



NIAGARA OFFICIAL PLAN

Appendix 5 - PDS 06-2022

(Website access only)

Updated – Urban Settlement Area Assessment Review
and Comments

Niagara Region
March 9, 2022

GROWING REGION



RELEASE NOTE

This document contains updates and modifications to individual site assessments.

Three (3) site records have been modified as a result of commenting received and consultation conducted since the release of the December 8, 2021 Settlement Area Boundary Recommendations Report PDS 41-2021.

Modifications to the assessment texts for the following sites include:

- Fort Erie SABR ID 1127
- Fort Erie SABR ID 1151
- Fort Erie SABR ID 1160

All other site assessment review and commenting remains unchanged to that of the original review document contained in Regional Report PDS 41-2021 as Appendix 9.

Settlement Area Boundary Review – Assessment Responses

Description

This document contains records compiled from Review Team assessment process.

Each record identifies the local municipality, contains a key map for location, lists the criteria questions, the assessed response and notation comments of the Review Team.

The records in this document are for only those sites in municipalities that were identified for urban settlement area expansion. The document does not contain recommendations and is compiled only for a source of information and record of the process undertaking.

Recommendations are found in the Administrative Report PDS 06-2022.

Acronyms

Many of the records contain acronyms commonly used by the various disciplines involved in the review. The following list identifies the long-form for acronyms found within the records.

EA	Environmental Assessment
ELC	Ecological Land Classification
FOD	(ELC) Deciduous Forest
LID	Low Impact Development
LOS	Level of Service
LRP	Long Range Planning (staff)
MEM	(ELC) Marsh
MCR	Municipal Comprehensive Review
MDS	Minimum Separation Distance
MEM	(ELC) Mixed Meadow
MSP	Master Servicing Plan
MTO	Ministry of Transportation

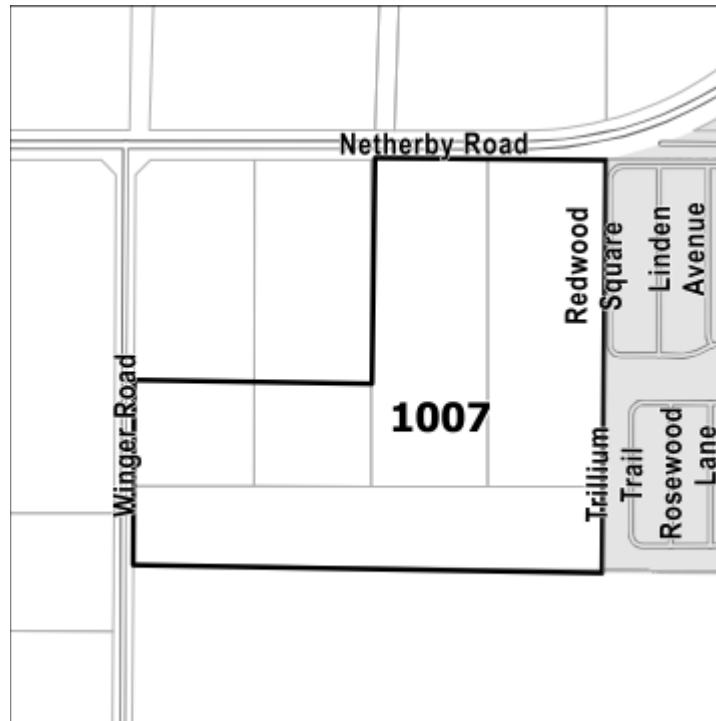
MTSA	Major Transit Station Area
MUP	Multi-Use Path
NGTA	Niagara to Greater Toronto Area
PNHS	Provincial Natural Heritage System
PPCP	Pollution Prevention Control Plant
PSW	Provincially Significant Wetland
QEW	Queen Elizabeth Way
ROP	Region Official Plan
SAR	Species at Risk
SNF	South Niagara Falls
SPS	Sanitary Pumping Station
SWM	Storm Water Management
THD	(ELC) Deciduous Thicket
TMP	Transportation Master Plan
UAB	Urban Area Boundary
W&WW	Water and Waste Water
WWTP	Waste Water Treatment Plant

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1007

GROSS AREA: 14.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - some limited availability for growth capacity, not realistic to expand upon treatment system capacity, would need to connect to Anger Ave or Potentially the new SNF WWTP, wet weather issues in Fort Erie

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: New extensive collection system required, would require significant trunk infrastructure, no gravity outlet available

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Located along/nearby the identified route for the future NGTA corridor. Convenient access to the QEW via RR 25 Netherby Road, which is planned for future operational improvements per the 2017 TMP. Good access to Regional roads including RR 25 Netherby Road which borders the subject lands, as well as the nearby RR 116 Stevensville Road/Sodom Road.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Low Feasibility

Comment: Until the alignment for the NGTA corridor is known, a local road network cannot be easily established without risking major impact in the future.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Per the 2017 TMP, future improvements are planned on RR 25 Netherby Road west of the QEW, and on RR 116 Sodom Road north of RR 25 Netherby Road. Further improvements may be required to improve access to the future NGTA corridor. Intersection improvements would appear to be needed at Winger Road and RR 25 Netherby Road.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Basic cycling facilities exist on RR 116 Stevensville Road. Planned future improvements on RR 25 Netherby Road present an opportunity to add/enhance active transportation facilities. The future NGTA corridor could present a barrier for active transportation, and connections will require planning once its alignment is known.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Outside PNHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Watercourse bisects parcel and crossings may be required

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1007 is in the watershed planning area FE-1 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: Outlet to watercourse and watercourse corridor can be improved

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No species identified - limited veg cover

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Gentle slope towards watercourse

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: There are nearby livestock operations. Further MDS review may be required

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response:

Comment: The conversion of this site would have a modest impact on surrounding agriculture. The site is smaller in size.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1007 is not in or within 500m of a known deposit of mineral aggregate resource. Site 1007 is not within 1000m of an existing mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: These lands are being assessed as community lands in light of the adjacent residential use which would effectively preclude employment. The ability to offer complete community contribution is fairly limited and assessed as having a lower contribution in that regard.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: The ability to meet community land need for the municipality by inclusion of these lands is generally lower given the size of the site. If there were certainty related to the broader candidate lands being included, there collectively there would be a more favourable impact. On their own, they remain lower.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

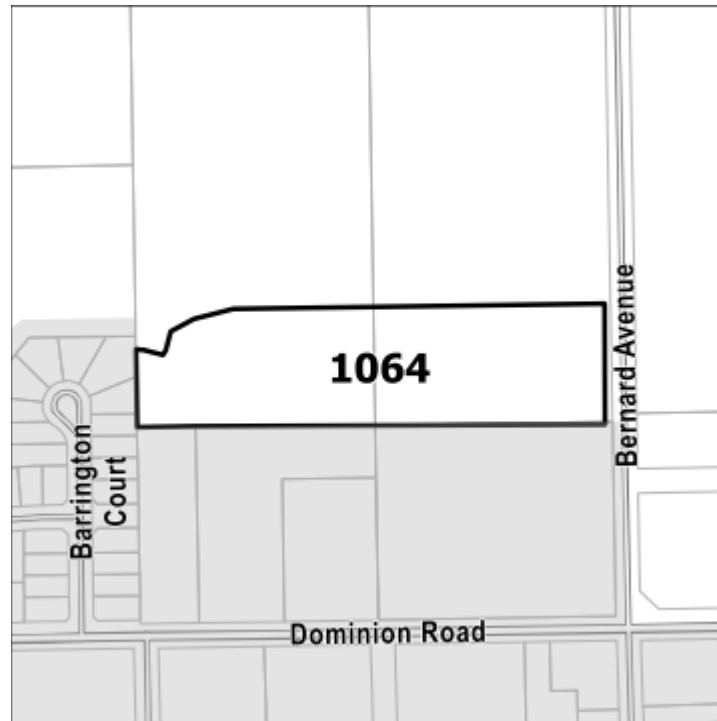
Comment: There would be negligible impact to neighbouring or nearby lands if these lands were considered for inclusion.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1064

GROSS AREA: 3.7ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Crystal Beach WWTP but additional growth beyond these lands may require capacity expansion

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within the Shirley Rd SPS - plans for capacity expansion, need to review servicing plan to ensure elevations and downstream capacity available, new sewer collection system required, wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Modest Impact

Comment: Relatively close access to Provincial Highway 3. Access to QEW is further but several Regional roads provide connections. Easily accessible by RR 1 Dominion Road.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: Small site which limits opportunity to develop full hierarchical road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Available

Comment: No major improvements or impacts anticipated.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Located in close proximity to the Friendship Trail, with connections possible. Existing cycling facilities on RR 1 Dominion Road, which provide connection to urban areas and recreational destinations to the west and west. Some infill cycling facilities planned to the east as per 2017 NR TMP which will improve connections to the north and south.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Partially in PNHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be

represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Mapped and unmapped features may impact access

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1064 is in the watershed planning area FE-2 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID can be incorporated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No species identified - veg cover may support species

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Limited grade changes that flow toward watercourse

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: This is Rural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site appears to have a livestock operation to the north. Further MDS review may be required

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: The conversion of this site would have a modest impact on surrounding agriculture. The site is smaller in size.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1064 is on the edge of an area of known deposits of mineral aggregate resource. Site 1064 is not within 1000m of an existing mineral aggregate operation. Although the site is on a known deposit of mineral aggregate resource the rural development patterns to the north mean that a new mineral aggregate operation is highly unlikely and the impacts are negligible.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: The lands are characterized more in keeping with a rounding out existing settlement area and are smaller in size and limited to the natural features along its northerly limits. That lands identified within provincial Natural

Heritage System and would be subject to related policies if included. The contribution would be considered modest with Greenfield density applied.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Addition of these lands is assessed as favourable for contribution to land need and from the perspective of limited locations in the easterly portion of this particular settlement area might see expansion potential. Single or few owners assists in process potential.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

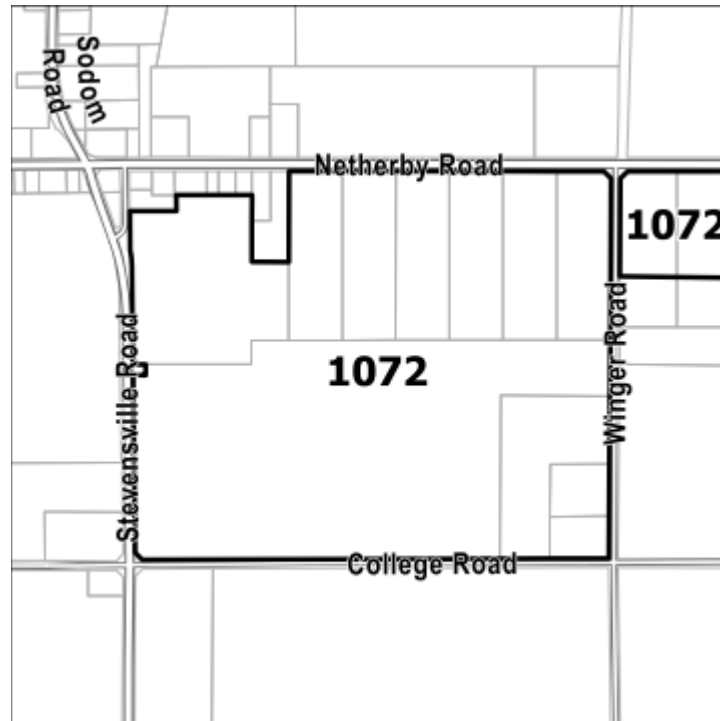
Comment: The addition of these lands is assessed as having minimal impact on neighbouring or nearby lands. Appropriate provision for natural features appears to be feasible.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1072

GROSS AREA: 113.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - some limited availability for growth capacity, not realistic to expand upon treatment system capacity, would need to connect to Anger Ave or Potentially the new SNF WWTP, wet weather issues in Fort Erie

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: new extensive collection system required, would require significant trunk infrastructure, no gravity outlet available

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Located along/nearby the identified route for the future NGTA corridor. Access to the QEW is provided on RR 25 Netherby Road via the collector road Winger Road. Per the TMP, RR 25 Netherby Road is planned for future operational improvements. Fairly good Regional road access with RR 25 Netherby Road and RR 116 Stevensville Road located nearby.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Low Feasibility

Comment: Until the alignment for the NGTA corridor is known, a local road network cannot be easily established without risking major impact in the future.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: The section of Eagle Street west of Winger Road would appear to require reconstruction to accommodate development, depending on anticipated traffic levels. Further road improvements may be required to improve access to the future NGTA corridor.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: For the northern part of the requested land: Limited existing cycling facilities. Per the 2017 TMP, the railway spur line to the south could be a candidate location for infill cycling facilities in the form of a multi-use trail, and would be relatively accessible from the subject lands. The 2020 FE ATMP identifies buffered paved shoulders on Netherby Road and Stevensville Road. The future NGTA corridor could present a barrier for active transportation, and connections will require planning once its alignment is known. Note: This parcel has been removed from the SABR Map.

For the southern part of the requested land: The 2020 FE ATMP identifies buffered shoulders on Eagle Road, south of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Outside PNHS - small portion of watercourse in north-east corner

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Multiple options for site access

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1072 is within watershed planning area FE-1 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: LID can be implemented

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Negligible Impact

Comment: No species identified

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Minor grade change

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: Portions of request area are close to existing livestock operations. Further MDS review may be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on surrounding agriculture. There are already non-agricultural uses occurring in the area.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1072 is not in or within 500m of a known deposit of mineral aggregate resource. Site 1072 is not within 1000m of an existing mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: Similar comments pertain concerning Highway corridor. With respect to this particular site, it would also be reliant on other lands being added to either Stevensville or Douglastown in order to be a contiguous location to an existing settlement area. Without defined ROW limits the prospect of addition from Stevensville is not foreseen. Potential for some northerly lands being adjoined from Douglastown, however requires intervening lands being added. The status of the highway corridor effectively reduces any certainty on how these lands could potentially be considered.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Least

Favourable

Comment: As outlined above, the uncertainty of highway ROW location precludes accurate assessment. The size of the area being assessed would undoubtedly offer considerable potential in addressing municipal land need, however until such time as an ROW is identified by the Province, detailed planning of community could not be achieved. The assessment of these lands reflects that uncertainty.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

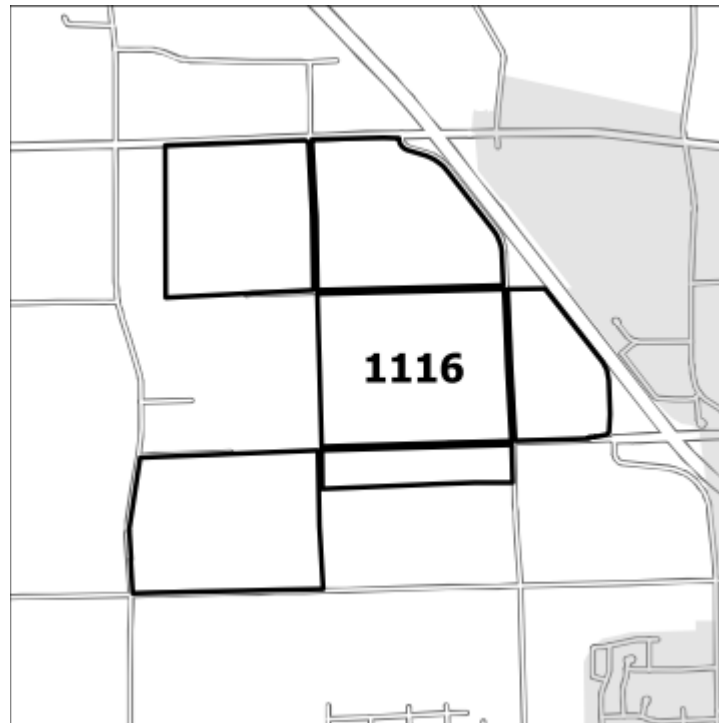
Comment: Impact on neighbouring or nearby lands if these lands to where be included would be assessed as being minimal. However, impact from the highway corridor has essentially eliminated any potential for consideration as part of this MCR.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1116

GROSS AREA: 335.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - no direct outlet to an existing WWTP - would need to go to Anger Ave WWTP - some availability for growth capacity

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Less Feasible - SPS required with QEW crossing, need to review downstream system and potential upgrades, would require significant trunk infrastructure depending on servicing plan, no gravity outlet available, wet weather issues in FE

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Low Feasibility

Comment: Less Feasible - QEW crossing for new watermain, required looping, needs extension of watermains and distribution network - Review of fire flow and capacity required - Additional storage in FE being studied, need to review fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Proximity of this collection of parcels next to the QEW between two full access interchanges affords it the highest level of access. Good Regional road connections with RR 19 Gilmore Road and RR 21 Bowen Road in close proximity.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: RR 21 Bowen Road was recently reconstructed and would serve the northern parcels well. However reconstruction of Gilmore Road west of the QEW would appear necessary to serve the southern parcels, and the road could be a candidate for upgrading to the Region (currently it is a Regional Road only east of the QEW). Depending on the size of the development and the amount of site traffic to be generated, collector roads in area may require some improvements.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: New cycling facilities were added on RR 21 Bowen Road when recently reconstructed. The 2020 FE ATMP has highlighted that a future Paved Shoulder is planned on Sunset Drive, east of the requested lands, and a future

Signed Bike Route on Ridgemount Road from west. Future connections are possible.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: PNHS runs through middle of area - corridor function to be considered

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: Access is limited due to scope and location of ENV features - corridor function needs to be considered

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1116 is in the watershed planning area FE-3 and is assessed as a high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID can be implemented

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: None mapped but habitat may exist

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: More significant grade changes in NW quadrant

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Agricultural Area

Completely

(Class 1-7)

Comment: This is an agricultural area with class 2,3,4 soils

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site appears to have many surrounding livestock operations. Further MDS review may be required

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site is part of the previously approved Canadian Motor Speedway. Lands are currently leased for agricultural field crop. Conversion of this site would have a modest impact on the broader agrifood system.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Critical Impact

Comment: Site 1116 is a number of parcels. Site 1116 is within an area of known deposit of mineral aggregate resource. Site 1116 is adjacent and within 1000m of an existing mineral aggregate operation. The score of critical is given based on the most sensitive land use. If an employment use is proposed which may be compatible with the existing mineral aggregate operation - the score could be reconsidered.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Highest Contribution

Comment: These lands have been identified for employment interest. The entirety of the lands identified are large in area and do not necessarily share the same criteria assessment potential and description in these comments will be used.

Lands between Bowen and Gilmore adjacent to the highway represent the highest contribution of the parcel collection and would generally be the least constrained. Lands along Gilmore display higher potential of environmental feature impact that could limit development potential in locations. The Provincial NHS system is present on portions of the overall lands corresponding to the natural features found in the southern portion and serving more of a corridor function in the north and south west. Respecting intended purpose as employment, an assessment of highest contribution is appropriate for the lands along the highway corridor south of Bowen to Gilmore. This is reflected in the assessment given. Other areas can be considered with a range of higher to modest contribution as you move away from the highway and closer to environmental features.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Addition of these lands from east to west in sequential manner would act in addressing identified land need for employment purpose. Consideration should be given to lands north of Bowen in conjunction with overall land need and may reduce what would be required from this large land assembly in order to meet forecasts. For the purposes of assessment, this site

(or easterly portions thereof) represent higher favourability for inclusion to address employment need. It can be noted that active / licensed aggregate operations are present to the west of these lands and appropriate separation is a consideration. Additionally, aggregate depth needs consideration respecting servicing of the lands.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

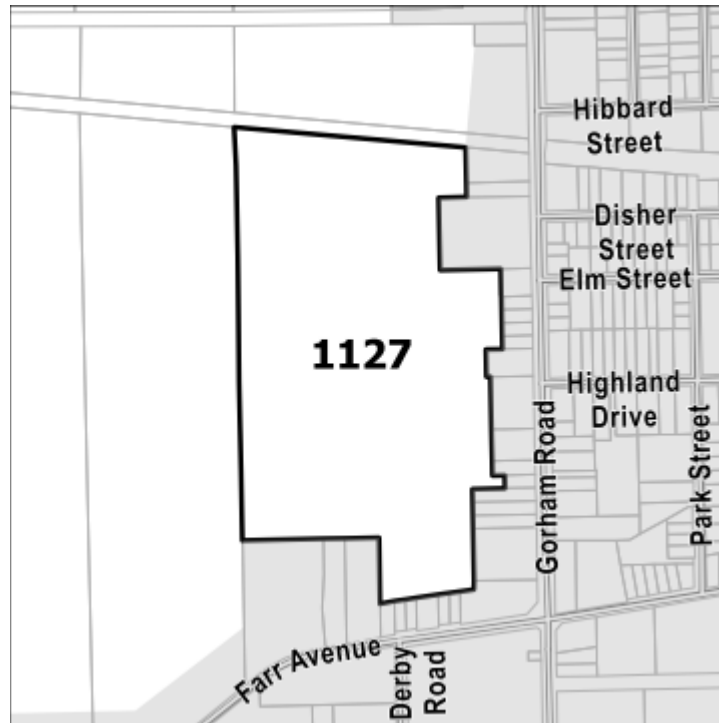
Comment: From a perspective of employment use, impacts on neighbouring or nearby lands are considered minimal impact as the site is situated considerable distance from the more densely populated community area providing higher compatibility and less land use conflict.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1127

GROSS AREA: 19.7ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Crystal Beach WWTP but additional growth beyond these lands may require capacity expansion

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Need to review servicing plan to ensure elevations and downstream capacity available, new sewer collection system required, wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Modest Impact

Comment: Relatively close access to Provincial Highway 3. Access to QEW is some distance away, with several potential routes accessing it. Site is accessible from Gorham Road, which becomes Regional (RR 19) to the north of the subject lands.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: Small site which limits opportunity to develop full hierarchical road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Available

Comment: No major improvements or impacts anticipated.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: Development in this parcel could directly connect to the Friendship Trail. Existing cycling facilities on Gorham Road adjacent to the site, with infill facilities planned to extend southerly (2017 NR TMP). Once constructed, this will connect site to recreational and waterfront destinations to the south.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Woodlands, Wetland Buffer, Fish Hab and Corridor functions - western half heavily impacted by PNHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Access may be impacted by NHS on south end but options available on east end

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1127 is in the watershed planning area FE-8 and is assessed as a minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID would be beneficial as large portions of lands are cleared of veg

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No species records but habitat may exist

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: ~8m grade change moving east to west

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: 0

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Impact

Comment: MDS calculation demonstrates no impact.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: existing ag on site

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1127 is not in or within 500m of a known deposit of mineral aggregate resource. Site 1127 is not within 1000m of an existing mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: A sizable parcel of land that could offer potential for complete community design principles to be implemented to enhance broader community

area. Some environmental features are apparent and requiring additional study, and also be subject to satisfying Provincial NHS policy direction if lands were to be included.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Given the size of the site and single ownership, assessment is higher favourability. Careful design through local planning can assist in achieving land need identified for the community.

Consideration is also afforded that will help address strong market demand in the Ridgeway area and reduce impacts on supply for this neighbourhood area in the mid-term of the horizon. Assessment remains at a higher favourability.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

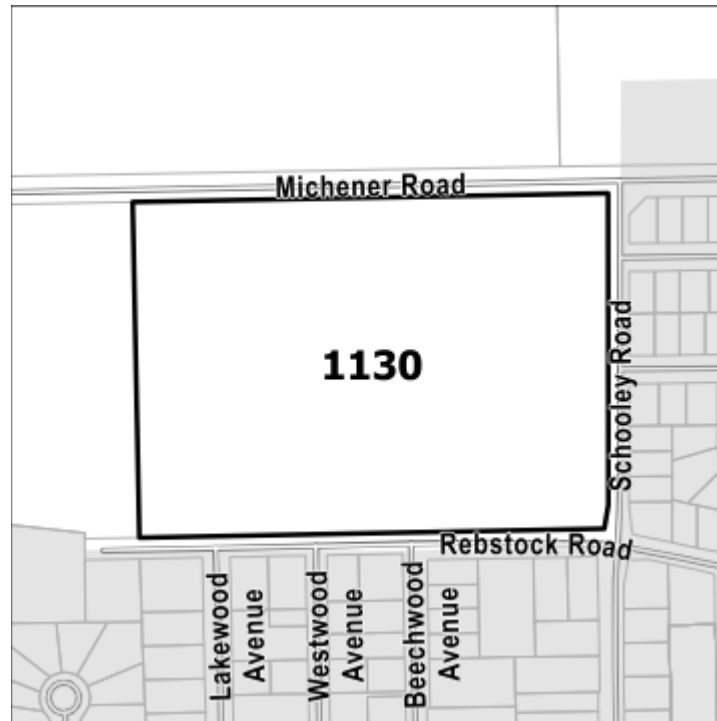
Comment: Inclusion of these lands would have minimal impact to neighbouring or adjacent lands. Impact to environmentally features would require appropriate study and mitigation, but appears achievable.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1130

GROSS AREA: 8.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Crystal Beach WWTP but additional growth beyond these lands may require capacity expansion

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Need to review servicing plan to ensure elevations and downstream capacity available, new sewer collection system required, wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - need to evaluate fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands but local distribution system capacity and fire flow assessment required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Modest Impact

Comment: Relatively close access to Provincial Highway 3. Access to QEW is some distance away, with several potential routes accessing it. Site is accessible from Gotham Road, which becomes Regional (RR 19) to the north of the subject lands.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Depending on amount of site traffic to be generated by subject lands and adjacent developable parcels, some road/intersection improvements could be needed on the local road network.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Located in close proximity to the Friendship Trail, with connections possible. Other on-road facilities located fairly close by include those on Gorham Road with infill routes planned to extend existing facilities southerly (2017 NR TMP) and RR 1 Dominion Road. More infill routes planned to the south. Also, the 2020 FE ATMP has highlighted that a Paved Shoulder has been planned along Michener Rd(north of the land), and a Signed Bike Route with Sharrows along Schooley Rd (east of the land).

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Totally within PNHS but no identified NHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access unobstructed

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1130 is in watershed planning area FE-2 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID would benefit a site that is mostly unvegetated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No records and limited veg cover

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Very minor grade change

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area with class 3 soil

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site has many surrounding livestock barns. Further MDS review may be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This agricultural site is against the urban boundary. It does have field crops growing, but based on surrounding uses, it's conversion would be a modest impact

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1130 is not in or within 500m of a known deposit of mineral aggregate resource. Site 1130 is not within 1000m of an existing mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: In light of identified constraints that exist around the CB-TB settlement area, these lands collectively with other adjacent lands in this northwest location represent an opportunity to add to the CB community lands. Land use for contribution to complete community enhancement could form part of local planning in consideration of recent planning initiatives in the Crystal Beach community.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Most

Favourable

Comment: Collectively with adjacent lands in this northwest area represents one of the more comprehensive additions potentially available for consideration and seen to hold higher favourability, subject to satisfying Provincial NHS policy direction if lands included.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: Collectively the lands in this area (SABR ID 1178 and 1130) would have minimal impact to neighbouring or adjacent lands if included.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1137

GROSS AREA: 10.5ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Anger Ave WWTP

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within Dominion Rd SPS area, Need to review servicing plan to ensure elevations and downstream capacity available, adjacent to existing sewer collection system wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - review of fire flow and capacity required

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local distribution system but needs further study

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Nearest access to QEW is on RR 19 Gilmore Road via collectors Sunset Drive and Pettit Road. Convenient access to RR 3 Garrison Road, which is a provincial highway just west of the subject lands and serves as the main east/west corridor for the area.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Intersection improvements may be required on nearby collector roads. Development will add to traffic on main arterial RR 19 Gilmore Road, which becomes provincial Highway 3 to the west.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Located in close proximity to the Friendship Trail, with connections possible. Limited existing cycling facilities, though the 2020 FE ATMP identifies future Bike Lane on Buffalo Road and a Signed Bike Route on Phillips Street which can be easily accessed from development lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: All shown as NHS

Comment: 100% shown as PNHS - sig wood NHS feature

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: Options limited

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1137 is in the watershed planning area FE-4 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: LID possible but site is heavily vegetated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No records but veg community may support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Minor changes in grade sloping to south

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: This is a Rural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: There appear to be no MDS concerns

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This site does not have any agricultural activity occurring. It appears to be covered in natural vegetation.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1137 is not in a known deposit of mineral aggregate resource. Site 1130 is not within 1000m of an existing mineral aggregate operation. Site 1137 is within 500m of a known deposit of mineral aggregate operation, however because of the existing rural residential development to the west impacts are considered negligible.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: Addition of these lands are seen to provide a modest contribution to complete community efforts if diversity of housing choice is introduced to an otherwise homogenous detached neighbourhood. Impacts of Provincial NHS and woodlands would limit ability to develop extensively.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: On the expectation that limited amount of the lands would be developable due to natural environment constraints, there is a lower favourability or contribution to achieving overall community land need.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

Comment: Impacts to neighbouring or nearby lands would generally be minimal for lands within the existing community, whether all or only those not impacted by environmental constraint were brought into the settlement area. Increased impact would be that on the woodland and NHS. The lands are assessed as having modest impact.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1146

GROSS AREA: 18.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Anger Ave WWTP

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within Alliston Ave SPS (capacity expansion planned), Need to review servicing plan to ensure elevations and downstream capacity available, need new gravity sewer collection system outlet to Alliston Ave SPS - wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - review of fire flow and capacity required

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local distribution system but needs further study

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Nearest access to QEW is on RR 19 Gilmore Road via collector Sunset Drive. Convenient access to RR 3 Garrison Road, which is a provincial highway just west of the subject lands and serves as the main east/west corridor for the area.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Intersection improvements may be required along Sunset Drive. Development will add to traffic on main arterial RR 19 Gilmore Road.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Limited existing cycling facilities, though the 2020 FE ATMP identifies a Paved shoulder on Sunset Drive east of the land, which can be easily accessed from development lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Outside PNHS but Natural heritage features on West Side

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access from Sunset works but access to West impacted by NHS

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1146 is in the watershed planning area FE-4 and is assessed as minimal impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID possible

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No species records but veg communities may support

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Limited changes in grade

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: This site appears to be in proximity to a livestock operation. Possible MDS review is required

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site is a mix of natural vegetation and an active agricultural field. It is surrounded on 2 sides, by non agricultural uses.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Modest Impact

Comment: Site 1146 is partially within a known deposit of mineral aggregate resource and partially within 500m of a known deposit of mineral aggregate resource. Site 1146 is just beyond 1000m from an existing mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: The lands are situated in close proximity the many Town and Community facilities and are sizable under single ownership. The potential for complete community contribution is assessed as being a higher contribution.

Collectively with adjacent large parcels under same ownership, has higher favourability for complete community contribution and design.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Inclusion of these lands are assessed as favourable given large parcels under single ownership. There are environmental lands in the westerly end of the site, however the balance and majority are unconstrained. The lands are dependant on having lands east of Sunset or south along Garrison being added in order to have continuity with the existing settlement area boundary, in which case favourability increases.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

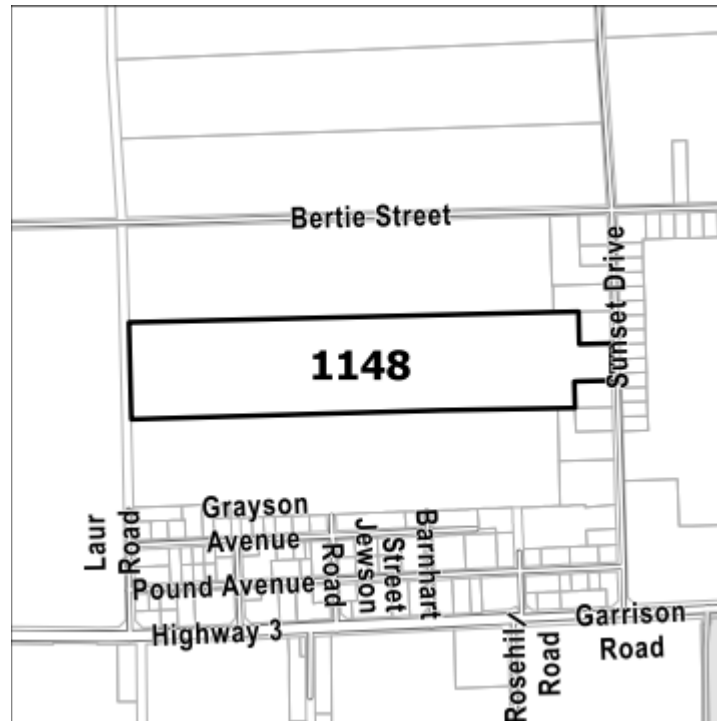
Comment: Impact on neighbouring or nearby lands would have negligible impact to surrounding area should these lands be included within the settlement area. Consideration might be given to some lands for inclusion south of this site.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1148

GROSS AREA: 19.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Anger Ave WWTP

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within Alliston Ave SPS (capacity expansion planned), Need to review servicing plan to ensure elevations and downstream capacity available, need new gravity sewer collection system outlet to Alliston Ave SPS - wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - review of fire flow and capacity required

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local distribution system but needs further study

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Nearest access to QEW is on RR 19 Gilmore Road via collector Sunset Drive. Convenient access to RR 3 Garrison Road, which is a provincial highway just west of the subject lands and serves as the main east/west corridor for the area.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Intersection improvements may be required along Sunset Drive. Development will add to traffic on main arterial RR 19 Gilmore Road, which becomes provincial Highway 3 to the west.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Limited existing cycling facilities, though the 2020 FE ATMP identifies a Paved shoulder on Sunset Drive east of the land, which can be easily accessed from development lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Outside PNHS but Natural heritage features on West Side

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access from Sunset works but access to West impacted by NHS

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1148 is in the watershed planning area FE-4 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID possible

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No species records but veg communities may support

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Limited changes in grade

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: This site appears to be in proximity to a livestock operation. Possible MDS review is required

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site does not have any agricultural activity, however, it abuts active agricultural lands. A settlement expansion to this area should have appropriate consideration for the existing agricultural uses to the north and west.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Modest Impact

Comment: Site 1148 is partially within a known deposit of mineral aggregate resource and partially within 500m of a known deposit of mineral aggregate resource. Site 1148 is just beyond 1000m from an existing mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: Inclusion of these lands are assessed as higher contribution given large parcels under single ownership. There are environmental lands in the westerly end of the site, however the balance and majority are unconstrained. The lands are dependant on having lands east of Sunset or south along Garrison being added in order to have continuity with the existing settlement area boundary.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Inclusion of these lands are assessed as being favourable given large parcels under single ownership. There are environmental lands in the westerly end of the site, however the balance and majority are unconstrained. The lands are dependant on having lands east of Sunset or south along Garrison being added in order to have continuity with the existing settlement area boundary, in which case favourability increases.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

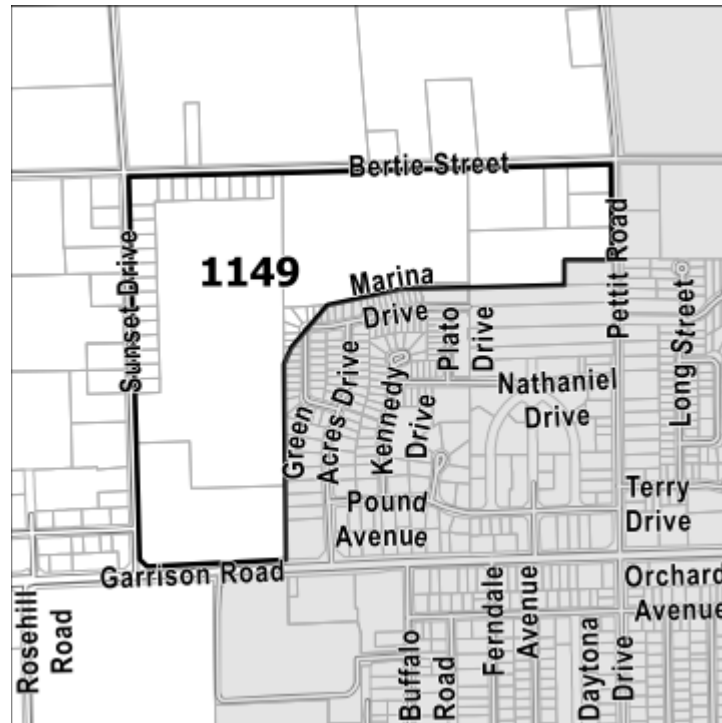
Comment: Impact on neighbouring or nearby lands would have negligible impact to surrounding area should these lands be included within the settlement area. Consideration might be given to some lands for inclusion south of this site.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1149

GROSS AREA: 44.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Anger Ave WWTP

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within Alliston Ave SPS (capacity expansion planned), Need to review servicing plan to ensure elevations and downstream capacity available, need new gravity sewer collection system outlet to Alliston Ave SPS - wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional and local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - review of fire flow and capacity required

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local distribution system but needs further study

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Nearest access to QEW is on RR 19 Gilmore Road via collectors Sunset Drive and Pettit Road. Convenient access to RR 3 Garrison Road, which is a provincial highway just west of the subject lands and serves as the main east/west corridor for the area.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: Existing golf course on western portion of subject parcel. New development in adjacent parcel to the south, with opportunity to connect local road networks.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Intersection improvements may be required along Sunset Drive. Development will add to traffic on main arterial RR 19 Gilmore Road, which becomes provincial Highway 3 to the west.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Limited existing cycling facilities, though the 2020 FE ATMP identifies a future In-Boulevard MUP on Garrison Road and Paved shoulder on Sunset Drive, which can be easily accessed from development lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Outside the PNHS but sig features along Bertie

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Access from Bertie is impacted

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Wood Watershed Plan ranking 6 of 20

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID possible

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No species records but veg communities may support

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: Grading will be required - impacts to wetland features possible

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Agricultural Area

Completely

(Class 1-7)

Comment: This is Agricultural Area with a mix of high quality soils

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: There appears to be an unused livestock barn to the north. This may still require an MDS review for "vacant barn".

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This site appears to be comprised of rural residential uses and a golf course. No impacts to agriculture are anticipated.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1149 is partially within a known deposit of mineral aggregate resource and partially within 500m of a known deposit of mineral aggregate resource. Site 1149 is not within 1000m from an existing mineral aggregate operation. Impacts are mitigated because of existing rural residential development.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: The lands are situated in close proximity the many Town and Community facilities and are sizable with limited number of owners. The potential for complete community contribution is assessed as being a higher contribution, however integration with existing settlement area edge development is limited.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Inclusion of these lands are assessed as being highly favourability given large parcel sizes, limited ownership and generally little environmental constraint.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

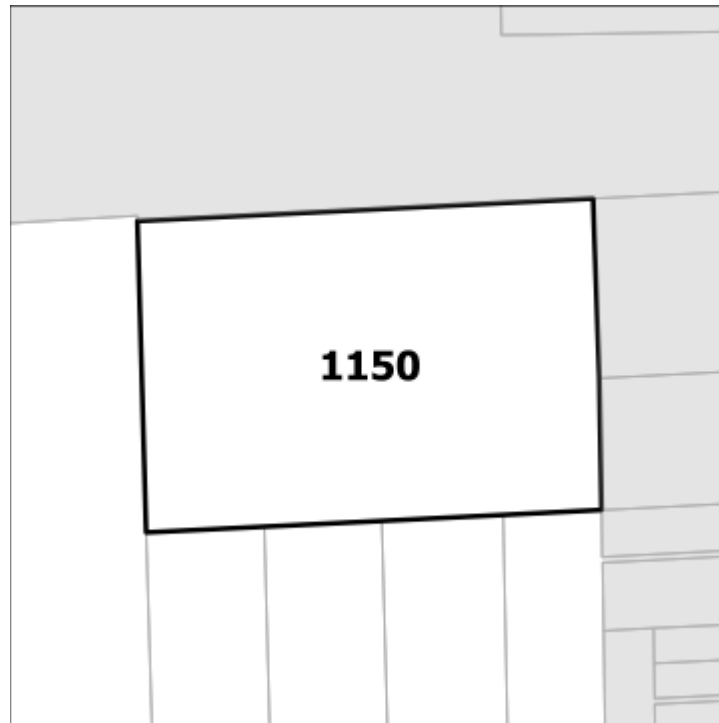
Comment: Impact on neighbouring or nearby lands would have negligible impact to surrounding area should these lands be included within the settlement area.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1150

GROSS AREA: 3.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Anger Ave WWTP

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within Dominion Rd SPS area but north half could be directed to Alliston Ave SPS (capacity expansion planned), Need to review servicing plan to ensure elevations and downstream capacity available, adjacent to existing sewer collection system wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional and local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - review of fire flow and capacity required

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local distribution system but needs further study

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Nearest access to QEW is on RR 19 Gilmore Road via collectors Sunset Drive and Pettit Road. Convenient access to RR 3 Garrison Road, which is a provincial highway just west of the subject lands and serves as the main east/west corridor for the area.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Low Feasibility

Comment: Access requires connections through neighbouring parcel 1369 to the south. Wooded areas present a constraint as they may limit possible connections.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Intersection improvements may be required on nearby collector roads. Development will add to traffic on main arterial RR 19 Gilmore Road, which becomes provincial Highway 3 to the west.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Located in close proximity to the Friendship Trail, with connections possible. Limited existing cycling facilities, though the 2020 FE ATMP identifies future Bike Lane on Buffalo Road which can be easily accessed from development lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Outside PNHS and mapped NHS but some veg cover

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Multiple options

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1150 is in the watershed planning area FE-4 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID possible

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No records

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Minor grade changes

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: This is a Rural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site is in proximity to a request area with an existing livestock barn (request area 1369). If 1369 is added to a settlement area, MDS evaluation is not required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This is a small site with no apparent agricultural activity occurring.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1150 is partially within a known deposit of mineral aggregate resource and partially within 500m of a known deposit of mineral aggregate resource. Site 1150 is not within 1000m from an existing mineral aggregate operation. Impacts are considered negligible because of existing rural residential development.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Highest Contribution

Comment: Inclusion of these lands are assessed as providing highest contribution. modest sized parcel under single ownership is seen to be beneficial. Their location immediately adjacent to municipal facilities, school, recreation and transit offers significant potential to address complete community building and design opportunities and to make better use of those facilities. There are environmental features identified on these lands that could limit some development potential. It is noted the Provincial NHS system does not cover these lands.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: The lands are assessed with higher favourability in addressing identified land need for the community.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

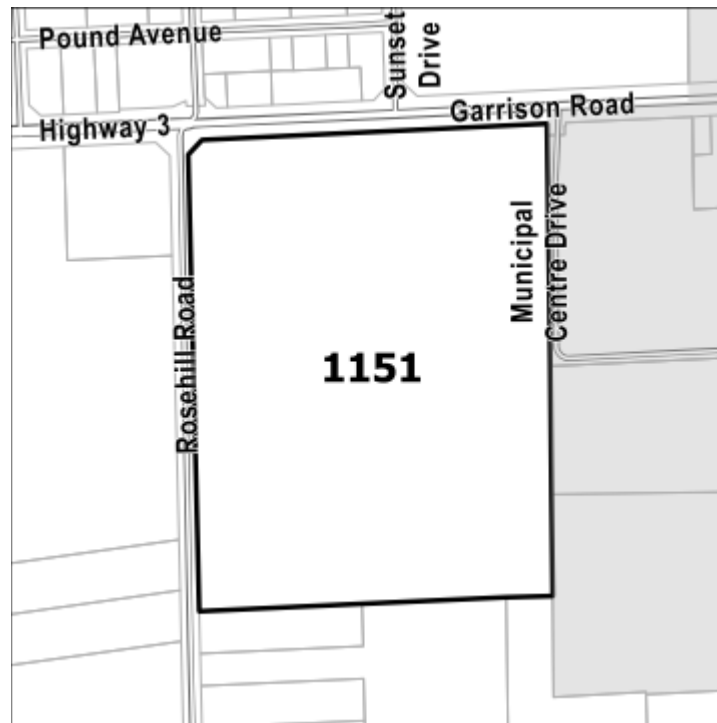
Comment: Impact to neighbouring or nearby lands is assessed as being minimal from the perspective of any adjacent environmental. There is otherwise negligible impact on area community lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1151

GROSS AREA: 19.7ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Anger Ave WWTP

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within Dominion Rd SPS area, Need to review servicing plan to ensure elevations and downstream capacity available, adjacent to existing sewer collection system wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: Further review of the servicing potential would determine a lower feasibility. Original assumption of including in a new servicing strategy for lands north of Garrison is no longer seen as feasible. Lands south of Garrison would be directed to Dominion Road pumping station, which presently is faced with some challenges. The site is now assessed as being low feasibility.

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional and local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - review of fire flow and capacity required

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local distribution system but needs further study

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Nearest access to QEW is on RR 19 Gilmore Road via collectors Sunset Drive and Pettit Road. Convenient access to RR 3 Garrison Road, which is a provincial highway just west of the subject lands and serves as the main east/west corridor for the area.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Modest Impact

Comment: Existing dense woodlot presents major constraint. Otherwise size and shape of subject parcel is suitable for accommodating hierarchal local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Intersection improvements may be required on nearby collector roads. Development will add to traffic on main arterial RR 19 Gilmore Road, which becomes provincial Highway 3 to the west.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Located in close proximity to the Friendship Trail, with connections possible. Limited existing cycling facilities, though the 2020 FE ATMP identifies future Bike Lane on Buffalo Road east the site, a future In-Boulevard MUP on Garrison Road and Paved shoulder on Sunset Dr north the site, which can be easily accessed from development lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Originally noted as being outside of the Provincial Natural Heritage System but heavily impacted with natural features, staff have revisited this assessment based on comments and consultation. Following further examination, staff have now assessed this site. While not captured in PNHS, the site contains natural features impacting more than half and reassessed accordingly.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Multiple points of potential access but unclear level of constraint

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1151 is in the watershed planning area FE-4 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Low Feasibility

Comment: LID possible but site is vegetated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No species records but veg communities may support

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Gentle grade changes

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: This is a Rural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site is in proximity to a request area with an existing livestock barn (request area 1369). If 1369 is added to a settlement area, MDS evaluation is not required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: No agricultural uses present, this site appears to be covered in natural vegetation, and fronts on a major arterial road.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1151 is within a known deposit of mineral aggregate resource. Site 1151 is not within 1000m of an existing mineral aggregate operation, Impacts are considered negligible because of existing rural development

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower Contribution

Comment: The original assessment identified existing community assets that could be leveraged with inclusion with knowledge that natural features existed on the site (and would be protected). Comments and consultation have lead to staff reassessing this site. Extent of environmental features do present challenges to development, combined with increased servicing concerns lessens the contribution and subsequently reduces the assessment to being a lower contribution.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower Favourability

Comment: Increased assessment of natural feature presence lessens the favourability given reduced developable land. As a result the assessment is reduced to lower favourability.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

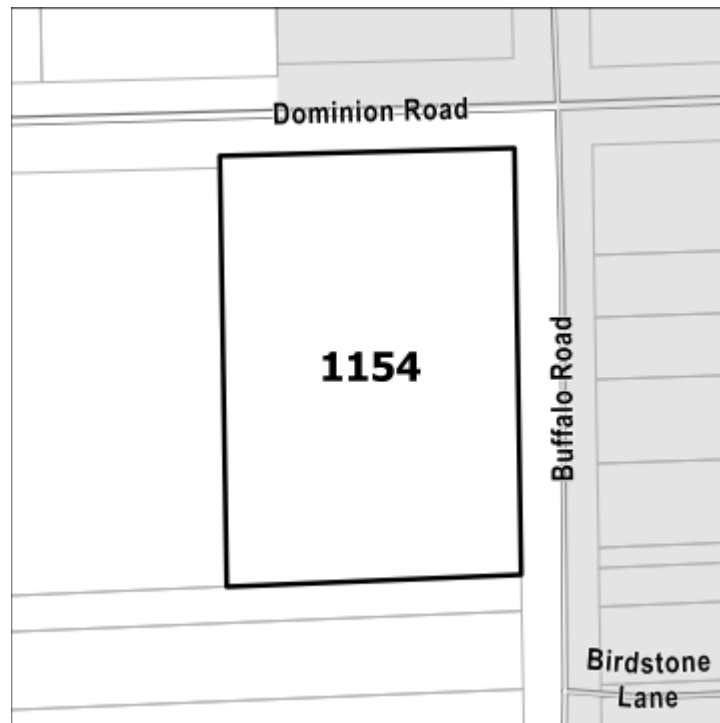
Comment: The impact to neighbouring lands would remain minimal in term of development on what was originally thought to be more favourable to support development. However, impact to the Natural Heritage System (outside of the Provincial Natural Heritage System) is enhanced if these lands remain as part of an identifiable extension of natural heritage features, including PNHS, extended from the south.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1154

GROSS AREA: 0.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Anger Ave WWTP

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within Dominion Rd SPS area, Need to review servicing plan to ensure elevations and downstream capacity available, adjacent to existing sewer collection system wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk and local watermain adjacent to it but would require a local distribution system, connections to local system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Modest Impact

Comment: QEW accessible via RR 1 Dominion Road to RR 122 Helena Street, however some distance away from subject site. Provincial Highway 3 accessible to the north via existing collector roads. Direct access to RR 1 Dominion Road serves as main east/west arterial.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: Small site limits development size, but logical location given road access and nature of existing developments.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Available

Comment: No major improvements or impacts anticipated.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: Located in close proximity and with direct connections to the Friendship Trail. Existing cycling facilities along RR 1 Dominion Road, and a future planned bike lane on Buffalo Road as per 2020 FE ATMP. Site provides good active transportation connections and nearby destinations, including Crescent Beach/Crescent Beach Park to the southeast.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: All shown as NHS

Comment: 95% shown as PNHS - sig wood - wetland (features east side QEW)

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: Access from Arcadia limited and Bowen although open lands adjacent are constrained

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1154 is in the watershed planning area FE-4 and is assessed as minimal impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: LID possible but site is heavily vegetated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No records but veg community may support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: Minor changes in grade but impacts to wetland possible

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: This is a Rural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: There are no MDS concerns for this site, as well, there are existing urban uses between a nearby barn and subject area.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This is a rural residential lot. No agricultural activity is present.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1158 is not in or within 500m of a known deposit of mineral aggregate resource. Site 1158 is not within 1000m of an existing aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: This site is very small in terms of making any significant contribution to complete community building efforts and is more characteristic of a small rounding out.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Addition of these lands has limited contribution towards achieving community land need and is isolated from other site or collections that would amount to greater contribution. The site is also displaying environmental features and is captured in the Provincial NHS.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

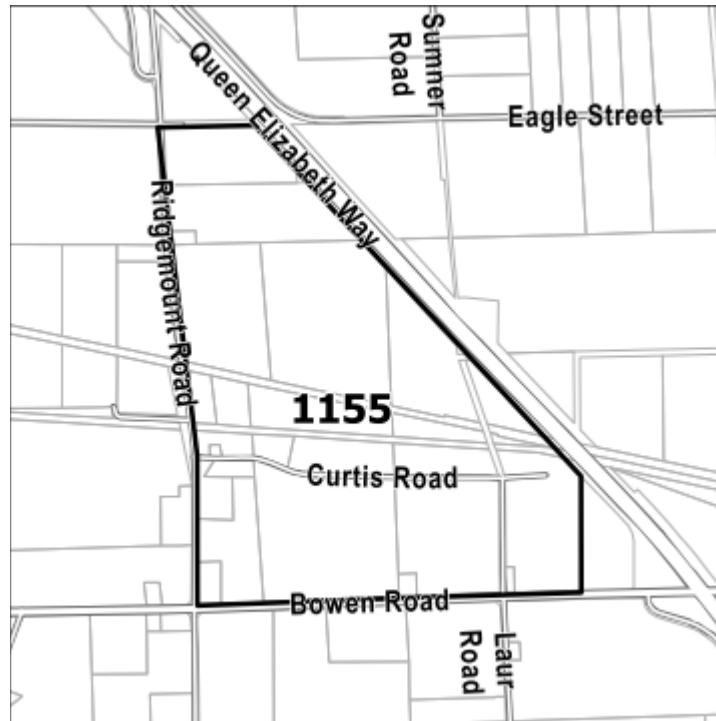
Comment: Impact to neighbouring or nearby lands is assessed as being modest from the perspective of any adjacent environmental. There is otherwise negligible impact on area community lands to the east.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1155

GROSS AREA: 147.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - no direct outlet to an existing WWTP - would need to go to Anger Ave WWTP - some availability for growth capacity

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: new extensive collection system required, would require significant trunk infrastructure depending on servicing plan, no gravity outlet available, wet weather issues in FE

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Needs extension of watermains and distribution network - Review of fire flow and capacity required - Additional storage in FE being studied, need to review fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Convenient access to the QEW via RR 21 Bowen Road, which was recently reconstructed with operational and safety improvements. Good access to Regional roads, including RR 21 Bowen Road which borders the subject lands, and RR 116 Stevensville Road located nearby.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: A railway line splits the development parcel in two and presents a barrier within the subject lands, however the parcel is big enough there would appear to be no issues in terms of creating a local road network on either side of the railway.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Existing collector and local roads in the area, such as Ridgemount Road, Laur Road and Curtis Road, would appear to require improvements or reconstruction to accommodate higher traffic volumes from development.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: New cycling facilities were added on RR 21 Bowen Road when recently reconstructed. The 2020 FE ATMP identifies future Signed Bike Route on Ridgemount Road. Per the 2017 TMP, infill cycling facilities are planned on RR 116 to the west, and the railway spur line that cuts through the subject lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Small amount within PNHS - additional NHS features - woodland\, watercourse wetland

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access from Bowen and Ridgemount possible

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1155 is in watershed planning area FE-3 and is assessed as high impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID would greatly benefit

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No records but veg communities may support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Minor grade changes

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Agricultural Area

Completely

(Class 1-7)

Comment: This is an Agricultural Area with class 3,4,5,6 soils

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site is in proximity to a livestock operation, and may require further MDS review.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site has existing agricultural uses occurring, its conversion would have a modest impact on the broader agri-food system.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Critical Impact

Comment: Site 1155 is adjacent and within 1000m of an existing mineral aggregate operation. The score of critical is given based on the most sensitive land use. If an employment use is proposed which may be compatible with the existing mineral aggregate operation - the score could be reconsidered.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Highest Contribution

Comment: These lands have been identified for employment interest. The entirety of the lands identified are large in area and do not necessarily share the same criteria assessment potential and description in these comments will be used.

Generally the lands have limited amount of natural features and are only minimally identified with Provincial Natural Heritage. Active rail is present and bisects the larger area centrally (generally). This limits access between the two portions (divided into north and south of CNR) to the westerly limit of the identified lands. The southerly half would have access to Bowen as well as Ridgemount Road. This location shares in the potential for hosting employment lands appropriately close to major corridors and removed from concerns over compatibility with more densely populated community lands. The lands between the CNR corridor and Bowen Road are given the highest contribution potential in the assessment, which is reflected accordingly, while the land on the north side of the CNR would represent a higher contribution.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Addition of these lands south of the CNR, north of Bowen would act in addressing identified land need for employment purpose. Consideration should be given to lands south of Bowen in conjunction with overall land need and may reduce what would be required from the large land assembly (CMS) that are farther removed from the QEW and may have environment constraints in order to meet forecasts. For the purposes of assessment, this site (south of the CNR) represent higher favourability for inclusion to address employment need. It can be noted that active / licensed aggregate operations are present in reasonably close proximity to the south of these lands and appropriate separation is a consideration. Additionally, aggregate depth needs consideration respecting servicing of the lands.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: From a perspective of employment use, impacts on neighbouring or nearby lands are considered minimal impact as the site is situated considerable

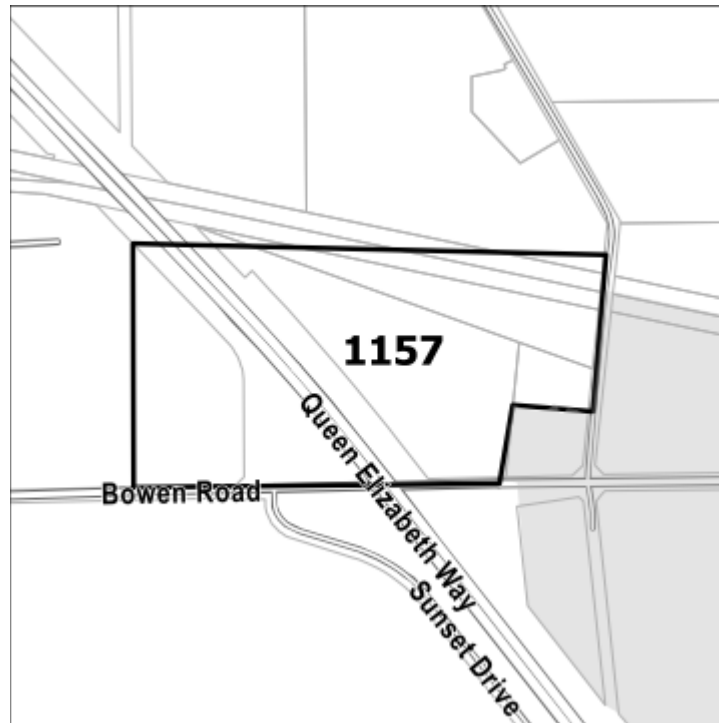
distance from the more densely populated community area providing higher compatibility and less land use conflict.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1157

GROSS AREA: 26.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - no direct outlet to an existing WWTP - would need to go to Anger Ave WWTP - some availability for growth capacity

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: new extensive collection system required, would require significant trunk infrastructure depending on servicing plan, no gravity outlet available, wet weather issues in FE

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Adjacent to Regional Trunk watermain - Needs extension of watermains and distribution network - Review of fire flow and capacity required
- Additional storage in FE being studied, need to review fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Convenient access to the QEW via RR 21 Bowen Road, which was recently reconstructed with operational and safety improvements. Good access to Regional roads, including RR 21 Bowen Road which borders the subject lands, and RR 116 Stevensville Road located nearby.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Modest Impact

Comment: The QEW splits the subject parcel and presents a constraint in terms of creating a local road network, and limiting potential land uses.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Local road Sunset Drive would appear to require reconstruction to accommodate development and additional traffic volumes.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: New cycling facilities were added on RR 21 Bowen Road when recently reconstructed. Per the 2017 TMP, infill cycling facilities are planned on RR 116 to the west, and the railway spur line that cuts through the subject lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: All shown as NHS

Comment: 100% shown as PNHS - sig wood - corridor NHS feature

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: Options to connect to Rosehill and Dominion but impacted by constraints

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1157 is in watershed planning area FE-3 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: LID possible but site is heavily vegetated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No records but veg community may support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Minor changes in grade sloping to south

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agriculture area with class 2 & 3 soils

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site is in proximity to a request area with an existing livestock barn (request area 1155). If 1155 is added to a settlement area, MDS evaluation is not required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This conversion of this site would have a minimal impact on the broader agri-food system. This request area straddles the QEW.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Critical Impact

Comment: Site 1155 is within 1000m of an existing mineral aggregate operation. The score of critical is given based on the most sensitive land use. If an employment use is proposed which may be compatible with the existing mineral aggregate operation - the score could be reconsidered.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: These lands (east side of interchange) have been identified for employment interest. While in close proximity the highway and interchange, the lands are heavily constrained with environmental features and display limited potential for development.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Least

Favourable

Comment: Similar to above, the location is typically a good location but these lands are too environmentally constrained for any significant contribution to land need.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

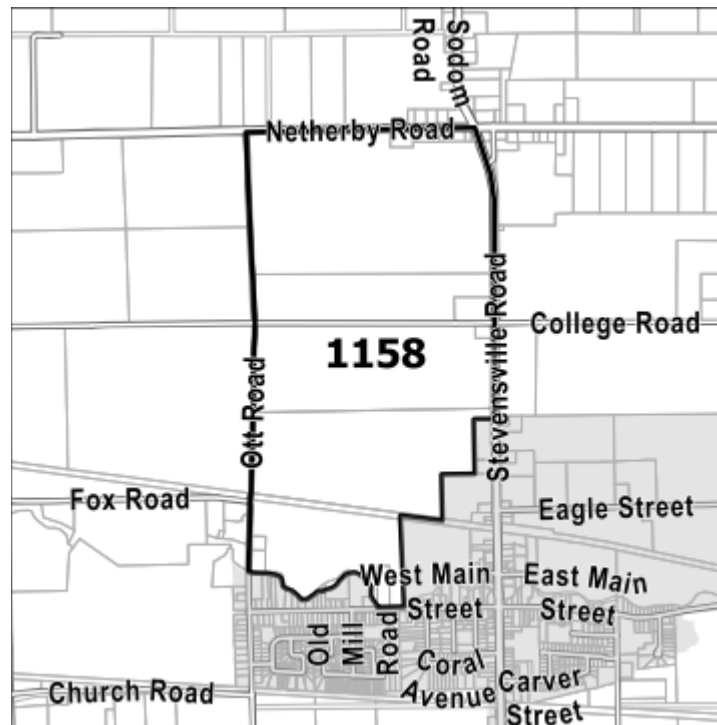
Comment: Respecting impact on neighbouring or nearby lands, the site if developed as employment the site is assessed as having a modest impact on nearby environmental limited number of residential separated by active rail.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1158

GROSS AREA: 198.7ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - some limited availability for growth capacity, not realistic to expand upon treatment system capacity, would need to connect to Anger Ave or Potentially the new SNF WWTP, wet weather issues in Fort Erie

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: within Stevensville SPS area (expansion planned but not including these lands) - new extensive collection system required, would require significant trunk infrastructure, need to review elevation and downstream capacity if going to Stevensville SPS system

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a local trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local watermain but additional local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Located along/nearby the identified route for the future NGTA corridor. Convenient access to the QEW via RR 25 Netherby Road, which is planned for future operational improvements per the 2017 TMP. Good access to Regional roads, including RR 25 Netherby Road and RR 116 Stevensville Road/Sodom Road which both border the subject lands.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Low Feasibility

Comment: Until the alignment for the NGTA corridor is known, a local road network cannot be easily established without risking major impact in the future.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Per the 2017 TMP, future improvements are planned on RR 25 Netherby Road west of the QEW, and on RR 116 Sodom Road north of RR 25 Netherby Road. Further improvements may be required to improve access to the future NGTA corridor. Intersection improvements would appear to be needed at Winger Road and RR 25 Netherby Road depending on the size of the development and amount of traffic to be generated.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Basic cycling facilities on the adjacent RR 116 Stevensville Road, connecting to Stevensville. Planned future improvements on RR 25 Netherby Road (buffered paved shoulder as per the 2020 FE ATMP) present an opportunity to add/enhance active transportation facilities. The future NGTA

corridor could present a barrier for active transportation, and connections will require planning once its alignment is known.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: PNHS on south end (near west main - woodlands and corridor connection on west edge)

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Various options for access

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1158 is in watershed planning area FE-1 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Would benefit from LIDs due to limited veg cover on majority

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No records but veg community may support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Minor changes in grade

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: This site may require an MDS review for potential surrounding livestock operations. Possibly "vacant barns".

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this area would have a modest impact on the broader agrifood system. A portion of request area is already non-agricultural uses.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1158 is not in or within 500m of a known deposit of mineral aggregate resource. Site 1158 is not within 1000m of an existing aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: From the perspective of community land consideration this location is comprised a very limited number of large parcels. As such, and with a large portion considered Greenfield, the ability to achieve complete community planning initiatives is enhanced. There are environmental lands and conservation lands predominantly in the south and westerly limits. Lands south of the rail corridor are with Provincial NHS and a municipally owned park space. Lands immediately north of the rail corridor are an active zoo which presents uncertain interface consideration if maintained. It is an large holding and employer. Despite uncertainty of continued operation, the single largest encumbrance on these lands would pertain to a provincial identified highway corridor that remains indeterminate for accurate location (Phase 1 only). The province continues to protect the corridor and until such time that Phase 2 work is complete, defined limits of development cannot be determined. This uncertainty results in an inability to assess the lands appropriately. While potential for development is apparent in large format, the Region does not have the authority to define highway ROW limits. As such, the assessment for the purposes of this MCR offer no contribution.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Least

Favourable

Comment: As outlined above, the uncertainty of highway ROW location precludes accurate assessment. The size of the area being assessed would undoubtedly offer considerable potential in addressing municipal land need, however until such time as an ROW is identified by the Province, detailed planning of community could not be achieved. The assessment of these lands reflects that uncertainty.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

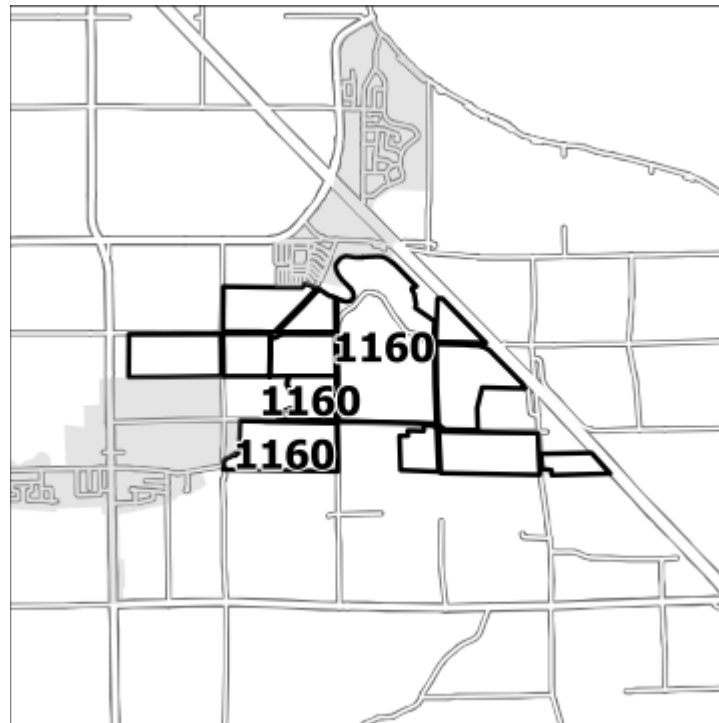
Comment: Impacts to neighbouring or nearby lands would be determined as being modest if lands were included. In this instance, the impacts of highway corridor planning are impacting advancement of area lands until such provincial planning is undertaken and complete. Given the uncertainty, impacts for the purposes of this MCR assessment are effectively high.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1160

GROSS AREA: 430.9ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Recent information and review regarding increases in sanitary flows and the verified lagoon treatment capacity supports concerns previously identified for sending expansion growth flows to the existing lagoons. There is a need for further future studies to determine the best long term alternatives and preferred solution, whether directing to Anger Avenue or the new South Niagara facility is required for additional growth beyond the approved growth forecasted in the Douglastown-Black Creek and Stevensville Secondary Plans.

2. Is sanitary servicing available or can it be made available to the lands?**Criteria**

Response: Low Feasibility

Comment: Potential servicing scenarios are conceptually feasible. However, the capacity and increased, measured flows for the lagoons effectively reduce any feasible additions beyond approved growth at this time.

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Adjacent to Regional Trunk watermain - Needs extension of watermains and distribution network - Review of fire flow and capacity required - Additional storage in FE being studied, need to review fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Located along/nearby the identified route for the future NGTA corridor. Regarding the subject collection of parcels, parcels A and C (as labelled in offered materials) have relatively direct access to the QEW via RR 25 Netherby Road, and highway access will be improved by operational/capacity improvements on RR 25 Netherby Road as planned in the 2017 TMP. Regional road access provided by RR 25 Netherby Road and nearby RR 116 Stevensville Road/Sodom Road. Some of the parcels to the south are nearer to RR 21 Bowen Road and the QEW interchange there.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Low Feasibility

Comment: Until the alignment for the NGTA corridor is known, a local road network cannot be easily established without risking major impact in the future.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Per the 2017 TMP, future improvements are planned on RR 25 Netherby Road west of the QEW, and on RR 116 Sodom Road north of RR 25 Netherby Road. Further improvements may be required to improve access to the future NGTA corridor. Local roads are currently low volume, however upgrades would appear necessary depending on traffic levels to be added by development.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Basic cycling facilities on the nearby RR 116 Stevensville Road. Planned future improvements on RR 25 Netherby Road present an opportunity to add/enhance active transportation facilities. Developing this collection of parcels could provide an opportunity to introduce a multi-use trail system along Black Creek and connecting to any adjacent developments. The future NGTA corridor could present a barrier for active transportation, and connections will require planning once its alignment is known.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Two watercourse corridors containing woodland, wetland, floodplain etc are considered part of the PNHS - lands west of winger clear

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: Limited access on east lands - winger road access has potential

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1160 is in watershed planning area FE-5 and is assessed as a high impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID integration would have success because outside corridors limited veg cover

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No records but veg community may support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: No major grade changes

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Agricultural Area

Completely

(Class 1-7)

Comment: This is an Agricultural Area with Class 2 & 5 soils

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: There appear to be livestock barns located south of subject lands. This site may require MDS review.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site has existing agricultural activities, its conversion would have a modest impact on the broader agrifood system.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1160 is not in or with 500m of a known deposit of mineral aggregate resource. Site 1160 is not within 1000m of an existing aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: The assessment reflects the realities of two unavoidable constraints. Primary is the lack of capacity for sanitary and secondary is the uncertainty of the NGTA right-of-way. These two major considerations act to defer expansion/development in this part of the municipality.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Least

Favourable

Comment: In line with the first response, lands are not appropriate at this time for addition to the settlement area. It can be noted that the Town had expressed interest in these lands for Employment. However, neither Employment or Community are feasible at this time.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

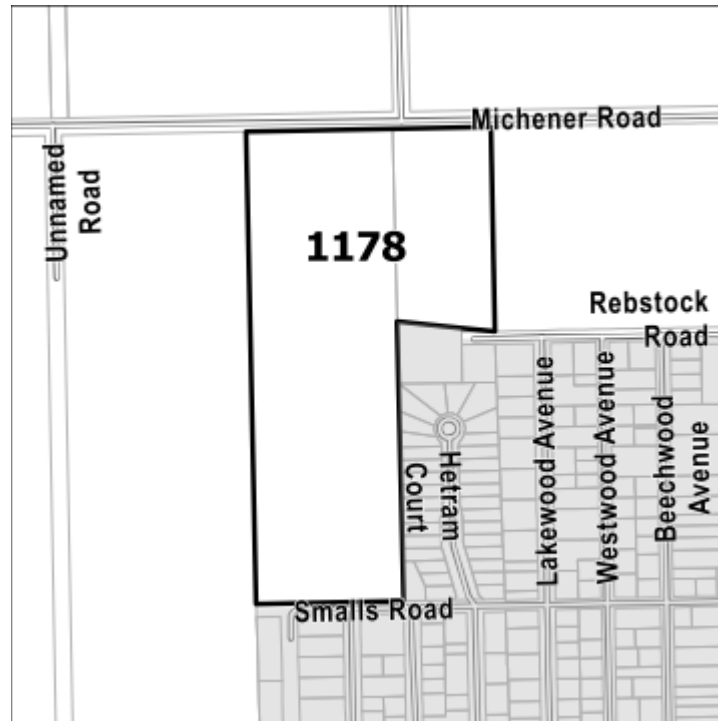
Comment: From the perspective of impact on adjacent lands that are captured in the NES, some fragmentation due to features is considered high. Despite its status, the NGTA remains a potential high impact consideration until such time that a Phase 2 EA has identified the ROW.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1178

GROSS AREA: 12.5ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Crystal Beach WWTP but additional growth beyond these lands may require capacity expansion

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Need to review servicing plan to ensure elevations and downstream capacity available, new sewer collection system required, wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Local watermains would need to be extended - not adjacent -would require additional local distribution system - Additional storage in FE being studied - need to evaluate fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands but local distribution system capacity and fire flow assessment required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Modest Impact

Comment: Relatively close access to Provincial Highway 3. Access to QEW is some distance away, with several potential routes accessing it. Site is accessible from Gotham Road, which becomes Regional (RR 19) to the north of the subject lands.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Depending on amount of site traffic to be generated by subject lands and adjacent developable parcels, some road/intersection improvements could be needed on the local road network.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Located in close proximity to the Friendship Trail, with connections possible. Nearest existing cycling facilities are on Gorham Road (with infill routes planned to extend existing facilities southerly) and RR 1 Dominion Road. More infill routes planned to the south (2017 NR TMP). Also, the 2020 FE ATMP has highlighted that a Paved Shoulder has been planned along Michener Rd, north of the land, which could be used for cycling activity.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Totally within PNHS but no identified NHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access unobstructed

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1178 is in the watershed planning area FE-2 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: LID would benefit a site that is mostly unvegetated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No records and limited veg cover

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: ~9m grade change north-south

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site is immediately abutting a confirmed livestock operation. Further MDS reviews should be undertaken

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site appears to be part of a larger farming operation. The loss of this site would be modest to the broader agrifood system, but may have significant impacts to the balance of the existing farming operation.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Minimal Impact

Comment: Site 1178 is not in a known deposit of mineral aggregate resource. Site 1178 is not within 1000m of an existing mineral aggregate operation. Site 1178 is within 500m of a known deposit of mineral aggregate resources, however because of the existing rural residential development to the west impacts are considered minimal.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: In light of identified constraints that exist around the CB-TB settlement area, these lands collectively with other adjacent lands in this northwest location represent an opportunity to add to the CB community lands. Land use for contribution to complete community enhancement could form part of local planning in consideration of recent planning initiatives in the Crystal Beach community.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Most

Favourable

Comment: Collectively with adjacent lands in this northwest area represents one of the more comprehensive additions potentially available for consideration and seen to hold higher favourability, subject to satisfying Provincial NHS policy direction if lands included.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: Collectively the lands in this area (SABR ID 1178, 1179 and 1130) would have minimal impact to neighbouring or adjacent lands if included.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1179

GROSS AREA: 7.9ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Crystal Beach WWTP but additional growth beyond these lands may require capacity expansion

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Need to review servicing plan to ensure elevations and downstream capacity available, new sewer collection system required, wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - need to evaluate fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands but local distribution system capacity and fire flow assessment required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Modest Impact

Comment: Relatively close access to Provincial Highway 3. Access to QEW is some distance away, with several potential routes accessing it. Site is accessible from Gotham Road, which becomes Regional (RR 19) to the north of the subject lands.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Depending on amount of site traffic to be generated by subject lands and adjacent developable parcels, some road/intersection improvements could be needed on the local road network.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Located in close proximity to the Friendship Trail, with connections possible. Limited existing facilities connecting to the subject lands. Nearest existing cycling facilities are on Gorham Road with infill routes planned to extend existing facilities southerly and RR 1 Dominion Road. More infill routes planned to the south (2017 NR TMP). Also, the 2020 FE ATMP has highlighted that a Paved Shoulder has been planned along Michener Rd (south of the land), and an Off-Road Trail east of the land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Totally within PNHS but limited natural heritage features - watercourse and hedgerows

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access at Michener and Cherry Hill

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1179 is in the watershed planning area FE-2 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: LID would benefit a site that is mostly unvegetated and includes watercourse

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No records and limited veg cover

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Minor grade changes towards watercourse

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site may require an MDS review for potential surrounding livestock operations. Possibly "vacant barns".

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site is part of a larger farming operation. The conversion of this site may have impacts on the viability of the larger farm.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Minimal Impact

Comment: Site 1179 is not in a known deposit of mineral aggregate resource. Site 1179 is not within 1000m of an existing mineral aggregate operation. Site 1179 is within 500m of a known deposit of mineral aggregate resources, however because of the existing rural residential development to the west impacts are considered minimal.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: If considered collectively with lands to the south, the contribution to complete community is further enhanced. There is reliance on southerly land being included prior to having consideration of this site, due to continuity from the existing settlement are limit.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Most

Favourable

Comment: Collectively with adjacent lands in this northwest area represents one of the more comprehensive additions potentially available for consideration and seen to hold higher favourability, subject to satisfying Provincial NHS policy direction if lands included.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

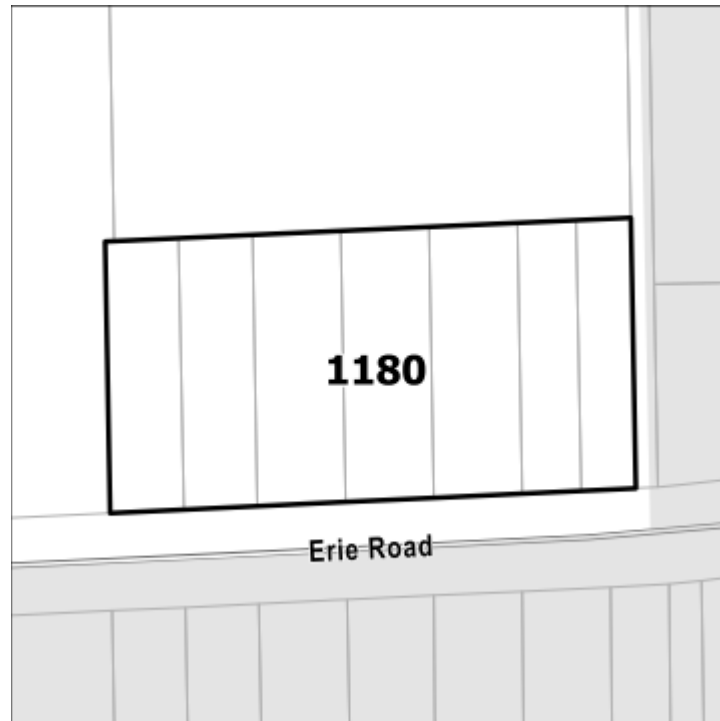
Comment: Collectively the lands in this area (including SABR ID 1178 and 1130) would have minimal impact to neighbouring or adjacent lands if included.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1180

GROSS AREA: 0.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Crystal Beach WWTP but additional growth beyond these lands may require capacity expansion

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Need to review servicing plan to ensure elevations and downstream capacity available, local sewer adjacent to it, new sewer collection system required, wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied - need to evaluate fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands but local distribution system capacity and fire flow assessment required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Modest Impact

Comment: Some distance away from Provincial highway connections, namely Highway 3 and the QEW. Also not served by any nearby Regional Roads.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Modest Impact

Comment: Small site with limited development potential. Dense woodlot presents major constructability constraint.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Available

Comment: Given small size of site and limited amount of traffic likely to be generated, no major impacts anticipated.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Limited existing facilities, however various planned future AT facilities have been highlighted in 2017 NR TMP and 2020 FE ATMP as follows: 1) Infill cycling facilities along Erie Road provide convenient connections to recreational and waterfront destinations (2017 NR TMP). 2) Signed Bike Route has been planned along Erie Rd (2020 FE ATMP). Therefore the requested land will have an access for a future cycling facilities.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: All shown as NHS

Comment: 100% PNHS and covered by Sig Wood

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: Access at Erie that is impacted by NHS

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1180 is in the watershed planning area FE-2 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Low Feasibility

Comment: LID would provide minor benefit due to full veg cover

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No Records but full veg cover

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Flat

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: This is a Rural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: This site may have MDS impacts, further review may be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This is a small site with no apparent agricultural activity occurring. There appears to be significant natural vegetation.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1180 is not in a known deposit of mineral aggregate resource. Site 1180 is not within 1000m of an existing mineral aggregate operation. Site 1180 is within 500m of a known deposit of mineral aggregate resources, however because of the existing rural residential development to the west impacts are considered negligible.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: Little contribution to complete community due to very small size. The site is more characteristic of a small rounding out with environmental constraints present on or within. Inclusion would require detailed study for what would likely be very limited yield.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Least

Favourable

Comment: Very limited contribution towards achieving overall land need.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

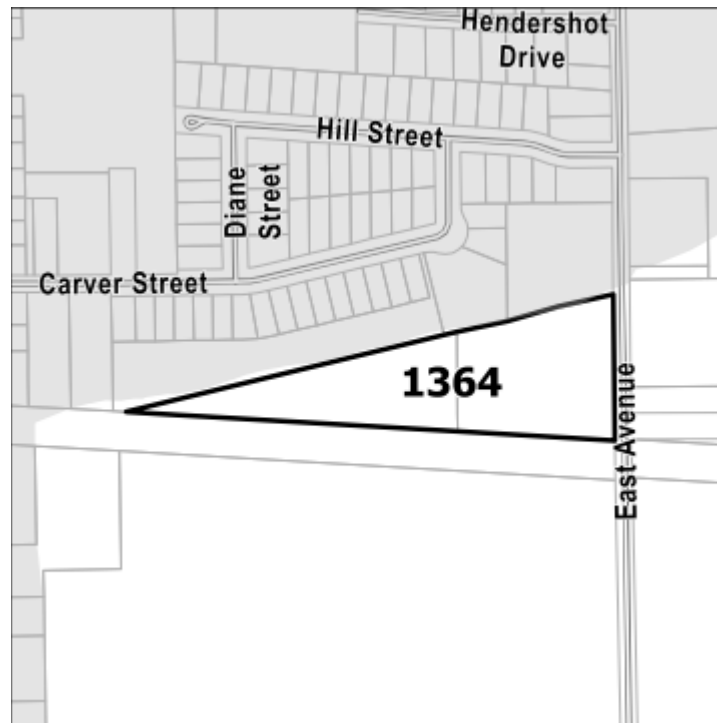
Comment: Higher impact to neighbouring or nearby lands is related to the environmental lands. Generally little impact to existing residential in vicinity.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1364

GROSS AREA: 2.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - some limited availability for growth capacity, not realistic to expand upon treatment system capacity, would need to connect to Anger Ave or Potentially the new SNF WWTP, wet weather issues in Fort Erie

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: within Stevensville SPS area (expansion planned but not including these lands) - new collection system required, need to review elevation and downstream capacity for Stevensville SPS system, local sewer near but elevation needs to be reviewed - may require new deeper trunk sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a local trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local watermain but additional local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: QEW accessible by interchanges on RR 25 Netherby Road and RR 21 Bowen Road, however both are some distance from the subject lands. Good Regional road access with RR 21 Bowen Road and RR 116 Stevensville Road located nearby.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Low Feasibility

Comment: Slim parcel cut off from developable lands south of the old railway spur line marking its south border means form development could take is limited.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Capacity remaining on nearby Regional roads. East Ave would appear to require upgrades or reconstruction depending on the amount of traffic anticipated from new development in the subject lands and/or adjacent developable lands.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Limited existing active transportation facilities nearby. The 2020 FE ATMP identifies buffered paved shoulder on RR 116 Stevensville Road from west and buffered bike lane on East Main Street north the site which could be extended to the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Outside mapped PNHS but adjacent to watercourse on north end

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access through East Ave

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1364 is in the watershed planning area FE-6 and is assessed as minimal impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: Site appears to have some veg cover but LIDs could be incorporated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No records but veg community may support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: No major grade changes - slope to north

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Agricultural Area

Completely

(Class 1-7)

Comment: This is Agricultural Area with class 3 & 5 soils

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site may require an MDS review for potential surrounding livestock operations. Possibly "vacant barns".

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This is an irregular shaped rural residential lot with no agricultural activities.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1364 is not in or with 500m of a known deposit of mineral aggregate resource. Site 1364 is not within 1000m of an existing aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: These lands hold limited potential for development and are generally isolated from the existing settlement area by natural features drainage course. Provincial NHS does not cover these lands. Additionally active rail forms the southerly limit. Development potential would appear to exist at it's easterly frontage (existing residential), however limited by the constraints identified. Contribution to complete community building would be limited to that of environmental lands and natural features corridor enhancement. The area is individually assessed as having minimal contribution to complete community building efforts, excluding the benefits of natural corridor enhancement potential, in which case, could be assessed higher.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Least

Favourable

Comment: In light of the constraints apparent on or adjacent to these lands, contribution to the community land need is assessed as least favourable. Servicing to these lands is questionable without inclusion of a much larger development area beyond the site limits.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

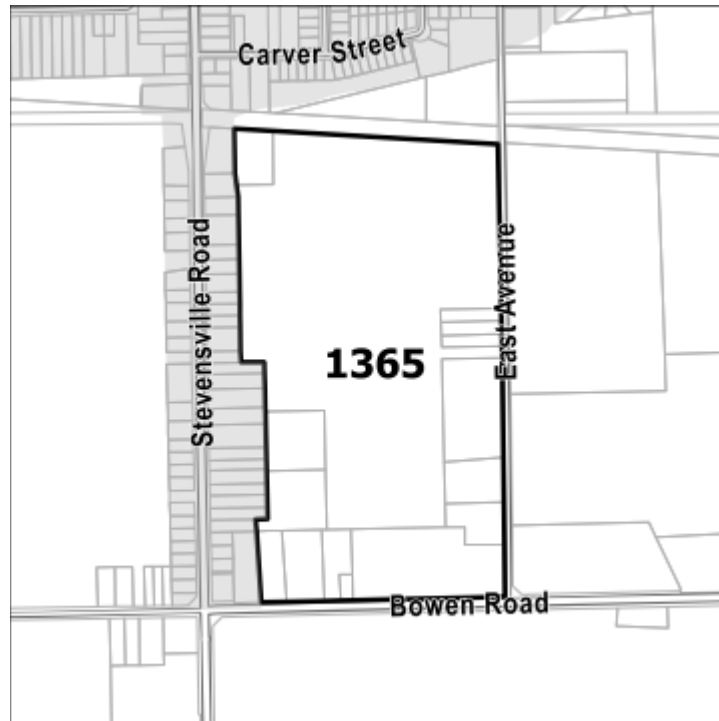
Comment: Impact on neighbouring or nearby lands if these lands to where be included would be assessed as being minimal. However, impact from the highway corridor has essentially eliminated any potential for consideration as part of this MCR.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1365

GROSS AREA: 33.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - some limited availability for growth capacity, not realistic to expand upon treatment system capacity, would need to connect to Anger Ave or Potentially the new SNF WWTP, wet weather issues in Fort Erie

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: within Stevensville SPS area (expansion planned but not including these lands) - new collection system required, need to review elevation and downstream capacity for Stevensville SPS system, local sewer near but elevation needs to be reviewed - may require new deeper trunk sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local watermain but additional local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: QEW accessible by interchanges on RR 25 Netherby Road and RR 21 Bowen Road, however both are some distance from the subject lands. Good Regional road access with RR 21 Bowen Road and RR 116 Stevensville Road located nearby.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Capacity remaining on nearby Regional roads. East Ave would appear to require upgrades or reconstruction depending on the amount of traffic anticipated from new development in the subject lands and/or adjacent developable lands.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Limited existing active transportation facilities nearby. The 2020 FE ATMP identifies buffered paved shoulder on RR 116 Stevensville Road from west, paved shoulder on Bowen Rd from south which can be used for cycling activity.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Outside mapped PNHS but watercourse traverses south end

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access through East Ave

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1365 is in the watershed planning area FE-6 and is assessed as minimal impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: Limited veg cover - LID would be effective

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No records but veg community may support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: No major grade changes - slope to watercourse

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area with class 3 soil

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: This site may require an MDS review for potential surrounding livestock operations. Possibly a "vacant barn" to the east.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: This site has existing agricultural uses. Its conversion will have a minimal impact to the broader agrifood system. This site many non-agricultural uses along its boundary, creating potential conflicts with normal farm practises.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1365 is not in or with 500m of a known deposit of mineral aggregate resource. Site 1364 is not within 1000m of an existing aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: From a perspective of community lands, these lands consist of one large parcel and collection of small, but sizable parcels and are assessed collectively. They are generally free of environmental constraint and not captured in the Provincial NHS. The large size would permit complete community design principles being introduced for this location but to also supplement or support the existing community lands. the rail line is, however a physical barrier that limits connection to the existing community to the boundary roads. Servicing may present some challenges, however site size may increase feasible solutions. From the location and characteristics for community lands, the site is assessed as having a higher contribution to complete community initiatives.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Addition of these lands are assessed as providing higher favourability for the provision of community development in meeting municipal land need. In terms of addition to this particular settlement area, the lands are generally free of encumbrances apparent in other locations being assessed around its perimeter.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

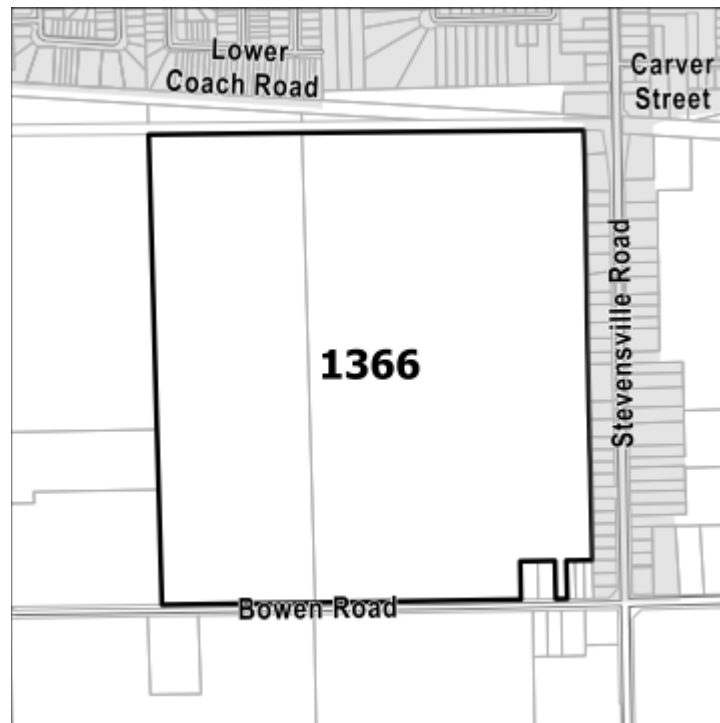
Comment: Planning impacts on neighbouring or nearby lands should these lands be considered for inclusion are assessed as being minimal. As Greenfield, any required separations and setback to environmental features and active rail would appear to be feasibly managed through detailed study, local design and process.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1366

GROSS AREA: 61.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - some limited availability for growth capacity, not realistic to expand upon treatment system capacity, would need to connect to Anger Ave or Potentially the new SNF WWTP, wet weather issues in Fort Erie

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: within Stevensville SPS area (expansion planned but not including these lands) - new collection system required, need to review elevation and downstream capacity for Stevensville SPS system, local sewer near but elevation needs to be reviewed - may require new deeper trunk sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local watermain but additional local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: QEW accessible by interchanges on RR 25 Netherby Road and RR 21 Bowen Road, however both are some distance from the subject lands. Good Regional road access with RR 21 Bowen Road and RR 116 Stevensville Road located nearby.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Available

Comment: Capacity remaining on nearby Regional roads. No major improvements obvious outside of developing local road network.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Limited existing active transportation facilities nearby. Per the 2017 TMP, both the railway spur line to the south and the section of RR 116 Stevensville Road adjacent to the subject lands are candidates for infill cycling facilities, and would be accessible from the subject lands. The 2020 FE ATMP identifies buffered paved shoulder on RR 116 Stevensville Road from east, paved shoulder on Bowen Rd from south and signed bike route on Ott Road from west.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Outside PNHS but impacted but multiple NHS features including tributary black creek, Woodland, PSW other unmapped features

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Multiple points of entry some impacted by NHS

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1366 is in the watershed planning area FE-6 and is assessed as minimal impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: Opportunities for LID to benefit

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No record but veg communities could support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Some minor grade changes

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area with class 3 soil

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: There are no apparent MDS issues, but there are several barns which may require a "vacant barn" review.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site has existing agricultural uses. Its conversion will have a minimal impact to the broader agrifood system. This site many non-agricultural uses along its boundary, creating potential conflicts with normal farm practises.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1366 is not in or with 500m of a known deposit of mineral aggregate resource. Site 1366 is not within 1000m of an existing aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands are assessed together with SABR ID 1367 as they are separated by an unimproved road allowance only.

From a perspective of community lands, these parcels are few and large with some environmental constraint in the south westerly area. There are some defined drainage features that may influence access to portions of the west. Provincial NHS does not cover these lands. Active rail forms the boundary to the north. A sizeable contractors yard is adjacent in the southwest but appears adequately buffered by environmental / woodland features. Contextually, the Site has potential to offer considerable community development area extended east From Stevensville Rd and north from Bowen Rd. and hold potential for good contribution to complete community design efforts.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Addition of these lands are assessed as providing higher favourability for the provision of community development in meeting municipal land need. In terms of this settlement area, the lands are generally free of encumbrances apparent in other locations being assessed.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: Planning impacts on neighbouring or nearby lands should these lands be considered for inclusion are assessed as being minimal. As Greenfield, any required separations and setback to environmental features, active rail and contractor's yard would appear to be feasibly managed through local design and process.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1367

GROSS AREA: 0.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Low Feasibility

Comment: Low/Less Feasibility - some limited availability for growth capacity, not realistic to expand upon treatment system capacity, would need to connect to Anger Ave or Potentially the new SNF WWTP, wet weather issues in Fort Erie

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: within Stevensville SPS area (expansion planned but not including these lands) - new collection system required, need to review elevation and downstream capacity for Stevensville SPS system, local sewer near but elevation needs to be reviewed - may require new deeper trunk sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: not that feasible to support additional growth unless an overall extensive servicing strategy and alternate treatment plant and associated supporting infrastructure system is provided

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk watermain adjacent to it but would require a local distribution system - Additional storage in FE being studied

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local watermain but additional local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: QEW accessible by interchanges on RR 25 Netherby Road and RR 21 Bowen Road, however both are some distance from the subject lands. Good Regional road access with RR 21 Bowen Road and RR 116 Stevensville Road located nearby.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Modest Impact

Comment: Slim parcel that has limited development potential on its own, but can be combined with adjacent parcel 1366.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Capacity remaining on nearby Regional roads. No major improvements obvious outside of developing local road network. Access to subject lands is dependant on development of parcel 1366.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Limited existing active transportation facilities nearby. Per the 2017 TMP, both the railway spur line to the north and the section of RR 116 Stevensville Road adjacent to the subject lands are candidates for infill cycling facilities, and would be accessible from the subject lands. The 2020 FE ATMP identifies buffered paved shoulder on RR 116 Stevensville Road.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: All shown as NHS

Comment: Outside PNHS but impacted but multiple NHS features PSW on most of site

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Not Feasible.

All shown as NHS

Comment: Access impeded by PSW

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1367 is in the watershed planning area FE-6 and is assessed as minimal impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Low Feasibility

Comment: Heavily vegetated and contains wetland feature

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No record but veg communities could support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Relatively flat

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: This is a Prime Agricultural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact less than half

Comment: There are no apparent MDS issues, but there are several barns which may require a "vacant barn" review.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This is a very small strip of land. No impacts are anticipated with respect to the broader agrifood system.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1367 is not in or with 500m of a known deposit of mineral aggregate resource. Site 1367 is not within 1000m of an existing aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands are assessed together with SABR ID 1367 as they are separated by an unimproved road allowance only.

From a perspective of community lands, these parcels are few and large with some environmental constraint in the south westerly area. There are some defined drainage features that may influence access to portions of the west. Provincial NHS does not cover these lands. Active rail forms the boundary to the north. A sizeable contractors yard is adjacent in the southwest but appears adequately buffered by environmental / woodland features. Contextually, the Site has potential to offer considerable community development area extended east From Stevensville Rd and north from Bowen Rd. and hold potential for good contribution to complete community design efforts.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Addition of these lands are assessed as providing higher favourability for the provision of community development in meeting municipal land need. In terms of this settlement area, the lands are generally free of encumbrances apparent in other locations being assessed.

If viewed individually, these lands contribute very little, however collectively their potential assists efforts to the south. As indicated, they are assessed together with 1366.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

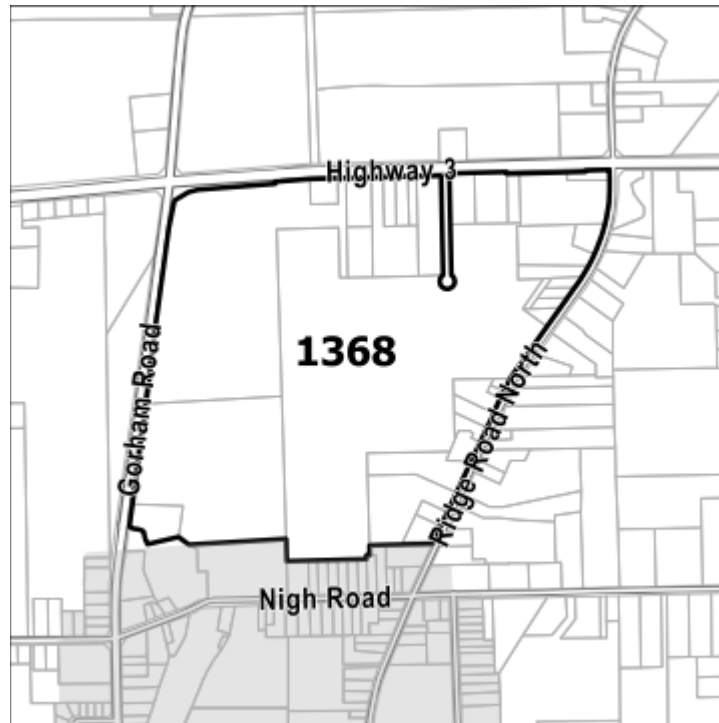
Comment: Planning impacts on neighbouring or nearby lands should these lands be considered for inclusion are assessed as being minimal. As Greenfield, any required separations and setback to environmental features, active rail and contractor's yard would appear to be feasibly managed through local design and process.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1368

GROSS AREA: 80.7ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Crystal Beach WWTP but additional growth beyond these lands may require capacity expansion

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Less Feasible - Within the Nigh Rd SPS - plans for capacity expansion but wouldn't have included these lands, additional capacity required to support these lands, may need a SPS to accommodate development as land slopes to north, need to review servicing plan to ensure elevations and

downstream capacity available, new sewer collection system required, wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Has a Regional trunk and local watermain adjacent to it but would require additional local distribution system - Additional storage in FE being studied, fire flow and capacity needs review

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to Regional Trunk watermain but local distribution system required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Convenient access to Provincial Highway 3. Access to QEW is further but several Regional roads provide connections. Direct access to RR 116 Gotham Road.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: Existing wooded areas may present some constraint, otherwise size and shape of subject parcel is suitable for accommodating hierarchical local road network. Access not likely to be granted onto Highway 3, and so will rely on RR 116 Gotham Road.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Depending on size of development and amount of site traffic to be generated, some improvements may be required along RR 116 Gotham Road

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: Located in close proximity and with direct connections to the Friendship Trail. Development can directly access existing cycling facilities on RR 116 Gorham Road, providing connection to urban area to the south. Long term cycling facilities identified in 2017 NR TMP on Ridge Road N & in 2020

FE ATMP as a future signed Bike Route, which would also be directly accessible from subject lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Outside PNHS but impacted but multiple NHS features including Beaver Creek Watercourse/Floodplain Corridor, Woodland, Wetland other unmapped features

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Multiple points of entry some impacted by NHS

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1368 is in the watershed planning area 1368 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: Opportunities for LID to benefit

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No record but veg communities could support SAR

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: High Impact

Comment: Sig slope down from Ridge Road North moving west - west side mostly flat

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Mix of Mostly Agricultural Area and Rural

Comment: The top corner of site is Prime Agricultural Area, the balance is Rural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: There are no apparent MDS issues at this site.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: There is agricultural activity on site. The conversion of this land would have a minimal impact to the broader agrifood system.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Modest Impact

Comment: Site 1368 is partially within a known deposit of mineral aggregate resource and partially within 500m of a known deposit of mineral aggregate

resource. Site 1368 is not within 1000m from an existing mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: This area contains some larger parcels however does display some environmental lands (not identified as provincial NHS) that bisect the larger block. Transportation access to major roads in close proximity. The lands are assessed as having modest potential for complete community design.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: The area is comprised of numerous smaller properties along the boundary roads with several larger parcels that could make a favourable contribution to meeting land need.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

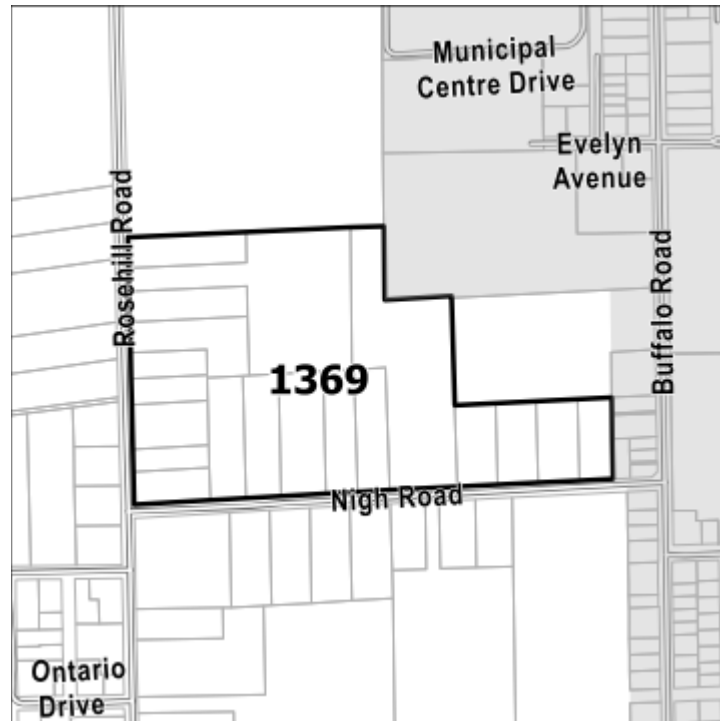
Comment: Addition of these lands on neighbouring or nearby lands would have minimal impact to surrounding area.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Fort Erie

SABR ID: 1369

GROSS AREA: 20.9ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Some growth capacity available at Anger Ave WWTP

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Within Dominion Rd SPS area, Need to review servicing plan to ensure elevations and downstream capacity available, extension of existing sewer collection system required, wet weather issues in Fort Erie

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: could support some additional lands but depends on servicing plan and capacity review of collection system

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Rosehill WTP has capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: would require additional local distribution system - Additional storage in FE being studied - review of fire flow and capacity required

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have env and agri features present

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: feasible to support some additional lands due to proximity to local distribution system but needs further study

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Nearest access to QEW is on RR 19 Gilmore Road via collectors Sunset Drive and Pettit Road. Convenient access to RR 3 Garrison Road, which is a provincial highway just west of the subject lands and serves as the main east/west corridor for the area.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Modest Impact

Comment: Existing dense woodlot presents major constraint. Otherwise size and shape of subject parcel is suitable for accommodating hierarchical local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Intersection improvements may be required on nearby collector roads. Development will add to traffic on main arterial RR 19 Gilmore Road, which becomes provincial Highway 3 to the west.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: To be served by Fort Erie On-Demand Service

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Located in close proximity to the Friendship Trail, with connections possible. Limited existing cycling facilities, though the 2020 FE ATMP identifies future Bike Lane on Buffalo Road which can be easily accessed from development lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Outside PNHS but impacted by NHS - some lands clear to west

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Multiple points of potential access but unclear level of constraint - some lands to west outside NHS

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1369 is in the watershed planning area FE-4 and is assessed as minimal impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Low Feasibility

Comment: LID possible but site is vegetated

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No species records but veg communities may support

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Gentle grade changes

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: This site is Rural Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: This request area contains a potential livestock barn. There are also additional barns to the west. Further MDS review may be required. However, the barn on the subject lands will not require MDS as lands are being converted.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: There are no agricultural uses in this area, which appears to primarily be rural residential properties.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1369 is within a known deposit of mineral aggregate resource. Site 1369 is not within 1000m of an existing mineral aggregate operation. Impacts are considered negligible because of existing rural development

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: The lands are situated in close proximity to many Town and Community facilities with some potential environmental constraints limiting

development. It is noted the Provincial NHS does not cover these lands. The lands comprise a collection of smaller rural residential parcels that would benefit from assembly to improve complete community building potential and have modest contribution.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: The lands as a collection of parcels could assist in addressing land need for community.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: Impact to neighbouring or nearby lands is assessed as being minimal from the perspective of any adjacent environmental. There is otherwise negligible impact on area community lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Grimsby

SABR ID: 1006

GROSS AREA: 141.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Regional MSP identifies Baker Road WWTP as having a capacity upgrade (prior to 2031) to accommodate development in existing catchment subject to Budget approval

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Daisy chain of SPS to WWTP - Biggar Lagoon SPS > Roberts Road SPS> Lake Street SPS > WWTP

all facilities will have capacity constraints,

upgrades planned at Lake St SPS in 2023, Biggar Lagoon in 2024. Proposed development is at upstream reaches of system. Need to consider cumulative downstream impacts. Local sewers require capacity confirmation. Historically high wet weather flow impacts - identified in Baker Rd PPCP - Some extension of sewers - need look at grade and elevation of local sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: not likely - servicing to be within road - existing sewers at Kelson & Winston

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible – requires downstream capacity

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Grimsby WTP has some existing capacity but a WTP upgrade (2026 - pending budget approval) is within planning period to support growth in catchment. Long term capacity will need to be reviewed - Increase in proposed future capacity may be warranted based on growth out to 2051 - scope will be revisited in 2021 W&WW MSP

2. How easily can a water supply connection be made?

Criteria Response: Highly Feasible

Comment: High pressures, high fire flows, serviced by local watermain. Grimsby Water Storage projects underway as more storage is required for entire system. Located in area supportive of servicing

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: Appears to be open field and minimal impact - watermains to be placed in roads

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Proximity of this location next to the QEW between two full access ramps affords it the highest level of access. The MTO, through its Southern Highways Program, has recommended widening and rehabilitation of the QEW which will improve localized congestion in peak weekday and weekend travel times. While there are no E-W Regional roads north of the QEW in this area, N Service Road serves as the main arterial and provides connection to Regional N-S Regional roads to the east and west.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: N Service Road acts as the main E-W arterial and has remaining capacity. Increased traffic volumes could eventually trigger a need for traffic signals at N Service Road & Fifty Road. Undeveloped, Kelson Ave serves limited demand and has a rural cross-section, and road reconstruction would be required to accommodate development. Traffic signals may be warranted at N Service Road & Kelson Road as part of development depending on its size and density. Traffic growth could impact LOS around the major development towards RR 10 Casablanca Blvd to the east.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Grimsby is currently operating under an “on demand” transit model as part of the Niagara Region On-Demand Transit pilot, which provides coverage across all areas of the community regardless of the specific urban or rural nature of a given neighbourhood. While this is a pilot program that is scheduled to end later in 2022, the strong expectation is that on-demand transit will remain the delivery model moving forward. The site is located in close proximity to the Grimsby GO Station, scheduled to open by 2023 as part of the planned GO Rail service expansion to Niagara Falls.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Any future development could and should provide AT networks to leverage access to MTSA and recreational features in the area, including connections to Casablanca Beach Park and the Grimsby GO Station.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Located outside the PNHS.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: There are no isolated parcels impacted by NHS. All lands considered for expansion would be contiguous.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1006 is in the watershed planning area GR-1 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: Greenfield can incorporate LID in future development applications to limit impacts.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Negligible Impact

Comment: No identified SAR - limited vegetated cover that would support rare species

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Land is generally flat and earthwork would be minimal.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: Lands are designated Rural

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No livestock operations in vicinity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: Small isolated cash crop activity. Negligible impact with no other adjacent cropping activity other than SABR ID 1067

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Provincial policy prohibits establishment of new aggregate operations below the base of the escarpment.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: Should these lands be considered for expansion, they are generally isolated from the larger community, which are found on the south side of the QEW. Contribution is otherwise limited and travel to reach amenity is certain, unless a small portion of these were adding a mixed use form with considerable density to support it.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Inclusion of these lands would be almost a result of default in terms of no other options for new Greenfield. Adding these lands could absorb some forecasted growth, but notionally, the impact would be fairly insignificant unless density was increased (with taller form). Respecting this parcel/request, it is removed from the existing urban boundary and would rely on inclusion of other

lands prior to being a consideration for inclusion. On it's own, it would not comply with Provincial Policy.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Favourable

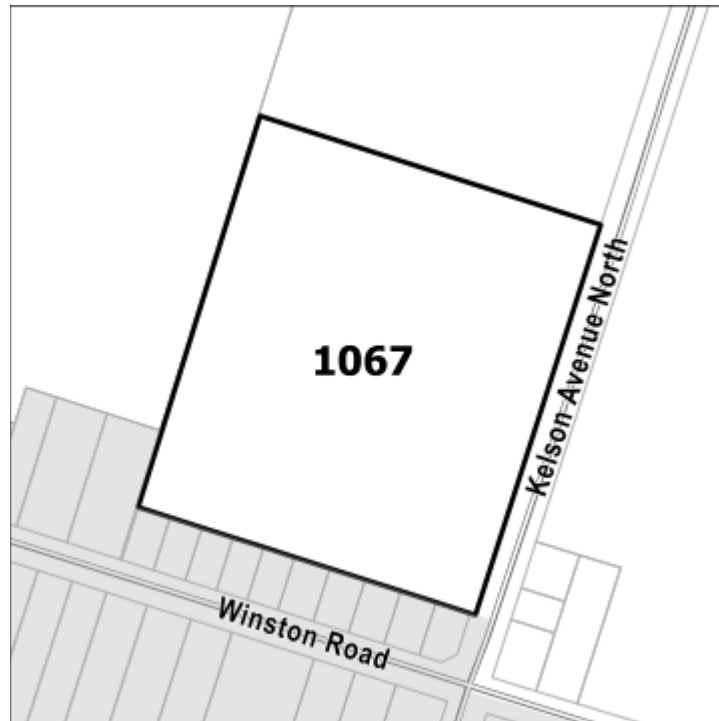
Comment: Adding these lands would not generally impact the nearby lands. Adjacent uses are currently open space type use or Greenbelt.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Grimsby

SABR ID: 1067

GROSS AREA: 4.7ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Regional MSP identifies Baker Road WWTP as having a capacity upgrade (prior to 2031) to accommodate development in existing catchment subject to Budget approval

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Daisy chain of SPS to WWTP - Biggar Lagoon SPS > Roberts Road SPS> Lake Street SPS > WWTP

all facilities will have capacity constraints,

upgrades planned at Lake St SPS in 2023, Biggar Lagoon in 2024. Proposed development is at upstream reaches of system. Need to consider cumulative downstream impacts. Local sewers require capacity confirmation. Historically high wet weather flow impacts - identified in Baker Rd PPCP

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: not likely - servicing to be within road - existing sewers at Kelson & Winston

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: requires downstream capacity

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Grimsby WTP has some existing capacity but a WTP upgrade (2026 - pending budget approval) is within planning period to support growth in catchment. Long term capacity will need to be reviewed - Increase in proposed future capacity may be warranted based on growth out to 2051 - scope will be revisited in 2021 W&WW MSP

2. How easily can a water supply connection be made?

Criteria Response: Highly Feasible

Comment: High pressures, high fire flows, serviced by local watermains. Grimsby Water Storage projects underway as more storage is required for entire system. Located in area supportive of servicing

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: Appears to be open field and minimal impact - watermains to be placed in roads

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: Proximity of this location next to the QEW between two full access ramps affords it the highest level of access. The MTO, through its Southern Highways Program, has recommended widening and rehabilitation of the QEW which will improve localized congestion in peak weekday and weekend travel times. While there are no E-W Regional roads north of the QEW in this area, N Service Road serves as the main arterial and provides connection to Regional N-S Regional roads to the east and west.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: N Service Road acts as the main E-W arterial and has remaining capacity. Increased traffic volumes could eventually trigger a need for traffic signals at N Service Road & Fifty Road. Undeveloped, Kelson Ave serves limited demand and has a rural cross-section, and road reconstruction would be required to accommodate development. Traffic signals may be warranted at N Service Road & Kelson Road as part of development depending on its size and density. Traffic growth could impact LOS around the major development towards RR 10 Casablanca Blvd to the east.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Grimsby is currently operating under an “on demand” transit model as part of the Niagara Region On-Demand Transit pilot, which provides coverage across all areas of the community regardless of the specific urban or rural nature of a given neighbourhood. While this is a pilot program that is scheduled to end later in 2022, the strong expectation is that on-demand transit will remain the delivery model moving forward. The site is located in close proximity to the Grimsby GO Station, scheduled to open by 2023 as part of the planned GO Rail service expansion to Niagara Falls.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Any future development could and should provide AT networks to leverage access to MTSA and recreational features in the area, including connections to Casablanca Beach Park and the Grimsby GO Station.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Located outside the PNHS.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: There are no isolated parcels impacted by NHS. All lands considered for expansion would be contiguous.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1067 is in the watershed planning area GR-1 and is assessed as a minimal impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: Greenfield can incorporate LID in future development applications to limit impacts.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Negligible Impact

Comment: No identified SAR - limited vegetated cover that would support rare species

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Land is generally flat and earthwork would be minimal.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Completely Rural

Comment: Lands are designated Rural

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No livestock operations in vicinity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: Small isolated cash crop activity. Negligible impact with no other adjacent cropping activity other than SABR ID 1006

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Provincial policy prohibits establishment of new aggregate operations below the base of the escarpment.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: Should these lands be considered for expansion, they are generally isolated from the larger community, which are found on the south side of the QEW. Contribution is otherwise limited and travel to reach amenity is certain, unless a small portion of these were adding a mixed use form with considerable density to support it.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Inclusion of these lands would be almost a result of default in terms of no other options for new Greenfield. Adding these lands could absorb some forecasted growth, but notionally, the impact would be fairly insignificant unless density was increased (with taller form). Respecting this parcel/request, it is immediately adjacent to the existing urban boundary, whereas other in the immediate area are not and would rely on this as a first inclusion.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Favourable

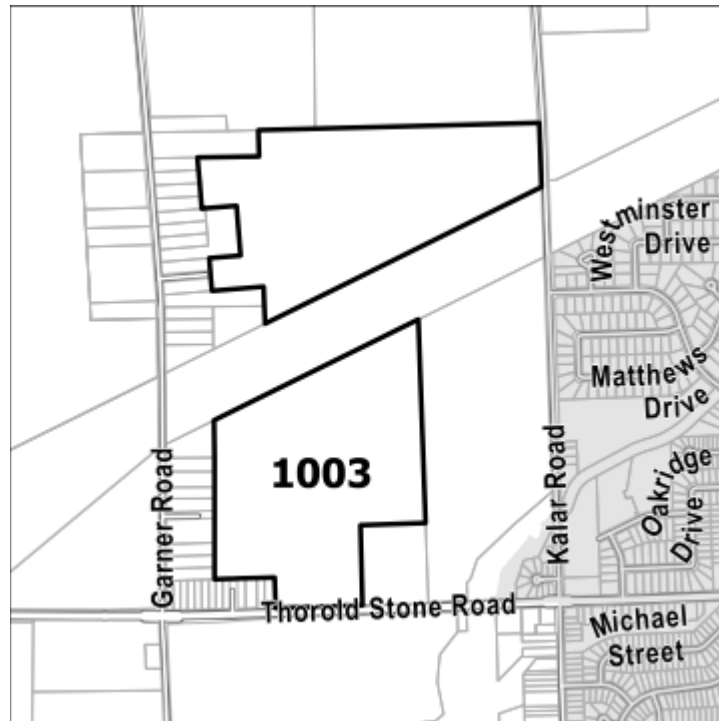
Comment: Adding these lands would not generally impact the nearby lands. Adjacent uses are currently open space type use or Greenbelt.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1003

GROSS AREA: 58.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local servicing plans and review of available capacity/depth of collection system needed to determine additional

requirements such as new SPS for NW. A new SPS is likely required for north side of NW (north portion of 1003, 1099, 1114, 1252, and 1254).

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network and servicing plans required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to major transportation corridors including a Provincial highway (QEW) & Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As per NR Traffic Systems Department, signalized intersections at Thorold Stone Rd and Kalar Rd or Garner Road are in a good conditions and to be replaced after 12 and 6 years, respectively. Traffic growth could impact the LOS of these intersections depending on size of future developments.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Currently serviced by Regional and local routes on Thorold Stone.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the southern land, which is adjacent to RR57 Thorold Stone Rd, is bounded by an existing cycling facility to the south (at Thorold Stone Rd RR57)

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1003 is two separate parcels (N&S of the hydro corridor). The site is not within the Provincial NHS. More than half of the northern parcel is covered by natural features.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to the northern part of the site from Kalar road does not appear to be constrained by natural features. Access to the southern portion of the site from #57 does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1003 is in the watershed planning area NF-1 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: The southern portion of the site is crossed by several minor watercourses. There are opportunities for improvement and introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: The extent of vegetative cover on the site increases the potential for SAR.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is a moderate slope on the site down to the west. Potential that some earthworks would be required.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Modest Impact

Comment: Site 1003 is within 500m of a known deposit of mineral aggregate resource (bedrock). With the exception of a small corner site 1003 is more than 1000m from the limits of the existing Walkers quarry.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: These lands and others north of the hydro corridor to Mountain Road would offer an ability to provide community service facilities, mixed use and other generally absent uses in the n/w area of Niagara Falls. Prior edge communities were that of mostly residential with little community and service related amenities. As Greenfield this and others can provide missing uses.

Proximity the active aggregate operation would likely impact to reduce ability to consider all lands, with lands towards the east and Kalar being better suited than those along Garner.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: For lands not impacted by aggregate operations addition of a portion of lands can assist in meeting land needs in Niagara Falls for new Community growth on Greenfield. For the part south of the hydro corridor, it represents or holds more potential for consideration. Large single owner parcels could benefit planning process.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

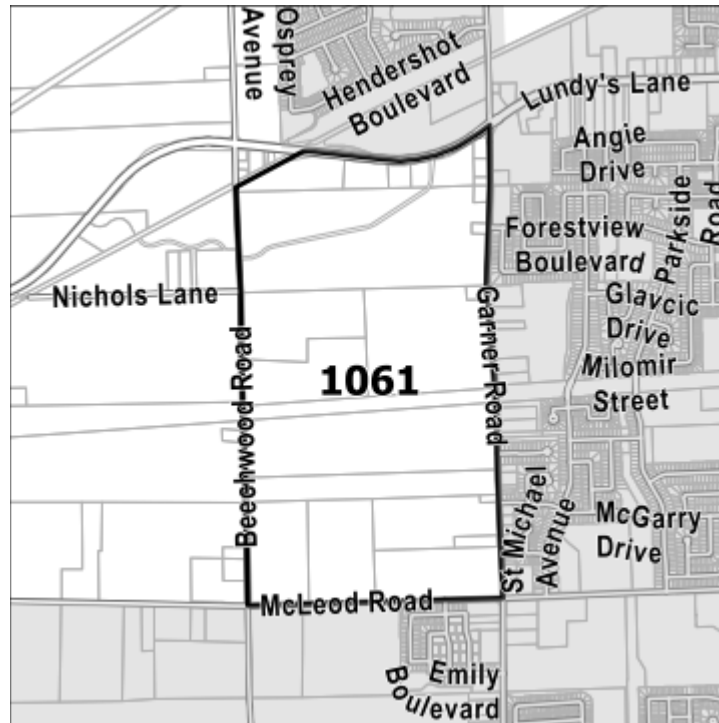
Comment: Planning impact towards the west, north of the hydro corridor, would relate to active and licensed aggregate operations, becoming less of an impact as you move east. Lands south of the hydro corridor along Thorold Stone Road are generally similar to the Kalar Road assessed frontage. Collectively there are no other impacts to preclude consideration as all lands are generally vacant if added as urban Greenfield community lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1061

GROSS AREA: 190.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - potential to connect into new Thorold South gravity trunk sewer for SNF WWTP and could be included in overall servicing strategy , needs extension of local sanitary system, needs servicing plan and capacity review of collection system

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues, need to consider all lands that could drain to new Regional trunk sewer

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at McLeod Rd & Beechwood Rd, McLeod Rd & Garner Rd or Beechwood Rd & Lundy's Lane intersections depending on future development size and density . Traffic growth could impact LOS of Garner Rd & Lundy's Lane intersection depending on the size and density of future development.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: North end of parcel connects to WEGO Red Line

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: The subject location is bounded by an existing cycling facilities at Lundy's Lane Rd at north and Garner Trail at east with possible connections and a future cycling facilities to the west (Beachwood Rd) & south (McLeod Rd).

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1061 is a large parcel, it excludes site 1124 & 1077. The northern 1/3 of the property appears to be a golf course. Site 1061 is not in the PNHS. There is a watercourse near the centre of the site. There are several water features on the golf course portion of the site. There appears to be few other natural features on the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1061 does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1061 is in the watershed planning area NF-3 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: The highest potential for SAR is likely related to the watercourse and golf course water features.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: In general slopes on the site are gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area with a portion of soils not mapped

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Modest Impact

Comment: The northwest corner of site 1061 is with 500m of a known deposit of mineral aggregate resource (bedrock). The northwest corner of the site is within 1000m of the proposed Walkers quarry (although it is no closer than the existing Fernwood subdivision.)

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Highest Contribution

Comment: This polygon is a broader request that included lands requested by owners within (SABR ID 1077 and 1124). This assessment speaks to the larger area having consideration for those lands being included.

Should the whole of these lands be a consideration for expansion, they would offer considerable opportunity for complete community designs but also supplement the existing urban edge where community facilities are less present the boundary, collectively improving access to amenity and services typical of community needs.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Collectively the whole of the lands could provide a great degree of growth potential for the Greenfield need identified for Niagara Falls. There are several ownerships but are large parcels that would likely offer higher degree of landowner cooperation.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

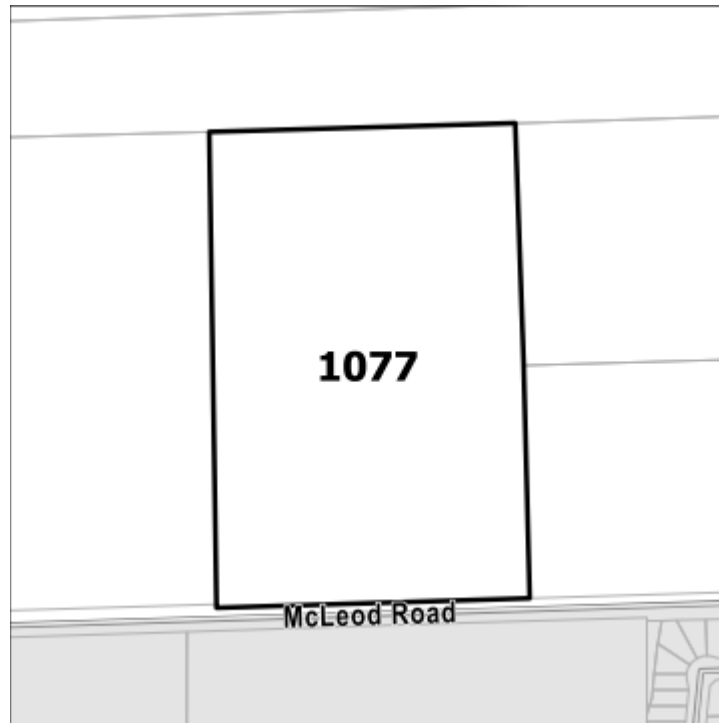
Comment: The addition of these lands as community land Greenfield, in their entirety would represent minimal impact to surrounding neighbourhood and nearby lands with exception of interface with designated light industrial to the south. Careful integration of land use and compatibility would need to be a consideration for frontages along McLeod Road.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1077

GROSS AREA: 11.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - potential to connect into new Thorold South gravity trunk sewer for SNF WWTP and could be included in overall servicing strategy , needs extension of local sanitary system, needs servicing plan and capacity review of collection system

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues, need to consider all lands that could drain to new Regional trunk sewer

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at McLeod Rd & Beechwood Rd, McLeod Rd & Garner Rd or Beechwood Rd & Lundy's Lane intersections depending on future development size and density . Traffic growth could impact LOS of Garner Rd & Lundy's Lane intersection depending on the size and density of future development.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Closest connection ~500m away at Boys & Girls Club - normal standard is 400m to a stop.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: The subject location is bounded by a future cycling facility to the south (McLeod Rd).

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1077 is accessed from McLeod Rd and is surrounded on 3 sides by Site 1061. Site 1077 is not in the PNHS. The site is agricultural and the only natural features are 2 small watercourses.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1077 does not appear to be constrained by natural features. Consideration may be required for the 2 minor watercourses.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1077 is in the watershed planning area NF-3 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR on the site is low

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: Active field crop, but smaller parcel. Moderate impact if removed from the Agrifood System

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate

(Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1077 is not within 500m of a known deposit of mineral aggregate resource. Site 1077 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: The potential for complete community design and contribution is that of a higher contribution. These lands should not be considered alone and would benefit from lands all along McLeod being brought in to plan comprehensively. If considered with all lands in the larger area (SABR ID 1061), or even all lands south of the hydro corridor, then the assessment would be reflective of the larger consideration and be assessed higher in this criteria.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Individually the lands would offer limited contribution given the overall size of the property. However, as indicated if part of a larger consideration, the property would contribute and be assessed higher.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

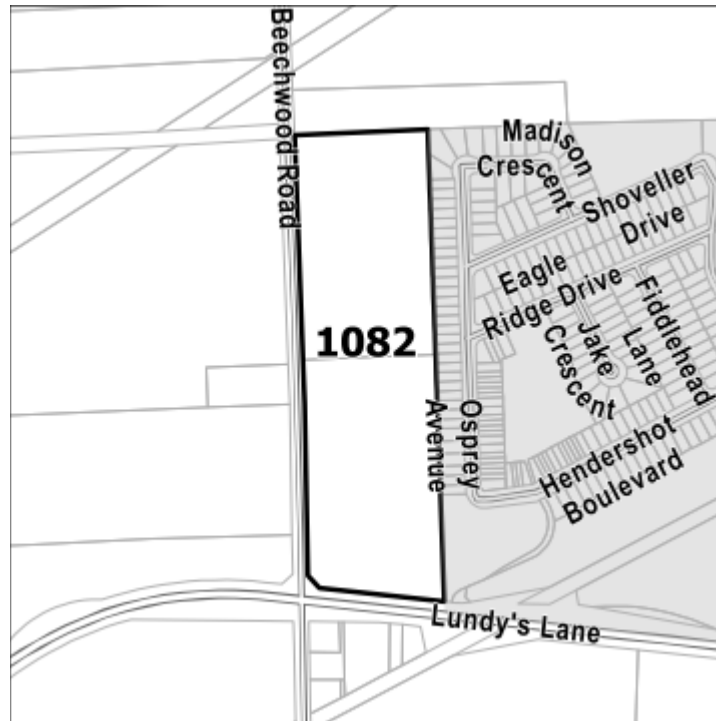
Comment: The lands are influenced by Light Industrial designation and zoning to the south of McLeod so interface land use and compatibility is a consideration as community lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1082

GROSS AREA: 11ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will likely be in existing Stanley Ave WWTP catchment area - additional capacity at Stanley once new South NF WWTP online

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - adjacent to existing collection system, need to review Lundy's Lane SPS and downstream capacity (Dorchester SPS) needs servicing plan and capacity review of collection system, grades may be a concern and require significant fill for gravity flow

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Low Feasibility

Comment: Low Feasible - extent of serviced area and limited capacity. Don't want a new SPS for a limited area,

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: Traffic signals may be warranted at Garner Rd & Beaverdams Rd, Beechwood Rd & Beaverdams Rd or Beechwood Rd & Lundy's Lane intersections part of development depending on future development size and density . Traffic growth could impact LOS of Garner Rd & Lundy's Lane intersection depending on the size and density of future development.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Proximate to WEGO Red Line

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility to the south at Lundy's Lane and a future cycling facility west of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Site 1082 is directly west of the existing Fernwood subdivision. Site 1082 is not within the PNHS. There are several minor watercourses and a small amount of natural cover on the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1082 does not appear to be constrained by natural features

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1082 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There are several minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR on the site is low

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Some historic field cropping. The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Critical Impact

Comment: Site 1082 is within 500m of a known deposit of mineral aggregate resource. Site 1082 is adjacent to the location of the proposed Walkers quarry. Site 1082 is closer to the location of the proposed Walkers quarry than the existing Fernwood subdivision.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: Addition of these lands would be in isolation to that of adjacent lands which did not leave access. Given the nature of the existing urban edge being extended further is not seen to provide complete community opportunity for existing developed urban area which is already a constrained enclave of predominantly low density development.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Generally low favourability given the isolated factor.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Critical Impact

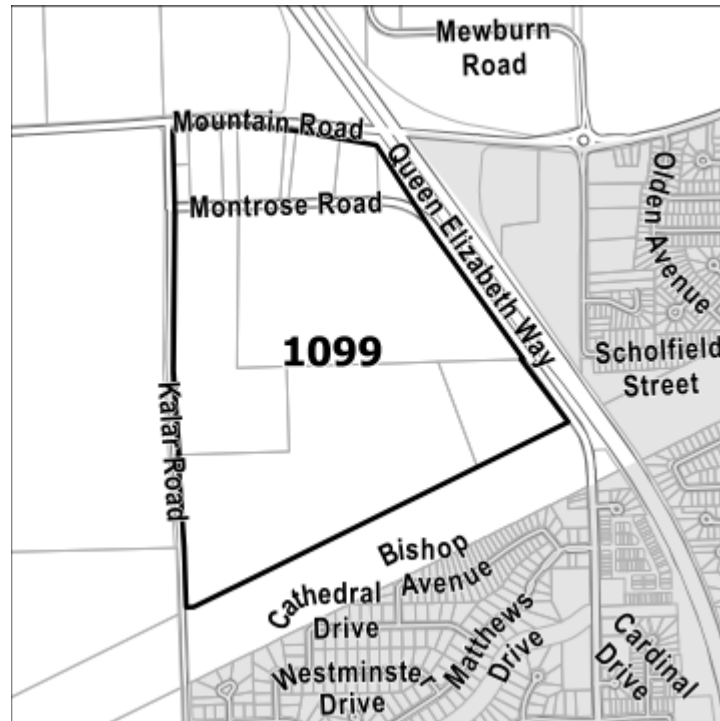
Comment: These lands are well within an area of influence for planned aggregate operations and would impact negatively on resource extraction until such time the operations have exhausted supply and rehabilitation has been completed.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1099

GROSS AREA: 77.2ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local servicing plans and review of available capacity/depth of collection system needed to determine additional

requirements such as new SPS for NW. A new SPS is likely required for north side of NW (north portion of 1003, 1099, 1114, 1252, and 1254).

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to major transportation corridors (QEW, RR 101 Mountain Road and RR98 Montrose Road).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As highlighted in the NR TMP 2017, a capacity and operational improvement is planned for QEW north of the subject site in Phase 2 (2022-2031) which will facilitate the site.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by future infill AT project to the north & east (Montrose Rd RR98) and an existing cycling facility to the north west (Mountain Rd RR101), with possible connections.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1099 is not within the PNHS. The site is partial covered by natural features.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1099 does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1099 is in the watershed planning area NF-1 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: The extent of vegetative cover on the site increases the potential for SAR.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is a slope of the SE corner of site 1099.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area (Motel and Church portion soil is not mapped)

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Minimal Impact

Comment: Site 1099 is within 500m of a known deposit of mineral aggregate resource (bedrock). Site 1099 is more than 1000m from the limits of the existing Walkers quarry.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands and others north of the hydro corridor to Mountain Road would offer an ability to provide community service facilities, mixed use and other generally absent uses in the n/w area of Niagara Falls. Prior edge communities were that of mostly residential with little community and service related amenities. As Greenfield this and others can provide missing uses.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Addition of this and other immediate parcels can assist in meeting land needs in Niagara Falls for new Community growth on Greenfield. Large single owner parcels could benefit planning process.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

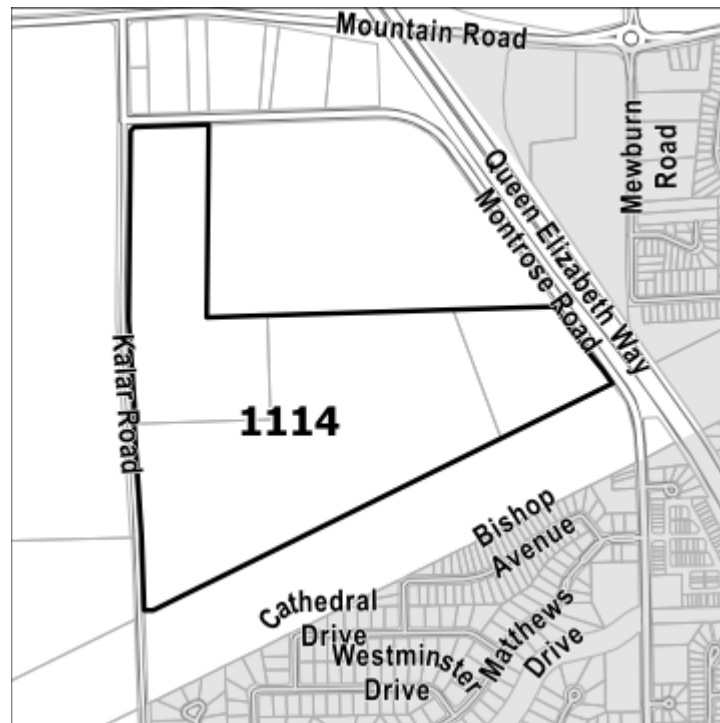
Comment: These lands as community lands would have negligible impact to surrounding area.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1114

GROSS AREA: 43.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local servicing plans and review of available capacity/depth of collection system needed to determine additional

requirements such as new SPS for NW. A new SPS is likely required for north side of NW (north portion of 1003, 1099, 1114, 1252, and 1254).

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues, need to consider all lands that could drain to new SPS

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to major transportation corridors (QEW, RR 101 Mountain Road and RR98 Montrose Road).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As highlighted in the NR TMP 2017, a capacity and operational improvement is planned for QEW north of the subject site in Phase 2 (2022-2031) which will facilitate the site.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by future infill AT project to the east (Montrose Rd RR98) and existing cycling facility to the north (Mountain Rd RR101), with possible connections.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1114 is a subcomponent of site 1099. Site 1114 is not in the PNHS. There is some vegetative cover on the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1114 does not appear to be constrained by natural features

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1114 is in the watershed planning area NF-1 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is one very minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR on the site is low

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is a moderately steep slope of the SE corner of site 1114.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Modest Impact

Comment: Site 1114 is within 500m of a known deposit of mineral aggregate resource (bedrock). Site 1114 is more than 1000m from the limits of the existing Walkers quarry.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands and others north of the hydro corridor to Mountain Road would off an ability to provide community service facilities, mixed use and other generally absent uses in the n/w area of Niagara Falls. Prior edge communities were that of mostly residential with little community and service related amenities. As Greenfield this and others can provide missing uses.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Addition of this and other immediate parcels can assist in meeting land needs in Niagara Falls for new Community growth on Greenfield. Large single owner parcels could benefit planning process.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

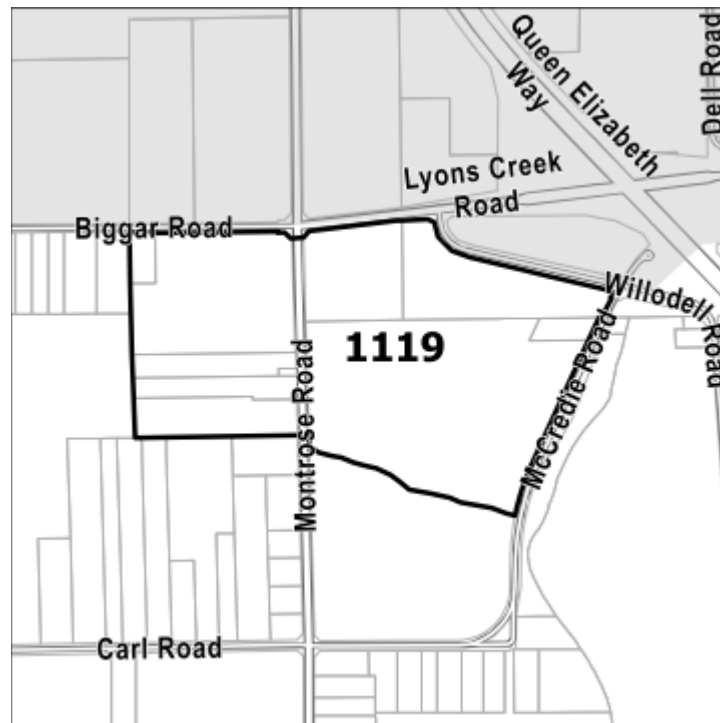
Comment: These lands as community lands would have negligible impact to surrounding area.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1119

GROSS AREA: 60.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - South development area will convey flows to new SNF WWTP trunk sewer at Montrose & Rexinger - will require a deep local sanitary collection system. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. Need to incorporate 1119, 1379, 1380 1185

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to major transportation corridors including a Provincial Rd (QEW) & Regional Rds (Lyons Creek Rd, Montrose Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: Minimal LOS impact is expected at Montrose Rd & Lyons Creek Rd/Bigger Rd intersection since this intersection will be improved as part of the Montrose Rd EA. Traffic signals may be warranted at Carl Rd & Montrose Rd depending on future development size/density.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Future connections via Hospital site at Montrose/Biggar

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location will be bounded by future cycling facilities. Surrounding

roads may be candidates for future pedestrian facilities, subject to future study/budget.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1119 is south of Biggar Rd and includes lands on the east and west of Montrose Rd. Site 1119 is not in the PNHS. There are natural features and vegetative areas on the north and west portions of the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to the east and west portions of site 1119 does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1119 is in the watershed planning area NF-5 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There is a major watercourse to the east of the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: The potential for SAR is considered moderate given the natural features on the site and the proximity to a major watercourse.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There are slopes on the site which could require grading and the potential for moderate impacts.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: barns south of subject lands

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1077 is not within 500m of a known deposit of mineral aggregate resource. Site 1077 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: These lands provide a higher contribution to complete community building opportunities that can build off the Grand Niagara Secondary Plan to the north. Constraints would need to be carefully considered and accommodated. This polygon is made up of numerous smaller properties that would require landowner cooperation and/or assembly in order to plan comprehensively. Complete community consideration is important in light of the physical and natural barriers (QEW and Welland River) that separate this part from the broader community.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Favourable assessment in light of the approved growth adjacent on north side, but smaller parcels represent challenges

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

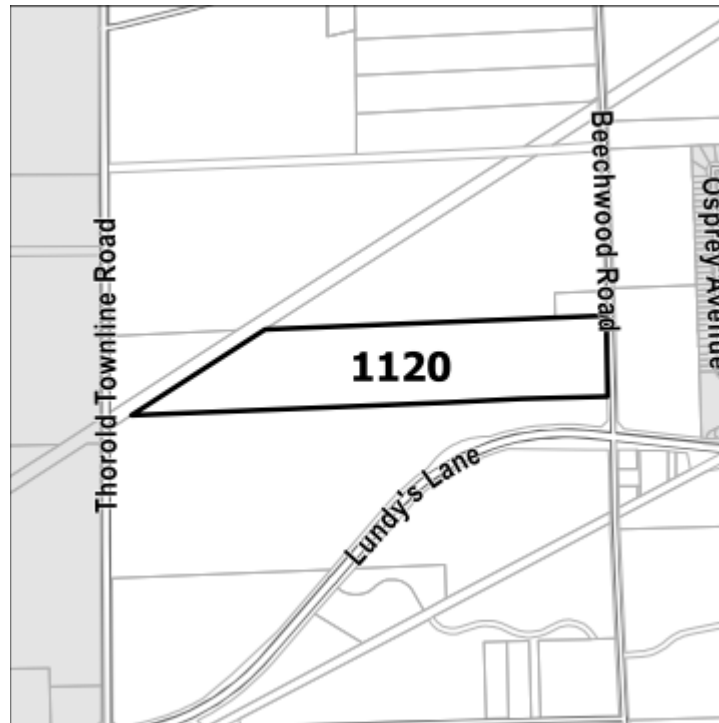
Comment: Addition of this polygon area would represent minimal impact to surrounding area if included.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1120

GROSS AREA: 15.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will likely be in existing Stanley Ave WWTP catchment area - additional capacity at Stanley once new South NF WWTP online

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Low Feasible - likely will need a new SPS due to grades (includes 1120, 1121, 1128) and would have to consider which WWTP catchment could handle additional flows best - need to review Lundy's Lane SPS and downstream capacity (Dorchester SPS), needs servicing plan and capacity

review of collection system, could consider discharging to new S NF WWTP catchment but would require downstream capacity review

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network and required extensions

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: Traffic signals may be warranted at Beechwood Rd & Lundy's Lane intersection depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned. (End of WEGO Red Line too far)

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the NR TMP 2017, the subject location is bounded by an existing cycling facility at Lyon's creek Rd and future cycling facility to the north (Montrose Rd & Bigger Rd).

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1120 has frontage on Beachwood Rd. Site 1120 is not within the PNHS. There is a watercourse crossing the site from E-W and a non PSW on the western edge of the property.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Access to site 1120 does not appear to be constrained by natural features. However internal circulation on the site could be limited by the watercourse. This condition could be alleviated slightly if the site were considered in conjunction with 1121.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1120 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR on the site is moderate in association with the wetland and watercourse.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is a slight valley on the site associated with the watercourse. Earthworks have the potential for moderate impacts on hydrological functions.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Critical Impact

Comment: Site 1120 is within 500m of a known deposit of mineral aggregate resource. Site 1120 is adjacent to the location of the proposed Walkers quarry. Site 1120 is closer to the location of the proposed Walkers quarry than the existing Fernwood subdivision.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: Individually, the lands do not offer complete community opportunity. Collectively if all adjacent or area lands were to be considered, potential increases. However, Off-site influence will preclude negatively influence the potential for development of these lands in the foreseeable future.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Individually the lands would not contribute substantially. Some potential if all area lands were considered.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Critical Impact

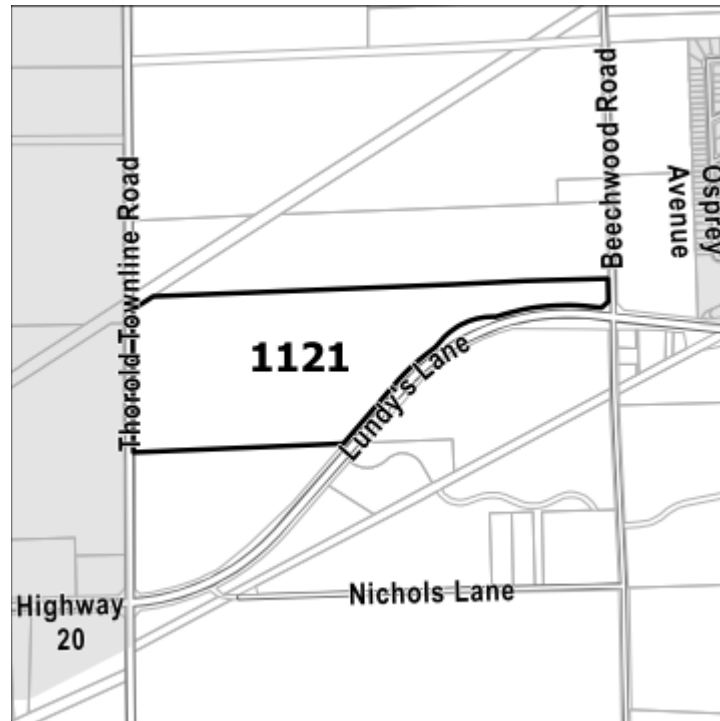
Comment: These lands are well within an area of influence for planned aggregate operations and would impact negatively on resource extraction until such time the operations have exhausted supply and rehabilitation has been completed.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1121

GROSS AREA: 24.5ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will likely be in existing Stanley Ave WWTP catchment area - additional capacity at Stanley once new South NF WWTP online

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Low Feasible - likely will need a new SPS due to grades (includes 1120, 1121, 1128) and would have to consider which WWTP catchment could handle additional flows best - need to review Lundy's Lane SPS and downstream capacity (Dorchester SPS), needs servicing plan and capacity

review of collection system, could consider discharging to new S NF WWTP catchment but would require downstream capacity review

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network and required extensions

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to Regional Rds (Lundy's Lane and Thorold Townline Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Beechwood Rd & Lundy's Lane intersection depending on future development size and density . Traffic growth could impact LOS of Lundy's Lane & Thorold Townline Rd intersection.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned. (End of WEGO Red Line too far)

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: The subject location is bounded by an existing cycling facility at Lundy's Lane south and a future cycling facility to the east at Beechwood Rd with possible connections.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1121 is south of site 1120. It has frontage on Beachwood, Thorold Townline, and Lundy's Lane. Site 1121 is not within the PNHS. There is a wetland that transects the site from N-S.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1121 does not appear to be constrained by natural features. Multiple points of access may be required.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1121 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR on the site is moderate in association with the wetland and watercourse.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Critical Impact

Comment: Site 1121 is within 500m of a known deposit of mineral aggregate resource. Site 1121 is in close proximity the location of the proposed Walkers quarry. Site 1121 is closer to the location of the proposed Walkers quarry than the existing Fernwood subdivision.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: Individually, the lands do not offer complete community opportunity. Collectively if all adjacent or area lands were to be considered, potential increases. However, Off-site influence will preclude negatively influence the potential for development of these lands in the foreseeable future.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Individually the lands would not contribute substantially. Some potential if all area lands were considered.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Critical Impact

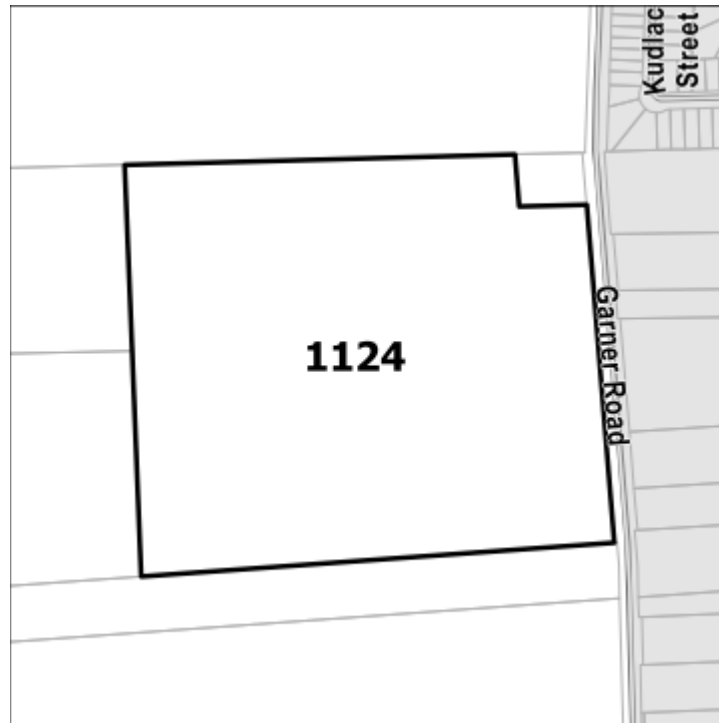
Comment: These lands are well within an area of influence for planned aggregate operations and would impact negatively on resource extraction until such time the operations have exhausted supply and rehabilitation has been completed.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1124

GROSS AREA: 21.4ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - extension required to reach existing collection system, more potential to connect into new Thorold gravity sewer for SNF WWTP and servicing strategy , to be planned with 1061, needs servicing plan and capacity review of collection system

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues, need to consider all lands that could drain to new Regional trunk sewer

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at McLeod Rd & Beechwood Rd, McLeod Rd & Garner Rd or Beechwood Rd & Lundy's Lane intersections depending on future development size and density . Traffic growth could impact LOS of Garner Rd & Lundy's Lane intersection depending on the size and density of future development.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Distant connections to WEGO Red and end of Local 105 at Boys Girls Club.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Limited existing cycling facilities, though the 2017 TMP identifies cycling facilities on McLeod Road to the south, which could be extended to development.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1124 has access via Garner Rd and is surrounded on 3 sides by Site 1061. Site 1124 is not in the PNHS. There is a small wooded area in a corner of the site. A small watercourse crosses the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: There are natural features and vegetated areas along much of the frontage. However it is likely that there is a suitable access to the site.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1124 is in the watershed planning area NF-3 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR on the site is moderate in association with the woodland and watercourse.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1124 is not within 500m of a known deposit of mineral aggregate resource. Site 1124 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: The potential for complete community design and contribution is that of a higher contribution. These lands should not be considered alone and would benefit from lands all along McLeod being brought in to plan comprehensively. If considered with all lands in the larger area (SABR ID 1061), or even all lands south of the hydro corridor, then the assessment would be reflective of the larger consideration and be assessed higher in this criteria.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Individually the lands would offer limited contribution given the overall size of the property. However, as indicated if part of a larger consideration, the property would contribute and be assessed higher.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

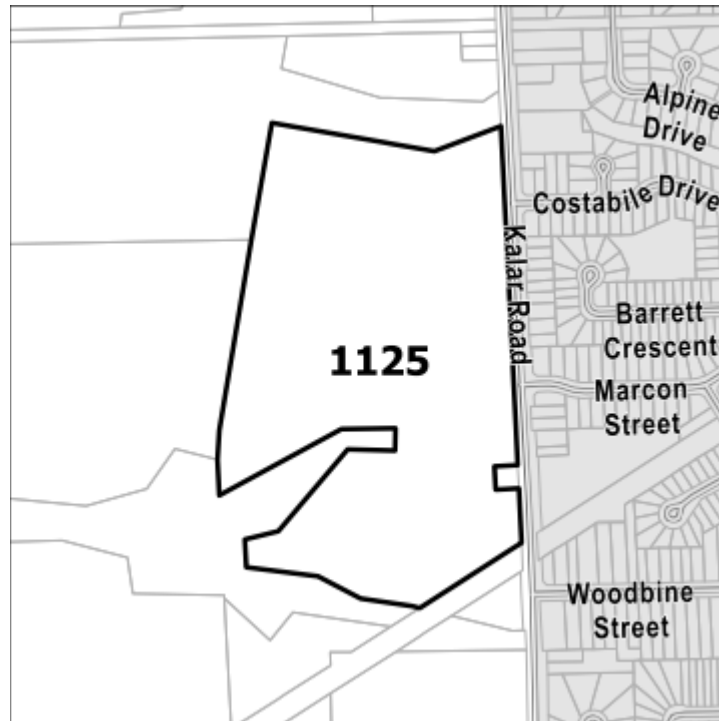
Comment: The addition of these lands as community land Greenfield, individually or collectively would represent minimal impact to surrounding neighbourhood and nearby lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1125

GROSS AREA: 18.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - fronts existing sanitary sewer, will discharge into local sewer on Kalar Road and lead to Kalar Rd SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP.

Further detailed local servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively good access to a Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Kalar Rd & Beaverdams Rd intersection depending on future development size and density . 'Traffic growth could impact LOS of Thorold Stone & Kalar Rd intersection, depending of size of future developments.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Connected currently

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a future cycling facility to the north.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1125 is an irregular shaped parcel with access onto Kalar road. The site is not within the PNHS. There is minimal natural cover on the site. There is a small watercourse/wetland that crosses E-W near the southern portion of the site. There are several wetlands adjacent to the site which could have setback that extent onto the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access to site 1125 does not appear to be constrained by natural features. An internal crossing or a second point of access to the site may be required.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1125 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR on the site is considered minimal in association with the small wetland on the site and the wetlands adjacent to the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered minimal assume water balance to all wetlands can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1135 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: The conversion of this site would have a modest impact on the broader agri-food network

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1125 is not within 500m of a known deposit of mineral aggregate resource. Site 1125 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Highest Contribution

Comment: Lands along Kalar are sizable and contiguous with existing settlement edge. The potential is greater than lands further west given immediate proximity. Opportunity to improve complete community principles on-site and to the benefit of existing community lands east.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Sizable single ownership can assist in achieving the land needs for Greenfield.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

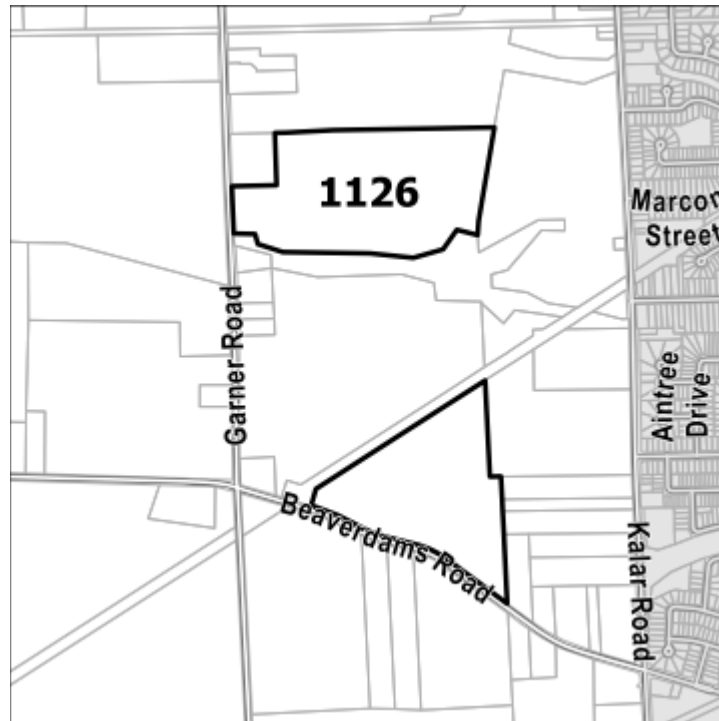
Comment: Lands are generally free of constraint and impacts to adjacent or nearby lands would be represent minimal impact. Appropriate interface and mitigation measures for any adjacent environmental lands would generally appear feasible.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1126

GROSS AREA: 33.2ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs extension of sanitary sewer thru 1125, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further

detailed local servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively good access to a Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Garner Rd & Beaverdams Rd or Kalar & Beaverdams Rd as part of development depending on future development size and density . Traffic growth could impact LOS of Thorold Stone Rd & Garner Rd intersection.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned. More feasible if connection was provided to Kalar Rd.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the northern land is bounded by a future cycling facility, while the southern land is bounded by a planned AT Infill project at Beaverdams Rd at south.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1126 is directly west of site 1125 and has frontage on Garner Road. The site is not in the PNHS. The site is directly north of Shriners Creek. There is a small watercourse/wetland that crosses the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1126 is unlikely to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1126 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a minor watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR on the site is considered moderate in association with the wetland/watercourses on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: Slopes on the site are somewhat gradual, impacts from earthworks are considered modest assuming water balance to all wetlands can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: request 1135 - unused barn

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: High Impact

Comment: Existing field cropping located at this site.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1126 is not within 500m of a known deposit of mineral aggregate resource. Site 112 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: Parcel to the north is reliant on lands east of it to be brought into the settlement area.. If that should occur and their remains need, the site could be planned comprehensively as it sizable and under single ownership as Greenfield.

Parcel to the south (separated) shares the same assessment as stated for the north. Dependant.

In both, expectation would be more community service facilities and amenity would need analysis for the Greenfield through local and regional planning for complete community contribution, but also the existing community east of Kalar, which is generally all low density homogeneous detached edge community.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: For both north and south parcels, if in the event that lands east were to be added (which these lands are dependant on for continuity) the lands would afford higher favourability given large parcel size for greenfield planning.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: Impacts to surrounding and neighbouring properties (if lands east are added) would be generally minimal. Adjacent environmental lands would need appropriate protections and mitigation but large developable areas are available generally free of constraint,

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1128

GROSS AREA: 9.9ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will likely be in existing Stanley Ave WWTP catchment area - additional capacity at Stanley once new South NF WWTP online

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Low Feasible - likely will need a new SPS due to grades (includes 1120, 1121, 1128) and would have to consider which WWTP catchment could handle additional flows best - need to review Lundy's Lane SPS and downstream capacity (Dorchester SPS), needs servicing plan and capacity

review of collection system, could consider discharging to new S NF WWTP catchment but would require downstream capacity review

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network and required extensions

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to Regional Rds (Lundy's Lane and Thorold Townline Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Beechwood Rd & Lundy's Lane intersection depending on future development size and density . Traffic growth could impact LOS of Lundy's Lane & Thorold Townline Rd intersection.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned. (End of WEGO Red Line too far)

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: The subject location is bounded by an existing cycling facility at Lundy's Lane south.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1128 is south of site 1121 and is at the NE corner of Thorold Townline Road and Lundy's Line. Site 1128 is not in the PNHS, however more than half of the site is covered by woodland and other natural areas,

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: With the exception of a small area on Thorold Townline Rd, most of the access to the site would be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1128 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: The ability to introduce mitigation measures on the site would be constrained by the overall extent of natural features.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: High Impact

Comment: Potential for SAR is considered high given the extent of natural features on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Sloped on the site are gradual. Impacts from earth works outside of the natural features are considered minimal.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: Existing non-agricultural use at this site (community club)

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Critical Impact

Comment: Site 1128 is within 500m of a known deposit of mineral aggregate resource. Site 1128 is within 1000m of the proposed Walkers quarry.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: Individually, the lands do not offer complete community opportunity. Collectively if all adjacent or area lands were to be considered, potential increases. However, Off-site influence will preclude negatively influence the potential for development of these lands in the foreseeable future.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Individually the lands would not contribute substantially. Some potential if all area lands were considered.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Critical Impact

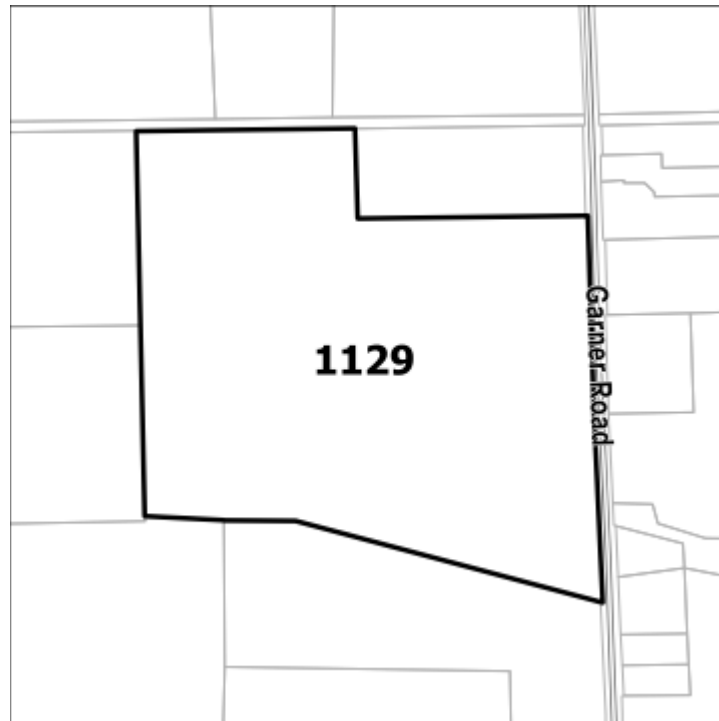
Comment: These lands are well within an area of influence for planned aggregate operations and would impact negatively on resource extraction until such time the operations have exhausted supply and rehabilitation has been completed.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1129

GROSS AREA: 32.5ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Less Feasible - no adjacent sanitary sewer, extension of sewers required, likely thru 1126, would likely need to discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local servicing plans and

review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively good access to a Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic growth could impact LOS of Garner Rd & Thorold Stone intersection, depending of size of future developments. Traffic signals might be warranted at Garner St & Beaverdams Rd intersection.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a future cycling facility to the north.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1129 is irregular in shape and west of Garner Road. The site is not within the PNHS. There is a valley land / watercourse / wetland feature on the SE corner of the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Access to the Site from Garner Road will be limited by the extent of NHS features, although it does not appear to be fully constrained.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1129 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is considered moderate given the extent of natural features on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is moderate slope on the site. Impacts from earth works will likely require mitigation.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1135 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: High Impact

Comment: Active field crop location, substantial size site. High impact

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: High Impact

Comment: Site 1129 is not within 500m of a known deposit of mineral aggregate resources. The southeast portion of the site is within 1000m of the proposed Walkers quarry.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: This location is generally far removed from existing settlement area edge and relies on intervening lands to be included if even considered for addition. While site size is considerable and could be planned with amenity, its contribution would generally be to the benefit of the area itself and not to the broader, existing community which should be considered.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: While the land area is considerable, there are environmental constraints reducing potential contribution. Separation from existing settlement edge reduces the favourability.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

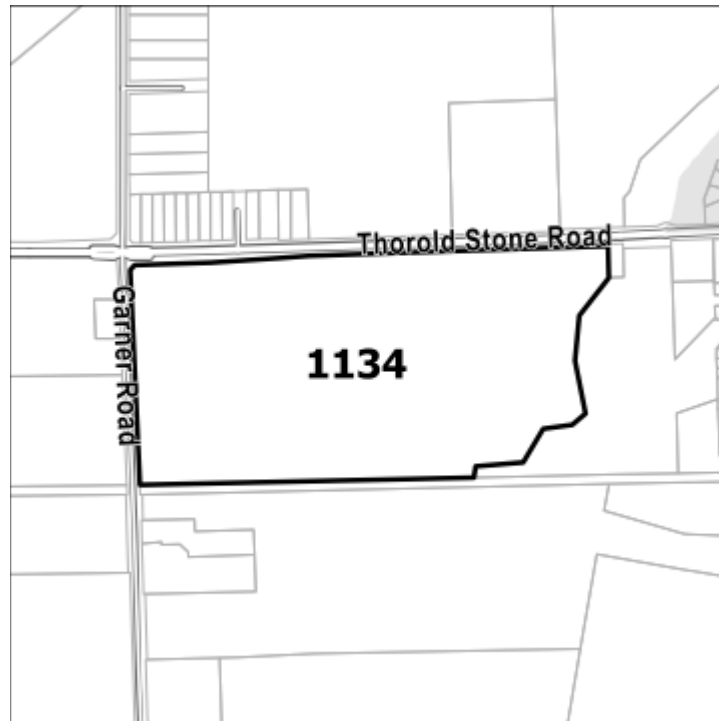
Comment: Planning impact would be high when taking a perspective of separation from existing community edge. Adding these lands would introduce urban designation in an otherwise agricultural concession block. Other options exist next to the settlement area that should be examined before these lands are considered.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1134

GROSS AREA: 25ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible -need extension of sanitary sewer, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local servicing plans

and review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to a Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As per NR Traffic Systems Department, signalized intersections at Thorold Stone Rd and Kalar Rd or Garner Road are in a good conditions and to be replaced after 12 and 6 years, respectively. Traffic growth could impact the LOS of these intersections depending on size of future developments.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Connections nearby on Thorold St/Kalar

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility to the north at Thorold Stone Rd RR57 and a future cycling facility to the south of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1134 is at the SE corner of Garner and Thorold Stone Road. Site 1134 is not in the PNHS. There appears to be a negligible amount of natural or vegetative cover on the Site. However there appears to be significant natural features to the south and east of the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to the site does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1134 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is considered minimal and has the highest likelihood of being associated with the natural features to the south and east of the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Active agriculture, but located on major road. Moderate impact if the site is converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Minimal Impact

Comment: A small northern portion of the site is within 500m of a known deposit of mineral aggregate resources. The site is not within 1000m of an existing or planned mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: The could hold a higher potential for contribution to complete community planning given ability to plan singular large greenfield. However, it would rely on lands east (including conservation lands) being added to settlement area for continuity. Potential continuity if lands to north added, however assessed on its own, it becomes further removed from the existing community edge.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Although a large individual parcel, which could favourably add to land need, the location being extended from the existing community edge reduces its favourability unless consider in a much broader context of adjacent land addition.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

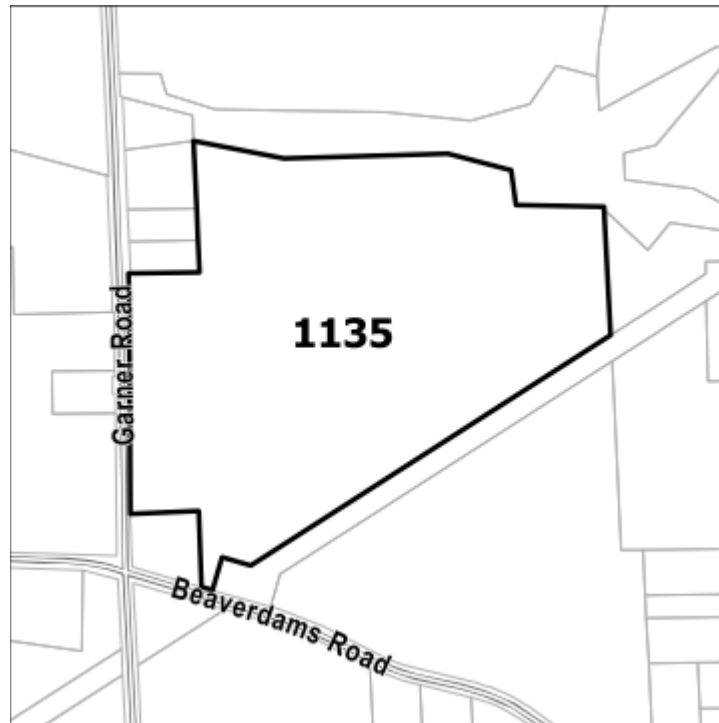
Comment: There are minimal impacts to surrounding or neighbouring lands in considering this site from a land use planning perspective. Environmental constraints south and east exist but could be planned for appropriate mitigation.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1135

GROSS AREA: 24.9ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - adjacent to sanitary sewers, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local servicing plans

and review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to Regional Rds (Thorold Stone Rd and Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Garner Rd & Beaverdams Rd as part of development depending on future development size and density . Traffic growth could impact LOS of Thorold Stone Rd & Garner Rd intersection.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a planned infill AT project at Beaverdams Rd at south, with possible connections. .

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1135 is irregular in shape and on the east side of Garner Rd. Site 1135 is not in the PNHS. Natural features on site appear to be only two minor watercourses.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to the site does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1135 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is considered minimal and has the highest likelihood of being associated with the natural features to the north of the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Overall there is only minor grade on the site. There is a small valley on the north of the site that could be impacted by earth works.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: Unused barn on this property, if property is converted, MDS review not required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: High Impact

Comment: Part of larger, active agricultural operation. High impact if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1135 is not within 500m of a known deposit of mineral aggregate resource. Site 1135 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: Parcel to the north is reliant on lands east of it to be brought into the settlement area.. If that should occur and their remains need, the site could be planned comprehensively as it is sizable and under single ownership as Greenfield.

Parcel to the south (separated) shares the same assessment as stated for the north. Dependant.

In both, expectation would be more community service facilities and amenity would need analysis the Greenfield through local and regional planning, but also the existing community east of Kalar, which is generally all low density homogeneous detached edge community.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: For both north and south parcels, if in the event that lands east were to be added (which these lands are dependant on for continuity) the lands would afford higher favourability given large parcel size for greenfield planning.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: Impacts to surrounding and neighbouring properties (if lands east are added) would be generally minimal. Adjacent environmental lands would

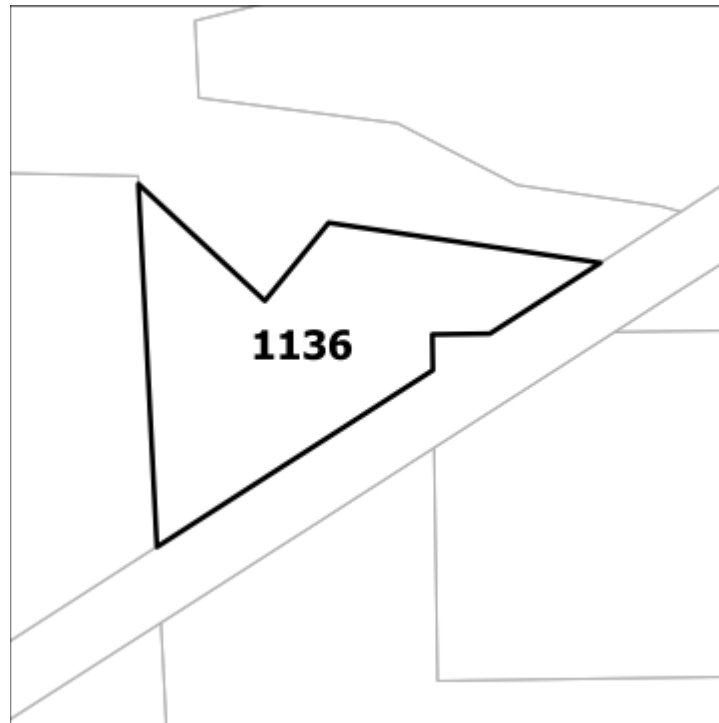
need appropriate protections and mitigation but large developable areas are available generally free of constraint,

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1136

GROSS AREA: 1.5ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs to be considered with new sewer system for 1135, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local servicing plans and review of available downstream capacity/depth

of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Feasible

Comment: No Provincial, Regional nor Municipal access is available to the subject land. Access needs to be built.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Low Feasibility

Comment: The land is quite small, which may pose some challenge in regards to developing a hierarchal road network with collector and local roads.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: Due to its small size, it will have minimal traffic impact to surrounding road network.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned. More feasible if connection was provided to Kalar Rd.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Low Feasible

Comment: The subject is not accessible by any Regional or Municipal road and is limited with nearby existing AT facilities.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1136 is a small triangular parcel. Site 1136 appears to be landlocked and is between a ROW and Shriners Creek. The site is not in the PNHS. There is some natural cover and vegetative areas on the site. There is possibly some setbacks associated with Shriners creek.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: The site is landlocked. Access to the site is constrained from the north and potentially from the east. A collection of parcels would be required to facilitate access from the west.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1136 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: The ability to implement mitigation measures would be constrained because of the size of the site. However because of access it is assumed that a collection of sites would be required and is therefore considered highly feasible.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is considered moderate given the extent of natural features on and immediately adjacent to the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Slopes on the site are very gradual, impacts from earthworks are considered minimal assuming water balance to all adjacent wetlands can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1135 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Less impact than 1135, however ,this is part of the larger 1135 farming operation.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1135 is not within 500m of a known deposit of mineral aggregate resource. Site 1135 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: Parcel to the north is reliant on lands east of it to be brought into the settlement area.. If that should occur and their remains need, the site could be planned comprehensively as it sizable and under single ownership as Greenfield.

Parcel to the south (separated) shares the same assessment as stated for the north. Dependant.

In both, expectation would be more community service facilities and amenity would need analysis the Greenfield through local and regional planning, but also the existing community east of Kalar, which is generally all low density homogeneous detached edge community.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: For both north and south parcels, if in the event that lands east were to be added (which these lands are dependant on for continuity) the lands would afford higher favourability given large parcel size for greenfield planning.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: Impacts to surrounding and neighbouring properties (if lands east are added) would be generally minimal. Adjacent environmental lands would

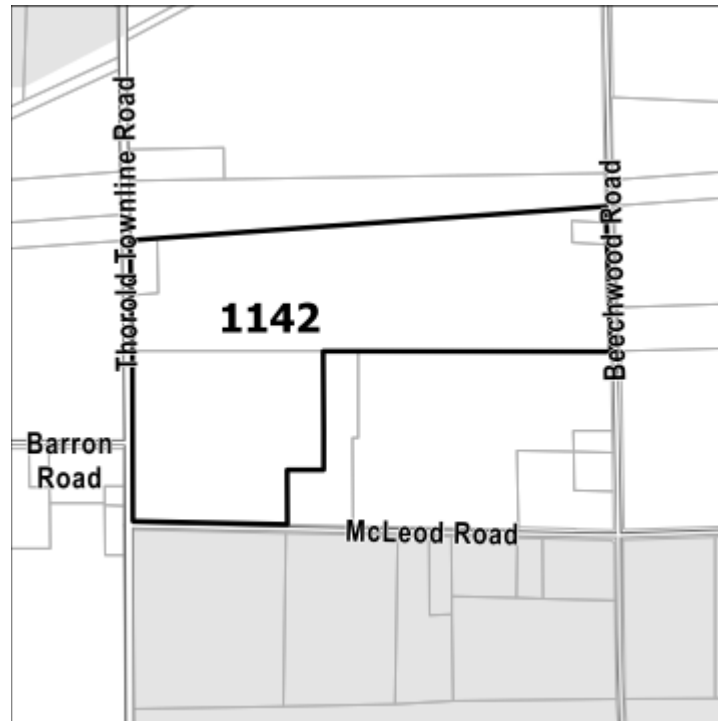
need appropriate protections and mitigation but large developable areas are available generally free of constraint,

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1142

GROSS AREA: 49.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - potential to connect into new Thorold South gravity trunk sewer for SNF WWTP and could be included in overall servicing strategy , needs extension of local sanitary system, needs servicing plan and capacity review of collection system

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues, need to consider all lands that could drain to new Regional trunk sewer

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to Regional Rds (Lundy's Lane & Thorold Townline Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at McLeod Rd & Beechwood Rd, or Beechwood Rd & Lundy's Lane intersections depending on future development size and density . Traffic growth could impact LOS of Lundy's Lane & Thorold Townline Rd intersection.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: The subject location is bounded by a future cycling facility to the south (McLeod Rd) & east (Beechwood Rd) as shown in NR TMP 2017 with possible connections to Garner Trail at east.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1142 is an "L" shaped parcel at the NE corner of McLeod and Thorold Townline Road. The site is not within the PNHS, however close to half of the site is covered by natural features including PSW's and other wetlands.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to the site does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1142 is in the watershed planning area NF-3 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is related to the extent of PSWs and other natural features on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Slopes on the site are very gradual, impacts from earthworks are considered minimal assuming water balance to the PSW and other wetlands on the site can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: High Impact

Comment: Part of a large active agricultural operation. High impact if removed from the agri-food system.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1142 is not within 500m of a known deposit of mineral aggregate resource. Site 1142 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: Modest contribution to complete community design on it's own but could be assessed higher if included integrated with a broader area, particularly if lands east are included.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Favourable assessment for contribution towards land need and as a single ownership would be preferable over assembly need. Favourable is chosen due to interface uncertainty with industrial lands on south side of McLeod, but is recognized of being less impacted as it moves towards hydro corridor, holding the bulk of the development lands.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

Comment: The lands are influenced by Light Industrial designation and zoning to the south of McLeod so interface land use and compatibility is a consideration as community lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1182

GROSS AREA: 38.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Less Feasible - Furthest away in the South development area, needs combined servicing strategy with 1184, 1199, 1250 1372, 1370, to convey flows to new SNF WWTP system. This area is undeveloped now, no trunk servicing. Area servicing plan would be required. With south development area,

recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to a Regional Rd (Sodom Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: As highlighted in the NR TMP 2017, a capacity and operational improvement is planned for Sodom Rd east of the subject site in Phase 2 (2022-2031) which will facilitate the site. Traffic signals may be warranted at Weaver Rd & Willoughby Dr depending on future development size and density

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility at Niagara Pkwy Service Rds to the east.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1182 is along the Niagara River Pky and south of Weaver Road. Approx. 1/3 of the site is within the PNHS. There is a large PSW on the site as well as some wooded area,

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to the site from Weaver Rd. does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1182 is in the watershed planning area NF-7 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is related to the extent of PSWs and other natural features on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is modest slope on the mid portion of the site. Mitigation would be required to ensure no impacts to PSW and other water features.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: Some existing field crop activities at this site. Moderate loss to the agri-food system if converted.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1182 is not within 500m of a known deposit of mineral aggregate resource. Site 1182 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: These lands are dependant on lands to the north, including the NPC lands, being included into the settlement area. While collectively they could provide meaningful lands area, separation from existing development reduces their complete community contribution

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: As described above, the addition could provide some contribution to meeting the land need, the context diminishes favourability

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

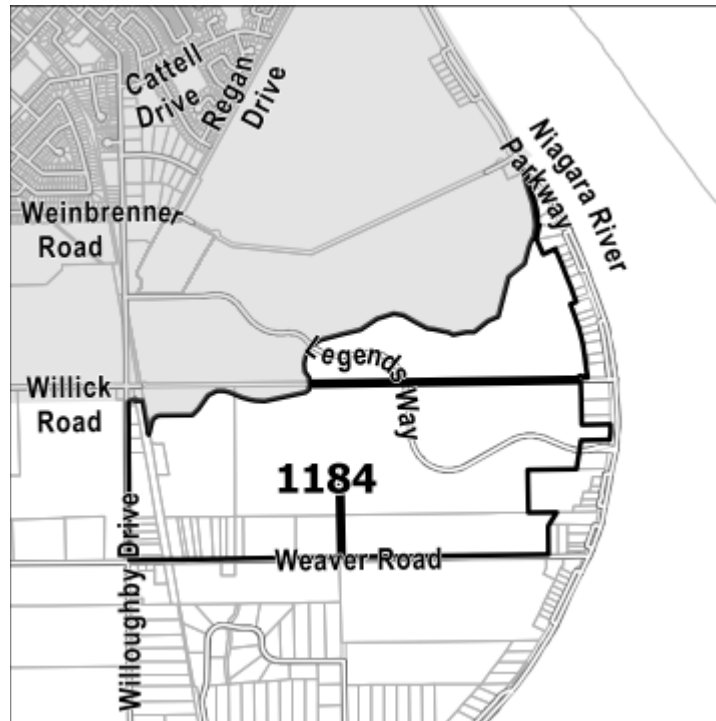
Comment: Should these lands be considered for inclusion, minimal impact to neighbouring or nearby lands would be anticipated as community lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1184

GROSS AREA: 207.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs to be combined servicing strategy with 1184, 1199, 1250 1372, 1370, to convey flows to new SNF WWTP system. This area is undeveloped now, no trunk servicing. Area servicing plan would be required. With south development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have good access to a Regional Rd (Sodom Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As highlighted in the NR TMP 2017, a capacity and operational improvement is planned for Sodom Rd east of the subject site in Phase 2 (2022-2031) which will facilitate the site. Traffic signals may be warranted at Weaver Rd & Willoughby Dr & Willoughby Dr or Weinbrenner Rd & Willoughby Dr depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is in approximate to an existing cycling facility at Niagara Pkwy Service Rds to the east, with possible future connections existing cycling facility at Sodom Rd at west.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1184 is along the Niagara River Pkwy. Site 1184 is the Legends Golf Course. More than half of the site is within the PNHS. There are a number of natural features on the site including wooded areas, wetlands, and water resource features. Ushers creek and its associated setbacks and regulated areas is generally along the northern limit of the property.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Given the extent of natural features on the property it is expected that there would be a modest level of fragmentation.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1184 is in the watershed planning area NF-7 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: High Impact

Comment: Potential for SAR is high given the extent of natural and vegetative cover on the site and the proximity to other large watercourses in the broader landscape.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: Overall the site is gradual in slope, there are several high points and hill, some of which would be considered typical of a golf course development. Impacts associated with earth works would be modest.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: This area is mostly golf course - no ag impacts

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1184 is not within 500m of a known deposit of mineral aggregate resource. Site 1184 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: the area that identifies these lands in large part are occupied by NPC Legends Golf Course and while NPC has indicated they are not opposed to inclusion into the urban area, the lands identified that could be developed would rely on such inclusion in order to be contiguous with the settlement area boundary. while part of the NPC lands (north of Usher's Creek) are already included in the urban area, it is not certain or clear the NPC would choose to seek land use changes within the planning horizon for the purposes of development. For this reason and that considerable amount of provincial natural heritage system has been identified on the NPC lands which effectively fragments much of the lands, there would not be clear indication how inclusion would act towards complete community building.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: As outlined above there would be questionable contribution of lands for community development that were not dependant on NPC lands being included to facilitate the privately owned portions being developed.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

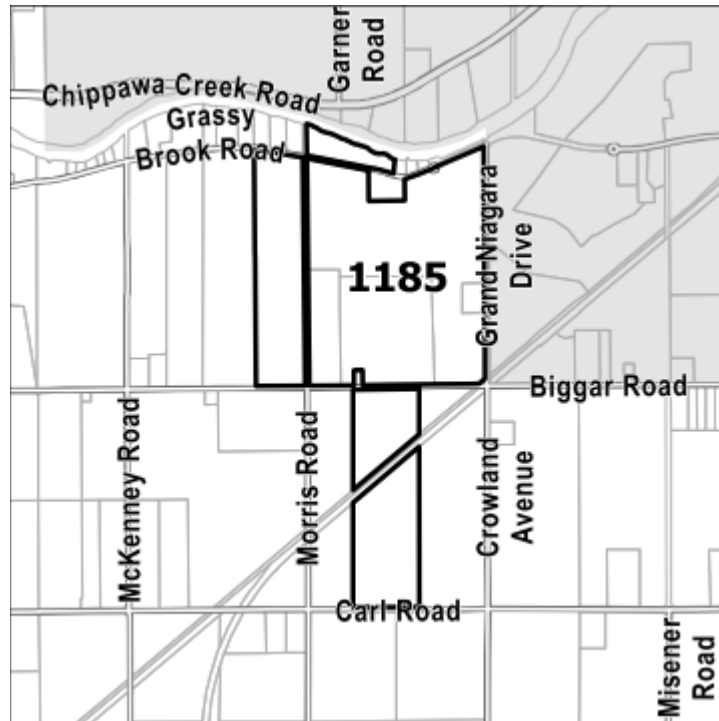
Comment: In taking the position that the golf course will remain well into the foreseeable future, the impact on from the privately owned portions would be generally minimal to neighbouring or nearby lands with some exception on interface between the golf course recreational use and residential use.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1185

GROSS AREA: 138.2ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - South development area will convey flows to new SNF WWTP trunk sewer at Montrose & Rexinger - will require a deep local sanitary collection system. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. Need to incorporate 1119, 1379, 1380 1185

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to a Regional Rd (Montrose Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic growth could impact LOS of Montrose Rd & Lyons Creek Rd/Bigger Rd intersection depending on the size and density of future development. Traffic signals may be warranted at Crownland Ave & Biggar Rd, Biggar Rd & Morris Rd, Crownland Ave & Grassy Brook Rd or Morris Rd & Grassy Brook Rd intersections depending on future development size/density.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject land will be accessible to a future cycling facility at Biggar Rd and Crownland Rd.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1185 is appears to be 5 distinct parts of land that are both on the north and south side of Biggar Road, east of Crownland Ave. The northern portion of the site along Grassy Brook is within the PNHS. There are two watercourse that cross the site in an E-W direction north of Biggar Road. South of Biggar Road there is a swath of land that is mapped as a potential natural heritage corridor in the ROP. There are several PSW's identified on the site as well.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Although there are a number and range of natural features on the site. There is numerous potential points of access, Internal crossings of watercourses could be constrained.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1184 is in the watershed planning area NF-4 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a number of watercourse and wetlands on the site. There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: High Impact

Comment: Potential for SAR is high given the extent of natural and vegetative cover on the site and the proximity to other large watercourses in the broader landscape.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: The extent of slope varies across the site, however it can generally be considered gradual. Minimal impact associated with earthworks is anticipated assuming water balance can be maintained to all features.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: south leg of request has MDS considerations

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: High Impact

Comment: Large active farming operation. High impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1185 is not within 500m of a known deposit of mineral aggregate resource. Site 1185 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: Generally expected that a lower contribution to complete community opportunity given outside constraints (Cytec). Lands south of Biggar represent an anomaly incursion into the agricultural area and not desirable in light of available lands.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Some constraints would act to reduce developable lands but large parcels could provide for some contribution to land need.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

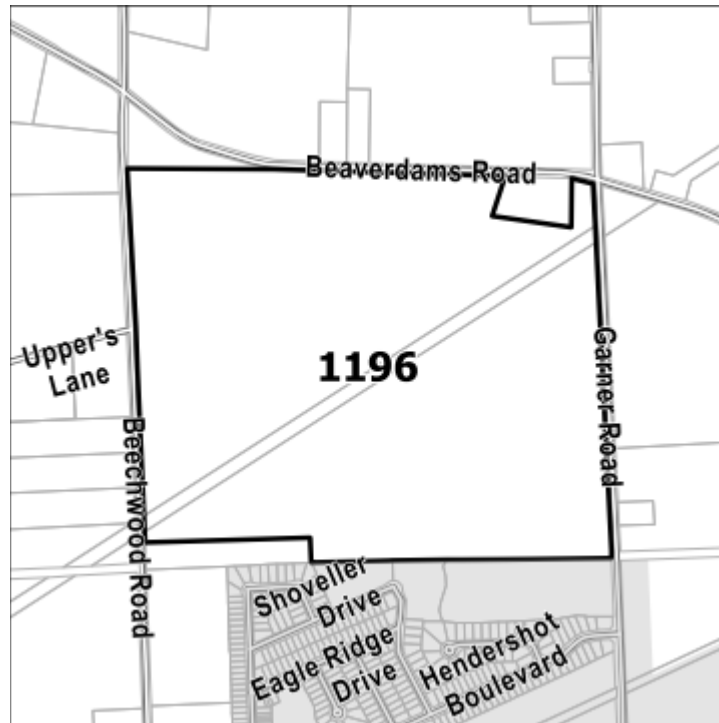
Comment: Existing outside constraints (Cytec) represent constraints on these lands. Compatible land use considerations are required and cannot be overlooked in this location. Lands south of Biggar are bisected by active rail.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1196

GROSS AREA: 84.9ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Less Feasible - needs sanitary extension and possible SPSP to discharge into existing sanitary system - limited capacity in Lundy's Lane SPS so will need to be directed to Kalar Road SPS sanitary system which has some available growth capacity and discharges to Regional Trunk Sewer then to

Stanley Ave WWTP. Further detailed local servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Garner Rd & Beaverdams Rd, Beechwood Rd & Beaverdams Rd or Beechwood Rd & Lundy's Lane intersections part of development depending on future development size and density . Traffic growth could impact LOS of Garner Rd & Lundy's Lane intersection.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a future cycling facility west of the subject land, a planned infill AT project at Beaverdams Rd to the north, and existing cycling facility to the south are Lundy's Lane with possible connections.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: The parcel of land is south of Beaverdams Road, between Beechwood and Garner Road. It is north of the existing Fernwood subdivision. The site is not within the PNHS. Beaverdams Creek and several of its tributaries cross the site. There is a small wetland/wooded area on the south of the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access to the site from Beaverdams would require a watercourse crossing. Access from Beachwood and Garner do not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1196 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a number of watercourse and wetlands on the site. There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is considered modest and has the highest likelihood associated with the watercourses and wetlands on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There are several small and moderate valleys on the site associated with the creek and its tributaries. Earth works could have a modest impact.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1135 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: High Impact

Comment: Large active farming operation. High impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Critical Impact

Comment: Site 1196 is within 500m of a known deposit of mineral aggregate resource. Site 1196 is adjacent to the location of the proposed Walkers quarry. Site 1196 is closer to the location of the proposed Walkers quarry than the existing fern wood subdivision.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: Limited foresight on provision of community connection generally precludes from having these lands adjoin to the south and would general rely on additional lands further east to be brought in for continuity. The sizable parcel with a single controlling interest is beneficial and overall acreage could be planned with community facilities and other community assets to serve the area. However other influences from outside of the site have implication on considering these lands through this MCR.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Although sizable, a reliance on other intervening lands being added would need to be considered.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Critical Impact

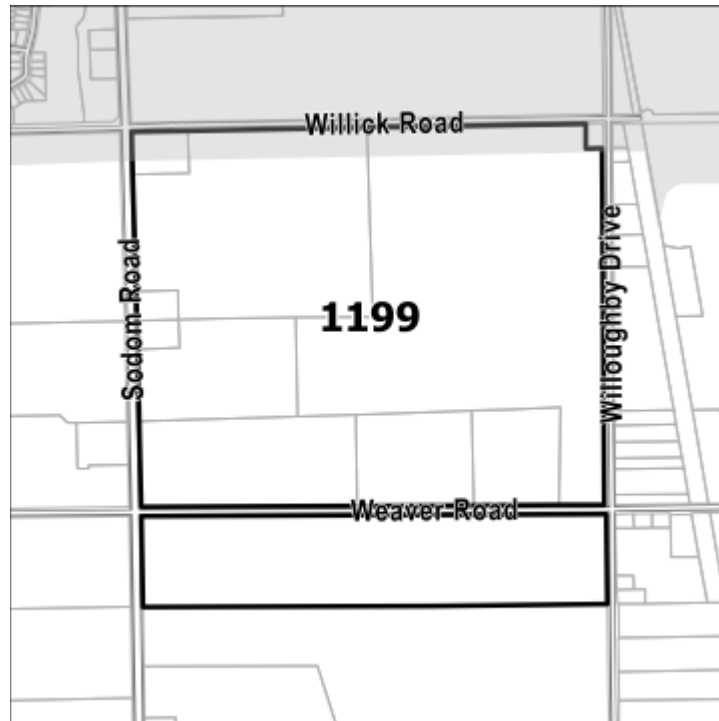
Comment: These lands are well within an area of influence for planned aggregate operations and would impact negatively on resource extraction until such time the operations have exhausted supply and rehabilitation has been completed.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1199

GROSS AREA: 102.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs to be combined servicing strategy with 1184, 1199, 1250 1372, 1370, to convey flows to new SNF WWTP system. This area is undeveloped now, no trunk servicing. Area servicing plan would be required. With south development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to Regional Rds (Sodom Rd and Lyons Creek Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As highlighted in the NR TMP 2017, a capacity and operational improvement is planned for Sodom Rd east of the subject site in Phase 2 (2022-2031) which will facilitate the site. Traffic signals may be warranted at Weaver Rd & Willoughby Dr, Sodom RD & Lyons Creek Rd or Weinbrenner Rd & Willoughby Dr depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility at Sodom Rd, west of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1199 is located between Sodom Road and Willoughby Road. The majority of the site is north of Weaver Rd, there is however a portion of the site that is south of Weaver Rd. Between 1/3 and 1/2 of the site is within the PNHS. Ushers Creek and its associated valleylands and regulated areas cross the SE portion of the site. There are a number of other small natural and vegetated features on the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access to the site from Willoughby and part of Weaver Road would be constrained by natural features. Elsewhere there appears to be sufficient access to the site.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1199 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: Ushers creek crosses the site. There is likely a range of opportunities to implement water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: The potential for SAR on the site is associated with the watercourse and vegetated areas on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Topography on the site appears very flat. There is a slight valley associated with Ushers Creek. Impacts from earth works are considered minimal.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: request 1376 + barns on Sodom Rd

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Several active field crop locations at this site. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1199 is not within 500m of a known deposit of mineral aggregate resource. Site 1199 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands are a collection of larger parcels that collectively have a higher contribution potential for complete community building. the westerly portion is generally unconstrained and adjacent to the existing settlement area where newer development has been taking place. Opportunities to enhance the community services facilities and amenities can be anticipated through additional secondary planning.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: These lands have a higher favourability. When considered with adjacent lands to the west, collectively they would further enhance the contribution to meeting land need. Lands identified south of Weaver Road would be dependant on the lands to the north being included. Should they be, the assessment would reflect the same description.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

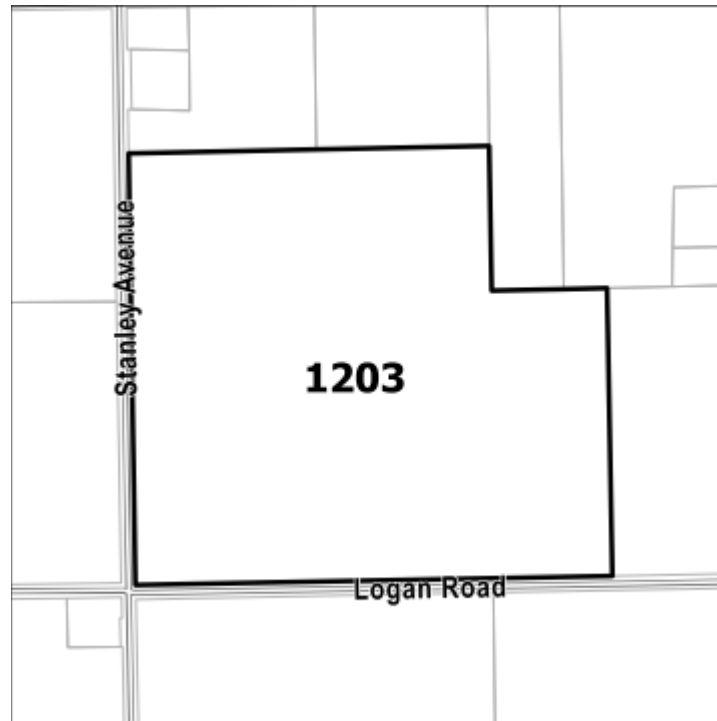
Comment: Addition of these lands would not negatively impact neighbouring or nearby land use. Any environmental would require appropriate protection.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1203

GROSS AREA: 36.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs to be combined servicing strategy with 1184, 1199, 1250 1372, 1370,1374, to convey flows to new SNF WWTP system. This area is undeveloped now, no trunk servicing. Area servicing plan would be required. With south development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to Regional Rds (Lyons Creek Rd, Stanley Ave).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Lyons Creek Rd & Stanley Ave depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: The subject location is in approximate to existing cycling facility at Sodom Rd. The 2017 TMP identifies future cycling facility at Beck Rod west of the requested land. Future connections are possible

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1203 is at the NE corner of Stanley Ave and Logan Rd. Approx. 1/3 of the site is in the PNHS. There is a small watercourse with an associated PSW on the SE corner of the site. There are numerous other small wetlands across the site that would require further analysis.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access to the site is unlikely to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1203 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation measures

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is considered minimal given the extent of natural features on the site

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Topography of the site is flat. Impacts are considered minimal assuming water balance to the wetlands can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1376 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Several active field crop locations at this site. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1203 is not within 500m of a known deposit of mineral aggregate resource. Site 1203 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: The assessment takes the position these lands would be a consideration for community use as opposed to employment use. Depending on whether lands adjacent to the west would be a consideration for employment, compatibility consideration is needed. Beyond that consideration, the majority of the site generally free of constraint and could provide opportunity for complete community building if adjacent lands north and/or east are also brought in. There is dependence on adjacent lands being brought in in order for this site to be considered. Continuity with the existing settlement area would need to be achieved.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Generally favourable if considered with adjacent northerly and easterly lands. Potential interface between community and employment lands on either side of Stanley, south of Rexinger would have a negative influence resulting in favourability being considered further east.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

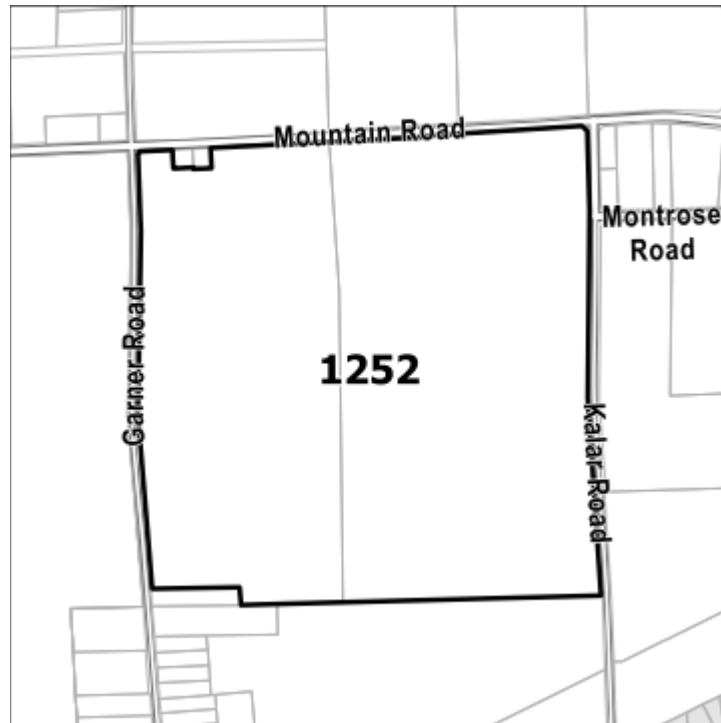
Comment: Planning impact on neighbouring and nearby lands would need to consider lands west of this location as potential employment for assessment purpose. As community, these lands would have impact on employment (and vis versa) and therefore compatibility remains a consideration. For this assessment and the potential interface conditions a high impact is identified.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1252

GROSS AREA: 12.4ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response:

Comment:

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response:

Comment:

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response:

Comment:

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response:

Comment:

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response:

Comment:

2. How easily can a water supply connection be made?

Criteria Response:

Comment:

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response:

Comment:

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response:

Comment:

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response:

Comment:

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response:

Comment:

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response:

Comment:

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response:

Comment:

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response:

Comment:

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response:

Comment:

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response:

Comment:

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response:

Comment:

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response:

Comment:

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response:

Comment:

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response:

Comment:

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Several active field crop locations at this site. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response:

Comment: 0

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: These lands and others north of the hydro corridor to Mountain Road would offer an ability to provide community service facilities, mixed use and other generally absent uses in the n/w area of Niagara Falls. Prior edge communities were that of mostly residential with little community and service related amenities. As Greenfield this and others can provide missing uses. Proximity the active and licensed aggregate operation would impact westerly portions to reduce ability to consider all lands, with lands towards the east and Kalar holding more potential than those along Garner.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: For lands not impacted by aggregate operations addition of a portion of lands can assist in meeting land needs in Niagara Falls for new Community growth on Greenfield. Large single owner parcels could benefit planning process.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

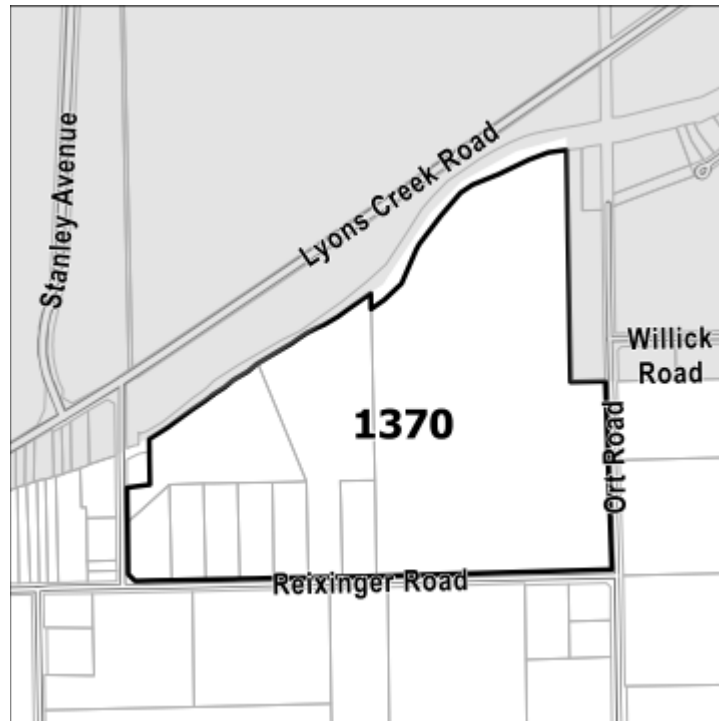
Comment: Easterly portion of the site being added would not minimal impact to surrounding lands. Westerly side of the site does impact on active and licensed aggregate operations.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1370

GROSS AREA: 39.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374,1370,1371,1375. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With south

development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have good potential access to Regional Rds (Lyons Creek Rd, Stanley Ave) with improvements to creek crossings.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Lyons Creek Rd & Stanley Ave depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Although the land is in approximate to existing cycling facility to north at Lyon's Creek Rd but the creek crossing road needs to be improved to accommodate cycling facility. This has not been highlighted in 2017 TMP yet but maybe in the future TMP.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1370 is a triangular site at the NW corner of Ort Rd and Rexinger Rd. More than 1/2 of site 1370 is in the PNHS. There is a PSW and large wooded area on the site. The site is adjacent to Lyons Creek.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Access to the site from Ort road appears to be fully constrained. What appears to be the only part of the site with development potential has access from Rexinger Rd.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1370 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: Ability to implement water quality mitigation on the site could be constrained by the extent of natural features and PNHS policies.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: High Impact

Comment: Potential for SAR is considered high given the extent of natural features on the site and the proximity to Lyons Creek.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is modest slope on the site associated with the Lyons creek valleyland. Potential impacts are considered modest.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Active agriculture on 50% of site.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate

(Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1370 is not within 500m of a known deposit of mineral aggregate resource. Site 1370 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: This location is made up of what appears to be recent rural residential subdivision in the eastern half of the west half of the lands and environmental lands on the east half and along Lyons Creek. Given the size collectively of what represents as vacant or unconstrained, and should it remain vacant (despite subdivision), there is limited potential on it's own. If lands adjacent to the south (south of Rexinger Road) are considered for inclusion, the contribution of this site (collection of parcels) could be viewed as a higher contribution to complete community building.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Similar to the above context, as a collection of parcels the overall contribution to achieving the land need is lower if considered in isolation. If adjacent lands to the south and even further east were to be identified for inclusion, the lands could become more favourable given access and anticipated related capital (bridge reconstruction) would be a consideration. For the purposes of assessment the lower favourability is selected. There is some dependence (not wholly) on these lands being included if lands south of Rexinger Rd. are to be considered for continuity with the existing settlement boundary.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

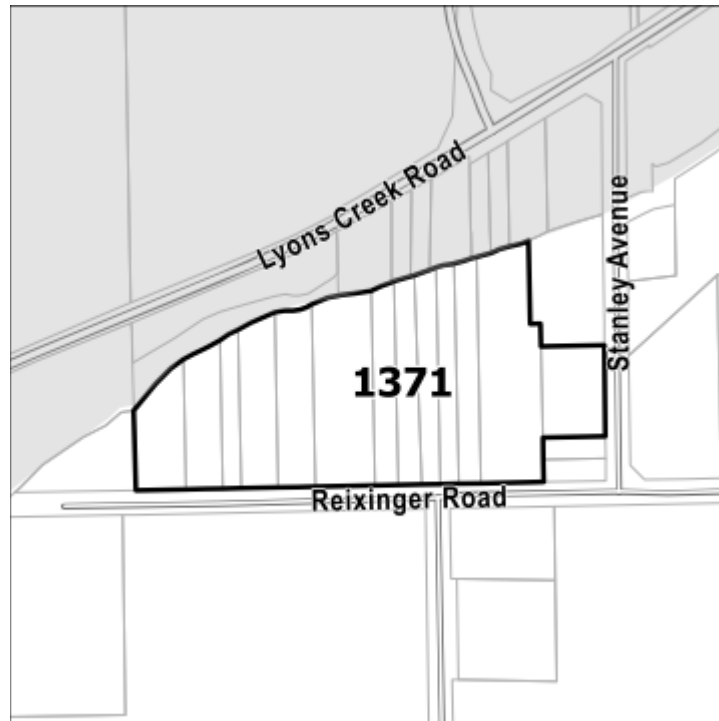
Comment: The assessment for these lands is being assumed as community, which is shared with lands west and south. that community lands consideration is given to lands west and south, in which case the impact to neighbouring or nearby lands would be less impactful. Impacts to environmental in the area would need detailed study for appropriate mitigation. If lands east of Stanley were considered for employment, this site would have some influence on compatibility. A modest impact is assessed on that basis.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1371

GROSS AREA: 5.4ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374,1370,1371,1375. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With south

development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have good potential access to Regional Rds (Lyons Creek Rd, Stanley Ave) with improvements to creek crossings.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Negligible Impact

Comment: Impact to existing road network is expected to be negligible due to the land small size.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Although the land is in approximate to existing cycling facility to north at Lyon's Creek Rd but the creek crossing road needs to be improved to accommodate cycling facility. This has not been highlighted in 2017 TMP yet but maybe in the future TMP.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1371 is a small triangular site at the NW corner of Stanley Ave and Rexinger Rd. The site is a consolidation of properties that are already developed for residential uses. A portion of the site is within the PNHS. The site is also directly adjacent to Lyons Creek Rd and includes valleylands and regulatory features associated with the creek.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Natural features are generally at the rear of the site. Access to the site does not appear to be constrained.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1371 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Low Feasibility

Comment: The ability to implement mitigation measures would be limited given the extent that the site is already developed for residential uses.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is associated with Lyons Creek. However given the extent of the site that is already developed impacts are considered minimal.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: High Impact

Comment: There is a modest valley on the site associated with Lyons creek. The ability to mitigate impacts from earth works on the site would be limited by the site of the site and the existing development.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact less than half

Comment: If request 1376 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Negligible Impact

Comment: Small site with non-agricultural uses

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1371 is not within 500m of a known deposit of mineral aggregate resource. Site 1371 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: Contextually these lands represent an existing rural residential enclave that is fairly well established and situated at a location where potential consideration between employment and community land for expansion would be a reasonable transition. In terms of adding to a complete community context, and if servicing introduced, potential for infilling could be a minor consideration, but environmental constraints exist limiting potential contribution.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: As the area is comprised of numerous smaller parcels, favourability is lower and redevelopment would be best considered through land assembly.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

Comment: Planning impact on neighbouring and nearby lands be assessed as high impact to lands south and west of this location. This due primarily is lands considered for employment use, which would require appropriate compatibility between the two uses. Lands east would be anticipated as community if

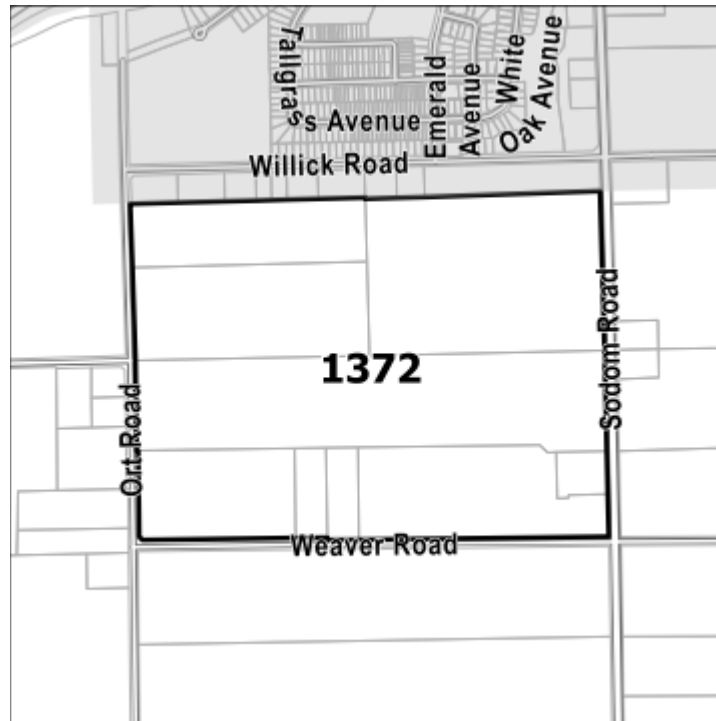
expansion were to occur and therefor less or little impact. Given the location and a potential transition point, the assessed position is a higher impact.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1372

GROSS AREA: 74.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374, 1370, 1371, 1375. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With south

development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to Regional Rds (Sodom Rd and Lyons Creek Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: As highlighted in the NR TMP 2017, a capacity and operational improvement is planned for Sodom Rd east of the subject site in Phase 2 (2022-2031) which will facilitate the site. Traffic signals may be warranted at Weaver Rd & Sodom Rd Dr or Sodom RD & Lyons Creek Rd depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility at Sodom Rd from east.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1372 is an "L" shaped site at the NE corner of Ort Road and Weaver Rd. A portion of the site is in the PNHS. There is a PSW on the site, as well as significant woodlands and several minor watercourses.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: The extent of natural features on the site will provide some limitations for access, however overall there is sufficient number of areas of the site that are not constrained.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1372 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation measures

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is modest. Potential is associated with the natural features and other vegetated areas on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Topography of the site is flat. Impacts are considered minimal assuming water balance to the wetlands can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: No visible livestock locations in proximity

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Several active field crop locations at this site. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1372 is not within 500m of a known deposit of mineral aggregate resource. Site 1372 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands have a higher contribution to complete community building. Generally displays some potential for constrained lands in parts. However is adjacent to the existing settlement area where newer development has been taking place. Opportunities to enhance the community services facilities and amenities, including any environmental protections can be anticipated through additional secondary planning.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: These lands have a higher favourability. When considered with adjacent lands to the east, collectively they would further enhance the contribution to meeting land need.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

Comment: Addition of these lands would not negatively impact neighbouring or nearby land use.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1373

GROSS AREA: 20.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374,1370,1371,1375. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With south

development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to Regional Rds (Sodom Rd and Lyons Creek Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: As highlighted in the NR TMP 2017, a capacity and operational improvement is planned for Sodom Rd east of the subject site in Phase 2 (2022-2031) which will facilitate the site. Traffic signals may be warranted at Weaver Rd & Sodom Rd Dr or Sodom RD & Lyons Creek Rd depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility at Sodom Rd from east.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1373 is south of 1373 and at the SE corner of Ort Rd and Weaver Rd. It is a rectangular parcel that extends to Sodom Rd. Site 1373 is not in the PNHS, however there is a PSW and significant woodland on the site. Much of the site is also covered in natural area, however potentially not meeting the criteria to be a NHS feature.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access to the site from Ort Rd appears to be constrained, however there appears to be access from Weaver and Sodom.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1373 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation measures

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is modest. Potential is associated with the natural features and other vegetated areas on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Topography of the site is flat. Impacts are considered minimal assuming water balance to the wetlands can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: If request 1376 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: small portion of active field crop at this site + portion natural vegetation. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1373 is not within 500m of a known deposit of mineral aggregate resource. Site 1373 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: Furthering the assessment to the north, addition of these lands could have a higher contribution to complete community building. However there is dependence on lands to the north being included prior to these lands being considered for addition.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Addition of these lands, together with the lands north would further provide for meeting land need for community and are assessed with that in mind.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

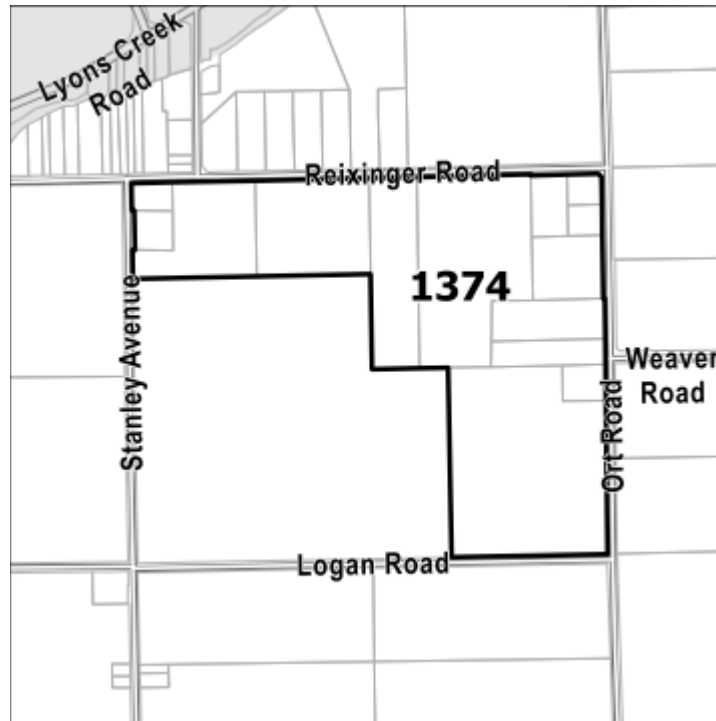
Comment: Addition of these lands would not negatively impact neighbouring or nearby land use.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1374

GROSS AREA: 43.2ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374,1370,1371,1375. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With south

development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to Regional Rds (Lyons Creek Rd, Stanley Ave).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Lyons Creek Rd & Stanley Ave depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: The subject location is in approximate to existing cycling facility at Sodom Rd. The 2017 TMP identifies future cycling facility at Beck Rod west of the requested land. Future connections are possible

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1374 is generally an "L" shaped lot at the SW corner of Ort Rd and Rexinger Rd. More than 1/2 of the site is in the PNHS. There is a PSW on the site which is connected to a small watercourse.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Although there is some natural features on the site. There is many opportunities for potential access to the site.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1374 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation measures

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is modest. Potential is associated with the natural features and other vegetated areas on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Topography of the site is flat. Impacts are considered minimal assuming water balance to the wetlands can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact half

Comment: If request 1376 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Mix of agricultural and non-agricultural uses in this area

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1374 is not within 500m of a known deposit of mineral aggregate resource. Site 1374 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: The assessment takes the position these lands would be a consideration for community use as opposed to employment use. Eastern portions of these lands are impacted by provincial natural heritage system and lands that are not, are situated in the west, and depending on whether lands adjacent to the west would be a consideration for employment, compatibility consideration is needed. Beyond that consideration, there are large areas that are generally free of constraint and could provide opportunity for complete community building. From a Community lands perspective, there could be some dependence on lands adjacent to the north being added prior to considering these lands for comprehensive planning (SABR ID 1370, 1371) to ensure continuity.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Generally favourable if considered with adjacent northerly and easterly lands. Potential interface between community and employment lands on either side of Stanley, south of Rexinger would have a negative influence resulting in favourability being considered further east.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

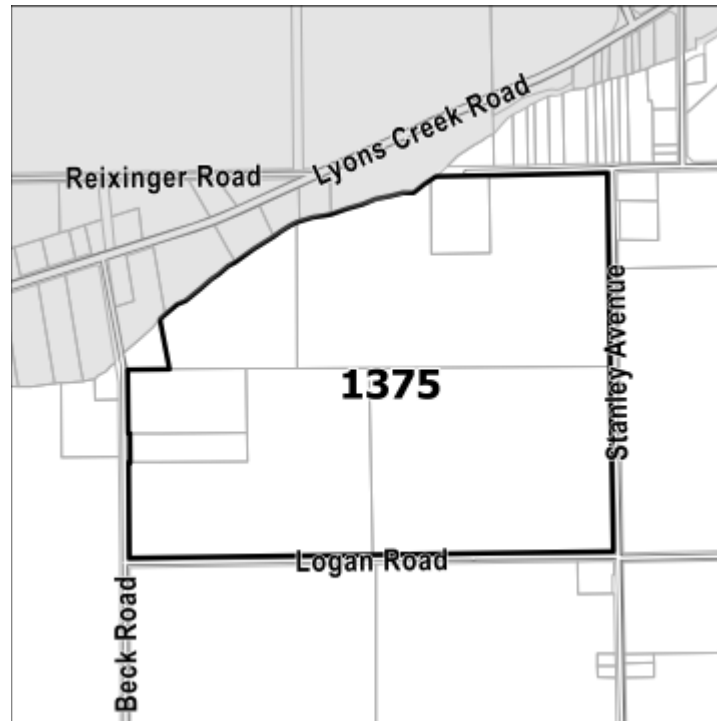
Comment: Planning impact on neighbouring and nearby lands would need to consider lands west of this location as potential employment for assessment purpose. As community, these lands would have impact on employment (and vis versa) and therefore compatibility remains a consideration. For this assessment and the potential interface conditions a high impact is identified.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1375

GROSS AREA: 71.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374, 1370, 1371, 1375. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With south

development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have a good potential access to major transportation corridors including Provincial Rd (QEW) & Regional Rds (Lyons Creek Rd, Stanley Ave) with improvements required to creek crossings to support activity.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted highly at QEW north ramp & Lyons Creek Rd, or Lyons Creek Rd & Stanley Ave and relatively low at Lyons Creek Rd & Beck Rd depending on land development size and density.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a future cycling facility at Beck Rd west of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1375 is at the NW corner of Stanley Ave and Logan Rd. There is a portion of the site associated with Lyons Creek that is within the PNHS. There are other setback and regulated areas associated with the creek on the site. There are at least 2 other PSWs on the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Although there is some natural features on the site. There is many opportunities for potential access to the site.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1375 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation measures

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR is modest. Potential is associated with the Lyons Creek corridor, PSWs, and other natural vegetation on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is some grade on the site. Especially associated with Lyons creek. Impacts are considered modest assuming water balance to the PSWs can be maintained.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1376 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Several active field crop locations at this site. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1375 is not within 500m of a known deposit of mineral aggregate resource. Site 1375 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: Respecting complete community and the envisioned land use as employment, Employment Areas are more appropriately located along or close to major transportation corridors, where available. Interchange proximity is close, however access to these lands would require additional consideration from Lyons Creek Road. From the perspective of employment and proximity, the assessment generally seen be a higher contribution with larger unconstrained areas.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Location is favourable. However access and servicing should be a consideration beyond the limits of this site as assessed individually.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

Comment: Presence of existing residential on the north side of Lyons Creek and vicinity would need consideration for compatibility. Consideration on environmental features on and off-site would also need additional confirmation for appropriate setbacks. If lands east of this site are considered for employment use, impact would generally be less of concern in the southern portion. If lands east are considered for community use, there would be impact

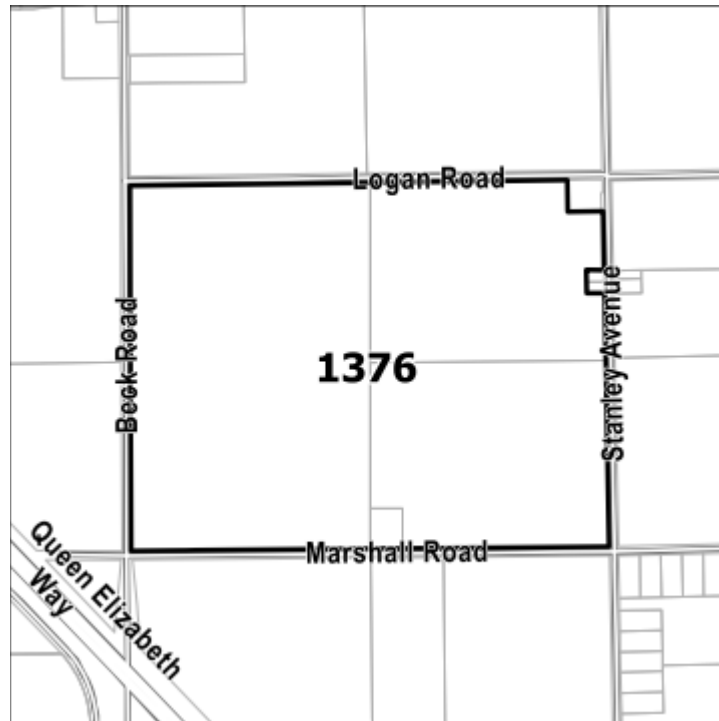
on future residential and appropriate buffering or interface would need consideration.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1376

GROSS AREA: 80.7ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374,1370,1371,1375. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With south

development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have a good potential access to major transportation corridors including Provincial Rd (QEW) & Regional Rds (Lyons Creek Rd, Stanley Ave) with improvements required to creek crossings to support activity.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted highly at QEW north ramp & Lyons Creek Rd, or Lyons Creek Rd & Stanley Ave and relatively low at Lyons Creek Rd & Beck Rd depending on land development size and density.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a future cycling facility at Beck Rd west of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1376 is south of Logan Rd between Beck Rd. and Stanley Ave. More than half of the site is in the PNHS. There is a large PSW that covers a large portion of the site. There are several minor watercourses that cross the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Although a large portion of the site is PNHS and PSW, they are at the centre of the site. The perimeter of the site is generally not constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1376 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation measures.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR would be associated with the large PSW and the watercourse that crosses the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: There is minimal grade on the site. Maintenance of water balance to the PSW would be required.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: Livestock (poultry) on subject site. If site is added to settlement area, no MDS review required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Several active field crop locations and livestock operation at this site. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1376 is not within 500m of a known deposit of mineral aggregate resource. Site 1376 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: Respecting complete community and the envisioned land use as employment, Employment Areas are more appropriately located along or close to major transportation corridors, where available. Interchange proximity is close, however access to these lands would require additional consideration from Lyons Creek Road. From the perspective of employment and proximity, the assessment generally seen be a modest contribution in light of environmentally identified lands within. Opportunity does exist for portion of the lands that could be considered contiguous with the adjacent lands.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Location is favourable. However access and servicing should be a consideration beyond the limits of this site as assessed individually. These lands would be dependant on adjacent lands being included for continuity, so there is a level of dependence associated with inclusion.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

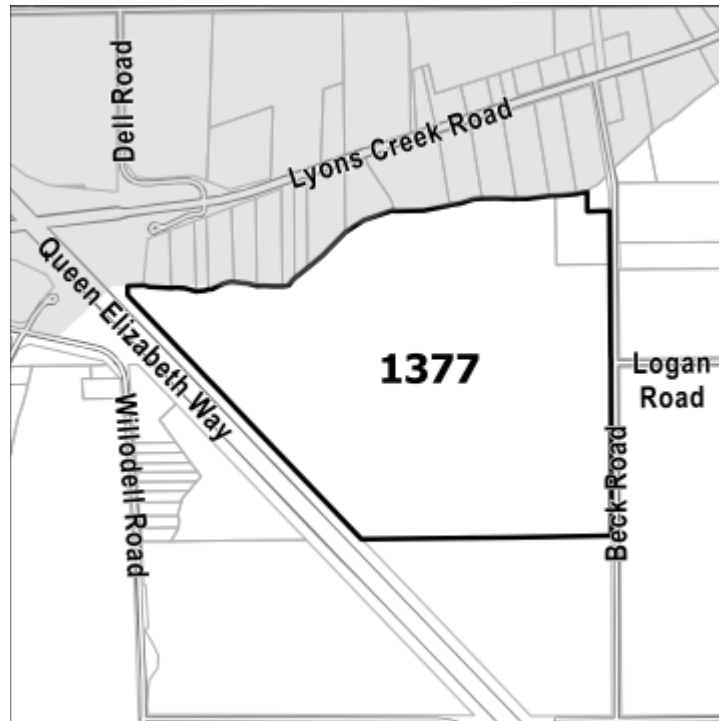
Comment: Presence of existing residential on the north side of Lyons Creek and vicinity would have some impact for consideration in the northern portion of the lands. However if adjacent lands were considered in a broader context these lands would present less of an impact being farther removed. If lands northeast of this site are considered for employment use, impact would generally not be of concern. If lands northeast are considered for community use, there would impact on future residential and appropriate buffering or interface would need consideration.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1377

GROSS AREA: 59.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374, 1370, 1371, 1375, 1376, 1378. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With

south development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have a good potential access to major transportation corridors including Provincial Rd (QEW) & Regional Rds (Lyons Creek Rd, Stanley Ave) with improvements required to creek crossings to support activity.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Lyons Creek Rd & Stanley Ave, QEW north ramp & Lyons Creek Rd, and at Lyons Creek Rd & Beck Rd depending on land development size and density.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a future cycling facility at Beck Rd west of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1377 is south of Lyons Creek and east of the QEW. The site is not within the PNHS. The site contains buffers and setbacks associated with Lyons Creek. There is a moderate sized watercourse that crosses the site. There is a PSW in the SE corner of the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: The site is fragmented by the watercourse that crosses the site. Access to the west side of the site would require watercourse crossings.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1377 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a moderate watercourse crossing the site. There are opportunities for improvement and the introduction of LID measures and other water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR would be associated with the large PSW, watercourse, and Lyons Creek to the north.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There are several small and moderate valleys on the site associated with the creek and its tributaries. Earth works could have a modest impact.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1376 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Several active field crop locations at this site. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1377 is not within 500m of a known deposit of mineral aggregate resource. Site 1377 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: Respecting complete community and the envisioned land use as employment, Employment Areas are more appropriately located along or close to major transportation corridors, where available. Interchange proximity is close, however access to these lands would require additional consideration from Lyons Creek Road. From the perspective of employment and proximity, the assessment generally seen be a higher contribution.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Location is favourable. However access and servicing should be a consideration beyond the limits of this site as assessed individually.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

Comment: Presence of existing residential on the north side of Lyons Creek and vicinity would need consideration for compatibility. Consideration on environmental features on and off-site would also need additional study as lands could potentially be fragmented otherwise,

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1378

GROSS AREA: 15.2ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs servicing plan and new sewers to convey South development area flows to new SNF WWTP system with servicing strategy in conjunction with 1374,1370,1371,1375, 1376, 1378. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. With

south development area, recommend redirecting Chippawa to new SNF WWTP. Wet Weather reduction identified for Chippawa

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have a good potential access to major transportation corridors including Provincial Rd (QEW) & Regional Rds (Lyons Creek Rd, Stanley Ave) with improvements required to creek crossings to support activity.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Lyons Creek Rd & Stanley Ave, QEW north ramp & Lyons Creek Rd, and at Lyons Creek Rd & Beck Rd depending on land development size and density.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a future cycling facility at Beck Rd west of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1378 is triangular site immediately south of 1377. Site 1378 is not within the PNHS, however almost the entirety of the site is PSW, with the exception of a small footprint for the existing building.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: The only non-PSW portion of the site is the foot print of an existing building.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1378 is in the watershed planning area NF-6 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Low Feasibility

Comment: Feasibility is low considering the extent of PSW on the site.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: High Impact

Comment: Potential for SAR is high given the extent of PSW and vegetation on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: High Impact

Comment: Any earthworks on the site are likely to have an impact on the PSW.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1376 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: No active ag, but proximity to active lands + heavily vegetated site. Moderate impact if removed from agri-food system

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1378 is not within 500m of a known deposit of mineral aggregate resource. Site 1378 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Lower

Contribution

Comment: Respecting complete community and the envisioned land use as employment, Employment Areas are more appropriately located along or close to major transportation corridors, where available. Interchange proximity is close, however access to these lands would require additional consideration from Lyons Creek Road. While exposure is adjacent to the QEW, the prospect for extensive development is questionable.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Generally a lower favourability in light of visible constraints.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: High Impact

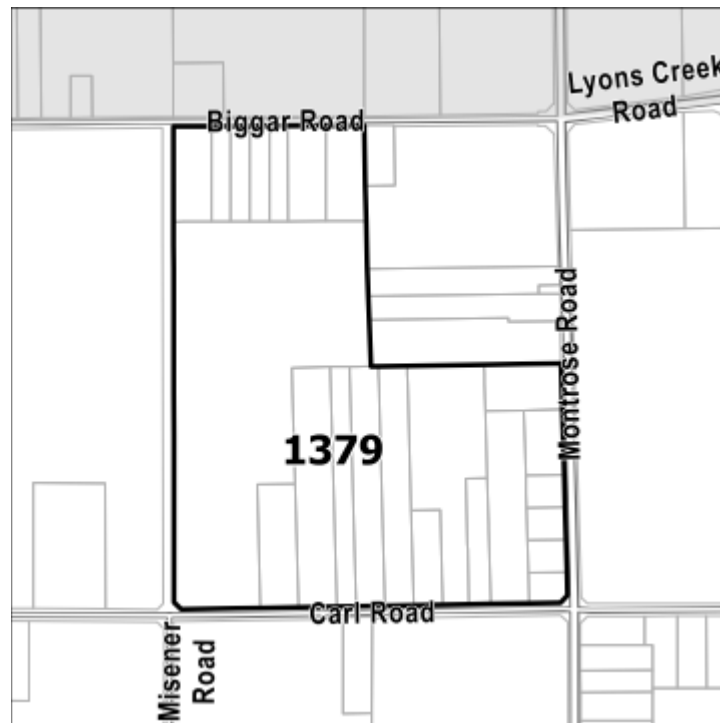
Comment: This parcel displays environmental features that could impact it's ability to develop.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1379

GROSS AREA: 62.5ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - South development area will convey flows to new SNF WWTP trunk sewer at Montrose & Rexinger - will require a deep local sanitary collection system. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. Need to incorporate 1119, 1379, 1380 1185

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to Regional Rds (Lyons Creek Rd, Montrose Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: Minimal LOS impact is expected at Montrose Rd & Lyons Creek Rd/Bigger Rd intersection since this intersection will be improved as part of the Montrose Rd EA. Traffic signals may be warranted at Carl Rd & Montrose Rd depending on future development size/density.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Future connections via Hospital site at Montrose/Bigger

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by future cycling facilities at north (Bigger Rd) and west (Crownland Rd).

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1370 is "L" shaped and at the NW corner of Carl Rd and Montrose Rd. There are numerous individual residential properties as part of the Site. The site is not in the PNHS, however about 1/2 of the overall site is a PSW, including a PSW associated with a watercourse.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Low Feasibility.

Multiple properties in opposing direction required

Comment: The site is highly fragmented by the PSWs and number of individual property owners.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1379 is in the watershed planning area NF-5 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: There is a watercourse and several PSWs crossing the site. There are opportunities for improvement and the introduction of LID measures and other water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR would be associated with the large PSW and the watercourse that crosses the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is a moderate valley associated with the PSW / watercourse which could be impacted by earthworks. Water balance to the large central PSW is also a consideration.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: Barns immediately south of subject site

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: This site is a mix of non-agricultural and agricultural uses.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1379 is not within 500m of a known deposit of mineral aggregate resource. Site 1379 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: These lands provide a higher contribution to complete community building opportunities that can build off the Grand Niagara Secondary Plan to the north. Constraints would need to be carefully considered and accommodated. This polygon is made up of numerous smaller properties that would require landowner cooperation and/or assembly in order to plan comprehensively. Complete community consideration is important in light of the physical and natural barriers (QEW and Welland River) that separate this part from the broader community.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Favourable assessment in light of the approved growth adjacent on north side, but smaller parcels represent challenges

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

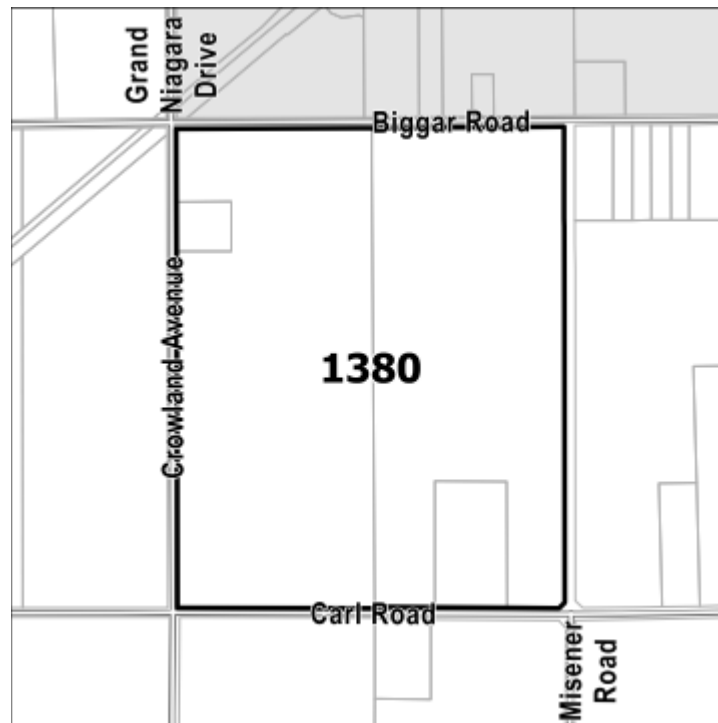
Comment: Addition of this polygon area would represent minimal impact to surrounding area if included.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1380

GROSS AREA: 82.9ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - South development area will convey flows to new SNF WWTP trunk sewer at Montrose & Rexinger - will require a deep local sanitary collection system. This area is undeveloped now, limited to no trunk servicing. Area servicing plan would be required. Need to incorporate 1119, 1379, 1380 1185

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - will require new trunk and local water distribution infrastructure, area servicing plan, good pressure being close to WTP, will require additional floating storage beyond current 2016 MSP recommendations, network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to Regional Rds (Lyons Creek Rd, Montrose Rd).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: Minimal LOS impact is expected at Montrose Rd & Lyons Creek Rd/Biggar Rd intersection since this intersection will be improved as part of the Montrose Rd EA. Traffic signals may be warranted at Carl Rd & Montrose Rd, Carl Rd & Crownland Ave, or Crownland Ave & Biggar Rd depending on future development size/density.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Distant connections via Hospital site at Montrose/Biggar

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by future cycling facilities at north (Bigger Rd) and west (Crownland Rd).

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Site 1380 is immediately west of 1379. It is at the NE corner of Crownland Ave and Carl Rd. There is a small amount of PNHS on the south portion of the site, however between 1/3 to 1/2 of the site is covered by other natural features, including about 1/3 of the site which is PSW.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access from Carl Rd. would be constrained by natural features. However there appears to be significant access from the north and west.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: High Impact

Comment: Site 1380 is in the watershed planning area NF-5 and is assessed as high impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There is a watercourse and several PSWs crossing the site. There are opportunities for improvement and the introduction of LID measures and other water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: Potential for SAR would be associated with the large PSW and the watercourse that crosses the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: There is minimal grade on the site. Maintenance of water balance to the PSW would be required.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: All within

Setbacks

Comment: Barns south and south east of subject site

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Several active field crop locations at this site. Moderate impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1380 is not within 500m of a known deposit of mineral aggregate resource. Site 1380 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands provide a higher contribution to complete community building opportunities that can build off the Grand Niagara Secondary Plan to the north. Constraints would need to be carefully considered and accommodated. Large parcels with only a few owners would present greater flexibility for complete community contribution through design. Complete community consideration is important in light of the physical and natural barriers (QEW and Welland River) that separate this part from the broader community.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Favourable assessment in light of the approved growth adjacent on north side, but smaller parcels represent challenges

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

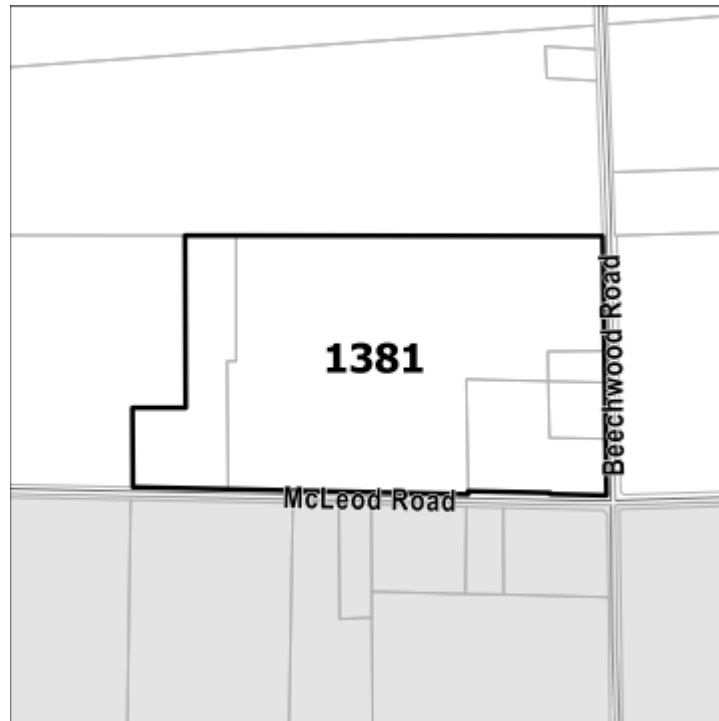
Comment: Addition of this polygon area would represent minimal impact to surrounding area if included.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1381

GROSS AREA: 28.4ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - as long as new South NF WWTP is constructed - lands will be in new South NF WWTP catchment area

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - potential to connect into new Thorold South gravity trunk sewer for SNF WWTP and could be included in overall servicing strategy , needs extension of local sanitary system, needs servicing plan and capacity review of collection system

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues, need to consider all lands that could drain to new Regional trunk sewer

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at McLeod Rd & Beechwood Rd, McLeod Rd & Garner Rd or Beechwood Rd & Lundy's Lane intersections depending on future development size and density .

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: The subject location is bounded by a future cycling facility to the south (McLeod Rd) & east (Beechwood Rd) as shown in NR TMP 2017 with possible connections to Garner Trail at east.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Site 1381 is at the NW corner of Beechwood Rd. and McLeod Rd. The site is not in the PNHS. With the exception of a minor watercourse there appears to be no other natural features on the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to the site does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1381 is in the watershed planning area NF-3 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is considered minimal given the extent of natural features on the site

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: no visible livestock operations in the immediate area

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Active field crop location and several rural residential properties at this site

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1381 is not within 500m of a known deposit of mineral aggregate resource. Site 1381 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: Modest contribution to complete community design on it's own but could be assessed higher if included integrated with a broader area, particularly if lands east and north are included.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Some assembly or cooperation would be anticipated to plan comprehensively. Favourable is chosen due to interface uncertainty with industrial lands on south side of McLeod

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

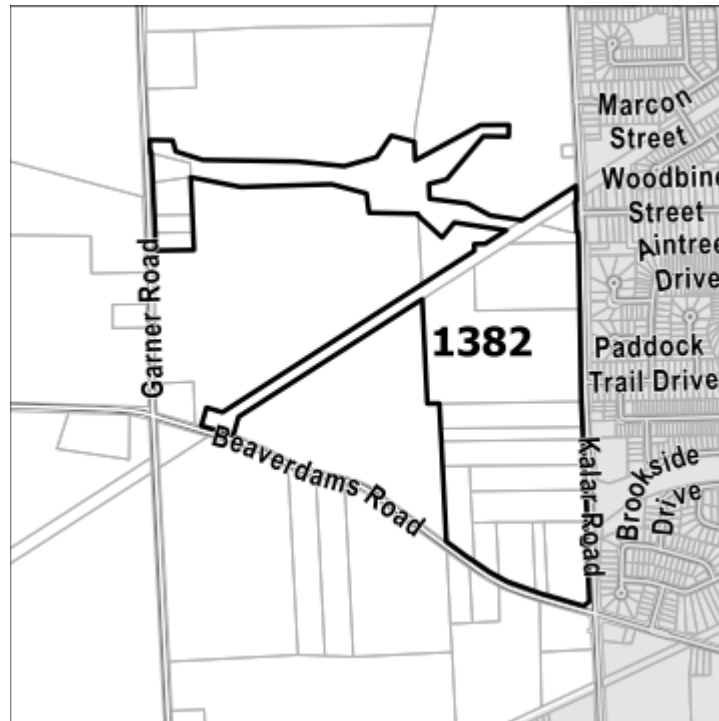
Comment: The lands are influenced by Light Industrial designation and zoning to the south of McLeod so interface land use and compatibility is a consideration as community lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1382

GROSS AREA: 41.4ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - adjacent to existing sanitary sewer, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local

servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Garner Rd & Beaverdams Rd or Kalar & Beaverdams Rd intersections part of development depending on future development size and density . Traffic growth could impact LOS of Thorold Stone Rd and Kalar Rd intersection, depending of size of future developments.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Connected currently

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a planned infill AT project at Beaverdams Rd to the south .

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1382 is at the NW corner of Kalar Rd and Beaverdams Rd. The site is not in the PNHS. Beaverdams creek crosses the southern portion of the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access from Beaverdams could be constrained. However there is many opportunities for access from Kalar Rd.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1382 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: The highest potential for SAR would be associated with Beaverdams creek.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is moderate slope on the site associated with Beaverdams Creek,

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: no visible livestock operations in the immediate area

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Active field crops, part of a larger agricultural operation. Portion of site was also former drive-in theatre (not farmed)

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1382 is not within 500m of a known deposit of mineral aggregate resource. Site 1382 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: Discounting assessment of Conservation lands and residential along Garner Road, leaving only lands being assessed along Kalar and Beaverdams. Other lands do not contribute, other than environmentally as conservation, drainage and to facilitate wildlife corridor.

Lands along Kalar and Beaverdams are sizable but fragmented. Most are generally vacant and ownership would need to work collectively. Some existing uses would also need to relocate or cease with some expected remedial work likely on those smaller portions. Benefit of being contiguous with existing settlement edge. The potential is greater than lands further west given immediate proximity. Opportunity to improve complete community principles on-site and to the benefit of existing community lands east as well.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Discounting assessment of Conservation lands and residential along Garner Road, leaving only lands being assessed along Kalar and Beaverdams. Sizable but fragmented parcels with most in vacant state. Assuming cooperation of ownership, collectively can be highly favourable towards achieving land need.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

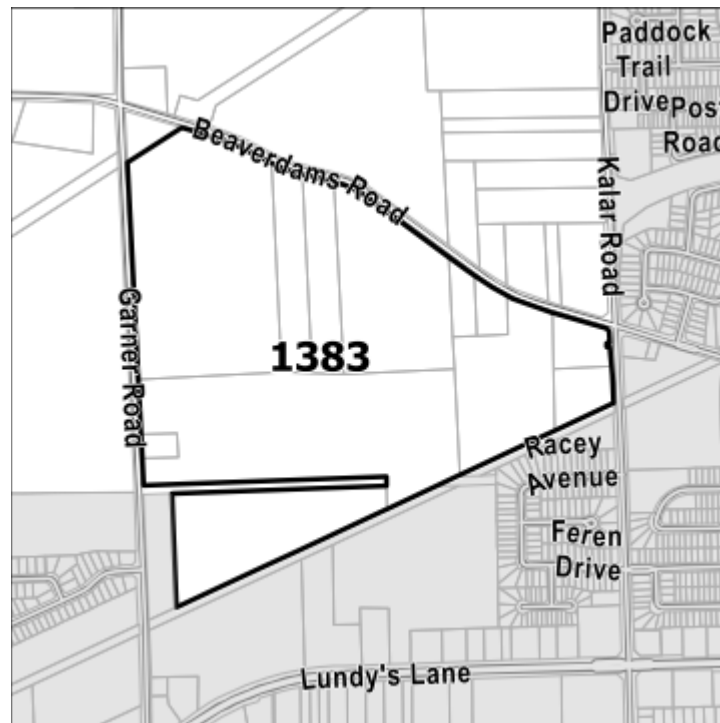
Comment: Lands along Kalar and Beaverdams are generally free of constraint and impacts to adjacent or nearby lands and are assessed to represent minimal impact. Appropriate interface and mitigation measures for any adjacent environmental lands would generally appear feasible. Relocation or cease of operation on small portions of existing use would be beneficial for existing community east of Kalar.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1383

GROSS AREA: 62.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - adjacent to existing sanitary sewer, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local

servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to a Regional Rd (Lundy's Lane).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Traffic signals may be warranted at Garner Rd & Beaverdams Rd or Kalar & Beaverdams Rds. intersections part of development depending on future development size and density . Traffic growth could impact LOS of Garner Rd & Lundy's Lane intersection.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Connected currently

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a planned infill AT project at Beaverdams Rd to the north.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1383 is south of Beaverdams Rd and east of Garner Rd. Beaverdams creek crossed a small portion of the north of the site. There is also a moderate and minor watercourse that cross the site. There is a significant woodland on the east portion of the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: There is some fragmentation of the site given the watercourses and some existing development. Likely sufficient access from Garner Rd.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1383 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: The highest potential for SAR would be associated with Beaverdams creek, the watercourses, and woodland on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: There is a moderate valley associated with Beaverdams Creek as well as the moderate watercourse on the site.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: If request 1135 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: High Impact

Comment: Large site with agricultural activity, plus several non-ag uses (auto recycler). High impact to the agri-food system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection

of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Modest Impact

Comment: A portion of site 1382 is within 500m of a known deposit of mineral aggregate resource. Site 1382 is not within 1000m of an existing or proposed mineral aggregate operation. Site 1382 is just beyond 1000m from the proposed Walkers quarry.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: Adding this collection of parcels would afford complete community planning potential with limitations due to rail separation from the existing settlement area to the south with some ability to provide lands west of Garner and east of Kalar.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: This collection of parcels would offer sizable contribution if considered appropriate for addition to the settlement area.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

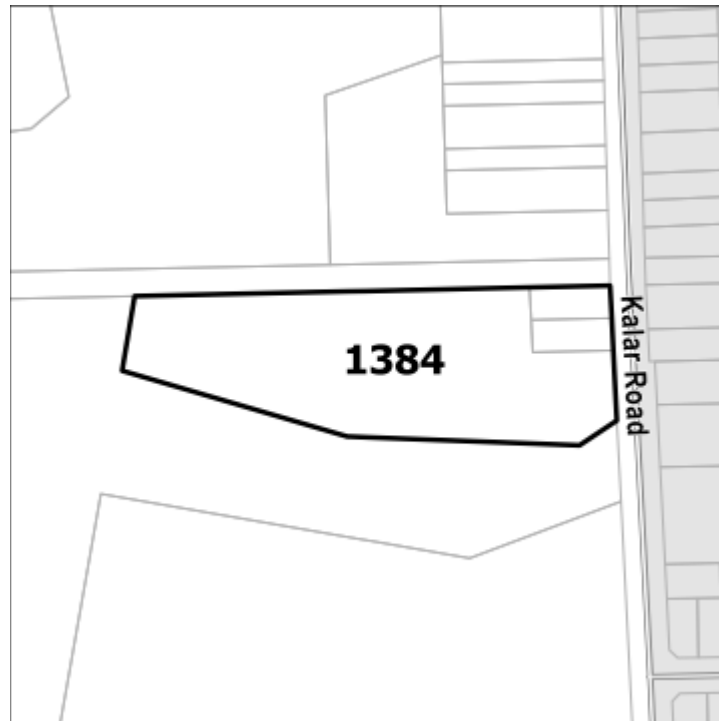
Comment: Planning impacts on neighbouring or nearby lands would be considered minimal when added as community lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1384

GROSS AREA: 2.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - adjacent to existing sanitary sewer, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local

servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as upsizing sanitary sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to a Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As per NR Traffic Systems Department, signalized intersections at Thorold Stone Rd and Kalar Rd or Garner Road are in a good conditions and to be replaced after 12 and 6 years, respectively. Traffic growth could impact the LOS of these intersections depending on size of future developments.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Connected currently

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility to the north

at Thorold Stone Rd RR57 and a future cycling facility, with possible connections.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1384 is a small site on the west side of Kalar Rd. It is the 3rd site south of Thorold Stone Rd. The site is not in the PNHS. There does not appear to be natural features on the site, however there is the potential that setback, regulated areas, and valleyland from watercourse/wetlands to the south and west extend onto the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1384 does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1384 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation - this could be slightly restricted by the size of the site.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: The highest potential for SAR would be associated with natural features that are adjacent to the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: no visible livestock operations in the immediate area

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: Small site, Rural Residential.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate

(Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1384 is not within 500m of a known deposit of mineral aggregate resource. Site 1384 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: This site has slightly increased potential for contribution of a complete community but marginally given site size. Potential enclave of vacant lands would make this slightly more viable, however contextually is part of the collection of parcels reaching up to Thorold Stone Rd that are rounding out in nature and offering smaller percentage of land need given isolated nature due to environmental.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Inclusion of these lands represents a logical extension of the settlement area, however are part of a pocket of developed, small parcel ownership that would benefit from assembly and comprehensive planning. The pocket of lands (SABR ID 1384, 1385 and 1386) represents only a small portion of need on it's own. Fragmentation of both ownership and environmental detract from potential comprehensive planning.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

Comment: Planning impacts to neighbouring lands would be minimal. Lands are constrained and fragmented by environmental features limiting the potential to extend westerly (Conservation Lands).

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1385

GROSS AREA: 2.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - adjacent to existing sanitary sewer, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local

servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as upsizing sanitary sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to a Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As per NR Traffic Systems Department, signalized intersections at Thorold Stone Rd and Kalar Rd or Garner Road are in a good conditions and to be replaced after 12 and 6 years, respectively. Traffic growth could impact the LOS of these intersections depending on size of future developments.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Connected currently

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility to the north

at Thorold Stone Rd RR57 with possible connections, and a future cycling facility to the south of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1385 is a small site on the west side of Kalar Rd. It is the 2nd site south of Thorold Stone Rd. The site is not in the PNHS. There does not appear to be natural features on the site, however there is the potential that setback, regulated areas, and valleyland from watercourse/wetlands to the west extend onto the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1385 does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1385 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation - this could be slightly restricted by the size of the site and extent of existing development

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: The highest potential for SAR would be associated with natural features that are adjacent to the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered minimal given that there is a more apparent valley to the west of the site.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: no visible livestock operations in the immediate area

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: small site, rural residential property

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1385 is not within 500m of a known deposit of mineral aggregate resource. Site 1385 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: This area is made up of a number of smaller parcels that are mostly developed as small frontage deep rural residential lots. Contribution to a complete community would be derived through land assembly to plan comprehensively. Similar to the lands north and south of these lands, modest contribution assessment is given due to parcel sizes and environmental constraint.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Inclusion of these lands represents a logical extension of the settlement area, however are part of a pocket of developed, small parcel ownership that would benefit from assembly and comprehensive planning. The pocket of lands (SABR ID 1384, 1385 and 1386) represents only a small portion of need on it's own. Fragmentation of both ownership and environmental detract from potential comprehensive planning.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

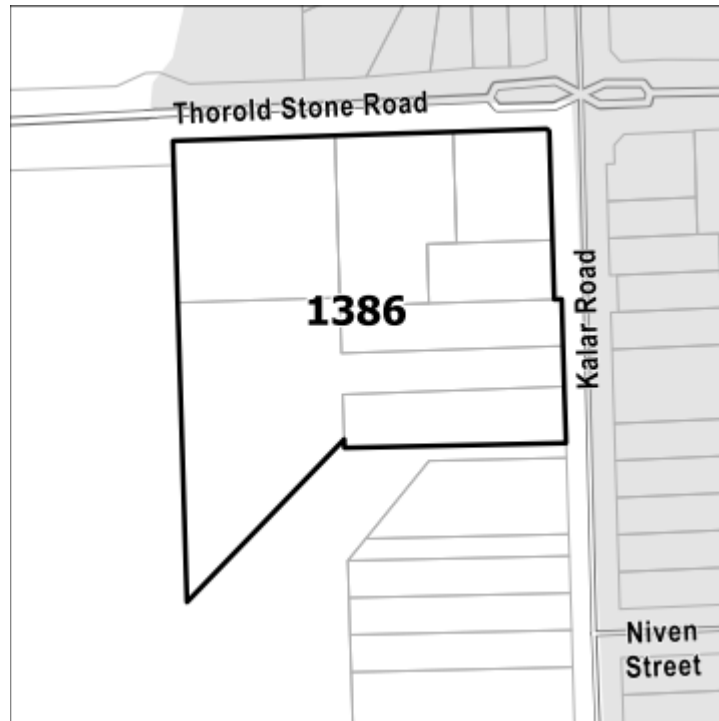
Comment: Planning impacts to neighbouring lands would be minimal. Lands are constrained and fragmented by environmental features limiting the potential to extend westerly. (Conservation Lands)

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1386

GROSS AREA: 2.2ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - adjacent to existing sanitary sewer, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local

servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as upsizing sanitary sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to major transportation corridors including Provincial Rd (QEW) & Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As per NR Traffic Systems Department, signalized intersections at Thorold Stone Rd and Kalar Rd or Garner Road are in a good conditions and to be replaced after 12 and 6 years, respectively. Traffic growth could impact the LOS of these intersections depending on size of future developments.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Connected currently

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by an existing cycling facility to the north at Thorold Stone Rd RR57 and a future cycling facility to the south of the subject land.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1385 is a small site on the west side of Kalar Rd. It is the 1st site south of Thorold Stone Rd. The site is not in the PNHS. There does not appear to be natural features on the site, however there is the potential that setback, regulated areas, and valleyland from watercourse/wetlands to the west extend onto the site. The site appears to be almost fully developed with residential and commercial uses.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1385 does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1386 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation - this could be slightly restricted by the size of the site and extent of existing development

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: The highest potential for SAR would be associated with natural features that are adjacent to the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: Slopes on the site are very gradual, impacts from earth works are considered minimal given that there is a more apparent valley to the west and south of the site.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: no visible livestock operations in the immediate area

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: small site, rural residential property

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Minimal Impact

Comment: Site 1386 is within 500m of a known deposit of mineral aggregate resource. Site 1386 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: This area is made up of a number of smaller parcels that are mostly developed with various types of uses. Adding this area would be logical extension of the urban area but relies on collective ownership to redevelop in a comprehensive manner mindful of natural environment constraints. Contribution as rounding out would only benefit if higher density, mixed use were contemplated through local planning.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Lower

Favourability

Comment: Inclusion of these lands represents a logical extension of the settlement area, however are part of a pocket of developed, small parcel ownership that would benefit from assembly and comprehensive planning. The pocket of lands (SABR ID 1384, 1385 and 1386) represents only a small portion of need on it's own. Fragmentation of both ownership and environmental detract from potential comprehensive planning.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

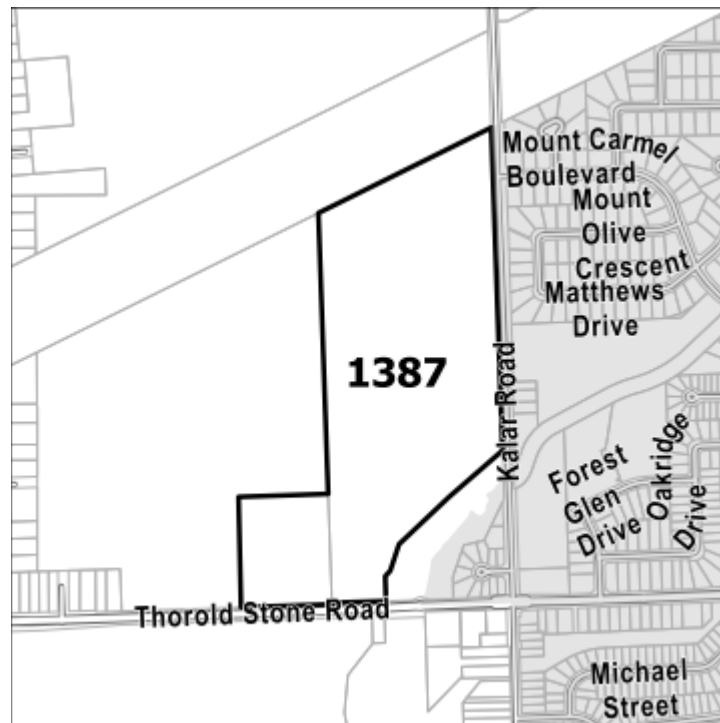
Comment: Planning impacts to neighbouring lands would be minimal. Lands are constrained and fragmented by environmental features limiting the potential to extend westerly. (Conservation Lands)

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1387

GROSS AREA: 26.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - adjacent to existing sanitary sewer, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local

servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as upsizing sanitary sewers

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Available

Comment: The subject lands have a good access to major transportation corridors including a Provincial highway (QEW) & Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: cursory review of the site does not present any notable constraints in terms of creating a local road network. As the subject site has accesses to major transportation networks, there are multiple opportunities to access future built local road network.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Minimal Impact

Comment: As per NR Traffic Systems Department, signalized intersections at Thorold Stone Rd and Kalar Rd or Garner Road are in a good conditions and to be replaced after 12 and 6 years, respectively. Traffic growth could impact the LOS of these intersections depending on size of future developments.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Connected currently

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the southern land, which is adjacent to RR57 Thorold Stone Rd, is bounded by an existing cycling facility to the south (at Thorold Stone Rd RR57)

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1387 is irregular in shape, west of Kalar Rd and north of Thorold Stone Rd. The site is not in the PNHS. There are a few very minor watercourse on the site. There is a moderate watercourse bordering the site to the south.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Access to the Site front Kalar Rd is generally not constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1387 is in the watershed planning area NF-1 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is minimal given the limited extent of natural features on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: In general slopes on the site are gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: no visible livestock operations in the immediate area

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: Active agriculture, however, against existing settlement boundary. Moderate impact to the agrifood system if converted

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Minimal Impact

Comment: Site 1387 is within 500m of a known deposit of mineral aggregate resource. Site 1387 is not within 1000m of an existing or proposed mineral aggregate operation.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands on the south side of the hydro corridor would be assessed marginally higher than to the north as they are adjacent to existing community development. These lands could provide community service facilities, mixed use and other generally absent uses in the n/w area of Niagara Falls. Prior edge communities were that of mostly residential with little community and service related amenities. As Greenfield this and others can provide missing uses.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Favourable

Comment: Addition of this and other immediate parcels can assist in meeting land needs in Niagara Falls for new Community growth on Greenfield. Large single owner parcels could benefit planning process.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Negligible Impact

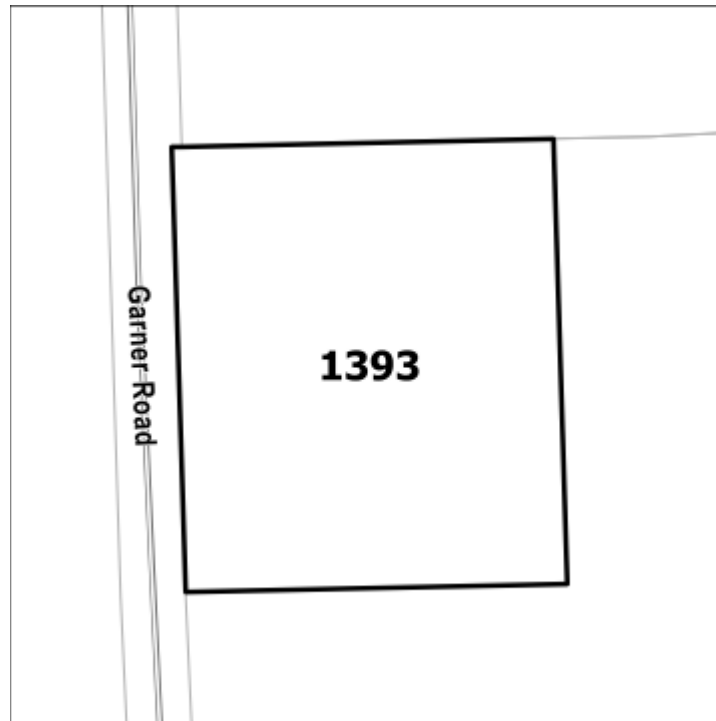
Comment: These lands would have negligible impact to surrounding lands and could improve amenities and variety of land use to the existing urban edge on east side of Kalar.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1393

GROSS AREA: 1.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - needs extension of sanitary sewer thru 1125 & 1126, will discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further

detailed local servicing plans and review of available capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to a Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Feasible

Comment: The land is quite narrow, which may pose some challenge in regards to developing a hierarchal road network with collector and local roads.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Negligible Impact

Comment: With its small land size, minor impact is expected.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a future cycling facility to the north.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: More than half shown as NHS

Comment: Site 1393 is a small site on the east side of Garner Rd. About half way between Beaverdams Rd and Thorold Stone Rd. The site is not in the PNHS, but much of the site is covered by natural features including woodlands wetlands and valleylands. There is a watercourse that crosses the north portion of the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Access to the site for new uses could be constrained. However it is noted that there is an existing residential or agricultural use on the site.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1393 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation - this could be slightly restricted by the size of the site.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: High Impact

Comment: Potential for SAR on the site is high given the extent of natural features on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: Although generally the site is gradual. There is a valley associated with the watercourse on the NW corner of the site.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: If request 1135 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: Small site, close to larger operation. Edge Planning potential

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Minimal Impact

Comment: Site 1393 is not within 500m of a known deposit of mineral aggregate resource. Site 1393 is not within 1000m of an existing or proposed mineral aggregate operation. Site 1393 is just beyond 1000m from the proposed Walkers quarry.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: Constrained lands. Very limited potential and fully reliant on all lands west of Kalar being added.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Least

Favourable

Comment: On their own, very limited contribution to land needs and only then if added with all lands west of Kalar.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

Comment: Modest impact - regardless of addition, they represent a constraint likely requiring environmental mitigation if added.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Niagara Falls

SABR ID: 1394

GROSS AREA: 0.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Highly Feasible - Stanley Ave WWTP has some capacity and will have long term capacity as long as new SNF WWTP is constructed

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Low Feasibility

Comment: Less Feasible - no adjacent sanitary sewer, small isolated area, need servicing thru 1135 to discharge into Kalar Road SPS which has some available growth capacity and discharges to Regional Trunk Sewer then to Stanley Ave WWTP. Further detailed local servicing plans and review of available

capacity/depth of collection system needed to determine additional requirements such as new SPS

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - Servicing strategy would greatly support other connections and address other issues

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - supplied through integrated water supply system with NF WTP, and Decew WTP, there is available capacity at WTP but will most likely require future expansion

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - 2016 MSP identified additional storage for 250 m pressure zone (consistent for all areas) - additional storage beyond current recommendations will be required- extension from existing distribution network - local watermains will require capacity confirmation and network enhancements to ensure fire flows

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: High Impact - appears to have environmental features as well as other land uses (agricultural, other)

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - review of distribution network required

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The subject lands have relatively a good access to a Regional Rd (Thorold Stone Rd RR 57).

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Feasible

Comment: The land is quite narrow, which may pose some challenge in regards to developing a hierarchal road network with collector and local roads.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Negligible Impact

Comment: With its small land size, minor impact is expected.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As per the Strategic Cycling Network map shown in the NR TMP 2017, the subject location is bounded by a planned infill AT project at Beaverdams Rd at south, with possible connections. .

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: Site 1394 is a very small site at the NE corner of Garner Rd. and Beaverdams Rd. The site is not in the PNHS. There is a minor watercourse that crosses the site.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Available.

No NHS identified

All lands accessible

Comment: Access to site 1394 does not appear to be constrained by natural features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1394 is in the watershed planning area NF-2 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: There are opportunities for the introduction of LID measures and other water quality mitigation - this could be slightly restricted by the size of the site.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is minimal given the extent of natural features on the site.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: In general slopes on the site are gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Prime Ag Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: If request 1135 is not converted, MDS review for this site will be required.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: Small parcel, no active agriculture, abuts large farming operation. Minimal impact. Edge Planning

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Minimal Impact

Comment: Site 1393 is not within 500m of a known deposit of mineral aggregate resource. Site 1393 is not within 1000m of an existing or proposed mineral aggregate operation. Site 1394 is just beyond 1000m from the proposed Walkers quarry.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Little to No Contribution

Comment: This site is heavily dependant on inclusion of all lands west of Kalar.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Least

Favourable

Comment: On their own, very limited contribution to land needs and only then if added with all lands west of Kalar.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

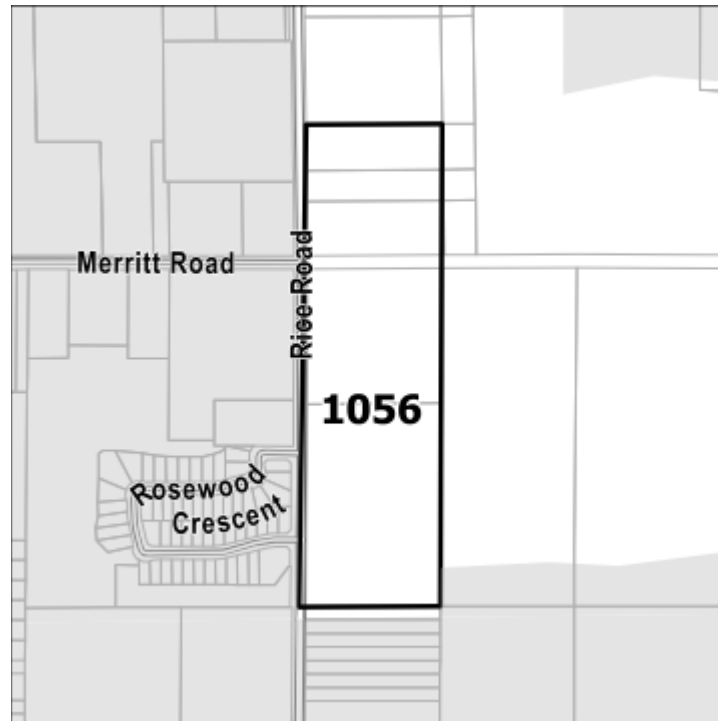
Comment: Generally minimal impact if added as community lands, but dependant on lands east being added before any consideration truly given.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Pelham

SABR ID: 1056

GROSS AREA: 14.9ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Existing surplus capacity

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Collection system fronts property, Towpath SPS upgrade project will be required in 10 year forecast

Wet weather reduction identified for downtown Welland which would support capacity for development areas

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: Appears to have environmental features to east of site

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Adjacent to existing collection system

Supportive for servicing

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: WTP has available capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: LLPS requires capacity upgrade

Additional floating storage required (EA underway)

Network enhancements to ensure fire flows

Projects planned/underway

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: Appears to be minimal impact – env. features to the east

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: located in an area supportive for servicing

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The planned extension of RR 37 Merritt Road from RR 54 Rice Road to Cataract Road will better facilitate access to Highway 406. The lands are bordered by Rice Road, which facilitates N-S travel, and connects to Highway 20 to the north. Merritt Road to the west of Rice Road may require reconstruction in order to accommodate this development.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Feasible

Comment: The lands are quite narrow, which may pose some challenge in regards to developing a hierarchical road network with collector and local roads.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Available

Comment: An Environmental Assessment is ongoing for Merritt Road (RR 37) and Rice Road (RR 54). Merritt Road (RR 37) is proposed to be extended from Rice Road (RR 54) to Cataract Road, and improvements are planned on the existing section between Cataract Road and Highway 406. Improvements are also planned on Rice Road (RR 54) between Merritt Road (RR 37) and Quaker Road. The 2017 TMP also recommended future capacity improvements on the section of Rice Road (RR 54) north of Merritt Road (RR 37), as well as on the section of Rice Road (RR 54) south of Quaker Road, subject to future EA studies.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Pelham is currently operating under an “on demand” transit model as part of the Niagara Region On-Demand Transit pilot, which provides coverage across all areas of the community regardless of the specific urban or rural nature of a given neighbourhood. While this is a pilot program that is scheduled to end later in 2022, the strong expectation is that on-demand transit will remain the delivery model moving forward.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As part of the Merritt Road (RR 37) and Rice Road (RR 54) EA, these roads are being designed according to Complete Streets principles and will include improvements to active transportation facilities. The sections of Rice Road (RR 54) north of Merritt Road and south of Quaker Road, as well as the section of Merritt Road (RR 37) west of Rice Road (RR 54), may be candidates for future active transportation improvements subject to future study.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Outside PNHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Lands are general clear of features but are adjacent to a large environmental block

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1056 is in the watershed planning area PEL-1 and is assessed as a modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: Greenfield can incorporate LID in future development applications to limit impacts. Drainage can be polished prior to outletting into SWM infrastructure or adjacent natural environment

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No identified SAR - site specific study will be required to determine if habitat exists. Limited vegetation on site that may support habitat.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Lands slope to the west towards an environmental block

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Minimal Impact

Comment: Greenfield can incorporate LID in future development applications to limit impacts. Drainage can be polished prior to outletting into SWM infrastructure or adjacent natural environment

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Minimal Impact

Comment: No identified SAR - site specific study will be required to determine if habitat exists. Limited vegetation on site that may support habitat.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: Lands slope to the west towards an environmental block

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Secondary sand and gravel resources are present in the area. However, proximity to existing sensitive uses would preclude establishing any aggregate operations. The location does not introduce sensitive use any closer to existing operations.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: These lands can contribute to complete community context when considering the land uses of the East Fonthill Secondary Plan and nearby n/w Welland Secondary Plan. With Merritt Road extension approved, the intersection of Rice and Merritt will provide opportunity for land use other than just residential.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Yes, these lands, along with eligible parcels south, can provide good opportunity to supply community land need for the municipality over the long term.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

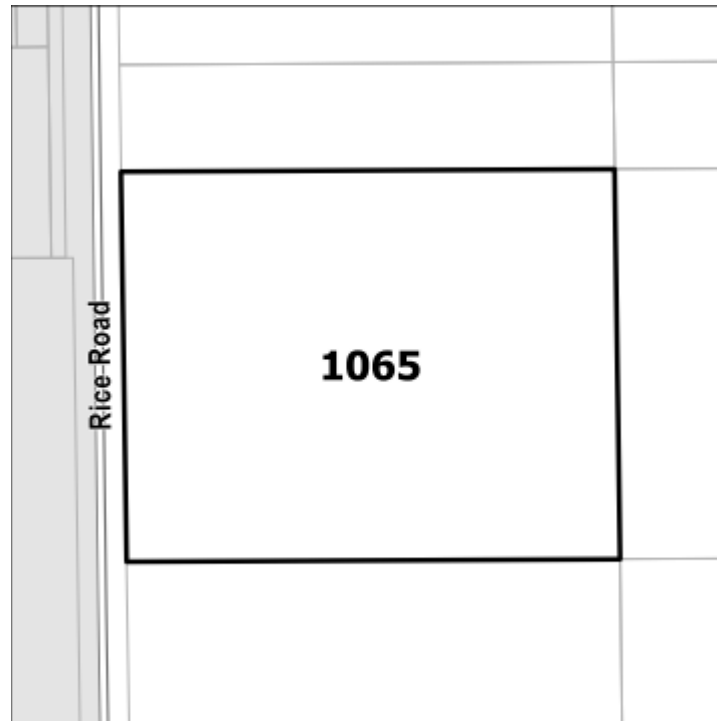
Comment: There are limited impacts to surrounding lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Pelham

SABR ID: 1065

GROSS AREA: 3.3ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Existing surplus capacity

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Collection system fronts property, Towpath SPS upgrade project will be required in 10 year forecast

Wet weather reduction identified for downtown Welland which would support capacity for development areas

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: Appears to have environmental features to east of site

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Adjacent to existing collection system

Supportive for servicing

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: WTP has available capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: LLPS requires capacity upgrade

Additional floating storage required (EA underway)

Network enhancements to ensure fire flows

Projects planned/underway

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: Appears to be minimal impact – env. features to the east

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: located in an area supportive for servicing

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: The planned extension of RR 37 Merritt Road from RR 54 Rice Road to Cataract Road will allow for direct access to Highway 406. The lands are bordered by Rice Road, which facilitates N-S travel, and connects to Highway 20 to the north. Merritt Road to the west of Rice Road may require reconstruction in order to accommodate this development.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Feasible

Comment: The lands are quite narrow, which may pose some challenge in regards to developing a hierarchal road network with collector and local roads.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Available

Comment: An Environmental Assessment is ongoing for RR 37 Merritt Road and RR54 Rice Road. RR 37 Merritt Road is proposed to be extended from RR 54 Rice Road to Cataract Road, and improvements are planned on the existing section between Cataract Road and Highway 406. Improvements are also planned on RR 54 Rice Road between RR 37 Merritt Road and Quaker Road. The 2017 TMP also recommended future capacity improvements on the section of RR 54 Rice Road north of RR 37 Merritt Road, as well as on the section of RR 54 Rice Road south of Quaker Road, subject to future EA studies.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Pelham is currently operating under an “on demand” transit model as part of the Niagara Region On-Demand Transit pilot, which provides coverage across all areas of the community regardless of the specific urban or rural nature of a given neighbourhood. While this is a pilot program that is scheduled to end later in 2022, the strong expectation is that on-demand transit will remain the delivery model moving forward.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: As part of the RR 37 Merritt Road and RR54 Rice Road EA, these roads are being designed according to Complete Streets principles and will include improvements to active transportation facilities. The sections of RR 54 Rice Road north of Merritt Road and south of Quaker Road, as well as the section of RR 37 Merritt Road west of RR 54 Rice Road, may be candidates for future active transportation improvements subject to future study.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Outside PNHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Lands are generally clear of features but are adjacent to a large environmental block

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1065 is in the watershed planning area PEL-1 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: Greenfield can incorporate LID in future development applications to limit impacts. Drainage can be polished prior to outletting into SWM infrastructure or adjacent natural environment

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No identified SAR - site specific study will be required to determine if habitat exists. Limited vegetation on site that may support habitat.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Minimal Impact

Comment: Lands slope to the west towards an environmental block

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: portion of site within GB Specialty Crop Area

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact more than half

Comment: Barn on 1056 property

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: isolated from ag-system

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Secondary sand and gravel resources are present in the area. However, proximity to existing sensitive uses would preclude establishing any aggregate operations. The location does not introduce sensitive use any closer to existing operations.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: On it's own, there would be an anticipated residential expectation given midblock presence. The site has the ability to contribute to increased density for the settlement area.

Approximately half of the site is in Greenbelt and the Region cannot include that portion, but the remainder can contribute.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: Yes, these lands, along with eligible parcels south, can provide good opportunity to supply community land need for the municipality over the long term.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

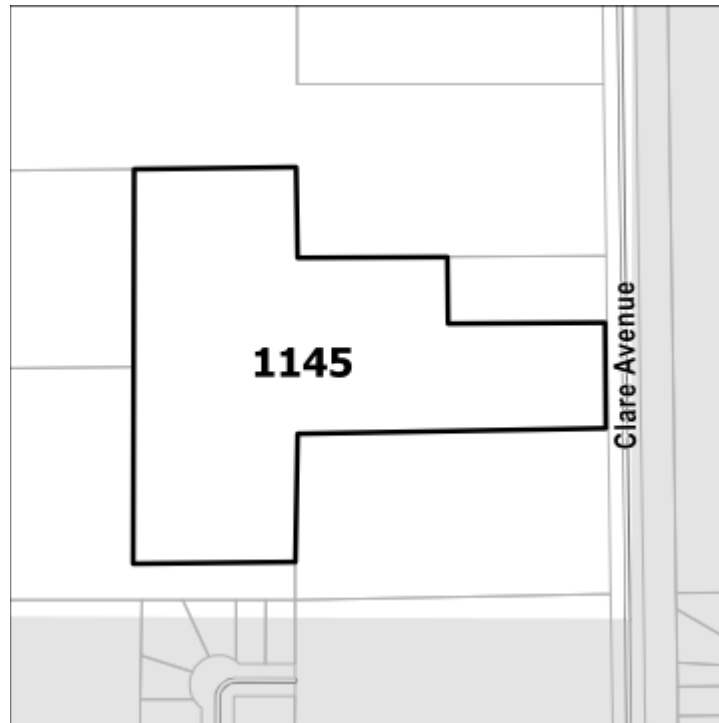
Comment: There are limited impacts to surrounding lands.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Pelham

SABR ID: 1145

GROSS AREA: 4.1ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Existing surplus capacity

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Highly Feasible

Comment: Collection system fronts property

Wet weather reduction identified for downtown Welland which would support capacity for development areas

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Modest Impact

Comment: Appears to have potential environmental features

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Adjacent to existing collection system

Supportive for servicing

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Welland WTP, available capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: LLPS requires capacity upgrade

Additional floating storage required (EA underway)

Network enhancements to ensure fire flows

Projects planned/underway

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Minimal Impact

Comment: Appears to be minimal impact

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: located in an area supportive for servicing

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Feasible

Comment: Highway 406 is accessible via RR 41 Woodlawn Road to the south or RR 37 Merritt Road to the north, but neither of these routes are direct as the subject lands do not border either of these Regional Roads. RR 54 Rice road represents the nearest north-south Regional Road, but also doesn't border the site.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints, however development of local road network would benefit from having parcel 1156 developed in conjunction with this.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Improvements are planned on RR 54 Rice Road between RR 37 Merritt Road and Quaker Road. The 2017 TMP also recommends future capacity improvements on RR 54 Rice Road north of RR 37 Merritt Road as well as south of Quaker Road, subject to future EA studies. Localized improvements may be needed on Clare Ave depending on the amount of site traffic to be generated from the development. Development traffic will add to existing demand on busy corridors including RR 41 Woodlawn Road.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Pelham is currently operating under an “on demand” transit model as part of the Niagara Region On-Demand Transit pilot, which provides coverage across all areas of the community regardless of the specific urban or rural nature of a given neighbourhood. While this is a pilot program that is scheduled to end later in 2022, the strong expectation is that on-demand transit will remain the delivery model moving forward.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: The site allows for convenient access to Steve Bauer Trail, which connects into Welland and the river/canal to the south. There are also existing active transportation and trail facilities within Pelham Corners which can be accessed from the subject lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: No NHS

Comment: Outside PNHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Lands contain a potential feature but nothing is mapped. ELC codes FOD, THD, MAX, MEM

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1145 is in the watershed planning area PEL-1 and is assessed as a modest impact

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Highly Feasible

Comment: Greenfield can incorporate LID in future development applications to limit impacts.

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: No identified SAR - site specific study will be required to determine if habitat exists. There are vegetation communities on site that have potential to support habitat.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: Lands slope gently to the west.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: 1,2,3 Soil

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: 0

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: isolated from ag-system

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Secondary sand and gravel resources are present in the area. However, proximity to existing sensitive uses would preclude establishing any aggregate operations. The location does not introduce sensitive use any closer to existing operations.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Higher Contribution

Comment: Inclusion of this parcel (together with lands in this block can have a positive influence on complete community building. Interface with Welland and the Secondary Plan in the northwest will afford ability to provide any identified uses to support area residents.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: In Pelham's case, yes. There are limited options for expansion and this area can assist in supporting the forecast for the municipality.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Minimal Impact

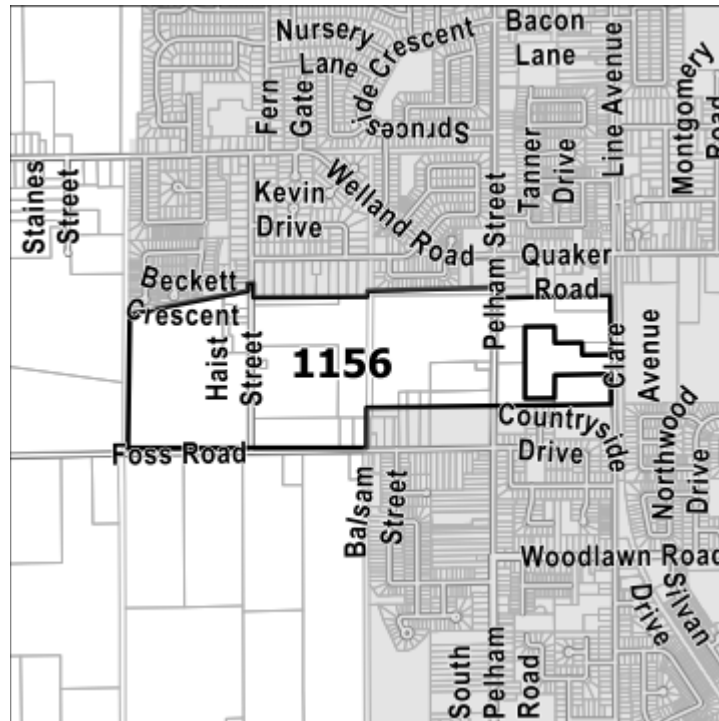
Comment: There is little impact to surrounding lands. The block in which this property is situated is surrounded on three sides by urban settlement area.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: Pelham

SABR ID: 1156

GROSS AREA: 68.7ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Highly Feasible

Comment: Existing surplus capacity

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Highly Feasible

Comment: Collection system fronts property

Wet weather reduction identified for downtown Welland which would support capacity for development areas

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have environmental features towards west

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Adjacent to existing collection system

Supportive for servicing

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Highly Feasible

Comment: Welland WTP, available capacity

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: LLPS requires capacity upgrade

Additional floating storage required (EA underway)

Network enhancements to ensure fire flows

Projects planned/underway

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: High Impact

Comment: Appears to have more environmental features, which results in a high impact for the lands to the west

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: located in an area supportive for servicing

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Feasible

Comment: Highway 406 is accessible via RR 41 Woodlawn Road to the south or RR 37 Merritt Road to the north, but neither of these routes are direct as the subject lands do not border either of these Regional Roads. RR 54 Rice road represents the nearest north-south Regional Road, but also doesn't border the site.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Available

Comment: cursory review of the site does not present any notable constraints, however development of local road network would benefit from having parcel 1145 developed in conjunction with this.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Improvements are planned on RR 54 Rice Road between RR 37 Merritt Road and Quaker Road. The 2017 TMP also recommends future capacity improvements on RR 54 Rice Road north of RR 37 Merritt Road as well as south of Quaker Road, subject to future EA studies. Localized improvements may be needed on Clare Ave depending on the amount of site traffic to be generated from the development. Development traffic will add to existing demand on busy corridors including RR 41 Woodlawn Road.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Available

Comment: Pelham is currently operating under an “on demand” transit model as part of the Niagara Region On-Demand Transit pilot, which provides coverage across all areas of the community regardless of the specific urban or rural nature of a given neighbourhood. While this is a pilot program that is scheduled to end later in 2022, the strong expectation is that on-demand transit will remain the delivery model moving forward.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Available

Comment: The site allows for convenient access to Steve Bauer Trail, which connects into Welland and the river/canal to the south. There are also existing active transportation and trail facilities within Pelham Corners which can be accessed from the subject lands.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Approx. half shown as NHS

Comment: Lands west of Pelham Street in the PNHS - Lands east of Pelham Street outside PNHS

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Feasible.

Reliance on single adjacent property for access

Comment: Lands east of Pelham are generally clear. Lands west of Pelham Street impacted by multiple features.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Modest Impact

Comment: Site 1156 is in watershed planning area PEL-1 and is assessed as modest impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Feasible

Comment: Last on west side of Pelham Street will require outletting into natural features and water balance data

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Modest Impact

Comment: No identified SAR - site specific study will be required to determine if habitat exists. There are vegetation communities on site that have potential to support habitat.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Modest Impact

Comment: Lands east of Pelham are impacted by modest grade changes that can be accommodated for during construction. Lands West of Pelham Road would pose additional grading challenges as the natural environment features would require water balances.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: 2,3 Soil

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Outside any Setback

Comment: Barns (unused) on subject lands

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Minimal Impact

Comment: isolated from ag-system

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate

(Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Secondary sand and gravel resources are present in the area. However, proximity to existing sensitive uses would preclude establishing any aggregate operations. The location does not introduce sensitive use any closer to existing operations.

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Modest

Contribution

Comment: For lands between Pelham and Clare, they hold the same ability to assist with complete community contribution, particularly when examining the Secondary Plan work just east in Welland to compliment any particular land uses to support the local growth. Lands west of Pelham contribute less and would be more in line with mostly residential if not all.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Higher

Favourability

Comment: In Pelham's case, yes. There are limited options for expansion and this area can assist in supporting the forecast for the municipality.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

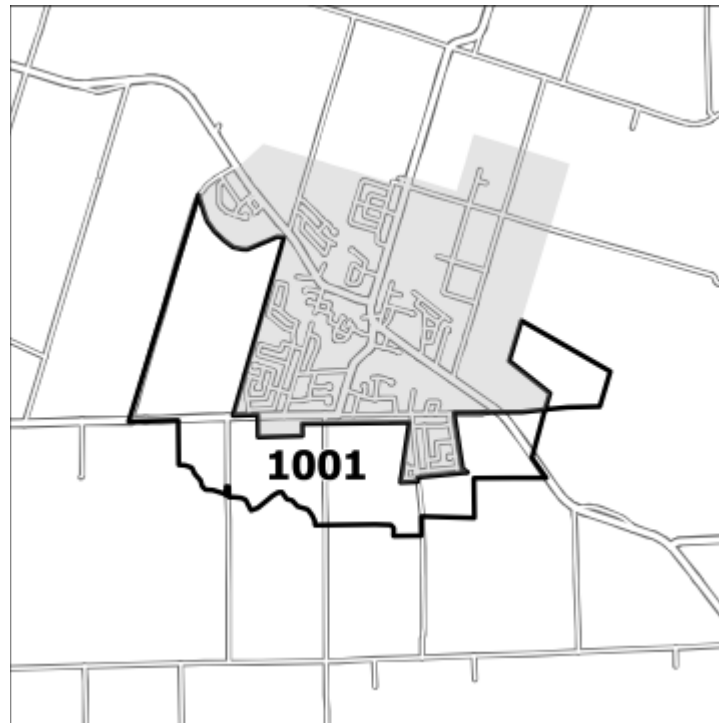
Comment: Very limited impact to surrounding lands for the easterly portion between Pelham and Clare. For lands west of Pelham where more environmental is experienced. Impacts are limited to the existing community development.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: West Lincoln

SABR ID: 1001

GROSS AREA: 360.6ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Feasible - the Smithville MCP includes a W&WW servicing strategy and modeling analysis which is being refined as the land use plans continue. The 2016 W&WW MSP identified a capacity expansion at the Baker Road WWTP which will accommodate growth in Lincoln, Grimsby and West Lincoln. This will be refined in the 2021 W&WW MSP process.

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - the Smithville MCP work has identified a sanitary servicing strategy that includes a new trunk sewer system that will lead the growth flows to

the Smithville Sewage Pumping Station (SPS). The 2016 MSP identified a capacity improvement project at the Smithville SPS and new forcemain to accommodate future growth.

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Modest Impact

Comment: Feasible - the Smithville MCP work has identified the natural environment constraints in the area in coordination with the future WW infrastructure.

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - The new sanitary trunk system being proposed will be able to accommodate the growth of the surrounding lands proposed in the Smithville MCP.

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - The Grimsby Water Plant has a planned upgrade to accommodate growth in Smithville as well as Lincoln and Grimsby. The 2016 MSP identified several water projects (new Park Road Reservoir and trunk transmission lines) to accommodate future growth in the Grimsby Water Plant service area.

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - The Smithville MCP work included a review of the Water system improvements which identified additional storage in Smithville and pumping capacity improvements. Consistent with this work, the 2016 MSP identified the need for a new Regional trunk watermain loop system around Smithville to accommodate the future build out of the MCP.

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Modest Impact

Comment: Feasible - the Smithville MCP work has identified the natural environment constraints in the area in coordination with the future WW infrastructure.

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - the additional water storage, pumping, and trunk watermain loop will provide a future water system that can accommodate the surrounding growth

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Smithville's primary transportation routes are Regional Road 20 providing good east-west access and RR14 running north-south to the core area of the existing community. By-pass is expected to be routed through the north area where the employment area is planned and ultimately connection with the newly planned escarpment crossing will see traffic gain improved access to the QEW.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: Local road network planning is highly feasible and connections can be made from traveled or improved arterial/concession. The Townships Community Master Plan study work demonstrates conceptual networks and based on the level of detail having come into the exercise to date, staff assess the potential as highly feasible.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Existing transportation conditions for the broader community area are good however large vehicles are often traveling through the core area of

the community that are seen as undesirable by the community. A by-pass for trucking is proposed to alleviate this concern and planned as part of the master community planning being undertaken currently. This will act to alleviate this type of heavy vehicle influence in the core and improve community use of the transportation networks being more inline with future community vision. The ability to provide local networks to the areas considered for expansion has been demonstrated in the MCP work of the Township.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Active transportation for the existing and future community is predominantly a consideration through local planning to ensure pedestrian movement and access to community services, employment and destinations are linked wherever feasible.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: The PNHS is present on a very small portion of this large parcel and generally confined to the 20 Mile Creek corridor and small portion at the easterly end north of the rail line.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Provincial NHS does not represent constraint to accessing developable lands and with very limited constraint from any other watercourses, all lands appear accessible from road networks for comprehensive planning.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1001 is in the watershed planning area WL-1 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation measures

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is considered minimal given the extent of natural features on the site. Potential would be more likely along 20 Mile Creek.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: In general slopes on the site are gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Soil Class is close to being evenly composed of Class 2 and 3, which are the predominant soil classes for the Township and much of the Region.

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact less than half

Comment: The area being assessed is large and covers approximately half of the potential expansion area on the south side of RR20. There are numerous livestock operations in and around the proposed expansion lands. The Township has a high concentration of poultry farming but there are other livestock operations as well. Approximately 64 facilities were examined for MDS around the entire potential expansion area (both 1001 and 1002) in study work completed by the Township. While potential for encroachment into any potential expansion area is evident on a smaller scale for most of the potential expansion area, it is less evident in the south side of RR20. The Township study work in identifying agricultural operations and facilities was comprehensive. Regional planning have assessed this large area comprising SABR ID 1001 and concur with the assessments completed for the Township. More detailed analysis of operations should be performed at the time of future planning approvals.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: For efficient infrastructure, community and transportation planning, expansion into agricultural areas is unavoidable. Impact to existing operations occur as a consequence of growth and efforts to minimize impacts taken into account.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Less than half of Site 1001 is within a known deposit of mineral aggregate resource. Site 1001 is not within 1000m of an existing mineral

aggregate operation. Impacts are considered negligible because of separation and closest expansion use for industrial employment

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Highest Contribution

Comment: The lands subject of this assessment are large in area and cover most of the potential expansion area south of RR20. Through Master Community Plan exercises being conducted by the Township over the past couple of years, the Region has been involved on TAC and SAC Committees and remain full aware of the detailed planning occurring as part of the Township Program. Community land use is proposed for expansion lands south of RR20. Community lands have been considered and can be arranged in a neighbourhood context with nodal areas, transportation linkage, park spaces and amenity representing the core elements of a community layout while protecting environmental features and function. Staff are assessing this location as having the highest contribution to complete community building efforts.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Most

Favourable

Comment: The ability to meet community and employment land need for the municipality by inclusion of these lands is most favourable. Most of the lands (not all) in this area south of RR20 would be required to satisfy forecasts. Study work and demonstrations of land use reflect a sensible urban structure having considered natural environment, servicing, transportation and other influencing considerations.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

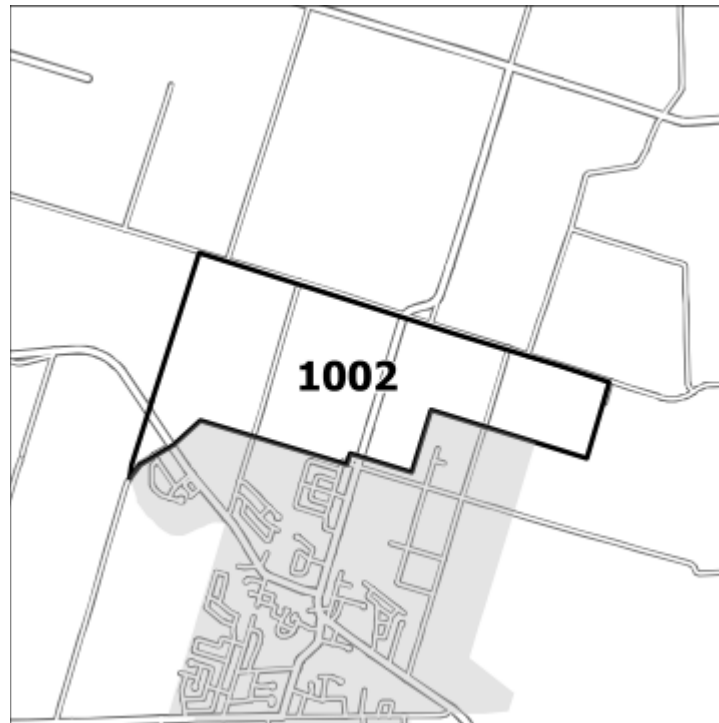
Comment: Impact to neighbouring or nearby lands is assessed as having a modest impact. This is for reasons directly related to the forecasted growth and not for matters of interface. The population will more than double and that is the primary impact, which will be community wide. This does not imply negative impact, but rather noticeable impact over the course of the planning period.

SETTLEMENT AREA BOUNDARY REVIEW ASSESSMENT SHEET

MUNICIPALITY: West Lincoln

SABR ID: 1002

GROSS AREA: 337.8ha



SANITARY SERVICING

1. What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?

Criteria Response: Feasible

Comment: Feasible - the Smithville MCP includes a W&WW servicing strategy and modeling analysis which is being refined as the land use plans continue. The 2016 W&WW MSP identified a capacity expansion at the Baker Road WWTP which will accommodate growth in Lincoln, Grimsby and West Lincoln. This will be refined in the 2021 W&WW MSP process.

2. Is sanitary servicing available or can it be made available to the lands?

Criteria Response: Feasible

Comment: Feasible - the Smithville MCP work has identified a sanitary servicing strategy that includes a new trunk sewer system that will lead the growth flows to

the Smithville Sewage Pumping Station (SPS). This process has also identified a capacity upgrade at the Streamside SPS and new forcemain to accommodate the buildout of the MCP. The 2016 MSP identified a capacity improvement project at the Smithville SPS and new forcemain to accommodate future growth.

3. Will the extension of servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Modest Impact

Comment: Feasible - the Smithville MCP work has identified the natural environment constraints in the area in coordination with the future WW infrastructure.

4. In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?

Criteria Response: Feasible

Comment: Feasible - The new sanitary trunk system being proposed will be able to accommodate the growth of the surrounding lands proposed in the Smithville MCP.

MUNICIPAL WATER SUPPLY

1. Does the existing system have capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?

Criteria Response: Feasible

Comment: Feasible - The Grimsby Water Plant has a planned upgrade to accommodate growth in Smithville as well as Lincoln and Grimsby. The 2016 MSP identified several water projects (new Park Road Reservoir and trunk transmission lines) to accommodate future growth in the Grimsby Water Plant service area.

2. How easily can a water supply connection be made?

Criteria Response: Feasible

Comment: Feasible - The Smithville MCP work included a review of the Water system improvements which identified additional storage in Smithville and pumping capacity improvements. Consistent with this work, the 2016 MSP identified the need for a new Regional trunk watermain loop system around Smithville to accommodate the future build out of the MCP.

3. Will the extension of water servicing have any impact on natural environment, including key hydrologic features and areas?

Criteria Response: Modest Impact

Comment: Feasible - the Smithville MCP work has identified the natural environment constraints in the area in coordination with the future WW infrastructure.

4. In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?

Criteria Response: Feasible

Comment: Feasible - the additional water storage, pumping, and trunk watermain loop will provide a future water system that can accommodate the surrounding growth

TRANSIT AND TRANSPORTATION

1. How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?

Criteria Response: Highly Feasible

Comment: Smithville's primary transportation routes are Regional Road 20 providing good east-west access and RR14 running north-south to the core area of the existing community. Future planning for a trucking by-pass is presently underway to alleviate impacts in the core area of the community. By-pass is expected to be routed through the north area where the employment area is planned and ultimately connection with the newly planned escarpment crossing will see traffic gain improved access to the QEW.

2. Can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?

Criteria Response: Highly Feasible

Comment: Local road network planning is highly feasible and connections can be made from traveled or improved arterial/concession. The Townships Community Master Plan study work demonstrates conceptual networks and based on the level of detail having come into the exercise to date, staff assess the potential as highly feasible.

3. What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?

Criteria Response: Modest Impact

Comment: Existing transportation conditions for the broader community area are good however large vehicles are often traveling through the core area of the community that are seen as undesirable by the community. A by-pass for trucking is proposed to alleviate this concern and planned as part of the master community planning being undertaken currently. This will act to alleviate this type of heavy vehicle influence in the core and improve community use of the transportation networks being more inline with future community vision. The ability to provide local networks to the areas considered for expansion has been demonstrated in the MCP work of the Township.

4. What is the feasibility of extending transit services to the parcel or collection of parcels?

Criteria Response: Highly Feasible

Comment: Not currently served. Future coverage by on-demand services possible, though not currently planned.

5. What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?

Criteria Response: Feasible

Comment: Active transportation for the existing and future community is predominantly a consideration through local planning to ensure pedestrian movement and access to community services, employment and destinations are linked wherever feasible.

ENVIRONMENTAL PROTECTION AND NATURAL RESOURCES

1. In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?

Criteria Response: Less than half shown as NHS

Comment: The PNHS is present on a very small portion of this large parcel and generally confined to the 20 Mile Creek corridor.

2. In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?

Criteria Response: Highly Feasible.

Multiple options from adjacent lands

Comment: Provincial NHS does not represent constraint to accessing developable lands and with very limited constraint from any other watercourses, all lands appear accessible from road networks for comprehensive planning.

3. With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?

Criteria Response: Minimal Impact

Comment: Site 1002 is in the watershed planning area WL-2 and is assessed as minimal impact.

4. What is the level of feasibility related to introducing mitigation measures to improve water quality?

Criteria Response: Available

Comment: There is likely a range of opportunities to implement water quality mitigation measures

5. With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?

Criteria Response: Minimal Impact

Comment: Potential for SAR is considered minimal given the extent of natural features on the site. Potential would be more likely along 20 Mile Creek.

6. What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?

Criteria Response: Negligible Impact

Comment: In general slopes on the site are gradual, impacts from earth works are considered negligible.

AGRICULTURE AGRI-FOOD NETWORK

1. As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?

Criteria Response: Prime Agricultural Lands

Completely

(Class 1-3)

Comment: Soil Class is close to being evenly composed of Class 2 and 3, which are the predominant soil classes for the Township and much of the Region.

2. What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?

Criteria Response: Setbacks Impact less than half

Comment: The area being assessed is large and covers approximately half of the potential expansion area on the north side of RR20. There are numerous livestock operations in and around the proposed expansion lands. The Township has a high concentration of poultry farming but there are other livestock operations as well. Approximately 64 facilities were examined for MDS around the entire potential expansion area (both 1001 and 1002) in study work completed by the Township. While potential for encroachment into any potential expansion area is evident on a smaller scale for most of the potential expansion area, it is most evident in the northwest, north of the hydro corridor. These lands (northwest portion) were not recommended for expansion at this time by the Township, alleviating the impacts of MDS and allowing these operations to continue. The Township study work in identifying agricultural operations and facilities was comprehensive. Regional planning have assessed this large area comprising SABR ID 1002 and concur with the assessments completed for the Township. More detailed analysis of operations should be performed at the time of future planning approvals.

3. What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?

Criteria Response: Modest Impact

Comment: For efficient infrastructure, community and transportation planning, expansion into agricultural areas is unavoidable. Impact to existing operations occur as a consequence of growth and efforts to minimize impacts taken into account.

AGGREGATE RESOURCES

1. In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)

Criteria Response: Negligible Impact

Comment: Site 1002 is mostly within a known deposit of mineral aggregate resource. Site 1002 is not within 1000m of an existing mineral aggregate operation. Impacts are considered negligible because of separation and expansion use for industrial employment

GROWTH MANAGEMENT

1. Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)

Criteria Response: Highest Contribution

Comment: The lands subject of this assessment are large in area and cover most of the potential expansion area north of RR20. Through Master Community Plan exercises being conducted by the Township over the past couple of years, the Region has been involved on TAC and SAC Committees and remain full aware of the detailed planning occurring as part of the Township Program. Land uses of Community and Employment Area are both part of proposed expansion lands north of RR20 with Employment being situated adjacent to the existing employment area in the easterly portion forming logical extension. The community lands have been considered and can be arranged in a neighbourhood context with nodal areas, transportation linkage, park spaces and amenity representing the core elements of a community layout while protecting environmental features and function. Staff are assessing this location as having the highest contribution to complete community building efforts.

2. Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?

Criteria Response: Most

Favourable

Comment: The ability to meet community and employment land need for the municipality by inclusion of these lands is most favourable. Not all lands in this area would be required to satisfy forecasts and some are impacted by MDS. Study work and demonstrations of land use reflect a sensible urban structure having considered natural environment, servicing, transportation and other influencing considerations.

3. What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)

Criteria Response: Modest Impact

Comment: Impact to neighbouring or nearby lands is assessed as having a modest impact. This is for reasons directly related to the forecasted growth and

not for matters of interface. The population will more than double and that is the primary impact, which will be community wide. This does not imply negative impact, but rather noticeable impact over the course of the planning period.