successfully completed and there are no natural hazard risks in the Lockbridge Draft Plan of Subdivision limits or balance of the Block Plan Area 9.

Section 6.11.7.4 Infrastructure and Transportation System

2. Water and Wastewater: The strategy for providing water and wastewater services in support of future development in the Smithville MCP Study Area has been identified in the associated Water and Wastewater Master Servicing Plan (WWMSP) and developed to optimize the use of existing and future road corridors and to take advantage of planned improvements to existing roads.

The wastewater servicing strategy is based on conveying wastewater flows from future development to the existing Smithville Pumping Station (SPS), once that station has been upgraded to provide the necessary capacity. Wastewater flows will be conveyed by new sanitary sewers that avoid sending flows through the existing sanitary sewer network. New sanitary sewers will use existing and future road corridors.

The wastewater servicing strategy proposes a new sanitary sewer collection network as well as private and public sewage pumping stations as required. The siting of pumping stations will be guided by topography and by the desire to integrate these stations with planned open spaces and stormwater management facilities. The installation of infrastructure to provide water and wastewater services is anticipated to take place through separate four-phase projects as per the WWMSP.

Stantec Consulting Ltd. completed the FSR and stated that the development in the Lockbridge Draft Plan of Subdivision can discharge by gravity to the existing Smithville SPS via existing creek crossing under Twenty Mile Creek and existing sewers along Anderson Crescent and Townline Road. Although, as per the WWMSP, the existing downstream sanitary sewers and SPS will need to be upgraded as the existing peak wet weather flows exceed the infrastructure capacity. The Township and Region have imposed draft plan conditions of approval that will require more details of the necessary upgrades to the system and the allocated capacity for the development will be

confirmed at the time of registration of the subdivision in accordance with the Townships Wastewater Allocation Policy.

3. Stormwater Management: The Smithville MCP Schedule E-10 identifies stormwater management facilities (SWMF) and are recommended conceptual locations for such facilities that were informed by the Subwatershed Study. All development in the MCP Study Area shall proceed according to a stormwater management strategy that has been prepared as part of an approved Master Environmental Servicing Plan (MESp). As per policy 6.11.7.4.3 (a – c), stormwater management should be planned to include low-impact development best management practices into future development.

Lockbridge has provided preliminary stormwater management designs in accordance with the WWMSp. The proposal confirms that the site's minor flows will be piped and designed to the 5-year storm event. The minor flows will discharge to the proposed north SWMF (Block 189-191) via storm sewers and major flows are conveyed over land and follow a similar route as the minor piped flows.

The flow from the proposed north SWMF will outlet to the existing culvert under Townline Road and ultimately to Twenty Mile Creek. The drainage discharging to the Blocks 187 and 188 (former railway line) will outlet to the existing culvert located at the northeast part of the site and will not discharge to the north SWMF. Storm services will not be provided to the residential units. The foundation weeping tiles will not drain by gravity and will be pumped via sump pumps to grade.

4. Transportation Network: The multi-modal transportation network envisioned for the Smithville MCP Study Area, comprises of Regional Roads, Township Roads (Arterial, Collector, Rural, and Local), the former railway corridor, and future active transportation facilities (e.g., trails). These are conceptual approximation that represents the preferred configuration for the future road network in the Smithville MCP Study Area.

The roads in the Lockbridge Draft Plan of Subdivision are considered local roads, which are intended to carry low volumes of traffic and to provide access to abutting properties. The local road network will be designed as a complete street and in a manner that prioritizes the safety of pedestrians, cyclists, and other users of active transportation modes, in accordance with Smithville Transportation Master Plan (TMP).

To ensure the function of the road network envisioned in the Smithville TMP, Township Staff has provided draft conditions of approval that will require detailed design of the road network.

Section 6.11.7.5 Community Design and Sustainability

The Smithville MCP policies relating to urban design guidelines are meant to provide direction for the design of specific types of development. These guidelines shall be implemented through Block Plans, site plan control, and other development approval processes. The guidelines will ensure that all development in the Smithville MCP Study

Area is sustainable and resilient and will contribute to mitigating and adapting to the impacts of climate change.

The Lockbridge Draft Plan of Subdivision is consistent with the MCP policies for urban design by proposing street-facing lot orientation in a manner that provides and supports an attractive and animated streetscape. Additionally, will provide an appropriate transition in building heights and density from the low density uses like the single and semi-detached lots along Townline Road and Street "A" to the block dedicated to townhouse dwelling units (Block 185) meeting the objectives of providing character and aesthetic appeal of different housing types.

The Township Staff are of the opinion that the Applications are consistent with the Townships' Official Plan specifically the policies of the Smithville MCP (OPA 63) as it facilitates a mix of housing units within the urban area that is compatible with adjacent lands, the proposed density can be accommodated by existing municipal services with upgrades, and does not conflict with the broader policy direction of the Plan.

Township of West Lincoln Zoning By-law 2017-70, as amended

Lockbridge requested a site-specific amendment to the Low Density Residential (R3) Zone to modify the size of the lot area from the required 300 square metres to 250 square metres (reduction of 50 square metres). This reduction is to create a building lot that can accommodate smaller houses to make the units more attainable for the housing market and the different lifestyles.

Response to Public and Committee Comments:

Parkland Dedication

According to Section 42 of the *Planning Act*, the conveyance of parkland for residential purposes as a condition of development is limited to 5%. In this circumstance, the Lockbridge Draft Plan of Subdivision is providing a parkland dedication of:

Block 186 – walkway to the former railway line trail and linkage (0.055ha)

Block 187 and 188 – former railway line trail and linkage (1.060ha)

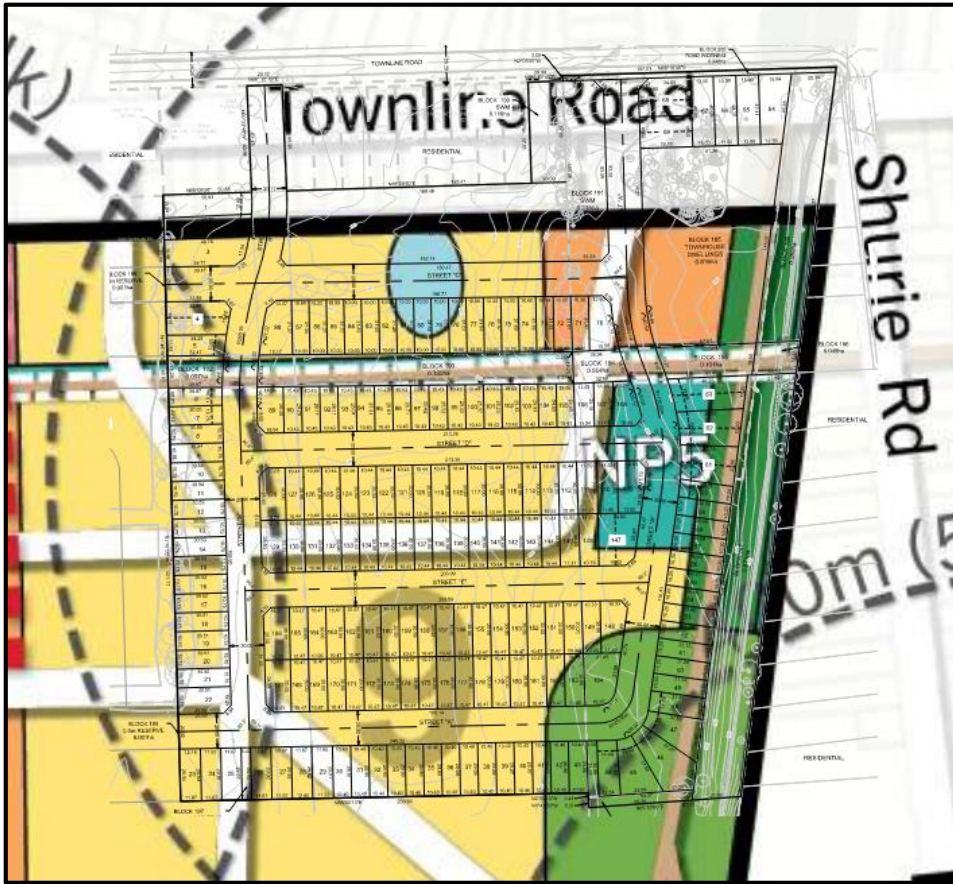
Total parkland dedication = 1.11 ha

The required minimum parkland dedication is 0.67 ha (13.45 ha *0.05 = 0.67 ha).

The outstanding issue is the inconsistency of the Neighbourhood Park (NP5) that was identified in the Smithville MCP Schedule E-10 and that Lockbridge has removed the park entirely within the subdivision limits and located it southerly outside of this development and to be constructed in later development phases. Refer to Figure 3 that provides an overlay of the approximate location of the NP5 in the context of the draft plan.

Figure 3: Overlay of Smithville MCP Schedule E-10/OPA 63 Schedule L and

Lockbridge Draft Plan of Subdivision



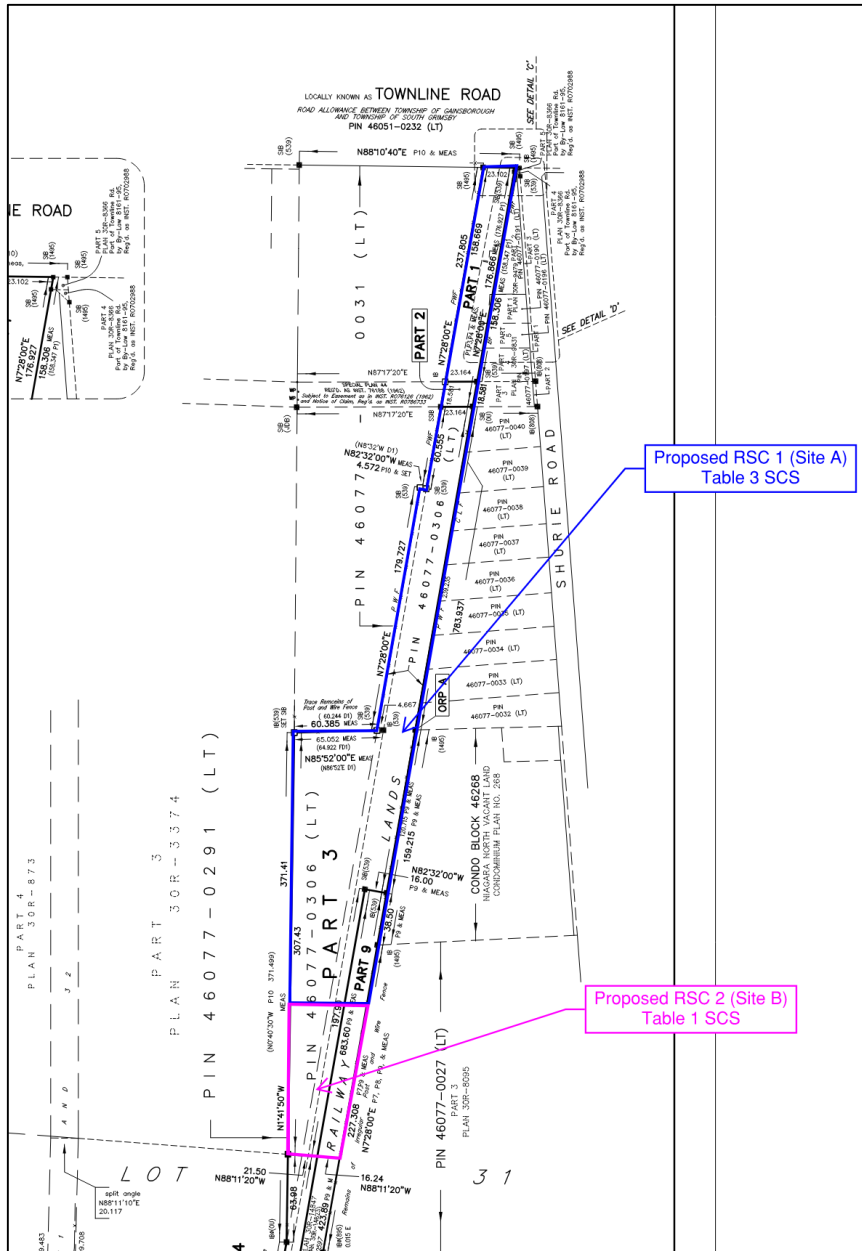
Lockbridge provided justification for the relocation of NP5 indicating that the existing Rock Street Park is located north of Townline Road and within the 400 metre radius (5 minute walk) and will still meet the objectives for recreation amenity spaces for the new neighbourhood.

Township Staff raised concerns with the relocated NP5 considering the former railway line and linkage is designated and to be rezoned as “Open Space” and could be considered passive recreational uses and used for parkland. Staff did caution that under Ontario Regulation 153/04, as amended, a Record of Site Condition (RSC) is required for former railway corridors that will be dedicated to the Township for parkland purposes which is referred as a sensitive use.

Lockbridge has completed an preliminary environmental work on the former railway line and has confirmed that there are two locations that have been confirmed to have contamination. Site A is located within the Lockbridge subdivision limits and has a high concentration of metals (cadmium, lead and zinc) which will require remediation to obtain the RSC and meet the Ministry standards. The Technical Memo prepared by Stantec (April 2026) indicates that it could take up to three years to clean the soils with further testing and investigations. Site B is outside of the subdivision limits and has a concentration of uranium that was identified in the groundwater monitoring well location. Similar completion

of risk assessment will be required for this site and can take up to three years. Refer to Figure 4 that identifies the site locations and Schedule E for further details of the proposed work plan.

Figure 4: Proposed Designated Parkland for Lockbridge Draft Plan of Subdivision and Block Plan Aera 9



Administration has proposed a condition in the draft plan approval that the lands be free of contamination, to the satisfaction of the Township, prior to accepting the former railway as parkland. If the Township is not satisfied, cash in lieu of parkland will be required, or alternative lands for parkland. Additionally, staff have included a first right of refusal over

several of the proposed lots abutting the former railway and future parkland in the event that a larger park is desired. This will allow the Township to purchase additional lands prior to the subdivision registration.

Elm Tree

To address the concerns raised by the public regarding the existing trees on the site, particularly the mature elm tree, an arborist was retained and conducted a tree inventory.

A total of 315 trees were observed on site, of that 260 trees and 6 dead trees conflict with the proposed grading and construction and will require removal. The remaining 49 trees will remain on site and protected with tree protection fencing throughout the grading and construction process. One of these trees will be protected with a reduced tree protection zone and any removal of trees on adjacent lands will require coordinating with landowner prior to grading and tree removal.

The mature large elm tree that was identified at the Public Meeting by residents and the local community group is situated within the proposed Street 'C' right-of-way. The tree will be required to be removed since the root system will be severely damaged by the grading necessary for the stormwater management facility and the installation of sewer and utility infrastructure within the right-of-way.

Based on recent discussions with the local community group, Lockbridge ownership is committed to grant permission to access the site for one season and prior to the tree being removed to collect seedlings from the tree. Staff has included a draft condition that enables the local community group to access the site and to collect seedlings from the elm tree that would allow for new trees to be replanted in the development or elsewhere throughout the Township.

Recommended Restoration Area

In the Block Plan and Draft Plan of Subdivision submissions provided by Lockbridge in August 2024, November 2025, and February 2026, the same concerns and comments were raised by the Township Staff and the Region with the recommended restoration areas being completely reduced or removed from the Lockbridge subdivision limits.

As noted previously, the Smithville MCP Schedule E-10 provided "Recommended Restoration Areas" that were identified by the Subwatershed Study for lands that have the potential to be restored to a natural state that would provide a range of ecological benefits to and would enhance the overall health and resilience of the Smithville Natural Heritage System.

Furthermore, OPA 63 policy 6.11.7.3.16 states that the Township has the discretion to accept all or a portion of a restoration area as part parkland or other public recreation purposes, provided the needs of the surrounding area are adequately addressed by existing or planned parks and facilities and as long as the passive recreation uses do

not hinder the restoration area ecological functions.

Lockbridge stated that the EIS indicated that the Westover/Enbridge gas pipeline easement is an appropriate alternative for restoration area to plant native vegetation and natural cover in addition to the multi-use trail that will be dedicated to the Township.

The Lockbridge Draft Plan of Subdivision does not appear consistent with the Block Plan Area 9 requirement for restoration area and therefore Township Staff have imposed a draft plan condition and the use of the holding provision for a section of the draft plan that requires additional investigation to identify how the provided restoration area can contribute to the achievement of the natural heritage cover target in combination with other features and areas, or designate an alternative restoration area which will achieve the same or similar ecological goals and outcomes. Once the boundaries of the restoration area have been confirmed, the Block Plan shall be updated, the Draft Plan of Subdivision shall be updated, to the satisfaction of the Township.

Proposed Zoning Amendments

The proposed changes to the zoning are summarized below and are shown in the Zoning Schedule found in Schedule B.

- Change the Development 'D' Zone to site-specific Residential Low Density – Type 3 'R3-258' Zone, and Residential Medium Density – Type 3 'RM3' Zone with a Holding Provision (H-17). The H-17 holding provision has been applied where no buildings or structures shall be permitted until a Servicing Report is provided to confirm sufficient water pressure for fire flow for the townhouse block.
- Change the Agricultural 'A' Zone to Open Space 'OS' Zone, and a site-specific Residential Low Density – Type 3 'R3-258' Zone with a Holding Provision (H-18). The H-18 holding provision is only located along the southeast section of the draft plan on Lots 39 to 49 and partially on the OS Zone for Blocks 186 and 187. The hold is applied where no *development*, site alteration or *buildings* or *structures* shall be permitted until OPA 63 policies 6.11.7.3.16 (c-l) are addressed to identify how the alternative restoration contributes to the achievement of the natural heritage cover target in combination with other features and areas, or designate an alternative restoration area which will achieve the same or similar ecological goals and outcomes. Once the boundaries of the restoration area have been confirmed, the Block Plan shall be updated and finalized and the Draft Plan of Subdivision shall be updated, if applicable, and a condition be included in the subdivision agreement or separate agreement requiring the creation and implementation of a active restoration plan, as per the applicable Official Plan policy, to the satisfaction of the Township.
- Change the Agricultural Purposes Only 'APO' Zone to site-specific Residential Low Density – Type 3 'R3-258' Zone.

- Part 13 of Zoning By-law 2017-70 as amended, is hereby amended by adding the following to Part 13.2 and Table 29: Site-Specific Provisions:

Site-Specific Provision #	Map #	Parent Zone(s)	Permitted Uses	Regulations
258	S8	R3	As per the parent zone.	As per the parent zone, except: Minimum Lot Area – 250m ²

FINANCIAL IMPLICATIONS:

While these applications do not have any financial implications, if approved and once construction commences, all new dwelling units would be required to pay Development Charges at time of occupancy. Currently, there are no planned affordable or attainable dwelling units which would be exempt from development charges.

INTER-DEPARTMENTAL COMMENTS:

The Region of Niagara and NPCA has provided supplemental comments on the revised Lockbridge Block Plan and Draft Plan of Subdivision are provided in Schedule D. The comments primarily focus on the conditions of draft plan approval and requirements for additional information at the time of detailed design.

CONCLUSION:

Applications for Zoning By-law Amendment and Draft Plan of Subdivision were submitted by Arcadis planning consultants on behalf of Lockbridge Development Inc., TEK Corporation and Hendler Judy Trustee ("Lockbridge").

The applications are to facilitate a residential development which would create 222 dwelling units consisting of 177 single detached lots, 14 semi-detached lots, and 31 townhouses units.

The proposed draft plan and the land uses that include low and medium density residential units, with the provision for open space uses such as the stormwater management facility, Westover/Enbridge gas pipeline easement as a multi-use trail, and former railway line, along with the modified road network and wildlife linkage generally meets the intent of the Smithville MCP and Township Staff recommend approval subject to the holding provisions on the zoning and the draft conditions of approval for the subdivision.

ATTACHMENTS:

- Schedule A – Lockbridge Draft Plan of Subdivision
- Schedule B – Zoning By-law and Schedule
- Schedule C – Draft Plan Conditions of Approval

Schedule D – Environmental Peer Review Comments
Schedule E – Record of Site Condition Stantec Technical Memo

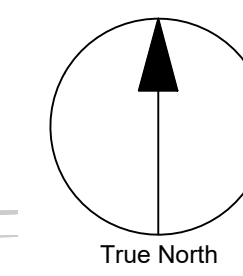
Prepared & Submitted by:

Approved by:

Susan Smyth
Manager, Community Planning and Design

Gerrit Boerema
Director, Growth and Sustainability

Truper McBride
CAO



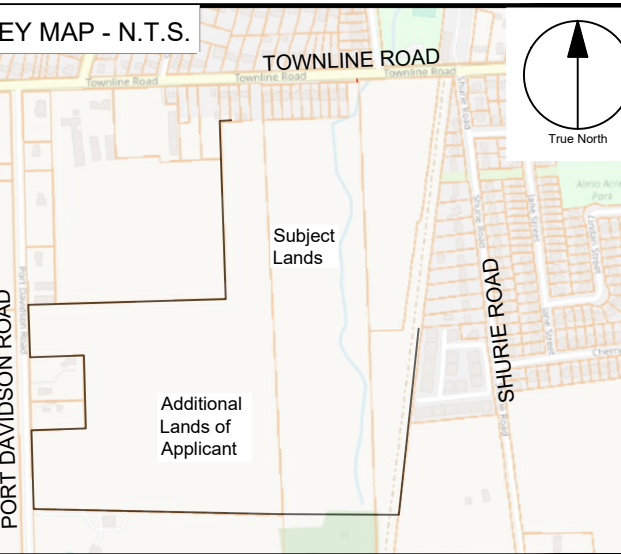
LAND USE SCHEDULE				
BLOCKS/LOTS	DESCRIPTION	AREA (ha)	AREA (Acres)	# UNITS
1 - 3, 5 - 60, 64 - 67, 70 - 146, 148 - 184	SINGLE DETACHED DWELLINGS	6.000	14.825	177
4, 61 - 63, 68, 69, 147	SEMI DETACHED DWELLINGS	0.471	1.164	14
185	TOWNHOUSE DWELLINGS	0.816	2.016	31
186	OPEN SPACE WALKWAY	0.055	0.136	
187, 188	LINKAGE	1.060	2.619	
189 - 191	STORMWATER MANAGEMENT	1.067	2.637	
192 - 196	OPEN SPACE [GAS EASEMENT]	0.585	1.446	
197	NEIGHBOURHOOD TRAIL	0.016	0.040	
198, 199	0.3m RESERVE	0.002	0.005	
200	ROAD WIDENING	0.046	0.114	
STREETS "A", "B", "C", "D", & "E"	PUBLIC R.O.W.	3.333	8.236	
TOTAL		13.451	33.238	222

**DRAFT PLAN OF SUBDIVISION
SMITHVILLE BLOCK 9**

PART OF LOTS 31 & 32,
CONCESSION 6 AND PART OF THE
ROAD ALLOWANCE BETWEEN LOTS
31 & 32, GEOGRAPHIC TOWNSHIP
OF GAINSBOROUGH, TOWNSHIP OF
WEST LINCOLN, REGIONAL
MUNICIPALITY OF NIAGARA

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Arcadis Professional Services (Canada) Inc.
a part of Arcadis



NOTE:
THE FOLLOWING LOTS AND OR BLOCKS ARE JOINTLY OWNED BY LOCKBRIDGE DEVELOPMENT INC. AND TEK CORPORATION:
LOTS 87, 90, 127, 130, 164, 165, 168 AND BLOCK 189 (SWM)

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 IN THE LAND USE SCHEDULE
- (e) - AS SHOWN
- (f) - AS SHOWN
- (f1) - AS SHOWN
- (g) - AS SHOWN
- (h) - MUNICIPAL WATER
- (i) - LACUSTRINE SILTY/HEAVY CLAY
- (j) - AS SHOWN
- (k) - MUNICIPAL SANITARY AND STORM SEWERS
- (l) - GAS EASEMENT

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. KIRILUK, ONTARIO LAND SURVEYOR
J.D. BARNES LIMITED
DATE: Aug 12 2024

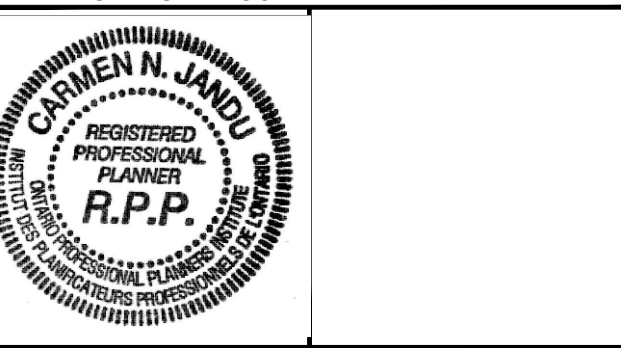
OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY ARCADIS IN DRAFT FORM.

SIGNED:
DON MANSON
LOCKBRIDGE DEVELOPMENT INC.
DATE: Aug 12 2024

SIGNED:
JUDY HENDLER
DATE: Aug 12 2024

SIGNED:
THEODORE KINGMA
TEK CORPORATION
DATE: 08/08/2024

No.	DESCRIPTION	DATE
02	2nd DPS SUBMISSION	2025-11-04
01	1st DPS SUBMISSION	2024-08-13



APPROVALS

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

SCALE: 1:1000 (m)

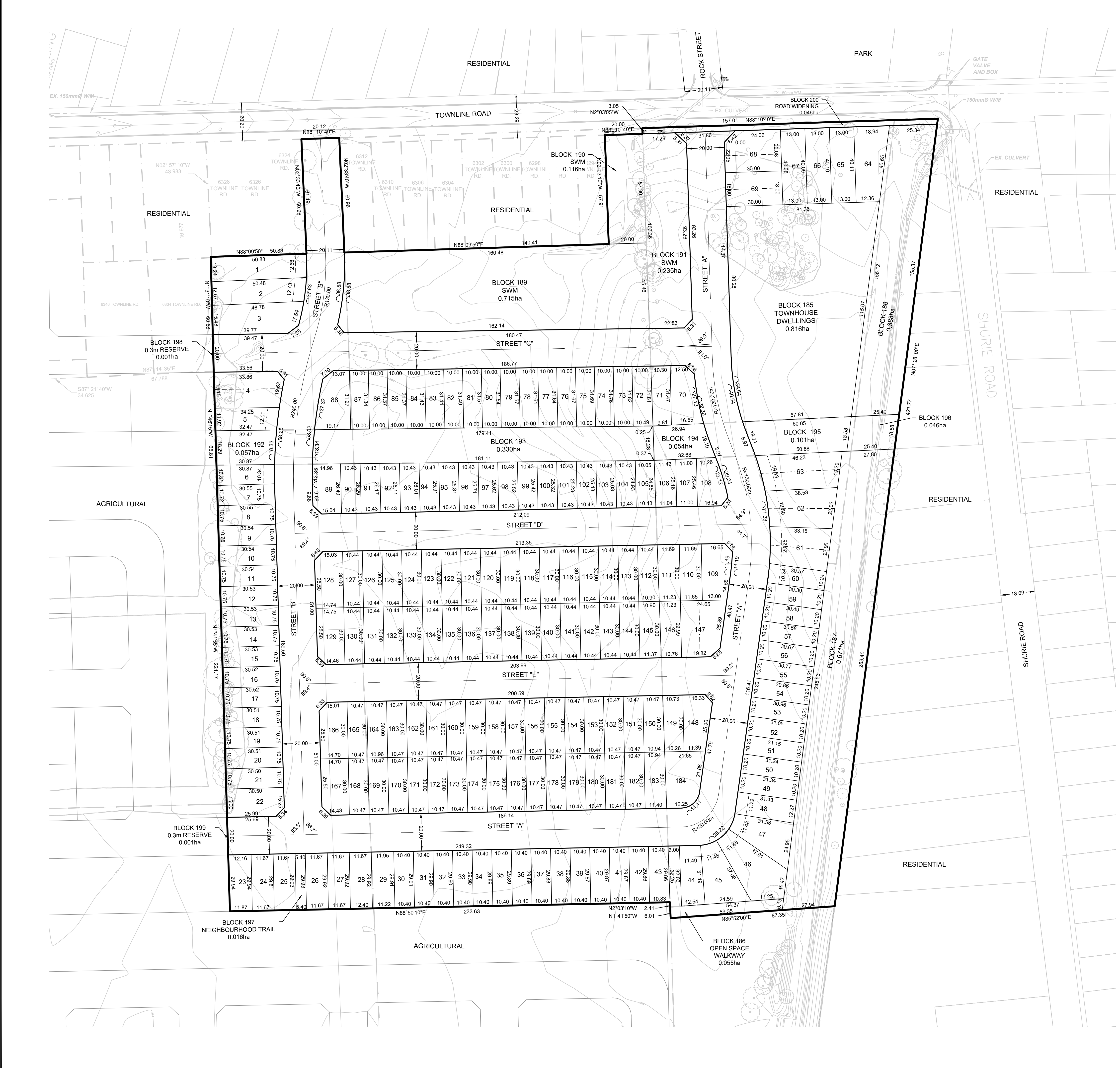
PROJECT NO:
144262

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

CHECKED BY: J. MARCUS
APPROVED BY: C. JANDU

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER: **DPS1.0**
ISSUE: **02**



**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
BY-LAW NO. 2026-23**

**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 By-Law 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 Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 6; Lot 31; Concession 6; Lot 31; RP 30-R3374; Parts 2&3; Part 1 RP 30-R7313; Parts 6-10, 12-16, in the Township of West Lincoln, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Development 'D' Zone to site-specific Residential Low Density – Type 3 'R3-258' Zone, and Residential Medium Density – Type 3 'RM3' Zone with a Holding Provision (H-17).
3. THAT Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural 'A' Zone to Open Space 'OS' Zone, and a site-specific Residential Low Density – Type 3 'R3-258' Zone and 'OS' Zone with a Holding Provision (H-18).
4. THAT Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural Purposes Only 'APO' Zone to site-specific Residential Low Density – Type 3 'R3-258' Zone.
5. That, Part 13 of Zoning By-law 2017-70 as amended, is hereby amended by adding the following to Part 13.2 and Table 29: Site-Specific Provisions:

Site-Specific Provision #	Map #	Parent Zone(s)	Permitted Uses	Regulations
258	S8	R3	As per the parent zone.	As per the parent zone, except: Minimum Lot Area – 250m ²

6. THAT, Part 13, Special Provisions, Section 13.1 Holding Provisions and Table 28: Holding Provisions is hereby amended by adding the following:

Holding Provision #	Map #	Parent Zone(s)	Permitted Uses Subject to Holding Provisions	Holding Provisions
H-17	S8	RM3	As per the parent zone.	<i>No buildings or structures</i> shall be permitted until a Servicing Report is provided to confirm sufficient water pressure for fire flow.
H-18	S8	R3-258 OS	As per the parent zone.	<i>No development, site alteration or buildings or structures</i> shall be permitted until OPA 63 and Policies 6.11.7.3.16(c-l) and Policy 6.11.7.3.4(h) are addressed to identify how the alternative restoration contributes to the achievement of the natural heritage cover target in combination with other features and areas, or designate an alternative restoration area which will achieve the same or similar ecological goals and outcomes.

Holding Provision #	Map #	Parent Zone(s)	Permitted Uses Subject to Holding Provisions	Holding Provisions
				Once the boundaries of the restoration area have been confirmed, the Block Plan shall be updated and finalized and the Draft Plan of Subdivision shall be updated, if applicable, and a condition be included in the subdivision agreement or separate agreement requiring the creation and implementation of a active restoration plan, as per the applicable Official Plan policy, to the satisfaction of the Township.

- 7. THAT, all other provisions of By-law 2017-70, as amended, continue to apply.
- 8. 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 4th DAY OF MAY, 2026.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE
MANAGER, LEGISLATIVE SERVICES/CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2026-23

Location:

Concession 6; Lot 31; Concession 6; Lot 31; RP 30-R3374; Parts 2 & 3; Part 1 RP 30-R7313; Parts 6-10, 12-16, in the Township of West Lincoln.

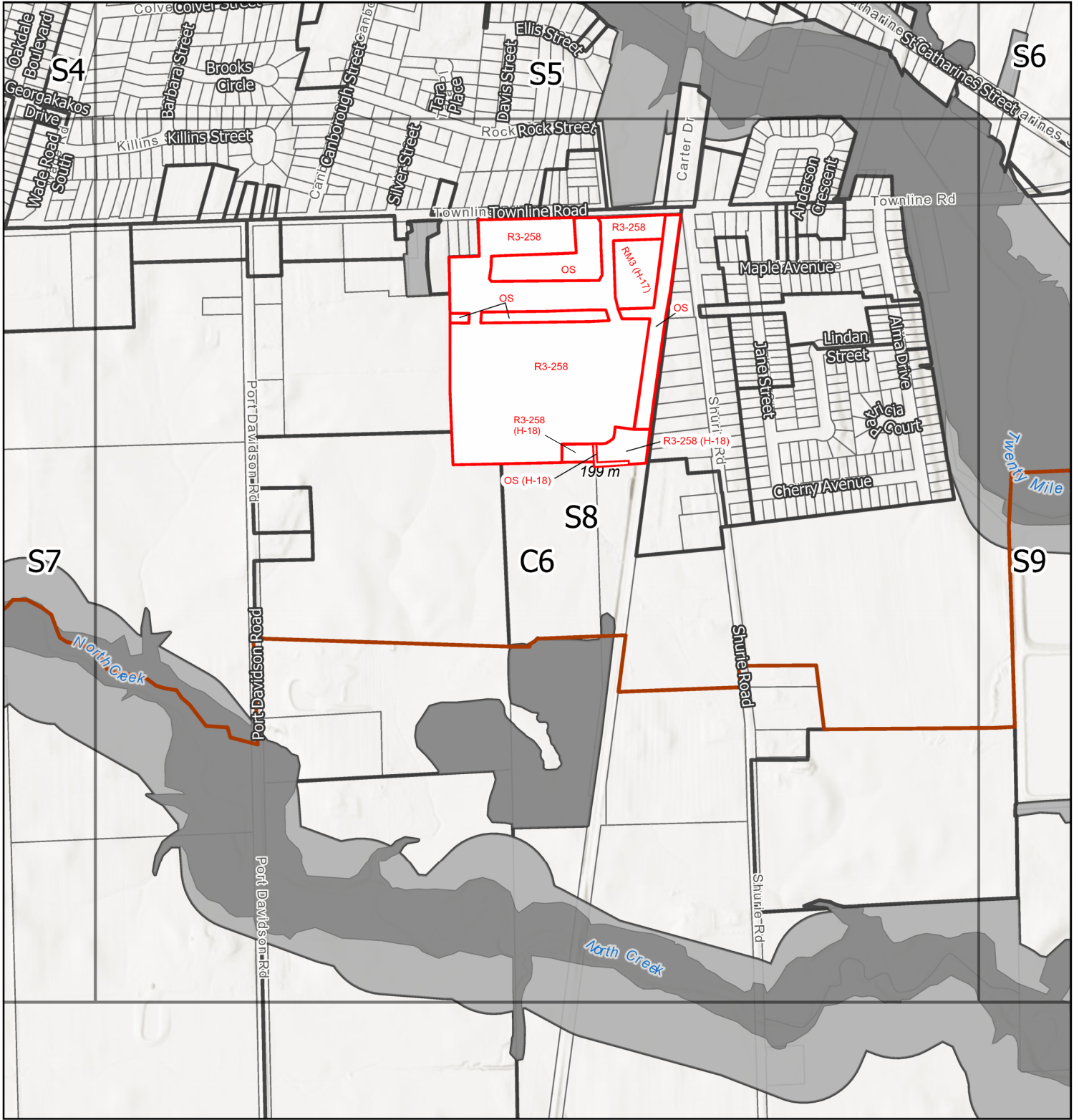
Purpose & Effect:

The subject lands were zoned Development (D) Zone, Agricultural Purposes Only (APO) Zone, and Agricultural (A) Zone and is amended for future development and the creation of a new subdivision consisting of 177 single detached dwelling units, 14 semi-detached dwelling units, and 31 townhouse dwelling units for a total of 222 dwelling units with the applicable holding provisions applied that requires additional information to the satisfaction of the Township.

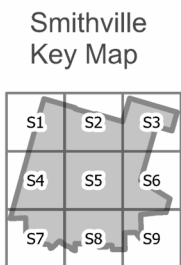
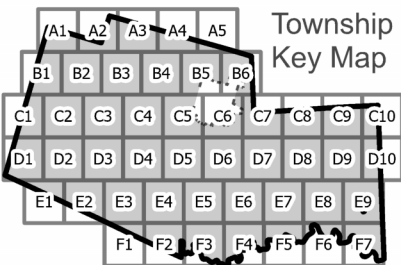
Public Consultation:

Public Meeting was held on April 14, 2025. All written and oral comments received were evaluated by Administration and Council through their decision.

ZBA File: 1601-008-24 (Lockbridge Developments)



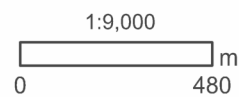
See Map C6



- Settlement Area Boundary
- Zone Boundary
- EC
- EP
- Waste Management Facility Assessment Area

Township of West Lincoln

Schedule A
Zoning By-law No. 2017-70



Last Updated: By-Law 2017-70
Last Updated 2026-04-15



**DRAFT PLAN OF SUBDIVISION
LOCKBRIDGE DEVELOPMENTS INC.
HENDLER JUDY TRUSTEE
TEK CORPORATION**

**TOWNSHIP OF WEST LINCOLN
CONDITIONS OF FINAL APPROVAL**

The conditions for final approval and registration of the Draft Plan of Subdivision for 177 single detached dwelling units, 14 semi-detached dwelling units, 31 townhouse dwelling units for a total of 222 dwelling units in Phase 1, under the following ownership:

Lockbridge Development Inc., registered Owner of Concession 6; Part of Lots 31, RP30R3374; Parts 2 and 3; Part 1 RP30R7313; Parts 6-10, 12-16, in the Geographic Township of Gainsborough, in the Township of West Lincoln.

Hendler Judy Trustee, registered Owner of Concession 6, Lot 31.

TEK Corporation, registered Owner of Part of Lots 31 and 32, Concession 6, and Part of the Road Allowance between Lots 31 and 32, Geographic Township of Gainsborough, in the Township of West Lincoln.

1. That this approval applies to the Draft Plan of Subdivision, prepared Arcadis, dated August 12, 2024, Drawing No. DPS1.0, rev 02, dated November 4, 2025.
2. That the Owner provide to the Township of West Lincoln a letter prepared by an Ontario Land Surveyor advising that all lots conform to the requirements of the Township's Zoning By-law.
3. That the Subdivision Agreement contain a clause 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 the development.
4. That the Owner submit all servicing, lot grading, drainage, and supporting design calculations to the Township of West Lincoln and any other relevant agency for review and approval, as part of the engineering submission review, and pay any required fees associated with the review.
5. That the Subdivision Agreement contain a clause requiring that all municipal services required by the Township of West Lincoln be provided by the Owner in a manner satisfactory to the Township.
6. That the Owner enter into a Subdivision Agreement with the Township of West Lincoln to satisfy all the requirements, financial or otherwise of the Township, concerning the installation of services, drainage, fencing and any other matters related to the development of the site.

7. That any outstanding Township invoices, including invoicing related to peer reviews and local servicing studies, be paid in full.
8. 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.
9. That the Owner prepare a detailed streetscape and landscape plan for the subdivision in accordance with the requirements of the Township of West Lincoln including the Township's Urban Design Manual and Municipal Engineering Standards.
10. The Owner shall obtain a Record of Site Condition (RSC) for Blocks 186, 187, 188 and 196, confirming that the lands meet the applicable standards in accordance with the Environmental Protection Act and the Ministry of the Environment, Conservation and Parks (MECP) requirements , to the satisfaction of the Township.
11. The Owner shall provide, at its expense, to the Township comprehensive environmental reports, peer review services (and all costs associated with said peer reviews) and related documentation in respect of Blocks 186, 187, 188 and 196 in order for the Township to evaluate the environmental condition and contaminants within or upon Blocks 186, 187, 188 and 196, including migration risks. In the event the Township is satisfied, in its sole discretion, that Blocks 186, 187 and/or 188 are suitable for parkland dedication and not subject to contamination, the Owner shall then convey the said Blocks, or such part(s) thereof as the Township may specify, to the Township as parkland dedication for municipal purposes, free and clear of any encumbrances or contaminants to the satisfaction of the Township. If the Township concludes that some, or all, of Blocks 186, 187, and 188 are not suitable for parkland dedication, the Owner may (i) convey alternative lands for parkland dedication to the Township, provided such alternative lands are acceptable to the Township and free and clear of any encumbrances or contaminants to the satisfaction of the Township, and/or (ii) pay cash-in-lieu of parkland at the then-applicable rate of the Township.
12. The Owner shall gratuitously convey Block 197 as a future pedestrian walkway, free and clear of any encumbrance or contamination, and that this conveyance is not considered as parkland dedication.
13. That the Owner shall gratuitously convey the Blocks 192 – 196 inclusive, to the Township of West Lincoln, being encumbered solely by the gas pipeline easement and free and clear of any contaminants, and is not considered as parkland dedication.
14. That the Subdivision Agreement contain a clause requiring the Owner to design, obtain approvals for, and construct the multi-use trails and connections within the development, in accordance with the Smithville Transportation Master Plan (March

2023), the Township's Local Servicing Policy and Westover/Enbridge Design and Approval guidelines, being the Enbridge Trail, the Old Rail Trail, and Block 186 walkway connection.

15. That the Subdivision Agreement contains a clause requiring the Owner to design Block 197 with fencing, grass and a future sidewalk, and provide the Township with security or funds to complete the sidewalk as part of future development.
16. That the Owner prepare and submit for approval a Landscape Plan for the stormwater management facility, located in Block 189, including the provision to provide a 1.8 metre high black chain link fence and appropriate vegetation around the perimeter of the facility to the satisfaction of the Township, in accordance with the Municipal Engineering Standards.
17. That the Subdivision Agreement contain a clause requiring the design and installation of a 1.5 metre high black chain link fence for any lots abutting or adjacent to the agricultural limits outside of the limits of the subdivision, and any lots abutting lands to be dedicated to the Township for stormwater management facilities, parks, walkways or open space.
18. That the Owner shall provide to the Township a Park Plan for Blocks 186, 187, 188 and 196, completed by a landscape designer, for the park including features identified in the Township's Parks and Recreation Plan, 2026, to the satisfaction of the Township.
19. The Owner agrees that the Township shall have an exclusive option to purchase additional parkland, shown as lots 44-47, inclusive, or a portion thereof, within the draft approved plan of subdivision for the purpose of public parkland.

Prior to the registration of the plan of subdivision, the Owner shall enter into an agreement with the Township, to be registered on title of lots 44-47 inclusive, following registration of the plan of subdivision, which shall include the following provisions:

1. The Township may, at its sole discretion, identify the lots it wishes to acquire, being the entirety of lots 44-47, or a portion thereof.
2. The purchase price for any lot(s) acquired under this condition shall be based on fair market value, as determined by an independent accredited appraiser (AACI or equivalent), retained jointly by the Owner and the Township, with the cost of the appraisal shared equally unless otherwise agreed.
3. If the parties cannot agree on a single appraiser, each party may retain its own qualified appraiser, and the two appraisers shall appoint a third appraiser. The final value shall be the average of the two closest appraisals and, subject to adjustments, such amount shall consist of the purchase price if the Township elects to proceed to complete the transaction.
4. Upon written notice from the Township of its intention to exercise its option to purchase the Owner shall be obligated to convey, free from contaminants and

- encumbrances of any sort, the identified lot(s) to the Township within 30 days (or, if such date is not a business day, on the next following business day), subject to a standard agreement of purchase and sale.
5. This option to purchase shall expire upon the earlier of:
 - o the Township providing written notice that it will not exercise its option; or
 - o Five (5) years following the registration of the Plan of Subdivision by the Owner.
 6. Provided the Township has not paid fair market value for such lot(s), the conveyance of any lot(s) to the Township may be credited, in whole or in part, toward the Owner's parkland dedication requirements under the Planning Act, if so determined by the Township.
 20. That the Owner shall submit to the Township an Environmental Impact Study (EIS) or EIS Addendum, in accordance with Official Plan Amendment No. 63, Policy 6.11.7.3.16 (c), to the satisfaction of the Township, as it relates to the Recommended Restoration Area.
 21. That the Owner shall enter into a Subdivision Agreement with the Township, to be registered on title, and that the subdivision agreement include a clause requiring the preparation and implementation of an Active Restoration Plan for the identified restoration area, to be prepared by a qualified professional and approved by the Township, if the is delineated restoration area within the Draft Plan of Subdivision.
 22. That the Owner shall complete the required Block Plan for Area 9, based on the conclusions of the required EIS or EIS addendum, identifying and delineating the boundaries of the recommended restoration area.
 23. That the Owner agrees, prior to the removal of the elm trees on the property, permission for the 'green team' community group to access the property for one spring season for the purpose of collecting seeds from the existing elm trees.
 24. That the Subdivision Agreement contain a clause requiring that sidewalks be constructed on one side of Streets A, B, C, D, E to the standard requirements of the Township of West Lincoln.
 25. That the Subdivision Agreement contain a clause requiring that the road allowances shown on the draft plan be dedicated to the Township of West Lincoln as Public Highways.
 26. That the Subdivision Agreement contain a clause requiring that the proposed public streets (Street A-E) have a road allowance with a minimum of 20 metres.
 27. That the Owners apply for, and obtain approval of street names, in accordance with the Township's Street Naming Policy POL-PD-01-11, or any successor thereto.
 28. That the road widening of Townline Road, shown as Block 200, be dedicated to the

Township free and clear of any encumbrances.

29. That the Owner prior to registration of the Subdivision Agreement, shall provide revised detailed engineering drawings that identify a temporary turning circle at the termination of Street A, and prior to registration of the subdivision provide any necessary easements in favour of the Township, and the Township agrees to maintain the turning circle until such time that Street A is extended.
30. That the Owner dedicates to the Township 0.3 metre reserves shown as Blocks 198 and 199 on the Draft Plan of Subdivision.
31. That the Owner, prior to registration of the Subdivision Agreement, shall provide revised detailed engineering drawings of the proposed Street C road stub as a temporary grassed area, to the satisfaction of the Director of Infrastructure and the Township agrees to maintain the temporary grassed area until such time as Street C is extended.
32. That the Subdivision Agreement contains a clause indicating that the detailed water, sanitary sewer and stormwater drainage systems, including any proposed downstream sewer improvements, required to service this development are to be confirmed by a qualified professional engineer and that existing capacity of the sewer and watermain servicing to the site is adequate. This must be submitted to the Township Infrastructure Department for review and approval.
33. That prior to approval of the final plan or any on-site grading, the Owner shall submit to the Township of West Lincoln Infrastructure Department for review and approval, 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.
34. That the Subdivision Agreement between the Owner and the Township of West Lincoln contain provisions whereby the Owner agrees to implement the approved stormwater management plan.
35. That the Subdivision Agreement contains a clause indicating 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

until assumption. 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 Township.

36. That the Owner provides written acknowledgment that sanitary, water and stormwater capacity and allocation cannot be guaranteed until final registration of the subdivision, or as otherwise assigned under the Township's Wastewater Allocation Policy.
37. That the Owner provides a written acknowledgment to the Township that the hydraulic modelling for the Draft Plan of Subdivision has confirmed there is insufficient water supply to meet the fire flows required for the Residential Medium Density Block 185 and that development of Block 185 will require upgrades to the water network.
38. That the Subdivision Agreement between the Owner and the Township contain requirements for sanitary sewer flow monitoring of the development at the Owner's expense to confirm the sewer system has been constructed to design standards to exclude extraneous flows from entering into the Township's wastewater collection system. Flow monitoring will continue until the later of one (1) year after occupancy of all buildings within the plan of subdivision or until assumption. Flow monitoring of Block 185 (townhouse dwellings) will be completed independently of the subdivision if that block remains undeveloped at assumption of the subdivision.
39. That the Subdivision Agreement contain a clause that no building permits will be issued until the required upgrades to the sanitary sewers on Townline Road and Anderson Crescent have been completed.
40. That prior to approval and registration of this plan or prior to servicing, the Owner obtain Ministry of the Environment, Conservation and Parks Environmental Compliance Approval through the Township's CLI ECA program for the necessary servicing (watermains, sanitary sewers and stormwater management) for this development.
41. That the Subdivision Agreement contains a clause that the Owner shall provide written confirmation from the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) that required archaeological assessment reports related to the subdivision lands have been entered into the Ontario Public Register of Archaeological Reports. 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:

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>)

43. That the Subdivision Agreement, pre-servicing agreement and/or site alteration agreement between the Owner and Township of West Lincoln, includes provisions requiring the Owner to implement the mitigation measures outlined in the Environmental Impact Study (GeoProcess Research Associates, October 14, 2025), including but not limited to:
 - a) Ensuring a visual search of the work area is conducted before work commences each day, particularly for the period when most wildlife is active (April 1st to October 31st). Visual searches will target snakes, turtles, and other ground-dwelling wildlife such as small mammals. Visual searches should also include inspecting machinery and equipment left in the work area overnight before starting equipment to ensure that wildlife is safely out of the work area.
 - b) Restricting vegetation removal to October 1–March 14 (outside nesting and active bat season). If removal is required outside this window, a qualified ecologist and/or Ministry of Environment, Conservation and Parks must be consulted.
 - c) Directing all building and site lighting downward and away from natural areas to the extent feasible.
 - d) Regularly inspecting all sediment and erosion control measures to ensure they are in working order. Any deficiencies observed are to be recorded and immediately reported to the site contractor.
 - e) Prohibiting the storage of materials or equipment within natural features or buffers.
 - f) Requiring street trees to be native species, where practical.
 - g) Heavy machinery on site should be washed prior to entering the Subject Property to prevent the spread of invasive species.
 - h) Implementing dust control measures to reduce dust impacts on adjacent lands.
 - i) Incorporating bird-friendly design measures (e.g., City of Toronto’s “Best Practices for Bird-Friendly Glass” and “Effective Lighting”).
41. That the Subdivision Agreement, pre-servicing agreement, and/or site alteration agreement contain a clause that requires an Erosion and Sediment Control (ESC) Plan, consistent with the recommendations of the Environmental Impact Study prepared by GeoProcess Research Associates, October 14, 2025), be prepared to the satisfaction of the Township of West Lincoln. Measures must be maintained throughout construction until disturbed areas are stabilized. Muddy water shall not leave the site.
42. That the Subdivision Agreement contain a clause that the Owner shall provide a

Grading Plan to the satisfaction of the Township demonstrating no grading within natural features or buffers. The plan shall identify stockpile locations outside features and buffers.

43. That the Subdivision Agreement contain a clause that the Owner shall provide Restoration Plan, prepared by a full member of the Ontario Association of Landscape Architects (OALA), be completed to the satisfaction of the Township. The plan must restore the Linkage with native plantings and incorporate invasive species removal where feasible. Consistent with the recommendations of the Environmental Impact Study (EIS) prepared by GeoProcess Research Associates, October 14, 2025), wildlife habitat features should be provided within the Linkage area, such as raptor poles, bat boxes, pollinator boxes, terrestrial log tangles and rock/brush piles.
44. That the Subdivision Agreement contain a clause that the Owner shall provide a Letter of Credit in the amount of the approved estimated cost of restoration works. The Township may draw on the security to ensure installation if required.
45. That the Subdivision Agreement contain a clause that an Ecological Monitoring Plan be prepared to the satisfaction of the Township to evaluate the success of restoration works. Reports (including photographs and recommendations for corrective action) must be submitted to the Township by September 1st of years 1 through 3.
46. That the Subdivision Agreement between the owners and Township of West Lincoln requires the owner to implement the approved ESC Plan, Grading Plan, Restoration Plan, and Ecological Monitoring Plan.

Regional Conditions

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 or otherwise identified in the Township's Wastewater Allocation Policy 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 or otherwise identified in the Township's Wastewater Allocation Policy, 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 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.

50. 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. The report is to be sealed by a qualified professional engineer. Prior to final approval, the Region will require sign-off from the Township that capacity is available in the system and has been allocated to this development, subject to the Townships' Wastewater Allocation Policy and modelling.
51. 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. Allocation of additional capacity resulting from the planned Region and Township improvements related to the Smithville Sewage Pumping Station and Townline Road Sanitary sewer will be subject to the Township's Wastewater Allocation Policy and modelling and is not guaranteed to the subject development.
52. That the Owner shall be required to consult and obtain Regional approval of the design/construction of the Regional watermain in compliance with the Regional Design Standards. Further the Owner shall enter into a legal agreement with the Region and approval under the Region's Drinking Water License.
53. That the Owner shall comply with Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection and Indemnity Agreement prior to Regional curbside waste collection services commencing.
54. That the Owner shall register a temporary easement in favour of Niagara Region for any waste collection turnaround area that encroaches onto private lands, until such time that through-connection is provided.
55. That the Owner shall be required to submit an Application for Commencement of Collection in order to initiate Regional waste collection services at the new development. Applicable terms and conditions are listed on the agreement form.
56. The Owner is advised that in order to receive Regional waste collection services on private roadways and/or properties, a properly executed Indemnity Agreement must be submitted to Niagara Region by the Owner or by a property management company with signing authority for the Owner.
57. That the Subdivision Agreement requires the Owner to include the following clause into all offers and agreements of Purchase and Sale or Lease for all the dwelling

units:

“Owners/Purchasers/Tenants of townhouse units are advised that waste collection will be through a private contractor and not the Region of Niagara”.

58. 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.

Niagara Peninsula Conservation Authority

59. That the Owner shall submit to the Niagara Peninsula Conservation Authority for review and approval the grading, storm servicing, stormwater management, staging and sequencing, and construction sediment control drawings.
60. That prior to the commencement of any works or site alterations on site, the Owner shall obtain Work Permits from the NPCA for any works associated with the alterations to the watercourses within NPCA’s regulated areas. In support of the application, the following information will be required:
- a) Detailed design plans
 - b) Any other information as may be determined necessary by the NPCA at the time an application is submitted.
61. That the Subdivision Agreement contain a clause that 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.

NPEI Conditions

62. 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.
63. 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.

Telecommunications Conditions

64. 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.
65. 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

66. 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.”

67. 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 with the identified locations in accordance with and 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.
68. 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.

CLEARANCE OF CONDITIONS

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.

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

- **TOWNSHIP OF WEST LINCOLN** for Conditions 1 to 46.
- **REGION OF NIAGARA** for Conditions 47 to 58.
- **NIAGARA PENINSULA CONSERVATION AUTHORITY** for Conditions 59 to 61.
- **NIAGARA PENINSULA ENERGY** for Conditions 62 & 63.
- **TELECOMMUNICATIONS COMPANY** for Conditions 64 & 65.
- **CANADA POST** for Conditions 66 to 68.

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 Growth and Sustainability (Planning) Department contact:

Mr. Gerrit Boerma
Director, Growth and Sustainability
318 Canborough Street, P.O. Box 400
Smithville, Ontario, L0R 2A0
Telephone – (905) 957-5131
Email – gboerema@westlincoln.ca

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

Ms. Jennifer Bernard
Manager, Civil Land Development
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 Bell Canada contact:

planninganddevelopment@bell.ca

5. Review of Conditions

Applicants are advised that should any of the conditions appear unjustified or their resolution appears too onerous, they are permitted to pay the prescribed fee and apply to change conditions. Committee and Council will consider requests to revise or delete conditions.

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.



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

March 9, 2026

Region File: PLSD202401087, PLZBA202401088

Susan Smyth, CPT
Manager, Community Planning and Design
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Dear Ms. Smyth:

Re: Regional Comments
Application type: Block Plan Area 9 Plan, Draft Plan of Subdivision, and Zoning By-Law Amendment
Township File Numbers: 1601-008-24, 2000-93-24
Applicants/Owners: Lockbridge Development Inc., Judy Hendler, TEK Corporation
Agent: Arcadis (c/o: Jared Marcus)
Location: 260202000923300, 260202000923400, and 260202000923500
Township of West Lincoln

Regional Infrastructure Planning and Development staff has reviewed the resubmission (third submission) for the Block Plan Area 9 application and the Zoning By-Law Amendment and Draft Plan of Subdivision applications for the Phase 1 lands. The lands are located east of Port Davidson Road, west of Shurie Road, and south of Townline Road (Roll No. 260202000923300, 260202000923400, and 260202000923500) in the Township of West Lincoln. The extent of the Phase 1 lands is also shown on the Block Plan land use plan.

Smithville Block Plan Area 9

Block Plan Area 9 consists of approximately 60.89 hectares (150.71 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, west of the Regional Smithville Sewage Lagoons, and north of the Smithville urban boundary.

The third submission of the Block Plan Land Use plan, prepared by Arcadis and dated February 11, 2026, sets out a mix of low and medium density residential uses as well as a commercial/mixed-use node, parklands/open spaces, trails, linkages, 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, a natural feature/buffer area adjacent to the proposed trail central to the block area, and an 'Alternative Sanitary Pumping Station' location in the southwest corner of the Block Plan. 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 updated Phase 1 '*Draft Plan of Subdivision, Smithville Block 9*' drawing, prepared by Arcadis (dated November 4, 2025) consists of 13.43 hectares (Phase 1) situated south of Townline Road, to the east of Port Davidson Road and west of Shurie Road. The draft plan proposes the following land uses:

- 177 lots for single detached dwellings;
- seven (7) lots for 14 semi detached dwellings;
- one (1) block for 31 townhouse dwellings;
- three (3) blocks for stormwater management;
- five (5) gas easement blocks;
- two (2) blocks for linkages;
- one (1) block for open space walkway;
- one (1) block for neighborhood trail;
- 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.

Provincial and Regional Comments

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. Regional comments were provided to the Township on October 31, 2024, April 14, 2025, and December 5, 2025.

The following comments regarding the natural environment are considered to be advice provided under the Planning Services Agreement between the Region and the Township of West Lincoln. Transportation, Regional servicing, stormwater management, and waste collection comments are provided in accordance with the Memorandum of Understanding between the Region and the Township and are Regional requirements to be addressed.

Natural Environment System

Regional staff have reviewed the following documents that were circulated with the Final Submission Package associated with the Draft Plan of Subdivision and Zoning By-law Amendment Applications for the subject lands identified as Block Plan Area 9 (Stage 3A):

- Comment Response Matrix prepared by Arcadis, dated February 12, 2026.
- Southeast Smithville Block Plan Area 9 prepared by Arcadis, dated February 11, 2026.

Based on our review, staff offer the following comments for the Township's consideration.

Previous Regional comments (dated December 5, 2025) requested clarification on how the proposed reduction in wildlife linkage width and restoration area would continue to support achievement of the natural heritage cover target in accordance with the Smithville MCP Secondary Plan. The Comment Response Matrix indicates that the 30% target could not be reasonably achieved while also meeting growth objectives and suggests that the target was intended to be applied on a Town-wide basis. Arcadis further recommends that the Township consider amending the policy, expressing concern that it is not implementable if applied across the MCP area or on a block-by-block basis.

Regional staff respectfully disagree with the assertion that the 30% natural heritage cover target was intended to be applied Town-wide. Consistent with Policy 6.11.7.3 of OPA 63, the target is to be achieved across the Smithville MCP Secondary Plan area. To support this objective, the Subwatershed Study identified lands within the Secondary Plan area where natural heritage features currently exist, historically existed, and where restoration opportunities would most effectively enhance the overall system. Accordingly, portions of the subject lands have been identified in the OPA 63 Schedules for protection as part of the natural environment system.

Given the lack of information provided by the application to support the reduction in linkage width and restoration area, it is recommended that the Township require the applicant/owner(s) of the subject lands to amend the current Draft Plan of Subdivision and Zoning By-law applications to include additional restoration areas sufficient to achieve the natural heritage cover target. Those areas should match the Secondary Plan or be supported by an updated Environmental Impact Study. Alternatively, should

the Township consider allowing the owner to compensate for the reduced restoration area through restoration or enhancement works within future phases under their ownership, it is recommended that appropriate planning tools and/or legal agreements be established to formally secure those commitments.

As it relates specifically to the linkage area identified within the proposed Draft Plan of Subdivision, staff have included recommended conditions in Appendix 1.

Transportation

Comments provided in the letter dated December 5, 2025, remain applicable.

Stormwater Management

Appendix F of the Functional Servicing Report (FSR) (Stantec, dated October 2025) addresses the North SWM facility for Phase I development and a South facility for future development. Based on staff's review of the Phase I SWM plan, the following comments are provided:

- The plan proposes that stormwater from the major areas of Phase 1 development will be directed to the North SWM facility (wet pond) prior to discharging to the 900mm culvert on Townline Road. Remaining areas will drain to a 600mm culvert located southwest of Townline Road and Shurie Road. Future development that cannot be directed to the North facility should provide onsite water quality treatment.
- Please note that unitary volumes include extended detention storage for erosion control. The North facility shows that the top of active storage (9,149 m³) exceeds the required unitary volumes; however, the discharge rate corresponding to the 100-year unitary storage (8,706 m³) surpasses the allowable rate of 1.34 m³/s. The pond outlet may need modification to meet this requirement.
- Table 4, which compares flows, is not considered necessary because the flow assessment methodologies used in the Smithville Subwatershed Study (SWS) and the Report differ.
- Additional details on the Outlet Rise are required to clarify how water will enter to the Riser to the 90mm orifice plate. The civil engineering plan should include DICB details referenced in the Report and confirm its rim elevation at 186.20 m.
- At the discretion of Township staff, the following items regarding SWM facility operation and maintenance may be required:
 - a) A reverse-slope pipe to draw cooler water from below the permanent pool and prevent inlet clogging.
 - b) Confirmation of safety buffers as outlined in the MECP Design Manual, or indication that the pond will not be publicly accessible.

- c) Provisions for future maintenance access and sediment dredging/drying areas in the pond design.
- d) An Inspection and Maintenance Manual
- Based on the figure 'Proposed Conditions Drainage Areas', the Report should include a table summarizing total drainage catchment areas and overall imperviousness, along with parameters of each drainage catchment (e.g., ID, area, imperviousness) draining to the SWM facility and outlets.
- Other details requiring review include:
 - Whether a 'Standard HYD' should apply to Catchment 213.
 - The difference between TIMP and XIMP for Catchment 211 (SWM block).
 - Application of a runoff coefficient of 0.8 for an outlet pipe and 0.6 for an orifice plate.
 - Clarification of drainage directions for Catchments 213 & 203 on the figure 'VO Schematic – Proposed Conditions'.

Please note that native soil conditions do not preclude implementation of Low Impact Development practices, such as rain gardens, absorbent soils, increased lawn soil depth, and tree pits, which help to reduce stormwater runoff and improve water quality at the sources.

A condition is included in Appendix 2 requiring submission of a detailed SWM plan and associated plans prior to final approval and any on-site grading.

Regional staff notes that the design of the South SWM facility is similar to the North facility and, as such, the above comments may also apply. Staff will review the South facility in detail during the future development stage.

Regional Sewage Pumping Station

Comments provided in the letter dated December 5, 2025, remain applicable.

In addition, staff have reviewed the Comment Response Matrix (prepared by Arcadis and dated February 12, 2026) which proposes several modifications to the Region's draft plan conditions to which staff offer the following comments:

The applicant requests that Condition #8 be revised such that Smithville Sewage Pumping Station (SPS) will not be available to accommodate the "full block plan limits" as opposed to the "full development." Staff maintain that the sewershed of the Smithville Sewage Pumping Station has a servicing capacity that will not be able to accommodate the full development, and while planned Region and Township improvements related to the Smithville Sewage Pumping Station and Townline Road Sanitary sewer will create additional capacity, allocation of this capacity will be subject to the Township's wastewater allocation policy and modelling and is not guaranteed to the subject

development. The associated draft plan condition included in Appendix 2 has been revised to provide this clarification.

The applicant requests that Conditions #9 to #11 (relating to the construction and transfer of a new sewage pumping station) be removed since they are not applicable to the current Block 9, Phase 1 subdivision but rather will be subject to future approvals pertaining to development on Block Plan Area 10 or Block Plan 9, Phase 2. While staff are in agreement with this contention, it is suggested that these conditions remain (similar to Conditions #12 and #13 relating to watermain improvements) with the understanding that these conditions would be cleared on the basis that they are not the responsibility of the Block 9, Phase 1 subdivision.

WATERMAIN SERVICING

Comments provided in the letter dated December 5, 2025, remain applicable. Conditions of draft plan approval are included in Appendix 2 to address the construction of the required Regional watermain.

Waste Collection

Comments provided in the letter dated December 5, 2025, remain applicable. Staff note for further information that further to previous comments, waste collection will be assessed at the time of site plan application for Block 185.

In addition, please be advised that the owner is responsible for securing private recycling collection services for commercial and institutional uses.

Conclusion

From a Provincial and Regional policy standpoint, it is the responsibility of the Township to evaluate whether the proposed applications are consistent with the *Provincial Planning Statement, 2024* and conform to the *Niagara Official Plan, 2022*.

In accordance with the Planning Services Agreement between the Region and Township to provide planning advice with respect to environmental review, Regional staff recommend that the Township require the owners of the subject property to amend the current Draft Plan of Subdivision and Zoning Bylaw Application to include additional restoration areas sufficient to achieve the natural heritage cover target. Those areas should match the Secondary Plan or be supported by an updated Environmental Impact Study. Alternatively, should the Township consider allowing the owner to compensate for the reduced restoration area through restoration or enhancement works within future phases under their ownership, it is recommended that appropriate planning tools and/or legal agreements be established to formally secure those commitments.

In accordance with the Memorandum of Understanding for Engineering Services between the Township and Region, staff advise that the proposed development is

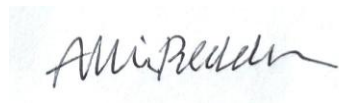
March 9, 2026

located within the Smithville SPS sewershed. Regional staff maintain that there may not be sufficient capacity to support the entirety of the development at this time. Future capacity depends on redirecting flows to a new wastewater SPS, which is part of the Township's Master Servicing Plan. In the interim, any available capacity at the SPS will depend on reducing wet weather flows and completing other system upgrades.

Preliminary Regional conditions of draft plan approval to address these matters have been updated in Appendix 2.

If you have any questions regarding the above comments, please contact the undersigned at Alexandra.Reddon@niagararegion.ca, or Pat Busnello, Manager of Development Planning at Pat.Busnello@niagararegion.ca.

Kind regards,



Allie Reddon
Development Planner

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning
Adam Boudens, Senior Environmental Planner / Ecologist
Maggie Ding, P.Eng., Stormwater Management Engineer
Philippe Biba, Development Approvals Technician
Josh Wilson, P. Eng., Manager of Development Engineering
Cara Lampman, BES, Associate Director Development Services
Susan Dunsmore, P. Eng., Associate Director Development Engineering

Appendix 1

Preliminary Recommended Conditions of Draft Plan Approval as per Planning Services Agreement between the Region and Township Smithville Block 9 Draft Plan, West Lincoln

1. Implementation of EIS Recommendations

That the subdivision agreement between the owners and Township of West Lincoln includes provisions requiring the owner to implement the mitigation measures outlined in the Environmental Impact Study (GeoProcess Research Associates, October 14, 2025), including but not limited to:

- a. Ensuring a visual search of the work area is conducted before work commences each day, particularly for the period when most wildlife is active (April 1st to October 31st). Visual searches will target snakes, turtles, and other ground-dwelling wildlife such as small mammals. Visual searches should also include inspecting machinery and equipment left in the work area overnight before starting equipment to ensure that wildlife is safely out of the work area.
- b. Restricting vegetation removal to October 1–March 14 (outside nesting and active bat season). If removal is required outside this window, a qualified ecologist and/or Ministry of Environment, Conservation and Parks must be consulted.
- c. Directing all building and site lighting downward and away from natural areas to the extent feasible.
- d. Regularly inspecting all sediment and erosion control measures to ensure they are in working order. Any deficiencies observed are to be recorded and immediately reported to the site contractor.
- e. Prohibiting the storage of materials or equipment within natural features or buffers.
- f. Requiring street trees to be native species, where practical.
- g. Heavy machinery on site should be washed prior to entering the Subject Property to prevent the spread of invasive species.
- h. Implementing dust control measures to reduce dust impacts on adjacent lands.
- i. Incorporating bird-friendly design measures (e.g., City of Toronto’s “Best Practices for Bird-Friendly Glass” and “Effective Lighting”).

2. Erosion and Sediment Control (ESC) Plan

That an Erosion and Sediment Control (ESC) Plan, consistent with the recommendations of the Environmental Impact Study prepared by GeoProcess Research Associates, October 14, 2025), be prepared to the satisfaction of the Township of West Lincoln. Measures must be maintained throughout construction until disturbed areas are stabilized. Muddy water shall not leave the site.

3. Grading Plan

That a Grading Plan be prepared to the satisfaction of the Township demonstrating no grading within natural features or buffers. The plan shall identify stockpile locations outside features and buffers.

4. Restoration Plan

That a Restoration Plan, prepared by a full member of the Ontario Association of Landscape Architects (OALA), be completed to the satisfaction of the Township. The plan must restore the Linkage with native plantings and incorporate invasive species removal where feasible. Consistent with the recommendations of the Environmental Impact Study (EIS) prepared by GeoProcess Research Associates, October 14, 2025), wildlife habitat features should be provided within the Linkage area, such as raptor poles, bat boxes, pollinator boxes, terrestrial log tangles and rock/brush piles. Please refer to the EIS for more information. Providing nature interpretative signage is also recommended for educational purposes.

5. Securities

That the developer provides a Letter of Credit in the amount of the approved estimated cost of restoration works. The Township may draw on the security to ensure installation if required.

6. Ecological Monitoring Plan

That an Ecological Monitoring Plan be prepared to the satisfaction of the Township to evaluate the success of restoration works. Reports (including photographs and recommendations for corrective action) must be submitted to the Township by September 1st of years 1 through 3.

7. Agreement to Implement Plans

That the subdivision agreement between the owners and Township of West Lincoln requires the owner to implement the approved ESC Plan, Grading Plan, Restoration Plan, and Ecological Monitoring Plan.

Appendix 2

Regional Conditions of Draft Plan Approval

Smithville Block 9 Draft Plan of Subdivision, West Lincoln

In accordance with the Memorandum of Understanding for Engineering Review between the Township and Region, the following are Regional Conditions of Approval.

Stormwater Management

1. 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 Planning and Development Services 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.
2. 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.

Servicing

3. 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.
4. 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.
5. That prior to final approval for registration of this plan of subdivision, the Developer/Owner shall submit the final design drawings (with calculations) for the sanitary and storm drainage systems required to service the development. Capacity in the Regional system is to be confirmed prior to the municipality

signing off on any CLI ECA forms. Copies of the approved CLI ECA forms and are to be forwarded to Niagara Region.

6. 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. The report is to be sealed by a qualified professional engineer. Prior to final approval, the Region will require sign-off from the Township that capacity is available in the system and has been allocated to this development, subject to their wastewater allocation policy and modelling.
7. That the subdivision agreement / servicing agreement between the Owner and the Township contain a clause that post flow monitoring shall be completed to verify that the estimated wet weather flows are being met in the field following the construction of sanitary sewers and prior to their assumption by the Township. If the verification is unsuccessful, further mitigation measures may be required.
8. 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. Allocation of additional capacity resulting from the planned Region and Township improvements related to the Smithville Sewage Pumping Station and Townline Road Sanitary sewer will be subject to the Township's wastewater allocation policy and modelling and is not guaranteed to the subject development.
9. That the Developer/Owner complies with the Regional design standards for a Regional sewage pumping station and forcemain, engage Regional staff in the design works and receive Niagara Region approval prior to obtaining approval under the Region's CLI ECA.
10. That the Owner transfers the sewage pumping station land block to the Township and once the maintenance period is completed and the pumping station is accepted by the Region and Township the block will be transferred to the Region.
11. That the subdivision agreement / servicing agreement between the Owner and the Township contain a clause stating that assumption of the sewage pumping station and forcemain will not occur until all the Regional conditions and policy conditions are cleared, development of the subdivision has reached 50% of build-out, and Niagara Region has reviewed and approved the operation and maintenance information provided including construction inspections for the pumping station.
12. 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.

13. 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.

Waste Collection

14. That the Developer/Owner shall comply with Niagara Region's Procedure for Requirements for Waste Collection and ensure all streets and development blocks can permit access to and egress from collection locations throughout all phases of development. On any streets where through passage is not provided/maintained, the Developer/Owner shall provide a temporary cul-de-sac / turnaround area designed according to the required minimum dimensions.
15. That the Owner shall register a temporary easement in favour of Niagara Region for any waste collection turnaround area that encroaches onto private lands, until such time that through-connection is provided.
16. That the Developer/Owner will be required to submit an Application for Commencement of Collection in order to initiate Regional waste collection services at the new development. Applicable terms and conditions are listed on the agreement form.
17. The Owner is advised that in order to receive Regional waste collection services on private roadways and/or properties, a properly executed Indemnity Agreement must be submitted to Niagara Region by the Owner or by a property management company with signing authority for the Owner.



Memo

To: Township of West Lincoln, ON From: Cori Linetsky, B.Eng.
Planning & Development Mississauga
Project/File: 161414473 Date: April 2, 2026

Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

1 Introduction

Stantec Consulting Ltd. (Stantec) prepared this memo to the Township of West Lincoln (Township) on behalf of our Client's (Lockbridge Development Inc.) to provide further details pertaining to the current site conditions based on the environmental investigations completed to date, rationale for a future/supplemental subsurface investigation for the purpose of filing a Record of Site Condition (RSC) for the property legally described as Parts 1, 2, 3, 4, and 9 of Lot 31, Concession 6, Township of West Lincoln, Regional Municipality of Niagara, Ontario (PIN 46077-0306), herein referred to as the Site, as shown on the attached Legal Survey Plan. The Township has requested the proposed work plan to obtain an RSC within the valid 3-year Draft Plan approval.

2 Background

The Site is located south of Townline Road and east of Shurie Road, bordered by Townline Road to the north and a provincially significant wetland to the south (**Figure 1, Attachment A**). The property is currently vacant, and the eastern portion was historically used as a commercial/industrial railway corridor operated by the Canadian Pacific (CP) and Toronto, Hamilton, and Buffalo (TH&B) Railway from approximately 1935 to 2000.

Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

Stantec understands that the Site is included in the proposed Block Plan Area 9 Development for future use as dedicated parkland, because this represents a more sensitive land use, an RSC is required under Ontario Regulation 153/04 (O. Reg. 153/04), as amended.

To support the proposed Block Plan Area 9 Development (including the dedicated parkland), Stantec conducted a subsurface investigation between April and October 2025 to assess potential soil and groundwater impacts associated with the former railway. Soil and Groundwater results were compared to the applicable Site Condition Standards (SCS) from the MECP's *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (2011)*.

Although the Table 3 SCS under O.Reg.153/04 for a parkland use were considered applicable for the majority of the Site, a provincially significant wetland was identified within 30 metres (m) of the southern boundary of the Site, and the Table 1 background standards under Section 41 of O. Reg. 153/04 were therefore deemed appropriate.

Stantec therefore intends to file two separate RSCs:

- RSC 1 for Site A – the northern portion of the property, assessed under Table 3 SCS; and
- RSC 2 for Site B – the southern and central portion of the property within 30 m of the provincially significant wetland, assessed under Table 1 SCS.

Legal survey plans will be required to define the proposed RSC property boundaries of Site A and Site B to prepare for the RSC filing, as shown in **(Figure 2, Attachment B)**.

Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

3 RSC 1: Site A – Application of Table 3 SCS

3.1 Current Soil and Groundwater Conditions

Based on the analytical results to date, analyzed groundwater samples meet the Table 3 SCS; however, concentrations of metals (i.e., cadmium, lead and zinc) were greater than the Table 3 SCS in soil at one borehole location.

3.2 Rationale for Supplemental Work for Site A

A supplemental subsurface investigation was recommended to laterally and vertically delineate the metal exceedances, in order to determine the feasibility of either:

1. **Option 1** – Soil remediation to remove metal-impacted soil to meet the Table 3 SCS for residential/parkland/institution (RPI) land use to file a generic RSC.

Or

2. **Option 2** – Complete a Tier II modified generic risk assessment (MGRA) or Tier III risk assessment, depending on the findings of the supplemental investigation. Based on the current environmental conditions the MGRA route is anticipated to be feasible within the limitation period of the Draft Plan as follows:
 - Metal contaminants are presently at depths greater than 3.0 metres below ground surface (m BGS).
 - Shallow groundwater table ranges from approximately 5.6 to 8.3 m BGS.
 - Given that impacts are limited to soil at a depth greater than the anticipated accessible depth for residential and ecological receptors, and no impacts were identified in groundwater, the application of the standard risk management measures available under the MGRA are considered reasonable (e.g., cap to prevent access).

Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

In either case, lateral and vertical delineation of metal impacted soil exceeding Table 3 SCS is required, as per Part VIII and/or Part XI of O. Reg. 153/04, as amended in order to support the filing of a generic RSC and MGRA-based RSC.

3.3 Site A Work Plan

- Advance approximately four (4) boreholes to further delineate the identified metals impacts in soil
- Complete a legal survey of Site A (Summer of 2026).

1. Option 1 - Soil remediation:

- If soil remediation is feasible, remediation and confirmatory sampling, and confirmatory sampling of imported material that will be used to backfill the remediation excavation may take approximately 2 months based on understanding of current site conditions (Spring/Summer 2026).
- Post-remediation, completion of a Phase Two Conceptual Site Model (CSM) and file a generic RSC. Acknowledgement of the RSC from the MECP can take up to 4 months or more after filing (as it is an iterative process) (Fall/Winter 2026/2027).

2. Option 2 – MGRA (no remediation):

- Completion of a Phase Two Conceptual Site Model (CSM) in support of a MGRA RSC for the Site, if soil remediation is not feasible (Summer of 2026).
 - a. Tier II for approval, followed by acknowledgment of the RSC can take up to 2 years (Fall of 2028).
 - b. Tier III for approval, followed by acknowledgment of the RSC can take up to 3 years (Summer of 2029).

Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

4 RSC 2: Site B – Application of Table 1 SCS

4.1 Current Soil and Groundwater Conditions

Based on the analytical results to date, analyzed soil samples meet the Table 1 SCS. The concentration of metal (i.e., uranium) was greater than the Table 1 SCS in groundwater at one monitoring well location.

4.2 Rationale for Supplemental Work for Site B

A supplemental subsurface investigation for Site B is required in accordance with Part VIII of O. Reg. 153/04, as amended in order to support the filing of a MGRA-based RSC for the following purposes:

- To further assess the identified groundwater exceedance, and
- Confirm the groundwater flow direction.

4.3 Site B Work Plan

- Advance approximately two (2) boreholes, both with groundwater monitoring well installations to intersect the shallow water table and assess the soil and groundwater quality at the Site.
- Complete a legal survey of Site B (Summer of 2026).
- Completion of a Phase Two Conceptual Site Model (CSM) in support of a MGRA RSC for the Site (Summer of 2026).
 - a. Tier II for approval, followed by acknowledgment of the RSC can take up to 2 years (Fall of 2028).
 - b. Tier III for approval, followed by acknowledgment of the RSC can take up to 3 years (Summer of 2029).

Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

Applicability of a Tier II or Tier III risk assessment will be based on the findings of the supplemental site investigation and consultation with the MECP.

5 Milestone Schedule

A tentative milestone schedule is detailed below (Table 1) to show relative timelines to obtain RSC acknowledgements from the MECP for Site A and Site B before the 3-year Draft Plan expiry date.

Table 1 Milestone Schedule

Milestone Task	Schedule/ Deadline
Site A & Site B	Upon approval to proceed
Supplemental Subsurface Investigation (sampling programs)	Spring 2026 (tentative)
Legal Survey Plan	mid-summer 2026
Submission of Phase Two ESA reports (draft)	Summer 2026
Tier II Level – Risk Assessment	
Completion of review process of risk assessment	January 2027
Approval of risk assessment	Spring/Summer 2028
Tier III Level – Risk Assessment	
Completion of review process of risk assessment	Spring/Summer 2027
Approval of risk assessment	Fall/Winter 2028
Filing and acknowledgement of generic RSC for Site A	Fall/Winter 2026/2027
Filing and acknowledgement of modified generic risk assessment RSC for Site B	Fall/Winter 2027/2028 (Tier II)

Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

6 Closure

The conclusions in the Memorandum (Memo) titled, Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, Ontario, are Stantec’s professional opinion, as of the time of the Memo, and concerning the scope described in the Memo. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Memo relates solely to the specific project for which Stantec was retained and the stated purpose for which the Memo was prepared. The Memo is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Lockbridge Development Inc. (the “Client”) and third parties in the preparation of the Memo to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Memo is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Memo may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON


We trust that the proposed environmental work plan, rationale and milestone timeline for the proposed dedicated parkland meets your requirements with respect to the 3-year validity of the Draft Plan and subject to our terms and conditions.

Respectfully,

Stantec Consulting Ltd.


Digitally signed by Witteman, Mandy
DN: dc=ads, dc=corp, ou=stantec,
ou=users, ou=Internal, cn=Witteman,
Mandy
Date: 2026.04.02 16:08:21 -04'00'

Mandy Witteman
Environmental Engineer
Phone: (613) 282-4487
Mandy.Witteman@stantec.com


Digitally signed by Jason
Hudson
Date: 2026.04.02
16:47:13 -04'00'

Erika Ryter
Senior Principal, Environmental Services
Phone: (905) 369 1041
Erika.Ryter@stantec.com

Attachments:

Attachment A Legal Survey Plan
Attachment B Figures

April 2, 2026
Planning & Development - Township of West Lincoln
Legal Survey Plan

**Reference: Proposed Work Plan – Supplemental Subsurface Investigation and
Filing a Record of Site Condition for the Proposed Designated Parkland of
Block Plan Area 9 Development, in Smithville, ON**

Attachment A Legal Survey Plan



April 2, 2026
Planning & Development - Township of West Lincoln
Legal Survey Plan

**Reference: Proposed Work Plan – Supplemental Subsurface Investigation and
Filing a Record of Site Condition for the Proposed Designated Parkland of
Block Plan Area 9 Development, in Smithville, ON**

Figure 1 Legal Survey Plan



Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

Attachment B Figure 2

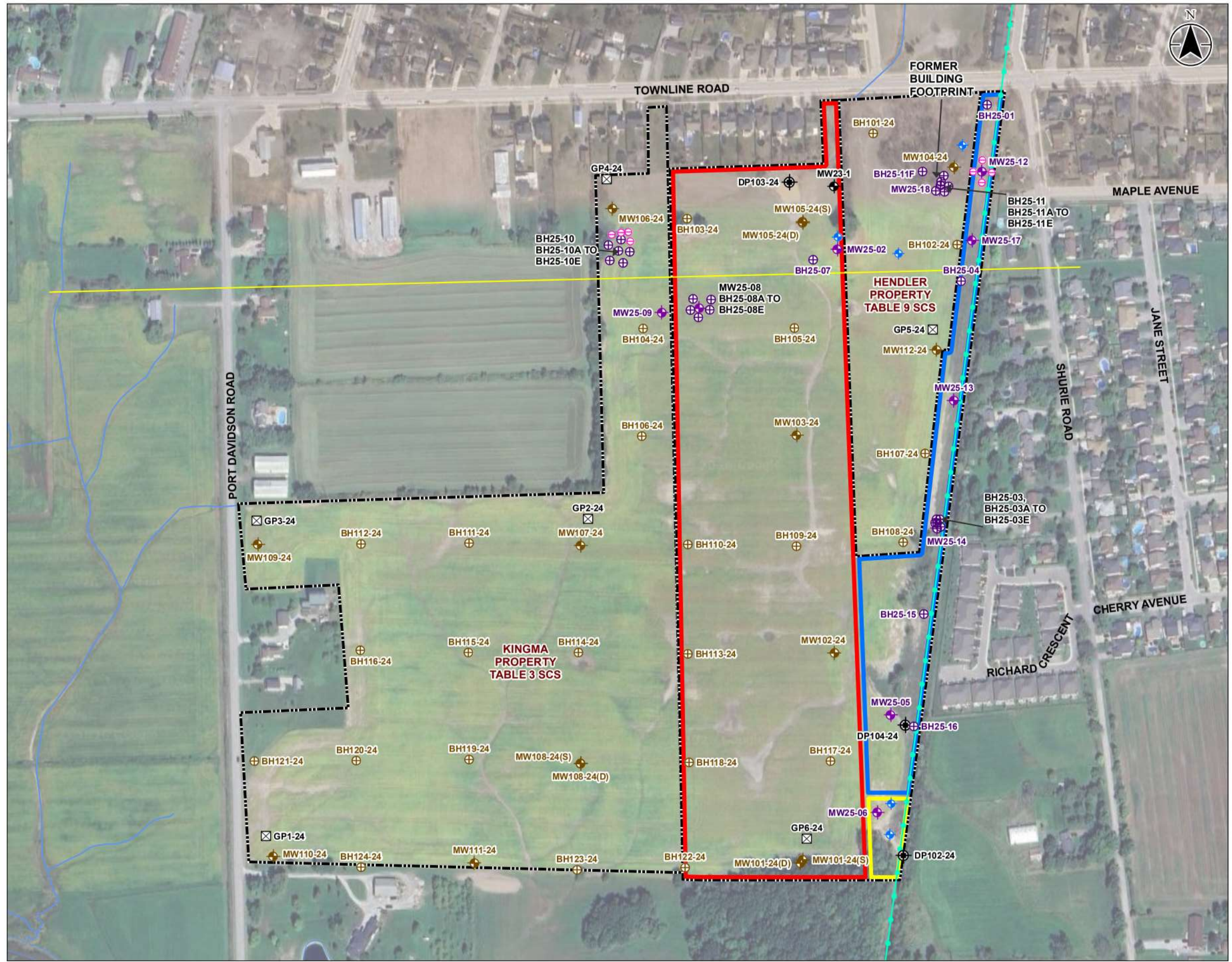


Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON

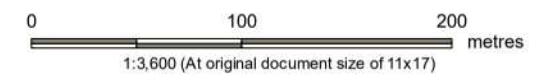
Figure 2 Site Plan



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- Legend**
- ⊕ Proposed Borehole Location
 - ⊕ Proposed Monitoring Well Location
 - ⊕ Approximate Borehole Location (Stantec, 2024)
 - ⊕ Approximate Borehole Location (Stantec, 2025)
 - ⊕ Approximate Monitoring Well Location (Stantec, 2023)
 - ⊕ Approximate Monitoring Well Location (Stantec, 2024)
 - ⊕ Approximate Monitoring Well Location (Stantec, 2025)
 - ⊕ Drive-Point Piezometer
 - ⊗ Guelph Permeameter Testing Location
 - ⬢ Approximate Site Boundary
 - ⬢ Lockbridge CSA Parcel (Table 9 SCS)
 - ⬢ Lockbridge RSC Parcel 1 (Table 3 SCS RPI - Fine Textured Soils)
 - ⬢ Lockbridge RSC Parcel 2 (Table 1 SCS)
 - Historical Rail Line
 - Pipeline (Petroleum Product)
 - Watercourse
 - Waterbody



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2024.
 3. Orthoimagery © Google Earth, 2024. Imagery Date, Unknown.
 4. Site features are based on field observations and should be considered approximate.
 5. This figure is to be viewed in the context of the accompanying report and is subject to the limitations specified in that report.



Project Location: Smithville, Ontario
 Prepared by SVD on 2025-03-17
 161414473

Client/Project:
 KINGMA, LOCKBRIDGE AND HENDLER PROPERTIES
 PHASE II/TWO ENVIRONMENTAL SITE ASSESSMENT
 2453 PORT DAVIDSON ROAD, SMITHVILLE, ONTARIO

Figure No. **1**
 Title **Groundwater Analytical Results**