



NIAGARA OFFICIAL PLAN

Appendix 3 - PDS 42-2021

Rural (Hamlet) Settlement Area Assessment Review

Niagara Region
December 2021

GROWING REGION



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Rural Settlement Boundary Overview

The *Growth Plan* directs the majority of growth be accommodated within urban areas. A small percentage of growth is to be allocated outside the urban areas, directed primarily to rural settlements.

Rural settlements, also known as Hamlets, play an important role through the provision of housing, social, cultural and economic land uses serving the needs of rural residents within its settlement boundary and in the surrounding agricultural areas.

The Region has approval authority over settlement area boundaries; both urban and rural. The Region has considered rural settlement boundary expansions requests, as well as the full extent of the rural settlement boundary, through the Niagara Official Plan (municipal comprehensive review or MCR) process.

Rural Land Needs Assessment

In accordance with the Provincial Land Needs Assessment (“LNA”) Methodology, an assessment was undertaken for rural settlement areas independent of the urban settlement areas.

Niagara has a small population and employment base outside of urban settlement areas. From 2021 to 2051, an additional 900 housing units and 8,090 jobs are forecasted within the rural area.

The Rural Land Needs Assessment is focused on West Lincoln and Wainfleet, where Rural Settlement Areas currently exist outside of the Greenbelt Plan Area. Rural Settlement Areas in the Greenbelt Plan area cannot expand; therefore, the analysis in this document considers only those Hamlets outside the Greenbelt Plan area.

Port Colborne and Fort Erie were also reviewed as part of this work and it was determined that the existing land supply was adequate. No additional lands were required.

Appendix 2 to Report PDS 42-2021 provides the Rural LNA summary. **Appendix 3** to Report PDS 41-2021 provides the full summary of housing and employment forecasts

directed to both the urban and rural area (outside of settlement areas), including rural settlement areas.

The Region consulted each of the local municipalities throughout the review process to determine the capacity of existing rural settlement areas for development on vacant lands, with consideration for environmental mapping/features, agricultural impacts and any other known constraints.

Expansion Requests and Locations Considered

The Region reviewed a total of 22 locations for rural settlement expansion across all West Lincoln and Wainfleet Hamlets. Of those 22 locations, 16 were requests submitted for consideration by local municipalities or private landowners.

The Region has the responsibility for determining the most appropriate locations for boundary expansion. The entire boundary of each rural settlement was reviewed to determine if any additional locations were feasible for consideration. Areas constrained by environmental features or posed impacts to the surrounding agricultural area were removed from consideration.

Six additional locations were reviewed and considered as identified by the Region, in consultation with local staff.

Review Criteria and Process

The Region, in consultation with local municipal staff, reviewed all requests for rural settlement expansion. The Region also identified several other locations with minimal constraint to expansion.

The following criteria was considered by Regional staff in assessing rural settlement expansion requests:

- Contribution to the rural character: rural settlements are generally lower density communities designed to support the surrounding agricultural community and serve the historical development that has occurred. Expansions for new development shall maintain and enhance the distinctive character, enhance the quality of life through appropriate design of commercial and public space areas, and promote greater economic vitality.

- Purpose of rural settlements to support the agricultural community: the rural settlement should have sufficient capacity to accommodate supporting farm-related uses and commercial uses to support the nearby agricultural and rural communities.
- Hydrogeological considerations: whether the expansion is rounding out an undersized lot or where the expansion is proposed for new lot creation, the size of the expansion should result in the ability for viable lots that will ensure adequate water supply and suitable for private waste disposal systems, subject to applicable requirements.
- Impacts to the Natural Environment System: the proposed expansion does not result in negative impact on the natural environment system.
- Impacts to the surrounding agricultural area: expansions should be located in areas that minimize and mitigate to the extent feasible the impacts on nearby agricultural operations. This review will include expansion size, adjacent soil class, access, residual access and nearest constraint. This criteria considers impacts to agricultural infrastructure and livestock facilities. Minimum Distance Separation (MDS) constraints are considered through this criteria.
- Site-specific context: location considerations may be provided through supporting information or information provided through consultation with the local municipality.

The Rural Settlement Boundary Review followed the following process:

Step 1. Consider the details of expansion request.

The first action was to review and determine the type of request, which included:

- a) Technical adjustment where lands would be added to facilitate the development of an existing property within the current boundary or adjust the boundary to align it with a property line. These adjustments are considered small and do not contribute to new lands for development.
- b) Minor rounding out where additional property is added to make a logical rural settlement boundary and where the additional lands do not contribute significant development potential.

- c) Expansion request where expanding the rural settlement allows for a large area to be included for the explicit purpose of development.

Step 2. Prepare and review mapping with local municipality.

The Region prepared mapping to identify available vacant lands capable of accommodating growth within each existing rural settlement boundary. Recent hydrogeological studies provided by local municipal staff and discussions with private septic services staff assisted in determining the average lot size to be applied to generate a potential inventory of lots that can be accommodated within the existing settlement boundary.

Aerial photography and internal regional mapping layers, as well as Niagara Official Plan background study mapping, was reviewed to understand all constraints to developable lands for vacant land supply and the constraints surrounding the Hamlets. The Region also met with local municipal staff to discuss the mapping, constraints and potential inventory for each rural settlement.

Once the vacant land supply and inventory projection was determined, the Region was able to establish if an expansion was needed to accommodate growth in the rural settlements.

Step 3. Evaluate boundaries and expansion requests against the criteria.

The Region reviewed the requested and regionally identified areas against the evaluation criteria to determine the most appropriate locations for expansion. This evaluation was reviewed with local municipal planning staff.

The Region also reviewed any additional supporting information volunteered, as well as any locally endorsed municipal Council reports during this step.

This process resulted in the identification of preferred locations for rural settlement boundary expansion based on need identified and evaluation of all potential locations.

West Lincoln Rural Boundary Review

West Lincoln is comprised of one urban settlement area, Smithville, and 15 rural settlements. Growth will primarily be directed to the urban area of Smithville, where a Master Community Plan is being finalized to determine where and how to accommodate forecasted growth.

As identified in the rural land needs assessment, West Lincoln needs approximately 40 hectares (“ha”) of land to meet its population and employment needs directed to the rural area. 100% of the rural community (residential) growth and approximately 60% of the rural employment growth will be directed to the rural settlement areas.

The Township retained MHBC Planning Limited to prepare a comprehensive Rural Employment Study (“RES”) to review each Hamlet boundary for accommodating rural employment lands.

The Township undertook the RES in order to determine the best location to accommodate its forecasted rural employment growth to 2051 and to establish additional rural employment to relocate existing businesses currently operating in the agricultural area.

In West Lincoln, the average size of an employment parcel, outside the urban area boundary, is 2 Ha. Currently, only 7 out of 21 vacant parcels within hamlets meet this size. Therefore, the Township consider the need for larger hamlet (or hamlets) expansion for rural employment specific purposes to ensure adequate land is available.

The RES review provided a recommendation based on the Region’s Rural SABR criteria, as well as locally identified criteria. The locally identified criteria focused on the location of the expansion in the north-west area of the Township, the size and configuration of parcels for feasibly accommodating rural employment uses, a relatively flat site topography and potential impacts to surrounding sensitive land use.

The Region was involved in early discussions on the RES, providing input on the Terms of Reference for the study, participating in touch-point meetings and reviewing preliminary and final recommendations with the Township and the consultant.

The results proceeded through a two phase process. The results of Phase 1 identifying which Hamlets had the least amount of constraint based on the Region's criteria, and therefore the highest probability of accommodating rural employment.

Phase 2 advanced six Hamlet for further assessment. These Hamlets were assessed through the locally established criteria. The outcome of Phase 2 was the identification of preferred options for locating rural employment lands.

The Region has reviewed this information and considered the results of the analysis in its review.

Abingdon

Abingdon is located along Regional Road 65 and Abingdon Road. The Hamlet contains a number of existing rural residential lots. It also had recent interest in rural lot subdivision on vacant lands within the boundary. A community park is located within the boundary and an abattoir operates immediately to the south.

Abingdon received two requests for expansion in the north-east area of the rural settlement.

Both the Region and Township identified the rear of the lands of 9129 Regional Road 65 as also having potential for inclusion and to create a logical rural settlement boundary. Both requests, as well as this identified area, were assessed together.



SABR ID # 2168 (approximately 11 ha)

Address/Location: Vacant parcel, frontage on Abingdon Road (north parcel), 9197 Bismark Road and 9129 Regional Road 65
Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	The anticipated impact on the character of the Hamlet is assessed as being minimal with respect to exposure along the roads as it is located behind the existing development along the road frontage. The lands will facilitate a rural lot subdivision and require a local road to be constructed to maximize the use of the lands for residential. There is opportunity for development applications to be coordinated to plan the entire expansion area comprehensively. This location has easy access to regional transportation network, is in close proximity to an existing park and would reflect other current development proposals on the west side of Abingdon Road.

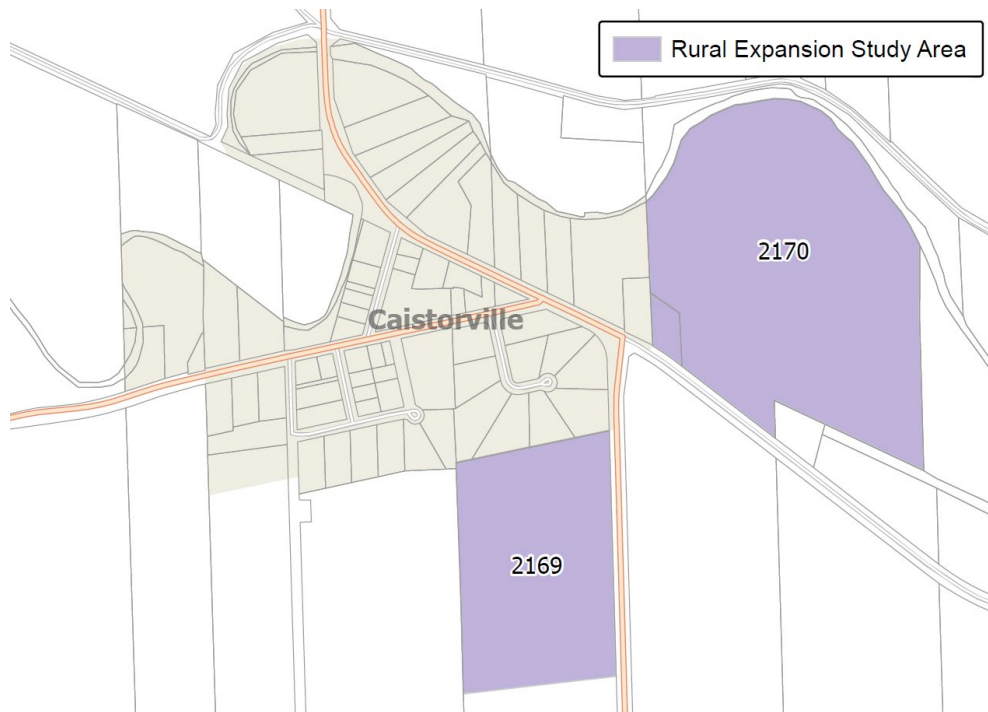
Criteria	Commentary
Support for the Agricultural Community	Some existing facilities and amenities are available for the rural community including community centre / sports fields and service club.
Hydrogeological considerations	Cistern is the primary water source. Recent hydrogeological studies have been completed in the area and have determined that private servicing can be accommodated subject to lot size. Future studies will determine the final lot sizing required for this specific location. There does not appear to be any broader health concerns known for the Hamlet area. Overall, the request is feasible from a hydrogeological perspective.
Natural Environment impacts	There are some minor other wetland features located on both properties. These features appear to be farm ponds and drainage channels that just meet the minimum requirement to be mapped. Further study through a future development application will determine mitigation or removal.
Agricultural impacts	Class 3 and unassessed soils. One of the properties requested for consideration contains former mink livestock barns. It is no longer operating and the barn infrastructure would subsequently need to be removed for future development. No other immediate concerns in the northeasterly quadrant of the hamlet.
Other Constraints/ Considerations	An abattoir is located south of Regional Road 65. There are a number of existing rural residential lots located between this operation and the proposed expansion area. From property line to property line, the expansion area is located approximately 300+ metres away. No other constraints or considerations are located in proximity to the lands based on available information.

Recommendation: It is recommended that the full extent of the Abingdon lands identified for expansion be brought the rural settlement boundary as it represents a logical boundary addition and does not exhibit any significant environmental or agricultural constraints.

Caistorville

Caistorville is one of the larger Hamlets in West Lincoln and is primarily rural residential with some small scale services.

Caistorville received two requests for expansion in the east and south areas of the rural settlement.



SABR ID # 2169 (approximately 21 ha)

Address/Location: Part Lot 20, Concession 1, Caistor.

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	The request contains a portion of unconstrained lands (approximately 7 ha). The remaining lands contain environmental features. The Region has only considered the expansion to include unconstrained lands. The proposed expansion would add a modest amount of land to the boundary to facilitate a rural lot subdivision on a local road. Lands would have access to Caistorville Road, with the Hamlet boundary line extending southerly along a defined road. The boundary would be further constrained from expansion by the existing environmental features. The expansion maintains the rural character of Caistorville.
Support for the Agricultural Community	Some services are available for the rural community, with limited institutions and no commercial uses. The recommended expansion does not remove a significant amount of land from agricultural production or impact agricultural operations.
Hydrogeological Considerations	Cistern is the primary water source. The easterly portion of the lands have highly feasible prospects with respect to private disposal systems, whereas the westerly or southerly portion is not feasible. There does not appear to be any broader health concerns known for the Hamlet area. Overall, the request is feasible from a hydrogeological perspective.
Natural Environment Impacts	Lands to the west and south cannot be considered for development as natural features are present. The easterly lands are not constrained by these features and are expected to have a modest impact to development if included.

Criteria	Commentary
	The easterly portion of the lands have high feasibility to mitigate potential impacts.
Agricultural Impacts	Lands are all within Class 1 to 3 soil classifications, with Class 3 soils on the easterly area. No immediate barns in proximity to the proposal and the inclusion of these lands for rural residential would have limited agricultural impact.
Other Constraints/ Considerations	No aggregate resources, active licensed pits or quarries, or active area landfills are located in proximity to the lands based on available information. The subject lands are located along Caistorville Road and would have direct access.

Recommendation: The Region supports the inclusion of approximately 7 ha of land along Caistorville Road, adjacent to the southerly edge the existing boundary. The lands are clear of environmental features with no impacts to surrounding agricultural operations.

SABR ID # 2170 (approximately 22 ha)

Address/Location: Part Lot 19, Concession 1 and 2, Caistor.

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	The inclusion of this entire parcel would facilitate a significant increase to the size and character of the Hamlet. It would provide opportunity for a number of additional rural residential lots. The rural character may be impacted by such a significant increase in this Hamlet boundary.

Criteria	Commentary
Support for the Agricultural Community	Some services are available, with limited institutions and no commercial.
Hydrogeological Considerations	Cistern is the primary water source. The features identified on the lands include a watercourse to the north and associated floodplain confined to the channel. Reasonable setback opportunity is available as any development proposed would need to avoid this feature and buffer. No apparent broader health concerns known for the Hamlet area. Overall, the request is feasible from a hydrogeological perspective.
Natural Environment Impacts	Natural features are confined close to the existing watercourse with a large amount of residual land that could be considered for development. From a natural environment perspective, the lands are highly feasible with the inclusion of required enhancement or mitigation.
Agricultural Impacts	Lands are mostly Class 3 soils, with some Class 4 soils on the parcel closer to the watercourse. The requested lands represent a large agricultural parcel that would be removed from production opportunity. Consideration was given to a portion of the property; however, the Hamlet boundary would then cut the larger parcel and impact its future viability. Minimum distance separation may cause conflict from barns directly east and southeast of the lands.
Other Constraints/ Considerations	A new road connection would be required to South Chippawa Road. There is also potential for additional requests for growth to the east and south of South Chippawa Road should this be supported

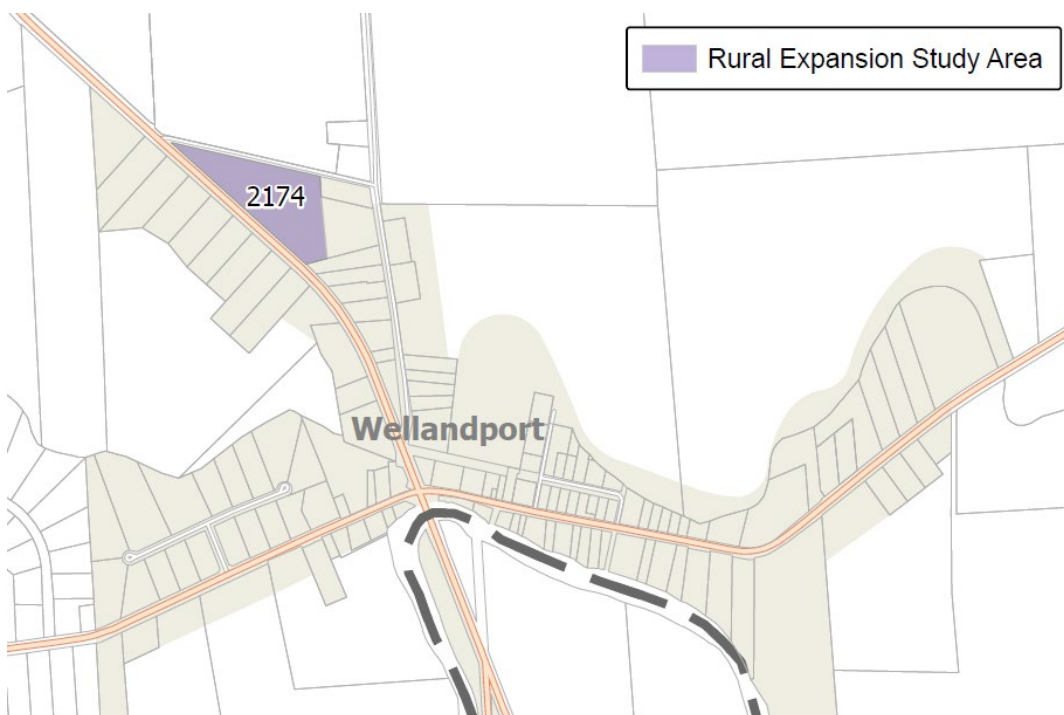
Criteria	Commentary
	No aggregate resources, active licensed pits or quarries, or active area landfills are located in proximity to the lands based on available information.

Recommendation: The lands requested are not recommended to be brought the rural settlement boundary as a large agricultural lot would be removed from agricultural production. The expansion would significantly expand the Hamlet of Caistorville, altering the rural character of the Hamlet.

Wellandport

Wellandport is also one of the larger Hamlets in West Lincoln and can be considered with Wainfleet's Wellandport Hamlet found immediately south of the Welland River. The West Lincoln side is much larger than Wainfleet and includes rural residential lots, commercial uses, some small scale services and a library.

Wellandport initially received two local municipal requests for consideration; however, one of the requests was withdrawn through subsequent discussions with the Township.



SABR ID # 2174 (approximately 3 ha)

Address/Location: Part Lot 14 Concession 1, Gainsborough

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	The subject lands were previously included in the Wellandport boundary and were removed to allow growth to be directed to the urban area of Smithville. The proposed expansion is small and would not alter the character of Wellandport. The property includes lands that are partially within the Hamlet boundary and the expansion would allow the full development of the property.
Support for the Agricultural Community	The Hamlet already includes rural residential lots, commercial uses, some small scale services and a library. The inclusion of these lands would not remove lands from agricultural production or remove a viable agricultural property.
Hydrogeological Considerations	Cistern is the primary water source. No wells or highly vulnerable aquifers are in proximity to the lands. No apparent broader health concerns known for the Hamlet area. Overall, the request is feasible from a hydrogeological perspective.
Natural Environment Impacts	There are no significant environmental features on the subject property. A small drainage channel runs through the property. Further study work could review this feature at the time of development application.
Agricultural Impacts	Class 3 soils are present on the lands and Class 2 soils are located immediately west of the lands. There are operating chicken barns to the north of the property. Based on review and correspondence with Township staff, there

Criteria	Commentary
	are already a number of rural residential lots within the MDS area of influence and the property could be partially developed closer to these barns as currently exists in the Hamlet boundary. It was determined the barns did not present a significant constraint.
Other Constraints/ Considerations	New lots would have access to Wellandport Road, Colver Road or Freure Road. No other location or context considerations for this site.

Recommendation: The Region recommends including this parcel so that the entirety of the property may be developed for rural residential purposes.

SABR ID# 2173 (approximately 6.5 ha)

Address/location: 5336 to 5424 Canborough Road

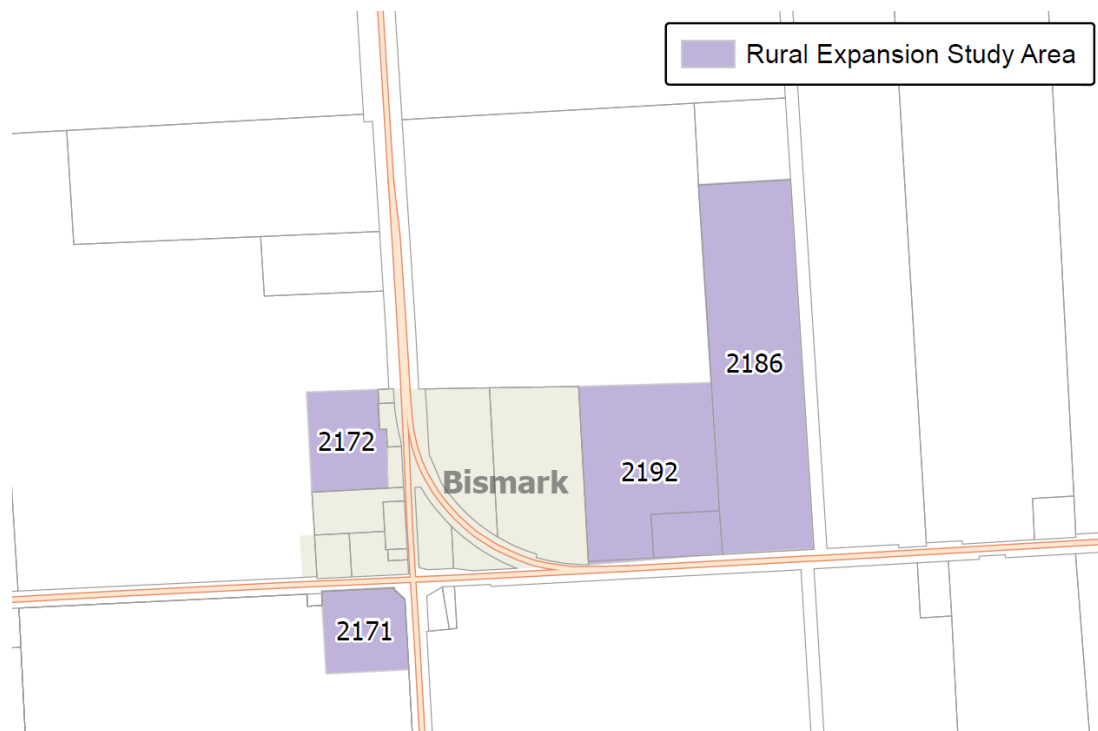
This request was made by the local municipality and subsequently withdrawn. Through Regional review, the expansion of the Hamlet boundary to include these lands would not affect the Hamlet as these residential lots currently exist. Therefore, the westerly boundary will remain unchanged.

Bismark

Bismark is centrally located within West Lincoln, north of Regional Road 65 at the intersection of Regional Road 20. The Hamlet includes several rural residential businesses, the Gainsborough Public School and some rural residential dwellings.

Three requests for consideration were received. One of the requests was not contiguous with the Hamlet boundary; however, through the RES work undertaken by the Township, it was considered with the intervening lands.

A fourth request at the southeast corner was initially contemplated by the Township but was withdrawn from consideration.



SABR ID # 2171 (approximately 2 ha)

Address/Location: 5520 Bismark Road

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	The Hamlet is relatively small and the inclusion of these lands would expand the Hamlet south of Bismark Road. The request includes the north-east corner of a larger agricultural parcel in the boundary. Lands requested for inclusion have capacity to accommodate approximately five residential dwellings. Although the request is small, the impact to the rural character is considered significant with the potential to add further pressure to expand in the future.
Support for the Agricultural Community	There are some existing commercial uses, a restaurant and a school available within the Hamlet.

Criteria	Commentary
Hydrogeological Considerations	Cistern is primary source of water supply. A highly vulnerable aquifer is present.
Natural Environment Impacts	No environmental features are present on the lands based on mapping review. A small portion of the lands will require screening for NPCA.
Agricultural Impacts	Majority of the lands are not included in the mapping data for soil condition. The remainder of the lands are Class 3 soils. Minimum distance separation must be considered for surrounding operations, which include a large chicken barn 150m west of the lands on the same lands. The inclusion of these lands would impact the viability of the larger agricultural property.
Other Constraints/ Considerations	The lands provide connections to Bismark Road and Wellandport Road. A potential conflict was identified with respect to accessing the existing intersection. Bismark Road also acts as a logical boundary for the southern edge of the community, which separates the Hamlet from the surrounding agricultural area. No landfill was identified in close proximity to the lands.

Recommendation: These lands are not recommended for inclusion in the boundary as they would impact the viability of the remaining agricultural parcel and pose potential conflict with the existing Hamlet character.

SABR ID # 2186 (approximately 8 ha requested) and **2192** (additional land considered)

Address/Location: 5439 Highway 20, 5415 Highway 20, 5447 Highway 20

Assessed for: Rural employment

Criteria	Commentary
Contribution to Rural Character	Alone the lands located at 5415 Highway 20 could not be considered for inclusion as they are not immediately abutting a Hamlet boundary. Through RES report, the consultant recommended several options for consideration for rural employment. This location in Bismark was recommended as a decentralized option with an additional location for rural employment at the Regional Road 20 Hamlet. The character of the Hamlet would be impacted by the expansion. This location is not as strong as others in addressing the Township's issue; rural employment operations are seeking locations closer to the north-west area of the Township.
Support for the Agricultural Community	Existing commercial uses, a restaurant and a school are available within the Hamlet.
Hydrogeological Considerations	Cistern is the primary source of water supply. The portions of the lands are located within a NPCA screening layer.
Natural Environment Impacts	No environmental features are present on the lands based on mapping review. A drainage ditch is located along the westerly property line. A small portion of the lands will require screening for NPCA.
Agricultural Impacts	Majority of the lands are not included in the mapping data for soil condition. The remainder of the lands are Class 3 soils. The inclusion of these lands will impact the viability of the larger agricultural property as the Hamlet boundary would cut the property in half. There is potential that the rural employment uses

Criteria	Commentary
	would creep outside the boundary and onto the back portion of the property outside the Hamlet.
Other Constraints/ Considerations	No landfill was identified in close proximity to the lands. The lands are also immediately adjacent to the Gainsborough Public School and compatibility/buffering would need to be considered.

Recommendation: This location is not recommended for inclusion in the boundary. An alternate location has been selected as more appropriate to accommodate rural employment.

SABR ID# 2172 (approximately 0.7 ha, additional requested totaling 2 ha)

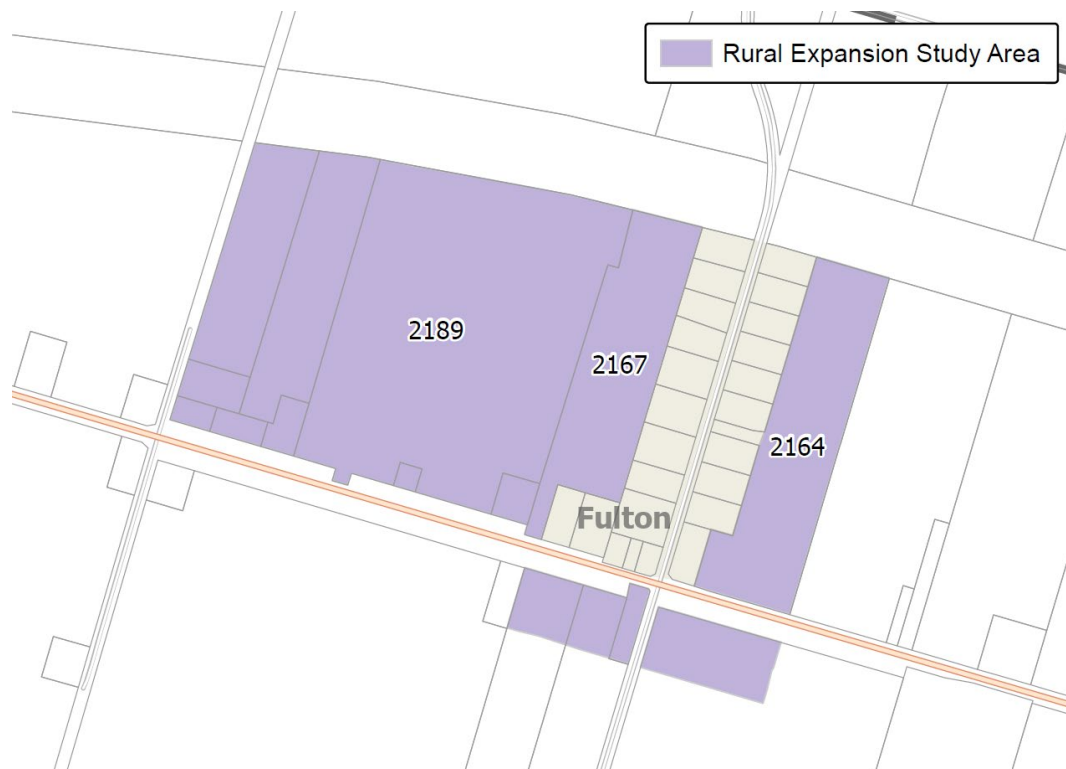
It is recommended that a technical adjustment to the Hamlet boundary to add 2 ha to the Bismark Hamlet boundary. See technical adjustment section below.

Fulton

Fulton is located towards the westerly boundary of West Lincoln, along Regional Road 20. It currently has several rural employment operations within and surrounding the Hamlet, as well as rural residential lots.

Fulton received two requests for expansion to the west and east of the Hamlet. The easterly request also included a request for consideration for parcels to the south of the Hamlet fronting onto Highway 20.

The lands requested to the northwest were identified by the Region and expanded for consideration through the Township's RES report to concentrate rural employment land need in one large rural employment block.



SABR ID # 2164 (approximately 11 ha)

Address/Location: Multiple Properties, northeast/southeast/southwest of the South Grimsby Road 18 and Highway 20 Intersection.

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	Increased development opportunity northeast and on either side of South Grimsby Road 18 to the south of Highway 20 may create potential implications for traffic connections and proper development. It would also alter the character of the Hamlet by changing the share and direction of development and allowing more development to the south.

Criteria	Commentary
Support for the Agricultural Community	Existing commercial uses and convenience retail uses are available within the Hamlet.
Hydrogeological Considerations	Cistern is primary source of water supply. There are some wells for existing development along Highway 20.
Natural Environment Impacts	A tributary runs through the northern portion of the lands, with Protected Natural Heritage System present on both sides of the tributary. Protected Natural Heritage System is present on two of three corners of the lands, along with a tributary, presenting environmental constraints. The northern portion of the lands is within NPCA screening and regulation lands area.
Agricultural Impacts	The lands are comprised primarily of Class 3 soils, with small portions of the lands unmapped. Multiple (6+) minimum distance separation considerations exist to the east. This would significantly impact residential development.
Other Constraints/ Considerations	The lands provide access onto Highway 20. There are potential conflicts with introducing additional development with no stop control, with local road connection to S. Grimsby Road 18 possible.

Recommendation: These lands are not recommended for inclusion in the Hamlet boundary due to minimum distance separation constraints and the implications that would have on future livestock operations.

SABR ID # 2167 (approximately 6 ha) **and 2189** (increased to approximately 29 ha)

Address/Location: Part Lot 34, Concession 8, South Grimsby

Assessed for: Rural employment

Criteria	Commentary
Contribution to Rural Character	The requested land were considered in conjunction with the Region's identified rural employment location. The proposal could be considered to significantly impact the rural character; however, it also would be creating a large consolidated rural employment area that will contribute to the Township's rural economy. The location will also fit with the existing rural employment type uses.
Support for the Agricultural Community	Inclusion of the lands could provide additional rural commercial uses or employment space. This would add to existing rural employment and convenience commercial. The rural employment area would remove a large block of agricultural lands; however, it concentrates rural employment in one location and would provide area for uses to relocate that are currently operating in the agricultural area.
Hydrogeological Considerations	Cistern is primary source of water supply. A tributary runs through the northern portion of the lands and a Protected Natural Heritage System is present on the lands. Several wells are located along Highway 20, servicing existing dwellings.
Natural Environment Impacts	A Protected Natural Heritage System is present on the lands, with an existing tributary on the northern portion of the lands. The lands present potential environmental constraints, and the lands are almost entirely within NPCA screening and regulation lands area. Further study and mitigation would be required. Natural features would be protected and offer a natural buffer between existing residential and the future rural employment.

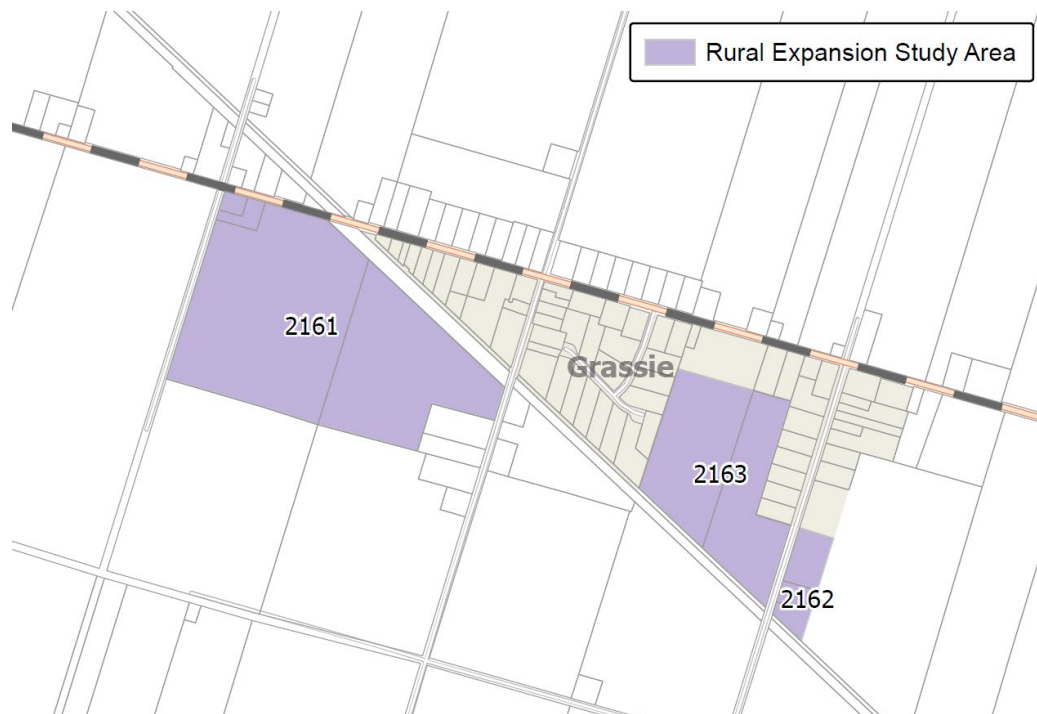
Criteria	Commentary
Agricultural Impacts	The lands are comprised of Class 3 soils. No MDS issues observed.
Other Constraints/ Considerations	The only access to the lands via roadway is from Highway 20. The lands provide limited frontage. Noise from Highway 20 may present compatibility constraints for sensitive uses. However, given employment uses are envisioned, this would result in a lesser impact. The location along Highway 20 is in close proximity to a larger market area within the City of Hamilton and transportation network that will connect to the Lincoln Alexander Parkway/Redhill Parkway and the QEW.

Recommendation: The Region supports this location as a large, centralized location for rural employment over the long term. The Region will work with the Township to designate and protect these for rural employment.

Grassie

Grassie is located along the border of Grimsby in the north-west area of West Lincoln. Composed primarily of rural residential lots, it also contains limited existing commercial uses.

Grassie received three boundary expansion requests, two of which were combined for review.



SABR ID # 2162 and 2163 (approximately 16 ha)

Address/Location: 7972 Mud Street, 3480 South Grimsby Road 12 and Part Lot 14,
Concession 7, South Grimsby
Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	SABR ID #2162 and 2163 were combined for consideration. The request would result in expansion to the Hamlet that will bring the boundary southerly to follow the rail line. Similar lot patterns would be seen as currently within the Hamlet.
Support for the Agricultural Community	Commercial uses exist in the Grassie Hamlet that the development of the lands could support. SABR ID 2162 would include lands from a larger agricultural parcel and may result in access issues to the remaining agricultural area.

Criteria	Commentary
Hydrogeological Considerations	Cistern is the primary source of water supply. Several wells are located for existing dwellings to the north and west of the Hamlet.
Natural Environment Impacts	No features were identified on the lands, as per available mapping. The lands would be subject to NPCA screening.
Agricultural Impacts	Class 3 soils exist both within and outside of the Hamlet. There is an active livestock operation immediately south. Additionally, there is a chicken barn present approximately 450m from the easterly portion of the lands.
Other Constraints/ Considerations	Opportunity for road connection to both S. Grimsby Road 12 and Mud Street. The site is located across the street from the Grimsby airfield, as well as adjacent to a rail line. There have been numerous complaints from both the Grimsby and the West Lincoln Grassie residents related to noise and traffic from this air field. Based on this, West Lincoln withdrew their request for these lands to be included. No active landfills are located in proximity to the lands.

Recommendation: Due to the proximity of the air field to the north and the numerous complaints associated with air and vehicle traffic, these locations not recommended for inclusion in the Hamlet boundary.

SABR ID # 2161 (approximately 31 ha)

Address/Location: 8250 Mud Street West & 3498 Grassie Road
Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	The Grassie Hamlet is located north of the rail line only. The lands requested for expansion are technically not adjacent to the Grassie boundary as they fall south of the rail line. The rail line provides a natural boundary for the Hamlet. The inclusion of the lands would result in a significant increase to the Hamlet area. As such, adding the lands would significantly impact the rural character by growing the boundary southerly and away from the Hamlet.
Support for the Agricultural Community	Commercial uses exist in the Grassie Hamlet that the development of the lands could support. Inclusion of the lands provides the potential to introduce a parkette area on the eastern portion of the lands. However, it will remove two large parcels with existing agricultural infrastructure.
Hydrogeological Considerations	Cistern is the primary source of water supply. No features were identified on the lands.
Natural Environment Impacts	A tributary was identified along the southern edge of the lands. Mitigation measure are possible.
Agricultural Impacts	Class 3 soils exist both within and outside of the Hamlet. An active livestock operation is located immediately south of the lands. A number of other operations also within 500metres. The inclusion of these lands would remove two larger, viable agricultural properties from production.
Other Constraints/ Considerations	The lands are in close proximity to the Grimsby airport as well as a rail line. Both Grimsby and West Lincoln have received numerous complaints related to noise and traffic from this air field. Access to Mud Street, South Grimsby Road 14 and Grassie Road is possible.

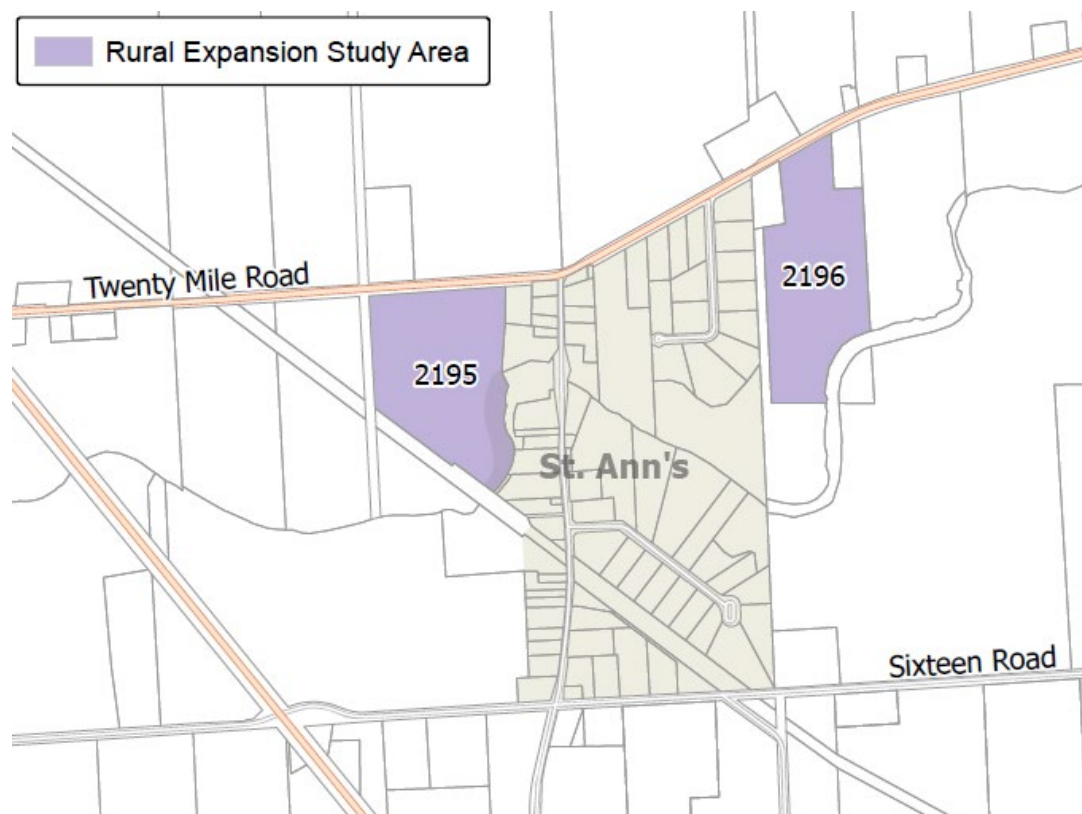
Criteria	Commentary
	The amount of land requested for expansion would exceed the entirety of the rural land need for West Lincoln. No active area landfills are located in proximity to the lands.

Recommendation: The Region does not recommend this expansion due to the segregation of the land from the Hamlet boundary by the rail line and the significant increase in area to the Hamlet.

St. Anns

St. Anns is located between Regional Road 69 and Sixteen Road, and along Regional Road 569 (St. Anns Road). The Hamlet is primarily rural residential uses.

No requests were received by the Region for this Hamlet. Through its review, the Region identified two locations for potential expansion.



SABR ID # 2195 (approximately 9.4 ha)

Address/Location: Part Lot 23, Concession 6, Gainsborough

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	Inclusion of the lands would result in a modest increase in land area to the Hamlet and is anticipated to have a modest impact on its rural character.
Support for the Agricultural Community	Limited commercial uses exist in the Hamlet.
Hydrogeological Considerations	The lands are located within a NPCA screening layer, and some features are present. A highly vulnerable aquifer was identified on a large portion of the lands.
Natural Environment Impacts	As noted above, water features, a NPCA screening layer, and proximity to an existing watercourse were identified on the lands. Addressing these natural environment impacts will reduce the potential developable area of the lands, potentially impacting almost half of these lands.
Agricultural Impacts	The lands and surrounding area are comprised primarily of Class 4 soils.
Other Constraints/ Considerations	The lands provide access to Regional Road 69 and back onto the rail line. No active area landfills were identified in proximity to the lands.

Recommendation: The Region does not recommend this location due to the environmental constraints and the highly vulnerable aquifer.

SABR ID # 2196 (approximately 8.9 ha)

Address/Location: 5408 Regional Road 69

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	Inclusion of the lands would result in a modest increase in land area to the Hamlet and is anticipated to have a modest impact on its rural character.
Support for the Agricultural Community	Limited commercial uses exist in the Hamlet.
Hydrogeological Considerations	The lands are located within a NPCA screening layer, and some features are present. A highly vulnerable aquifer was identified on a large portion of the lands.
Natural Environment Impacts	As noted above, water features, a NPCA screening layer, and proximity to an existing watercourse were identified on the lands. Addressing these natural environment impacts will reduce the potential developable area of the lands requested for inclusion.
Agricultural Impacts	The lands and surrounding area are largely comprised of Class 3 soils. It does not appear that there are existing barns or livestock operations in proximity to the lands.
Other Constraints/ Considerations	The lands provide access to Regional Road 69. No impacts from noise sources are anticipated on lands. There are possible aggregate resources present on the lands. No active area landfills were identified in proximity to the lands.

Recommendation: The Region does not recommend this location due to the environmental constraints and the highly vulnerable aquifer.

Boyle

No requests were received and no locations were identified by the Region for expansion to this rural settlement. Agricultural infrastructure, environmental constraints and existing uses constrain any additional expansion.

Kimbo

No requests were received and no locations were identified by the Region for expansion to this rural settlement. Agricultural infrastructure, environmental constraints and existing uses constrain any additional expansion.

Caistor Centre

No requests were provided for Caistor Centre and no locations were identified by the Region for expansion to this rural settlement. The Hamlet currently has several large vacant areas available for development within the rural settlement area.

Attercliffe

Attercliffe is a smaller rural settlement located in the central, southern tip of West Lincoln, bordering with Wainfleet and Haldimand County. No requests were received for expansion to this rural settlement. Due to the municipal boundary constraints and environmental features present, it was not identified for population or employment growth.

Grimsby Centre

Grimsby Centre is located along the northern boundary of the Township, adjacent to the Town of Grimsby. It includes the newly constructed Agricultural Society event space, commercial operations and residential dwellings fronting on Regional Road 12 and is adjacent to the Region's active landfill site. No requests were received to expand this rural settlement.

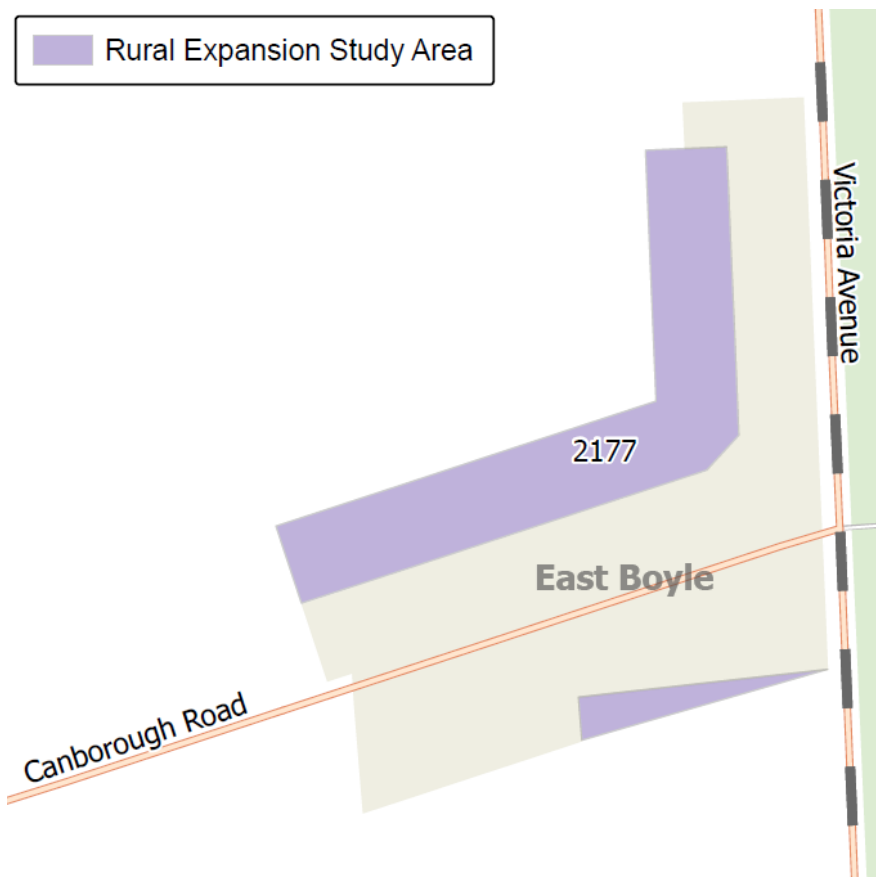
MHBC's rural employment study investigated this location for potential expansion for rural employment uses. Constraints with the landfill site and adjacent associated lands removed it from further investigation.

East Boyle

SABR ID # 2177:

The Region received a technical adjustment request from the Township to add land to existing, undersized lots. Through discussions, it was determined that there are presently no public health issues. Therefore, no action being taken at this time.

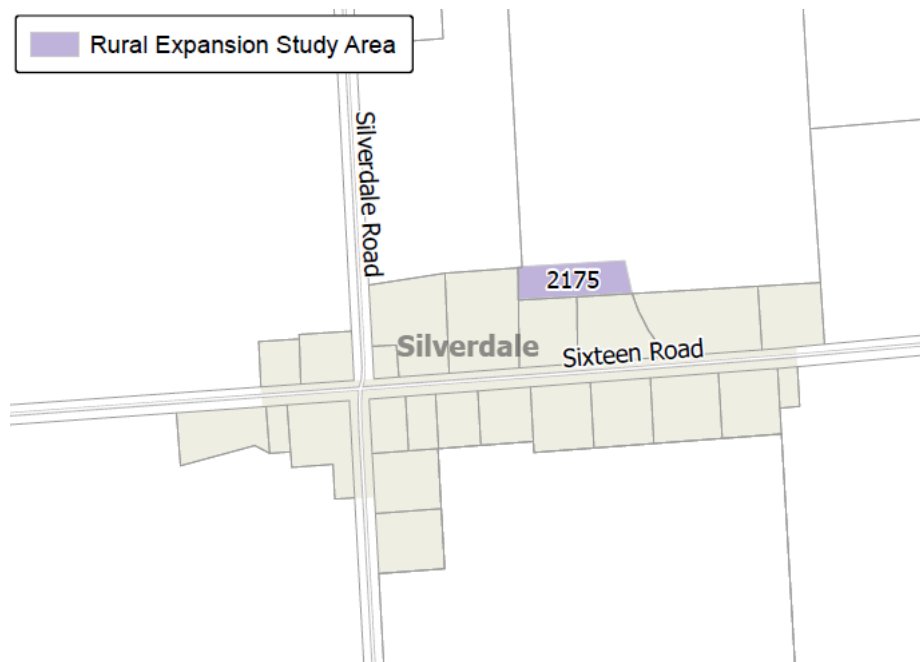
Minor rounding out or a minor boundary adjustment through consent may be considered in the future if additional land is needed to address public health concerns.



Silverdale

SABR ID# 2175:

The Region received a technical adjustment request from the Township to add land to existing, undersized lots. Due to environmental feature constraints, the boundary could not be adjusted.



Regional Road 12

Through Rural Employment Study (RES) report, the consultant considered the Regional Road 12 Hamlet to be added to the existing boundary that runs along the frontage on Highway 20. This option was recommended as a decentralized option with an additional location for rural employment in the Bismark Hamlet. These two locations combined would satisfy the rural employment land need.

Although a viable consideration given the amount of employment existing in the Hamlet, this option contains potential access issues. It was not considered as desirable as other locations.

Wainfleet Rural Boundary Review

Wainfleet is predominantly an agricultural community with 8 rural settlement areas. All growth will be accommodated through private servicing.

50% of population growth and 60% of the rural employment growth will be directed to the rural settlement areas. The remainder of the rural employment jobs will be found in the agriculturally related employment outside settlement boundaries (i.e. greenhouses, farming operations).

As identified in the rural land needs assessment, Wainfleet needs 75 ha of land to meet its population and rural employment needs to 2051. This is broken down into approximately 55 ha of population growth and 20 ha of rural employment growth to be accommodated within Hamlet boundaries.

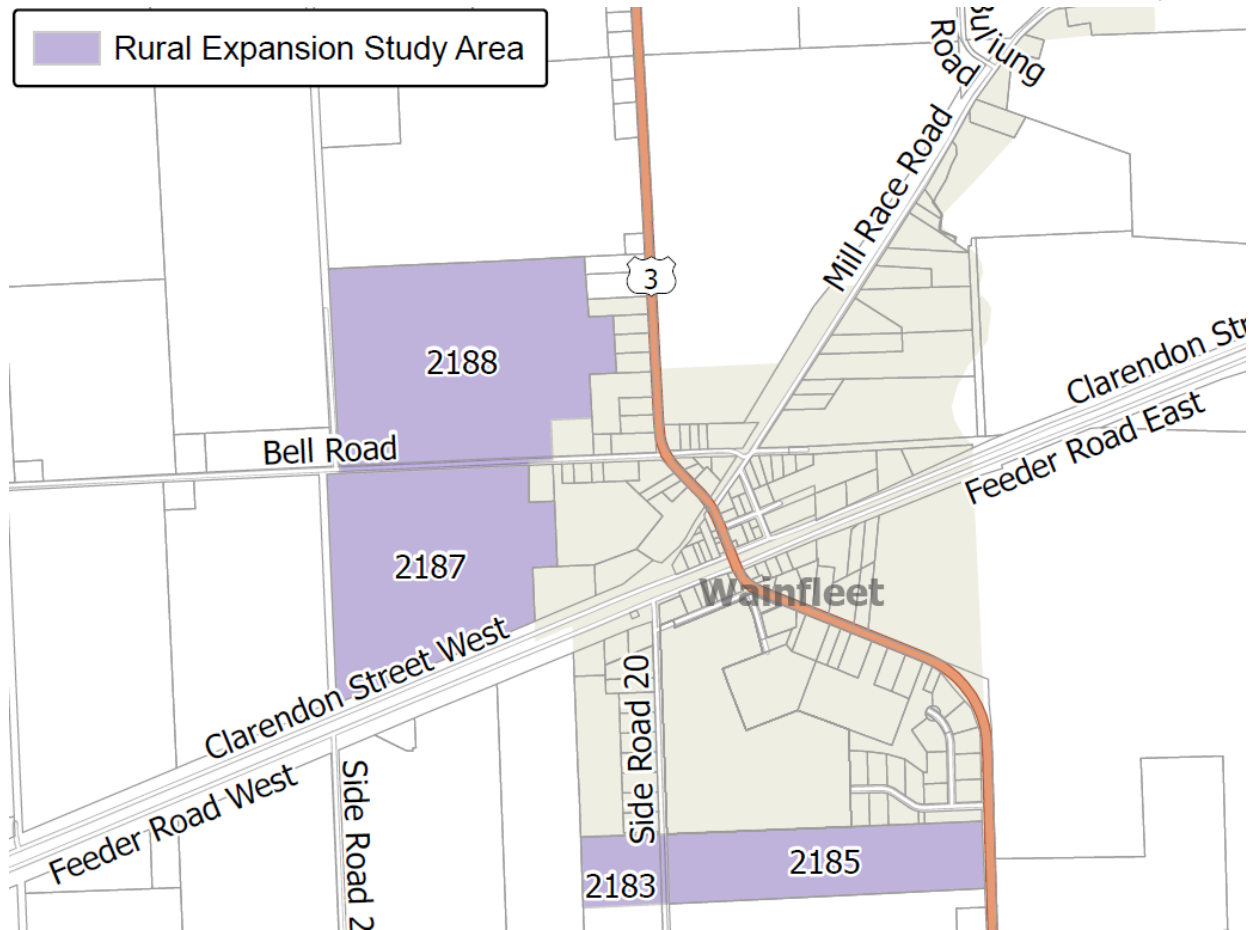
Village of Wainfleet

The Village of Wainfleet is the largest Hamlet in Wainfleet in terms of land area and population. It contains rural residential, commercial services, institutional uses and parks and recreation opportunities.

Wainfleet received one request for expansion along the southern boundary of the rural settlement.

A technical adjustment was also requested immediately to the west of this request. The Region assessed both these locations together.

The Region also identified two large parcels for inclusion west of the existing settlement area boundary, north and south of Bell Road. These properties were assessed together.



SABR ID # 2187 and 2188 (approximately 29 ha)

Address/Location: North and South of Bell Road (two sites assessed together)
Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	Including this has a modest impact on the existing village hamlet area. The addition would not directly impact existing built area of the hamlet. Per the direction of the local Official Plan, the majority of growth should be directed to the Village of Wainfleet. This location offers an opportunity to comprehensively plan the west side of the hamlet through a secondary plan process.

Criteria	Commentary
Support for the Agricultural Community	The Village of Wainfleet hosts a number of services and facilities accessed by the rural community or serving the rural community including banking, arena, sports fields, municipal hall, school, agricultural commercial, and fire hall. Additional population related employment could be planned for this area to support the new and existing residents.
Hydrogeological Considerations	Highly feasible as there are no defined watercourses traversing the site. The Feeder Canal forms the southerly limit and can be appropriately buffered. Private servicing through cistern being the most common water supply and septic system. There are a very limited amount of wells known in the area. No immediate public health concerns known.
Natural Environment Impacts	No immediate concerns identified for this location. There is limited environmental features present on the lands and the area in general. Some buffering may be required along the edges of the property along the Feeder Canal and westerly edge; however, these features are clearly defined. Mitigation from these features is highly feasible and would be reviewed through future study.
Agricultural Impacts	The lands and surrounding area are largely comprised of Class 3 soils. It does not appear that there are existing barns or livestock operations in proximity to the lands.
Other Constraints/ Considerations	The lands provide direct access along Bell Road. No impacts from noise sources are anticipated on lands.

Recommendation: To align with the land need and the direction for Wainfleet Village, the Region recommends to bring in the entirety of the parcel to the south of Bell Road

and the frontage of the parcel to the north of Bell Road. This will form a logical westerly boundary line and offer the opportunity to comprehensively plan the area. The depth of the lands to north have been configured to allow appropriately lot sizes for private servicing. Access to the southern portion of the property will need to be maintained.

SABR ID # 2183 and 2185 (approximately 18 ha)

Address/Location: 31840 Highway 3, along southerly boundary of Wainfleet Village, and east side of Sideroad 20

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	The area would be assessed as having negligible impact on the existing village hamlet area. The addition would not directly impact existing built area of the hamlet and would contribute approximately 10% of additional land to the existing hamlet. Initially the proposal was only for east side of Sideroad 20 with a small technical adjustment on the west to facilitate development of a parcel located within the boundary. Through the Rural SABR review, the Region added some additional area to round out the boundary on the west side of Sideroad 20. This results in a logical southern boundary for Wainfleet.
Support for the Agricultural Community	The Village of Wainfleet hosts a number of services and facilities accessed by the rural community or serving the rural community including banking, arena, sports fields, municipal hall, school, agricultural commercial, and fire hall. Additional population related employment could be planned for this area to support the new and existing residents.
Hydrogeological Considerations	Highly feasible as there are no defined watercourses traversing the site. The Feeder Canal forms the southerly limit and can be appropriately buffered. Private servicing through cistern water supply and septic system. There are a very limited amount of wells known in the area.

Criteria	Commentary
	No immediate public health concerns known.
Natural Environment Impacts	No environmental constraints known for this location or immediately adjacent to the site.
Agricultural Impacts	Poultry operation to the south approximately 300m away. The Township provided a MDS calculation based on the last building permits issued for livestock operation. Based on this information, the MDS arc does slightly impact these lands. On this basis, the area will need to be carefully designed so that residential uses are outside the MDS arc. Further, as part of the Township's Official Plan conformity, the Region will require the Township to address the MDS arc through a holding zone, to ensure appropriate design for future uses with consideration of the MDS arc.
Other Constraints/ Considerations	The lands provide direct access to Sideroad 20. There is a community park and recreation services directly to the north. No impacts from noise sources are anticipated on lands.

Recommendation: The Region recommends bringing in all lands requested to the west of Sideroad 20 as it is adjacent to the park and an existing rural lot subdivision. It is also recommended that the technical adjustment be enlarged to follow the boundary to the west and provide opportunity to better plan the adjacent vacant lands already located within the boundary.

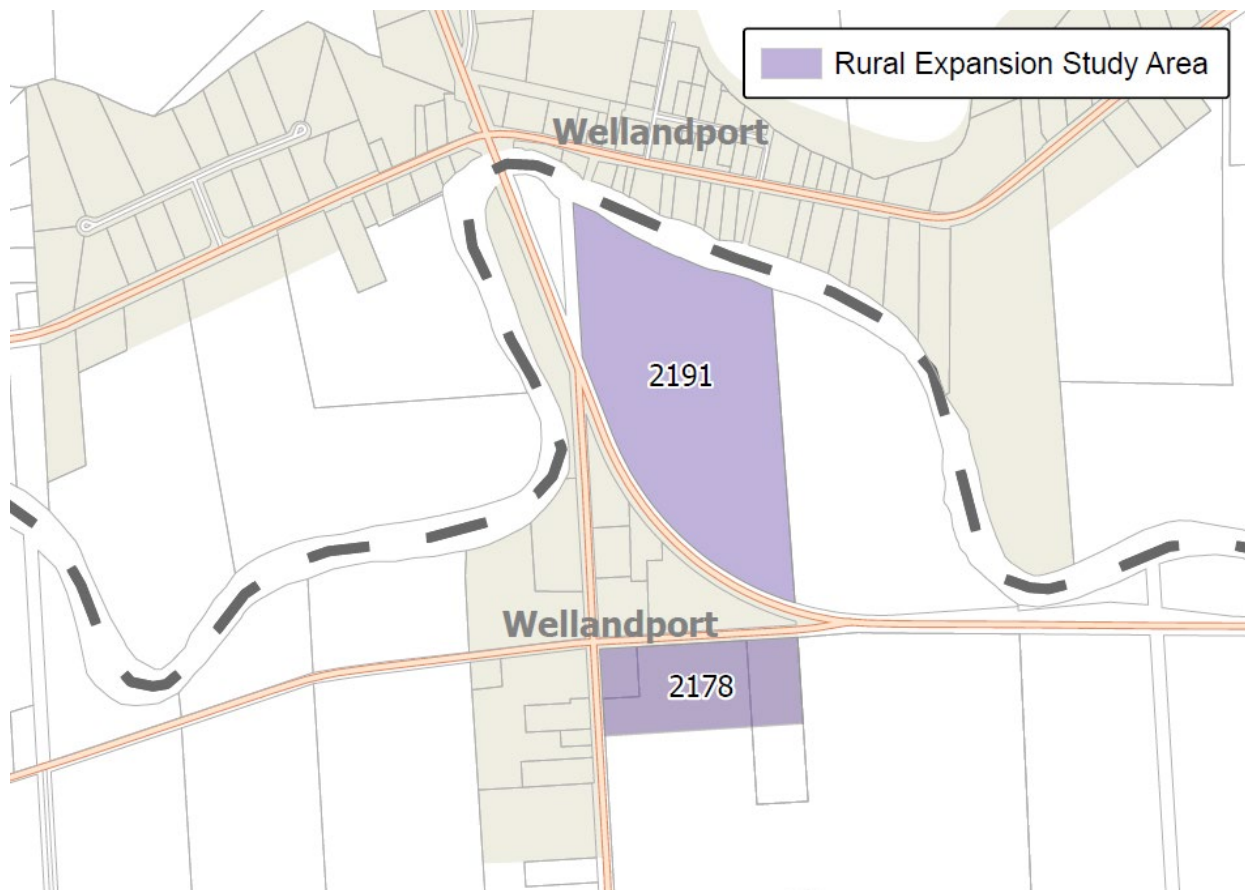
To address the minimum distance separation from the nearby livestock operation, a holding zone shall be incorporated through conformity for this area until such time as the specific design is determined.

Wellandport

The Wellandport Hamlet in Wainfleet is part of a larger Hamlet combined with the Wellandport area in West Lincoln. The Wainfleet portion is relatively small and consists mainly of rural residential lots.

Wellandport received one request for expansion to the southern boundary of the rural settlement.

The Region also identified one large parcel for consideration to the north east of the existing settlement area boundary, along the curve of Regional Road 27.



SABR ID # 2178 (approximately 3 ha)

Address/Location: 73845 Regional Road 27

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	When considering this with the West Lincoln side of Wellandport, the proposed expansion is relatively modest and would generally fit with the character of the hamlet.
Support for the Agricultural Community	There are services, library, and rural commercial available. A church is nearby and will be added through technical adjustment.
Hydrogeological Considerations	No immediate hydrogeological concerns. No wells are located nearby. It is not within a highly vulnerable aquifer area. Cisterns would likely provide water. Lots would be sized to accommodate private septic service.
Natural Environment Impacts	Provincially significant wetlands located immediately to the south. It is recommended that the boundary line follow the 30m setback. This will protect the feature over the long term. Future development may need to prepare an environmental impact study to ensure determine any additional measures required.
Agricultural Impacts	There is an abandoned livestock operation immediately to the east of the request and a large equestrian facility 300m west “Blazing Colours Farm”. Other operations north of the Welland river – but separated by a downtown Wellandport hamlet in West Lincoln. A draft MDS report was provided by the Township for this expansion. The expansion area falls outside of the MDS arc. Class 2 and Class 3 soils comprise the lands.
Other Constraints/ Considerations	Access to two major roads is possible. No other context or location considerations.

Recommendation: The Region recommends this location for inclusion in the boundary as it represents a minor expansion with no significant constraints.

SABR ID # 2191 (approximately 6 ha)

Address/Location: No address. Part lot 39, Concession 7, Wainfleet

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	When considering this with the WL Wellandport, this would not significantly impact the character of the hamlet. This location would generally fill in the boundary of Wellandport between West Lincoln and Wainfleet.
Support for the Agricultural Community	There are services, library, and rural commercial available. A church is nearby and will be added through technical adjustment.
Hydrogeological Considerations	No immediate hydrogeological concerns. No wells are located nearby. This is not within a highly vulnerable aquifer area. Cisterns would likely provide water.
Natural Environment Impacts	The property is located on along the Welland River. Floodplain limitations will require additional environmental review.
Agricultural Impacts	Closer to abandoned livestock operation immediately east. Substantial equestrian facility 300m west “Blazing Colours Farm”. Other operations north of the Welland river – but separated by a downtown Wellandport Hamlet development. Similar to SABR 2178, MDS should not be in conflict.
Other Constraints/ Considerations	Road access locations may be constrained by bend in Regional Road 27.

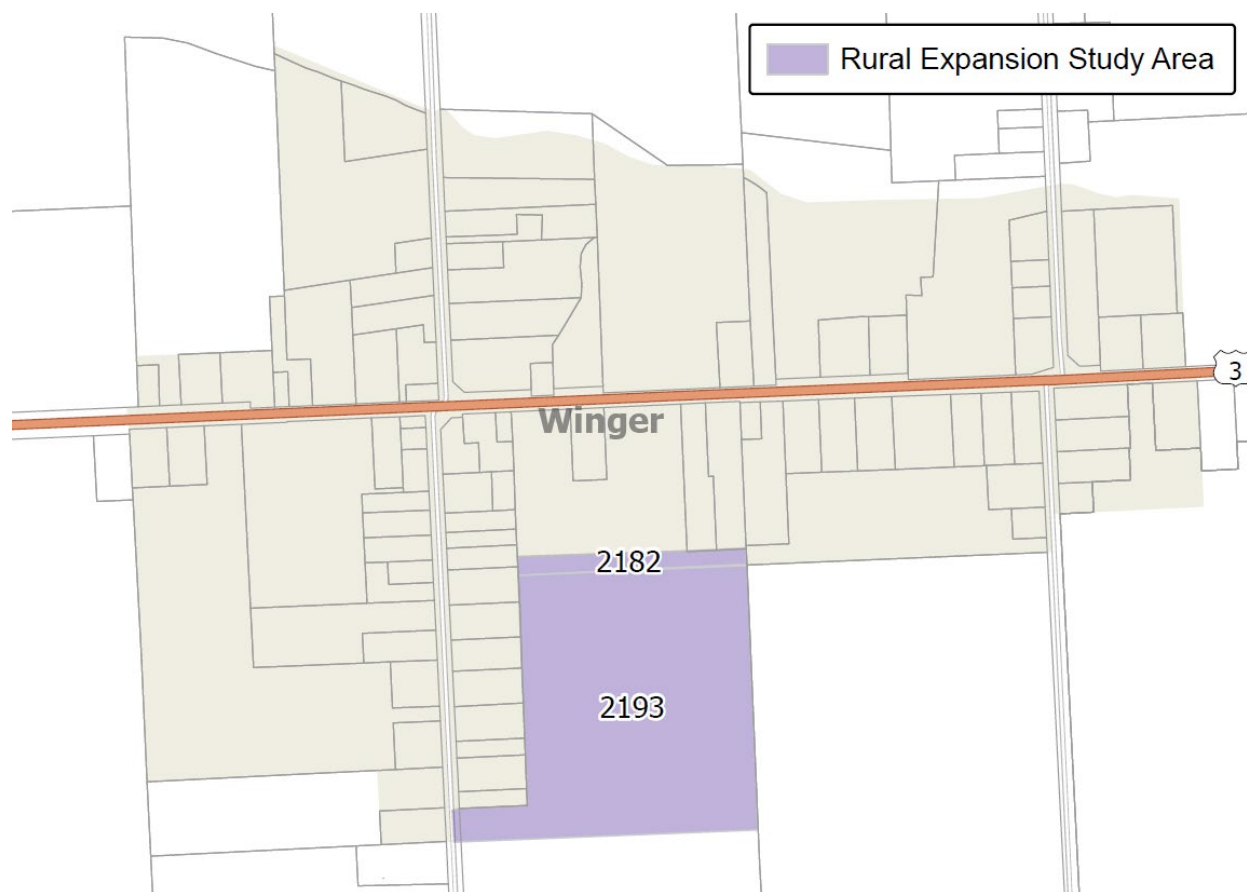
Recommendation: Although this site satisfies many of the criteria, the expansion in Wainfleet better meet those criteria, and with consideration of the local Official Plan.

Winger

Winger is a relatively small Hamlet, located along Highway 3. It consists mainly of rural residential lots and some small commercial operations.

This Hamlet received one request for a minor expansion to the southern boundary of the rural settlement.

Through its review, the Region expanded the area to consider south of the requested location.



SABR ID # 2182 (approximately 1 ha requested) and **2193** (additional 12 ha reviewed)

Address/Location: No address. Located south of Hwy 3.

Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	One hectare addition would add to an existing lot to increase development potential and connect two vacant parcels already in the boundary. Winger is currently rural residential lots along the road frontage of Highway 3. The 12 hectare additional would add a significant amount of development potential behind these lots.
Support for the Agricultural Community	Winger School, church, garden centre, garage are currently within the boundary.
Hydrogeological Considerations	The Hamlet is identified within the Welland gas field and adjacent to a highly vulnerable aquifer.
Natural Environment Impacts	Some environmental features to the rear of the property. These features do not pose a significant constraint and could be further study through an environmental impact study.
Agricultural Impacts	No livestock implications appear on the Region's mapping. Soil are in Classes 1 and 2.
Other Constraints/ Considerations	There are no identified aggregate resources on the site or active operations in close proximity. Access to Petit Road and could be coordinated with adjacent lands within the boundary to access Wills Road. Development of vacant lands with the boundary will be facilitated by the requested 1 ha. The larger expansion may also establish an opportunity to expand further east and south.

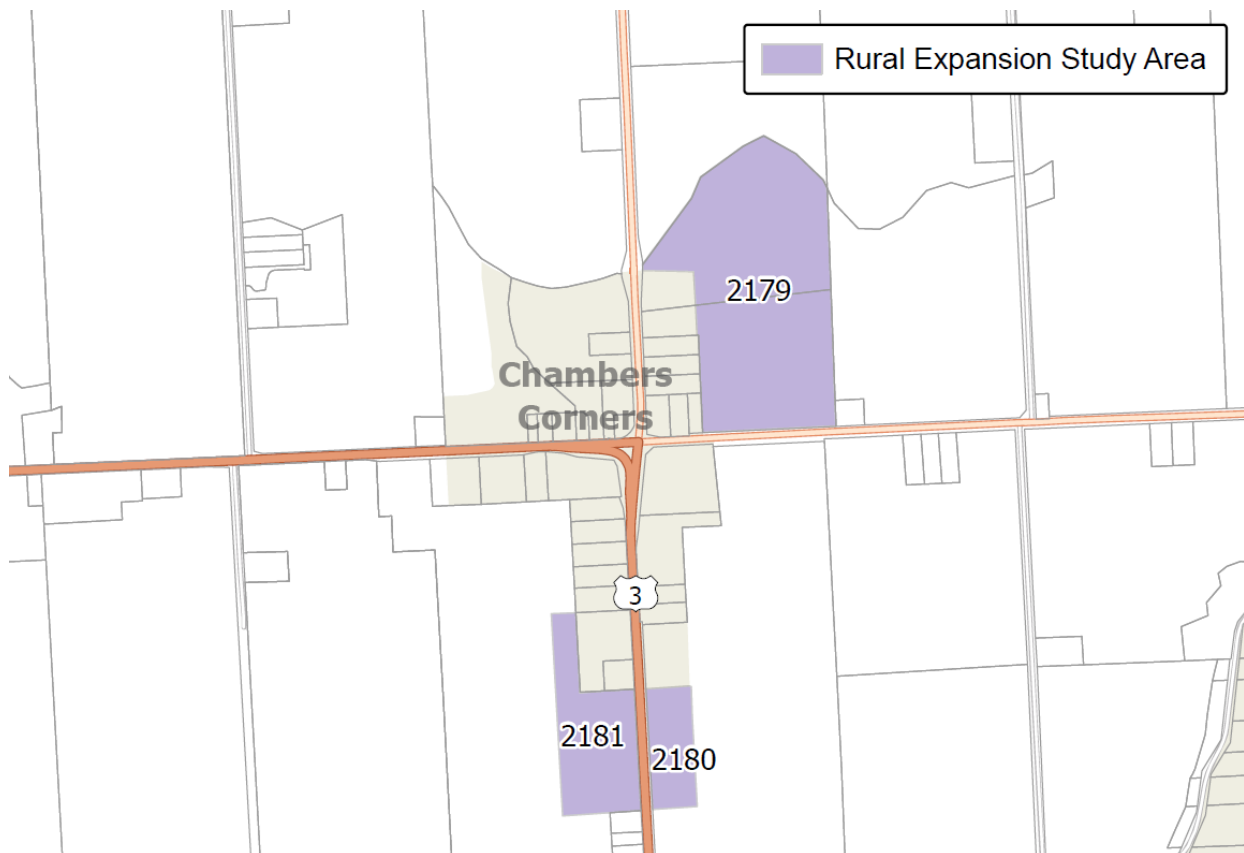
Recommendation: Support for the 1 ha expansion as a technical amendment to facilitate a coordinated development between the existing hamlet parcels.

Chambers Corners

Chambers Corners is located at the intersection of Highway 3 and Regional Road 24. It contains some rural residential lots but consists of a number of business operations.

Two requests for expansion were received. The focus of these requests is for rural employment lands.

In addition, the Township requested a technical adjustment to align the Hamlet boundary with the property boundary for the fire station. Details on this request are provided in the technical adjustment section below.



SABR ID # 2179 (approximately 12 ha)

Address/Location: 52015 and 52017 Regional Road 24, north of Forks Road and east of Regional Road 24

Assessed for: Rural employment lands

Criteria	Commentary
Contribution to Rural Character	The lands are being considered for the addition for employment lands, which provides a synergy with existing employment related uses. Potential land use compatibility concerns exist with the existing residential and would require further study and would be assessed when the lands are planned at the local level. At 2 ha, the developable land would allow for a rural lot subdivision for several businesses.
Support for the Agricultural Community	Inclusion of these lands provides appropriately located rural employment lands in a Hamlet that already had a cluster of automotive uses, farm and industrial equipment, marine services, motel and restaurant, church, convenience store and pizzeria. The additional employment would provide more jobs for the residents of Wainfleet and would add employment uses to the rural economy.
Hydrogeological Considerations	Lotting for rural employment would generally well exceed the minimum lot size required for private servicing. Cisterns are the main source for water service. No highly vulnerable aquifer present.
Natural Environment Impacts	There is a watercourse that forms the northerly boundary for the proposed expansion. There is a large amount of available developable lands outside of the environmental feature and buffers.
Agricultural Impacts	There is a chicken barn located on the adjacent parcel. In reviewing the MDS guidance material, as well as a report provided by the Township, it was determined that an expansion for a less sensitive use (Type A) would not pose a conflict for minimum distance separation to the barns. The soils are Class 3.

Criteria	Commentary
Other Constraints/ Considerations	The location may only be supported for rural employment uses to ensure no conflict with the adjacent agricultural operations.

Recommendation: The Region is in support of bringing the entire property into the Hamlet boundary for rural employment uses only. The lands provide a synergy with existing employment related uses nearby and would add to the existing cluster of employment uses.

SABR ID # 2180 and 2181 (approximately 7.5 ha)

Address/Location: No municipal address. Part Lot 20, Concession 4 and 41965 Forks Road

Assessed for: Rural employment lands

Criteria	Commentary
Contribution to Rural Character	The request represents a modest addition of lands located behind a rural employment operation and adding additional lands along Highway 3 for rural employment. Addition should be planned with one additional single access to several rural employment properties.
Support for the Agricultural Community	Inclusion of the lands would support and adds to the existing rural employment in Chambers Corners.
Hydrogeological Considerations	Lotting for rural employment would generally well exceed the minimum lot size required for private servicing. Cisterns would likely provide water. No highly vulnerable aquifer constraint present.

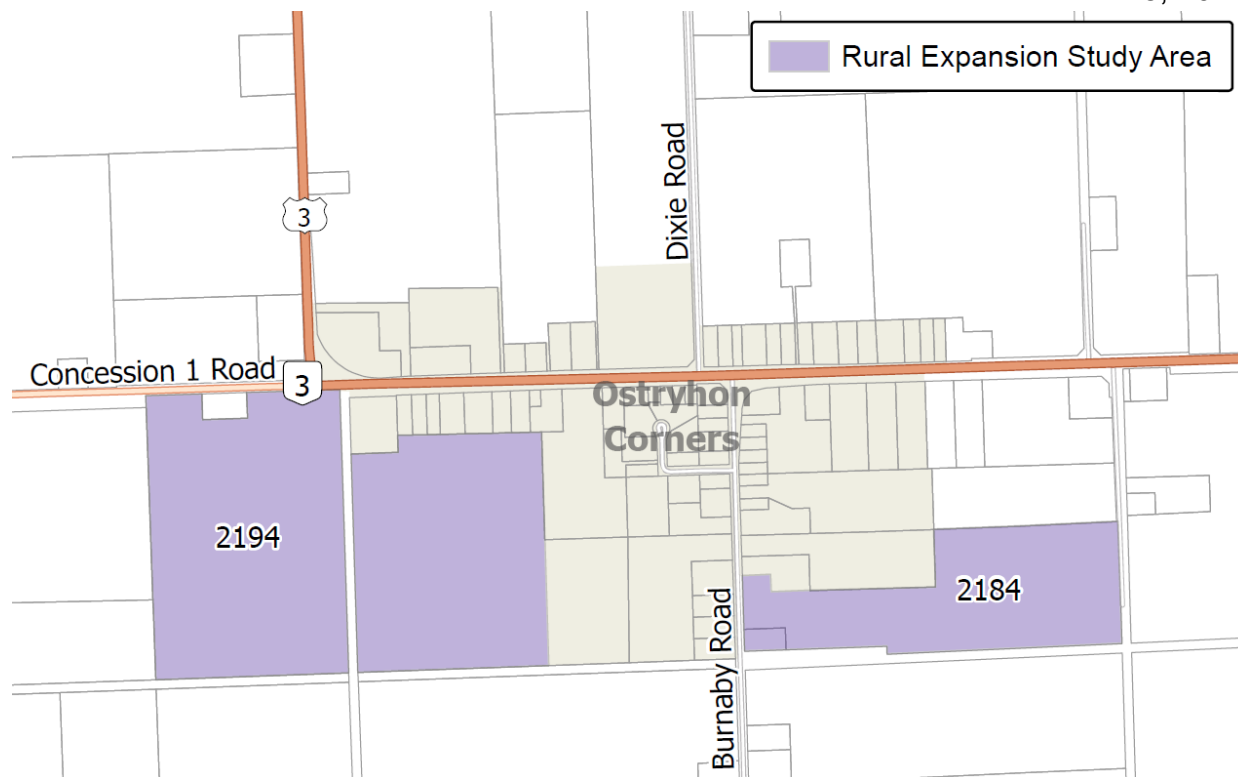
Criteria	Commentary
Natural Environment Impacts	No environmental features present.
Agricultural Impacts	No agricultural operations in proximity to the property. Minimal impact to the remainder of the agricultural property. Access to the remaining parcel would be along east-west Highway 3.
Other Constraints/ Considerations	The boundary on the east side includes lands that are within the boundary but remain undeveloped. Adding additional lands to the east would further impact the viability of the agricultural property.

Recommendation: The Region is in support of inclusion of lands in the Hamlet boundary for the west side of Highway 3 only. Accordingly, the Region recommends that 5 ha be brought into the Hamlet boundary.

Ostryhon Corners

Ostryhon Corners is located south of the Village of Wainfleet, along Highway 3 and south on Burnaby Road. It contains some rural residential lots but consists of a number of business operations.

One request for expansion was received and one location regionally identified.



SABR ID # 2184 (approximately 15 ha)

Address/Location: 11673 Burnaby Road

Assessed for: Rural employment lands

Criteria	Commentary
Contribution to Rural Character	Addition of these lands at the southerly end of the hamlet would be considered to have negligible impact to the hamlet area. Lands would be considered appropriate for rural employment use considering the adjacent contractor's yard and the airport further south. Westerly half is not encumbered by active poultry so potential for a portion of the lands to be considered for that use. Not desirable as rural residential with adjacent and area uses.
Support for the Agricultural Community	Hamlet is predominantly a rural residential community. Some under-utilized highway commercial sites are located outside of the hamlet to the east, including a gas station serving the area, café

Criteria	Commentary
	and satellite beer store. Generally limited offerings leading to reliance on other hamlets or urban areas.
Hydrogeological Considerations	Feasible only due to cistern being the most common water supply. There are a very limited amount of wells known in the area. No immediate concerns known for this location within the municipality. Generally outside of the highly vulnerable aquifer.
Natural Environment Impacts	Assessed as highly feasible with some wetland immediately adjacent but can be buffered. Provincial natural heritage system is identified on the subject lands despite limited natural features apparent on the lands, however some features are found adjacent to the north. If considered, it would appear as though a large portion may be eligible to develop following detailed study for providing connection and continuity of the system.
Agricultural Impacts	Minimum distance separation is a factor at the easterly and southerly end of the lands with a poultry operation. Similar to the comments in Chambers Corners, a rural employment area is more compatible and would not reflect conflict. In addition, a number of uses are in closer proximity to the operation. Site is a mix of Class 3 in the westerly half with Class 1 and 2 making up the easterly half.
Other Constraints/ Considerations	Access to the lands is feasible from Burnaby Rd. small gravel surface is available on Moore Road North on the east end that would require improvement.

Criteria	Commentary
	There are no identified aggregate resources on the site or active operations in close proximity. There are small sand and gravel resources small portion of northern area of hamlet. The lands have an active contractor's yard on the north side. Potential for noise from machinery. The Port Colborne Airport (grass airstrip) is a little over 0.5 km south of the site and host skydiving. Potential for seasonal air traffic noise. If subject lands were to be used for rural employment, less of an impact.

Recommendation: Expand boundary immediately south to include 5 ha of land between Burnaby Road and the easterly Hamlet boundary.

SABR ID # 2194 (approximately 28 ha)

Address/Location: Part Lot 16/17/18, Concession 1, Wainfleet
Assessed for: Community lands

Criteria	Commentary
Contribution to Rural Character	Addition of these lands would add to potential of lands presently in the vacant supply and have potential for sizable residential supply with negligible impact to hamlet character.
Support for the Agricultural Community	Hamlet is predominantly a rural residential community. Some under-utilized highway commercial sites are located outside of the hamlet to the east, including a gas station serving the area, café and satellite beer store. Generally limited offerings leading to reliance on other hamlets or urban areas.
Hydrogeological Considerations	Assessed as feasible with sizable wetland on the westerly portion of the site but could be appropriately buffered. Highly vulnerable aquifer is found north of the site and to northeast.

Criteria	Commentary
	Feasible only due to cistern being the most common water supply. There are a very limited amount of wells known in the area. No immediate concerns known for this location within the municipality.
Natural Environment Impacts	Some environmental constraint would see approximately 8 ha of developable land representing approximately 11% of the total hamlet size. Significant environmental features identified on the subject land, including a Provincially Significant Wetlands.
Agricultural Impacts	The soils are Class 3. Potential active poultry operation approximately 260m northwest and a small poultry 500 m west of the site.
Other Constraints/ Considerations	There are no identified aggregate resources on the site or active operations in close proximity. There are small sand and gravel resources close by north of the site.

Recommendation: Due to environmental constraints, this location is not being recommended for inclusion.

Hendershot Corners

No boundary expansions were requested or considered in Hendershot Corners. The lands are constrained by highly vulnerable aquifer area. It was determined that there were more feasible and appropriate locations to consider in other Hamlets.

Beckett's Bridge

No boundary expansions were requested or considered in Beckett's Bridge. Through the review, no additional locations were identified that warranted further consideration.

There is currently a large, vacant property available for development within this Hamlet boundary.

Burnaby

No boundary expansions were requested or considered in Burnaby. Through the vacant lands review, lands within the Burnaby boundary were discounted as they are heavily constrained by environmental features and would not be available for development. Burnaby is also subject to a long standing boil water advisory and is within a highly vulnerable aquifer area.

Summary of Recommendations

The following is a summary of the areas covered by the Region's rural settlement area boundary expansion recommendations:

West Lincoln

Rural Settlement	Community Lands	Rural Employment
Abingdon	11 hectares	
Caistorville	7 hectares	
Wellandport	3 hectares	
Fulton		19 hectares*
Total	21 hectares	19 hectares

* The Fulton area is increased by approximately 29 ha total (i.e. an additional 10 ha) to accommodate relocation of existing business operations currently located outside the rural settlement area. This rural employment location will include a special policy area directing implementation through Local Official Plan conformity.

Wainfleet

Rural Settlement	Community Lands	Rural Employment
Wainfleet	47 hectares	
Wellandport	3 hectares	
Chambers Corners		17 hectares
Ostryhon Corners		5 hectares
Total	50 hectares	22 hectares