

**AMENDMENT NUMBER 38
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
(COMPLIANCE)
2013**

DRAFT

AMENDMENT NUMBER 38
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN

PART 1 - THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 38 (Compliance) to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of the explanatory text. The preamble does not constitute part of the actual amendment, but is included as background information.

1.3 PURPOSE

The purpose of this Amendment is to bring the Township of West Lincoln into compliance with the policies of the Provincial Growth Plan for the Greater Golden Horseshoe (2006) and the Provincial Policy Statement (2005).

1.4 LOCATION

The Amendment applies only to the Settlement area of Smithville and affects the residential Settlement patterns and employment lands within the urban boundary of Smithville.

1.5 BASIS OF THE AMENDMENT

The basis of this amendment is considered the Provincial Places to Grow Growth Plan for the Greater Golden Horseshoe policies with direct growth and development. The Province required that all municipalities affected by the plan be in compliance with the policies by June 16, 2009. The province provided a one year extension to June 16, 2010. These policies are intended to guide development within Settlement areas according to the policy direction set by the Places to Grow Growth Plan and be consistent with the Provincial Policy Statement by providing a clear policy direction for the Township.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2 - THE AMENDMENT, consisting of the text amendments and mapping amendments constitute Amendment No. 38 to the Official Plan of the Township of West Lincoln.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by deleting the wording contained in Section 5 (Growth Management) and replacing it with a new Section 5, as follows:

5.0 GROWTH MANAGEMENT STRATEGY

5.1 Background

The Settlement boundaries, as illustrated on Schedule A and further delineated on Schedule 'B-4' (Smithville), clearly demarcate the current limit of urban growth. The Settlement boundaries serve to distinguish Smithville and Hamlet Areas that are intended for existing and/or future development, from the surrounding agricultural areas where agriculture will remain the predominant use. Sufficient land shall be included within the Settlement boundaries to accommodate the anticipated population and employment needs of the Township for the 20-year time frame of this Official Plan. In order to ensure a continuous 10-year supply of residential land and a competitive housing market, it has been identified by the Township that additional land is needed within the time frame of this Official Plan.

The continued adequacy of the Settlement boundaries shall be assessed during each successive five-year review of the Official Plan, as required by The *Planning Act*. If necessary, a Settlement area boundary expansion may be considered by amendment to this Plan, based on supportive reports and a municipal comprehensive review.

5.2 Objectives:

- a) To ensure that Settlement boundaries contain sufficient land to accommodate growth anticipated by this Official Plan over the 20-year time frame of the Official Plan until 2031.
- b) To develop as a complete, balanced community with a diverse mix of land uses, where residents have the opportunity to live, work and play in their community.
- c) To ensure an orderly and logical progression of urban development, and an efficient use of land, infrastructure and services.
- d) To create a balanced community where employment opportunities are consistent with the available labour force. This is generally considered a ratio of one (1) job for every three (3) residents.

- e) To provide a framework for revitalizing Downtown Smithville and framework to support rural Hamlets.
- f) To focus employment growth to designated employment areas in Smithville and the Hamlet areas. Appropriate agricultural employment opportunities may be located in the agricultural area, subject to applicable policies.
- g) To direct the majority of the population growth to the Smithville Urban Area and a limited amount to the Hamlet Settlement areas.
- h) To ensure that adequate municipal sewer and water services are available in Smithville to accommodate the Township's projected growth.
- i) To encourage and facilitate redevelopment, infilling and intensification within the Urban Settlement area of Smithville. Infill is also supported within each of the Hamlet Settlement areas.
- j) To coordinate land use planning with infrastructure planning.
- k) To accommodate development which protects, conserves and manages the health of the Natural Heritage Systems and other environmental features for current and future generations.

5.3 Population and Employment Forecast Policies

- a) The projected population for the Township of West Lincoln by the year 2031 is 16,990 people. The Smithville Urban Settlement Area will accommodate the majority of residential and employment growth within the municipality while limited growth may occur within the Hamlet Settlement areas.

The Urban Settlement Area of Smithville includes a built up area, which reflects the limit of growth on June 16, 2006 and Greenfield lands which were the undeveloped lands on June 16, 2006 inside the urban boundary. The built boundary is shown on Schedule B.

- b) The following Table outlines the population household and employment forecasts reflecting the Township's projected growth to 2031:

Table 5.3: Forecasts for West Lincoln

Year	Total Population with Undercount ¹	Total Households	Total Employment
2006	13,700	4,295	3,490
2011	15,100	4,750	3,780
2016	16,000	5,100	3,990
2021	16,600	5,370	4,410
2026	16,800	5,510	4,710
2031	16,990	5,610	4,930

¹ Total population in households excluding institutional population.

West Lincoln is projected to grow by 1,890 new people, 860 new households and 1,150 new employees and has therefore established these as our forecasts to achieve by 2031.

- c) The projected employment for the Township by the year 2031 is a total of (1,150 new jobs) 4,930 jobs. In order to achieve the employment objective of one (1) job for every three (3) residents, an employment target of 126 new jobs will need to be achieved every five (5) years. The majority of those jobs are to occur within the Employment Area designation through Greenfield development and the intensification of existing development. The remainder of the employment will be located in the urban areas through commercial, institutional and government related jobs and in the agricultural area through agricultural and rural related jobs.
- d) The Township shall forecast for an average gross density of fifty (50) jobs and persons per hectare within the designated Greenfield area.
- e) The Township shall forecast for more than 15% of new dwelling units to be provided through intensification and infill inside the Built Boundary.

5.4 Housing Growth

The projected housing growth by unit type for the Township is shown below. The Official Plan's land use policies are based on serving this forecasted housing mix. The forecasted mix shown below is the basis for planning the Municipality's long term land needs and housing growth and should not be used on a site specific basis. The Figures below shall be used for undertaking long term planning studies and plans, including, but not limited to housing studies, land needs analysis, and infrastructure plans and studies.

Table 5.4 Township Housing Forecast, Unit Mix

Year	Low	Medium	High	Total Housing Starts
2006	N/A	N/A	N/A	N/A
2007-2011	136	1	6	143
2012-2016	178	9	12	199
2017-2021	289	25	27	341
2022-2026	253	36	36	325
2027-2031	214	49	44	307
2006-2031 Growth	1070	120	125	1315
2006-2031 Mix	81.4%	9.1%	9.5%	100%

5.5 Housing Mix

- a) Notwithstanding the projected Township wide target housing mix shown above, the Township may use alternative housing mix targets on a secondary plan or site specific basis, depending on site characteristics and constraints, provided that the alternative mix does not adversely impact the Township's ability to meet its overall housing mix. In order to ensure that a sufficient supply of medium and high density lands are available, the Township will monitor its land supply (by type) on an annual basis and include separate land use designations for low, medium and high density uses.

- b) New and updated secondary plans shall identify additional opportunities for infill with appropriate compatibility criteria. Such policies shall ensure that infill and intensification is in keeping with the physical character of those neighbourhoods.
- c) The Township will work with the Regional Municipality of Niagara, not-for-profit housing agencies and the private sector toward the provision of a sufficient supply of housing which is affordable to low and moderate income households. The Township will target 30% of all new housing units constructed over the long term to consist of affordable housing units to be constructed in both intensification areas and throughout the built-up area and also in greenfield areas. The Township will consider reduced requirements in the Zoning By-law for residential lot standards and minimum required floor space for dwelling units which would support the provision of affordable housing.
- d) Affordable in the case of home ownership means the least expensive of:
 - i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.
- e) Affordable in the case of rental housing means the least expensive of:
 - i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii) a unit for which the rent is at or below the average market rent of a unit in the region market area.
- f) The Township discourages the conversion of rental accommodation to condominium ownership where the residential vacancy rate is less than 3% and the development being proposed is not considered to be affordable.

5.6 Urban Settlement Area Structure

- a) Smithville is the Urban Settlement Area in the Township of West Lincoln and is the focus for urban development on full municipal services. Any expansion to the Urban Settlement Area boundary is subject to a Municipal Comprehensive Review and the requirements of Section 5.7. The structure of the Urban Settlement Area is comprised of: the built-up area, intensification areas within the built-up area, greenfield areas, the core natural heritage system, and transportation corridors.
- b) The Built-up Area is delineated by the built boundary, which represents the limit of existing urban development, when the Places to Grow: Growth Plan for the Greater Golden Horseshoe came into effect in 2006. Other than the lands identified for intensification, the built-up area is intended to remain stable and any infill development within the built-up area shall be compatible with the surrounding land uses and shall take place at the density prescribed by the existing land use.
- c) The Intensification Area consists of lands within the built boundary that have already been developed but have the opportunity to be redeveloped or to accommodate additional development through intensification of the site. Intensification areas are intended to be designated to accommodate a higher density than currently exists on the site and are chosen for intensification based on their location, access to transportation corridors, access to municipal services, proximity to community services and commercial uses, and ability to accommodate

intensification while maintaining the character of the community, and the ability to be compatible with surrounding land uses.

- d) Greenfield Areas are larger tracts of undeveloped lands that are intended to accommodate new residential and employment growth. Greenfield areas are required to meet an overall density of 50 persons and jobs per hectare, it is realized that not every site will be able to individually achieve that target; however, the Township will closely monitor Greenfield developments to ensure that the Township will meet the overall Greenfield target.
- e) The Core Natural Heritage System is the framework for the protection, maintenance, restoration, integration, and where possible the enhancement of the natural systems, ecological health, and biodiversity of the community.
- f) Transportation corridors are an important part of the urban structure as they allow people and goods to connect into and through the urban settlement area. Transportation corridors have to be planned to facilitate these movements and to accommodate a variety of users and modes of transportation. The Township will develop a Transportation Demand Management Strategy which is intended to promote alternative forms of transportation and reduce trip distance and time and increase the modal share of alternatives to the automobile, this will be integrated with the existing trails and corridors master plan.
- g) The objectives of the Urban Settlement Area Structure are to direct new growth and redevelopment to the appropriate areas of the Urban Area, and to guide the form and density of the growth to achieve a complete community that is vibrant, well-connected, and prosperous. Guiding growth is more than just densities and land use designations, the aesthetics of the development are important in creating a livable community. As such, the Township will prepare Urban Design Guidelines for the Downtown Core and may prepare more detailed Urban Design Guidelines for Infill Development and other forms of development within Smithville to supplement the policies of this Plan.

5.7 Settlement Area Expansion

- a) Expansions to Settlement Areas shall only be considered through a municipal comprehensive review to be completed in conjunction with the Region at the time of the 5-year review of the Official Plan. Such review shall include the preparation of a Growth Management Study. The Growth Management Study will determine if the projected population and employment projections can be accommodated within the current Settlement Area boundary or not. Should it be determined that additional land is required to accommodate the projected growth, a Settlement Boundary Expansion Study will be undertaken to determine how much land is required and appropriate location(s) to accommodate the projected growth.
- b) A Growth Management Study undertaken during the 5-year review shall consider the following matters:
 - i) The population and employment projections of the Region and any revisions to Schedule 3 of the Growth Plan for the Greater Golden Horseshoe;
 - ii) Statistical records of housing unit completions in previous years;
 - iii) Statistical records of the amount of vacant employment land absorbed in previous years;

- iv) Comparison of employment versus population to determine the Township's success in moving towards its employment target;
 - v) Comparison of these actual development trends to those forecast in the Region of Niagara Policy Plan, as amended by RPPA 2-2009, and any subsequent amendments thereto;
 - vi) Determination of the amount of undeveloped land, including residential and employment designated lands, remaining within the designated greenfield area, and the potential to accommodate future population and employment through redevelopment, infilling or intensification of developed lands within the built boundary of the Urban Settlement Area;
 - vii) Undertake an assessment based on population forecasts and actual development trends, of whether there is sufficient residential land designated to maintain a continuous 10-year supply of land for housing until the next 5-year review. The Growth Management Study shall ensure that there is sufficient land within the Settlement boundaries to accommodate the projected housing needs for up to 20 years. Analysis of supply will consider not just quantitative matters, but also qualitative matters including the provision of a full range of housing to meet the varying needs and preferences of current and future population and households;
 - viii) Undertake an assessment, based on the employment forecasts and actual development trends, of whether there is sufficient land to achieve the employment target ratio and whether the available inventory is adequate and suitable to meet the diverse needs of potential industrial users. Such analysis shall consider both the qualitative and quantitative aspects of the vacant industrial inventory, including the available range in size, exposure, accessibility and other factors; and
 - ix) Changes in Regional or Provincial Policy and other legislative matters that may arise.
- c) When undertaking a Settlement Boundary Expansion Study, the Township shall consider the following matters in assessing potential areas for expansion:
- i) The size of the proposed expansion is to be determined after considering:
 - a. The additional population and employment that is needed to meet the Regional population projections and which cannot be met through existing designated Greenfield lands and opportunities for intensification within the built boundary as determined through the Growth Management Study in Section 5.7 b);
 - b. A compact, urban form which can accommodate a range and mix of housing types within the proposed expansion; and
 - c. The ability to meet a minimum density target of not less than 50 residents and jobs per hectare within areas capable of being fully serviced with municipal services, while also providing an appropriate transition to adjacent residential areas and a housing form in keeping with the character of the Settlement area.
 - ii) The expansion makes available sufficient land for a time horizon not exceeding 20 years;
 - iii) Alternatives for Settlement expansion shall not include lands designated as Specialty Crop Areas or Greenbelt designated lands;

- iv) Alternatives for Settlement expansion shall only include lands designated Good General Agriculture or Rural where it has been demonstrated that there are no reasonable alternatives which avoid prime agricultural lands or which are on lower priority agricultural lands;
- v) Alternatives for Settlement expansion shall protect existing licensed aggregate operations and/or demonstrate that the proposed expansion will not result in the preclusion or hindrance of the establishment of new mineral aggregate operations or access to mineral aggregate resources within high potential resource areas;
- vi) A comparative assessment is undertaken to determine the impact of the alternative Settlement expansions on agricultural operations adjacent or close to the alternative Settlement expansions, and to show that any impacts from the preferred expansion are mitigated to the extent feasible;
- vii) Alternatives for Settlement expansion protect significant natural environmental features, demonstrate that the Natural Heritage System can be maintained and refined, and minimize the potential impact on the quality or quantity of ground water and surface water;
- viii) The expansion maintains or moves significantly towards a minimum of one full-time job per three residents;
- ix) The areas considered for expansion form logical extensions of the Settlement area;
- x) Areas considered for expansions are physically suitable in terms of topography, soil and drainage characteristics;
- xi) The expansion can be feasibly serviced by transportation infrastructure, public sewage and water services, and storm water management in an environmentally sustainable, efficient, and cost-effective manner and a strategy for the approval, staging, and financing of regional and municipal infrastructure is developed; and
- xii) Opportunities to optimize existing infrastructure and public service facilities, wherever feasible and cost effective, are considered prior to consideration of new infrastructure and public service facilities. As well, the proposed expansion area will offer the most efficient alternative for utilizing existing facilities where capacity is available.

5.8 Minor Boundary Adjustment

At the time of a comprehensive review, minor adjustments to the Urban Settlement Area boundary of Smithville may be permitted without the need for all studies, as noted above, provided that the adjustment is truly minor in nature.

5.9 Monitoring and Management of Land Supply

The Township will monitor its supply of land on an annual basis to ensure the adequacy of supply that is designated for development. The Township will also monitor the performance of its housing mix targets as noted earlier in this section.

Land management includes monitoring the development of registered and draft approved plans of subdivision so that the Township can properly plan the orderly and efficient development of the community. As such the following shall apply:

- a) If a plan of subdivision or part thereof has been registered for eight years or more and no installation of infrastructure has occurred and the subdivision does not meet growth management policies of this Plan, the Township shall use its authority under Section 50(4) of the Planning Act to deem it not be a registered plan of subdivision.
- b) In considering a request for an extension to draft plan of subdivision approval, the Township will work with the appropriate commenting agencies to ensure that current conditions, based on new or updated policies, guidelines and community standards, are applied. Only one extension to a lapsing draft plan of subdivision shall be approved by West Lincoln Council for a period of up to two years unless the draft plan meets the growth management and natural heritage policies of the Regional and West Lincoln Official Plans.
- c) The timing of the expansion and the phasing of the development within the designated Greenfield Area will not affect the achievement of the intensification and density targets. Greenfield development will be phased in over time to ensure that a balance of both intensification and Greenfield development is achieved. To ensure this balance, the Township will:
 - i) Develop a monitoring program for its Greenfield and Intensification Areas;
 - ii) Ensure that infrastructure is aligned to reflect this balanced approach to development; and
 - iii) Develop a phasing strategy for its Greenfield and Intensification Areas.
- d) Population, Household, Employment and Intensification targets will be measured on an annual basis and will include all new housing units created within the Greenfield lands, the built-up area and the employment area. The municipality will review and update the intensification target and policies as part of the planned 5 Year Review of the Official Plan.

5.10 Intensification Strategy

The majority of the intensification will be located within the identified Intensification Area on Schedule B-5 with a target of 15% of overall growth to occur within the existing Built-Up Area. Based on the projected growth, the Built-Up Area of Smithville will accommodate approximately an additional 200 units over the next 20 years. There is sufficient land within the Intensification Area to meet the projected need for residential development.

Intensification of employment lands shall be encouraged through appropriate changes to the zoning requirements, including reduced lot size and increased lot coverage.

To achieve the targets set out in Sections 5.3 to 5.5, the Township shall implement the following Intensification Strategy:

- a) Direct the majority of intensification to the identified intensification area as shown on Schedule B-5;
- b) The Township may choose to set minimum density targets for intensification areas;
- c) Intensification Areas shall be planned to provide a diverse mix of land uses that complement and support the overall development of a complete community. This

includes providing for employment, commercial, recreation, institutional and other compatible land uses;

- d) Higher density apartment development will be directed to locations in the Intensification Area that are designated for High Density Residential areas, Mixed-Use areas, or the Downtown Commercial Core Area;
- e) Infill and intensification within areas outside of the intensification areas of Smithville may be permitted where it respects and reinforces the stability of the residential neighbourhoods and is of a scale and built form that reflects the surrounding neighbourhood and satisfies the policies of this plan;
- f) Permit and encourage the creation of accessory apartments within the Urban Settlement Area subject to the policies of Section 6 of this plan;
- g) All intensification and infill development within the built boundary shall be subject to site plan control where applicable, and shall ensure that the built form and physical look of the built form is compatible with the neighbourhood and shall comply with any urban design guidelines adopted by the Township;
- h) To facilitate intensification, the Township may offer development incentives such as:
 - i) Cash-in-lieu as an alternate to parkland dedication, or a continuation thereof;
 - ii) Reduced parking standards;
 - iii) As-of-right zoning; and
 - iv) Where the Township or Region is undertaking public works projects within the downtown, the Township will coordinate the public works projects with any applicable public realm improvement projects and based on design guidelines if approved.
- i) Planning for infrastructure and public service facilities shall be integrated with the planning for development, both intensification and greenfield development, to ensure that public infrastructure and services are available to meet current and projected needs while being provided in an efficient and cost-effective manner; and
- j) Intensification will be phased in over time to ensure a balance of redevelopment and Greenfield development. The Township will work with the appropriate agencies and approval authorities to ensure that an adequate amount of services are in place within the intensification areas to support growth.

5.11 Greenfield Strategy

Greenfield Areas are intended to be developed in such a way as to create more compact, multi-modal, mixed-use communities with a range of housing types and to develop employment lands in an efficient manner. The policies for Greenfield Areas are as follows:

- a) The Township will require a minimum combined gross density target of 50 people and jobs per hectare across all Designated Greenfield Areas. Gross density shall mean the jobs and persons per hectare of development excluding the following features and any non-developable features designated in this Official Plan:
 - i) Wetlands
 - ii) Significant woodlands
 - iii) Significant valley lands
 - iv) Areas of natural and scientific interest
 - v) Habitat of endangered species and threatened species
 - vi) Significant wildlife habitat

- vii) Fish Habitat
- viii) Floodplain areas

- b) All Greenfield Areas will require a Secondary Plan prior to development. The Northwest quadrant shall be developed as one secondary plan.
- c) The following issues shall be reviewed as part of a residential secondary plan process:
 - i) Conformity with the Provincial Growth Plan and Regional Policy Amendment 2-2009. Specifically, the Secondary Plan will need to identify and permit a range of housing types and densities, the intent of which is to achieve the Provincial requirement of 50 people and jobs per hectare and the gross density shall be 20 to 30 units per hectare in order to achieve population density requirements.
 - ii) A sub-watershed plan prepared in accordance with the requirements of the NPCA and the Region;
 - iii) Incorporating sustainable best practices into the development including:
 - a. maximization of water conservation through water efficient landscaping and collection, and reuse of clean water;
 - b. the use of green roofs;
 - c. provisions for the collection and storage of recyclable waste on site; and
 - d. encouraging the provision of on-site renewable energy generation, co-generation, or district energy systems.
 - iv) Options for water and sanitary sewer servicing;
 - v) Stormwater management;
 - vi) The ability of the soils to support urban development due to hydrological and hydrogeological characteristics;
 - vii) The identification of important natural features, and recommendations for their protection;
 - viii) The mix, density and phasing of proposed land uses;
 - ix) Affordability;
 - x) The need for new or expanded parks, schools or other community facilities;
 - xi) Transportation including integration with existing roads and an assessment of pedestrian connections to trails and parklands of new development;
 - xii) A Phase 1 Archaeological Assessment; and,
 - xiii) The preparation of urban design principles and an implementation strategy to provide guidance on the issues of accessibility, active transportation and quality building and site design. In addition to more detailed urban design policies for Greenfield lands, the following general residential development design policies shall apply:
 - a. Block lengths may generally range between 200 and 250 metres.
 - b. Where blocks are longer than 250 metres, a through block pedestrian walkway or mid-block parkette may be provided.
 - c. Streets shall be based on a grid pattern.
 - d. Lots adjacent to neighbourhood centres, transportation corridors, and parks shall be planned for medium and high density.
 - e. Pedestrian connections from the public road right-of-way to adjacent public open spaces, and natural areas shall be provided and will align with the Trails and Corridors Master Plan.
 - f. Mixed land uses will be concentrated in central and accessible locations.
 - g. Trail and bicycle routes shall link to commercial, institutional and recreational amenities in the community through the implementation of the Smithville Trails and Corridors Master Plan.
 - h. Sidewalks should be provided on both sides of an arterial or collector road.

- d) Employment Lands identified as Greenfield Areas shall be planned to achieve higher densities through the preparation of a secondary plan. The following issues shall be reviewed as part of an employment lands secondary plan process:
- i) Identify and permit a range of employment uses, the intent of which is to achieve a higher density of jobs per hectare on employment lands;
 - ii) If applicable, a sub-watershed plan prepared in accordance with the requirements of the NPCA and the Region;
 - iii) Incorporating sustainable best practices into the development including:
 - a. Maximization of water conservation through water efficient landscaping and collection, and reuse of clean water;
 - b. The use of green roofs;
 - c. Provisions for the collection and storage of recyclable waste on site; and
 - d. Encouraging the provision of on-site renewable energy generation, co-generation, or district energy systems.
 - iv) Options for water and sanitary sewer servicing;
 - v) Stormwater management;
 - vi) The ability of the soils to support urban development due to hydrological and hydrogeological characteristics;
 - vii) The identification of important natural features, and recommendations for their protection;
 - viii) The mix, density and phasing of proposed land;
 - ix) Integration of the network proposed by the Smithville Trails and Corridors Master Plan;
 - x) A Phase 1 Archaeological Assessment; and,
 - xi) The preparation of urban design principles and an implementation strategy to provide guidance on the issues of accessibility, active transportation and quality building and site design.”

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by deleting the Section 6 (Settlement Areas), save and except for Section 6.11, and replacing it with a new Section 6 as follows:

6.0 SETTLEMENT AREAS

Settlement areas in the Township of West Lincoln include an Urban Settlement Area (Smithville) and Hamlet Settlement Areas. Section 6.1 includes general residential policies for the Urban Settlement Area. The remainder of Section 6 includes policies for development in Smithville. Section 7 includes all policies for the development of Hamlet Settlement Areas. The establishment of new settlement areas is not permitted.

6.1 General Residential

6.1.1 Background

It is the intent of the Township that the various residential designations for the Urban Settlement Area will protect and enhance the existing character of Smithville while, at the same time permitting some forms of new development and/or redevelopment that is compatible with existing development, and can improve the quality of life of existing and future residents of West Lincoln.

6.1.2 Objectives

- a) To protect and enhance the character and image of the Urban Settlement Area;
- b) To promote higher density residential development, and mixed use development/redevelopment in appropriate locations in Smithville;
- c) To encourage and facilitate the production of a range of dwelling types and ownership forms, including housing that is more affordable to the existing and future residents of West Lincoln; and
- d) To encourage high quality design that is environmentally sustainable and is compatible with the character and image of the adjacent buildings.

6.1.3 General Residential Policies

The following policies may be applicable to the residential designation of the Urban Settlement Area. Every development shall have access to an open, improved public road which is maintained on a year round basis.

6.1.4 Adequacy of Municipal Services

In all instances of development or redevelopment, the adequacy of municipal services to serve the proposals will be evaluated. All development in the Urban Area of Smithville shall be provided with municipal water and sewer service. Private services are not permitted in Smithville. Exceptions may be permitted for commercial or industrial developments which are appropriate for private services as an interim approach while full services are being planned and constructed.

The Township, the Region and other appropriate ministries and agencies shall work together to ensure that adequate services are available to accommodate our protected growth needs as illustrated in Section 5 of this Plan. Municipal services include

services relating to water supply, sanitary sewage disposal, storm drainage, roads, parks and school facilities and any other services that may be identified by the Township.

6.1.5 Communal Housing

- a) Communal Housing offers services which may include shared kitchen/dining facilities, sanitary facilities, laundry facilities, amenities, and other facilities, to residents living in shared and/or private suites.
- b) Communal housing forms may include Nursing Homes, Homes for the Aged, Retirement Homes, Retirement Lodges, Boarding Houses, Continuum of Care Developments, Seniors' Accommodations and similar forms of service-oriented, communal housing but does not include Group homes, hotels or motels. Communal Housing may also be considered institutional uses.
- c) For the purposes of the Zoning By-law, a Communal Housing suite is not defined as an independent dwelling unit, as the occupants rely on the provision of shared facilities and/or amenities.
- d) Communal Housing may be located in the Medium Density Residential, High Density Residential and Residential/Mixed Use designations subject to the policies of those designations and this section.
- e) Communal housing shall provide adequate buffering, parking and amenity areas.
- f) All Communal Housing developments shall be compatible with the character and image of the surrounding community.
- g) All Communal Housing developments shall be subject to a site specific Zoning By-law Amendment and Site Plan Control.

6.1.6 Home Occupations

Home occupations are permitted in all the Residential designations provided:

- a) The proposed use meets the provisions of the Zoning By-law with regard to such matters as off-street parking, signage, specific uses and maximum floor area.
- b) The policies for home occupations as found in Section 17 are satisfied.

6.1.7 Bed and Breakfast Establishments

Bed and breakfast establishments are permitted in all Residential designations provided that:

- a) The use is clearly secondary to the residential use of the property.
- b) It is operated by the residents of the household on the lot.
- c) Guest rooms shall be contained within the main dwelling.
- d) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties.
- e) The proposed use meets the provisions of the zoning by-law with regard to such matters as parking facilities, signage.

- f) Any additions to the building or parking area to accommodate the bed and breakfast use shall be compatible with the character and image of the surrounding neighbourhood and shall be subject to Site Plan control.

6.1.8 Local Convenience/Service Retail

Local Convenience/Service Retail oriented to the surrounding neighbourhood may be permitted in all Residential designations through an amendment to the Zoning By-law and subject to the following policies:

- a) Lands for such a use may be pre-designated in Secondary Plans.
- b) Such buildings shall not exceed 200 m² of gross floor area.
- c) Such use shall provide adequate parking.
- d) Such use shall be small scale, serving the needs of the immediate neighbourhood.
- e) Such uses shall be compatible with the character and image of the surrounding neighbourhood and shall provide adequate buffering adjacent to residential areas.
- f) Such use shall generally be at the intersection of local roads with arterial or collector roads.
- g) All such uses shall be subject to Site Plan Control.

6.1.9 Day Care Facilities

Day care facilities containing more than five (5) children may be permitted in Commercial and Institutional designations. In Residential designations daycare facilities of more than five (5) children can be considered through an amendment to the Zoning By-law and subject to the following policies:

- a) Such use is adequately buffered from adjacent residential uses.
- b) Such use is compatible with the character and image of the surrounding neighbourhood.
- c) Such use is able to provide adequate parking and on-site drop-off/pick-up facilities.
- d) The use is located on a main road.
- e) The use is licensed by Niagara Region and the Province of Ontario.
- f) The property is subject to Site Plan Control.

6.1.10 Places of Worship

Places of Worship may be permitted in all Residential designations through an amendment to the Zoning By-law:

- a) Shall be subject to Site Plan Control.
- b) Shall be limited to sites of 0.75 of a hectare or less unless a cemetery is proposed as an accessory use.
- c) Must be located on an Arterial, Collector or main Township road.
- d) Must be well buffered from adjacent residential uses.

- e) While they are encouraged to be high quality landmark buildings, they shall be compatible with the character and image of the surrounding community.

6.1.11 Affordable Housing

The Township intends to undertake an Affordable Housing Strategy that will encourage the provision of affordable housing within Smithville. Affordable Housing will be particularly encouraged in the Intensification Area due to accessibility to existing community and institutional services such as schools, and commercial areas.

6.2 Residential (Smithville)

The Urban Settlement Area of Smithville is composed of residential, commercial, employment, institutional, recreational and other services related uses. Further, the plan delineates the built up area, greenfield areas, intensification areas, natural environment features, public services and transportation facilities.

6.2.1 Low Density Residential (Smithville)

The Low Density Residential Designation applies to existing, low density residential neighbourhoods throughout the Smithville Urban Settlement Area, as delineated on Schedule 'B-4'. It is the intent of this Plan that these residential neighbourhoods be protected from significant redevelopment while, at the same time permitting ongoing evolution and rejuvenation. The Low Density Residential Designation shall also apply to new low density development within the Designated Greenfield Area of the Smithville Urban Settlement Area.

6.2.1.1 Permitted Uses:

- a) Within the Low Density Residential designation permitted uses shall include:
 - i) Single detached dwellings, semi-detached dwellings, linked semi-detached dwellings, accessory apartments and duplexes;
 - ii) Home Occupations subject to Section 6.1.6;
 - iii) Public and private utilities;
 - iv) Bed and Breakfast Establishments subject to Section 6.1.7;
 - v) Local Convenience/Service Retail subject to Section 6.1.8;
 - vi) Day Care Facilities subject to Section 6.1.9;
 - vii) Places of Worship subject to 6.1.10; and
 - viii) Accessory apartments and Garden Suites.
- b) Low density residential building forms shall not exceed a height of 2.5 storeys.
- c) All Low Density Residential development shall be compatible with adjacent properties, shall respect the character and image of the neighbourhood, shall be attractively designed and be consistent with urban design criteria.
- d) Low density residential uses shall have an overall gross density of 15- 20 units per hectare.

6.3 Medium Density Residential Area (Smithville)

6.3.1 Background

It is the intent of this Plan to recognize existing locations of medium density housing within the Smithville Urban Settlement Area and to identify on Schedule 'B-4' new locations where medium density housing are considered appropriate.

6.3.2 Permitted Uses:

- a) Within the Medium Density Residential designation, the permitted uses include:
 - i) Townhouses and other forms of multiple unit ground related housing;
 - ii) Low-rise apartment buildings;
 - iii) Home Occupations subject to Section 6.1.6;
 - iv) Parks and open spaces;
 - v) Places of Worship subject to Section 6.1.10;
 - vi) Public and private utilities; and
 - vii) Accessory apartments and Garden Suites.

6.3.3 General Policies:

- a) Medium Density Residential buildings shall not exceed a height of 3 storeys although a height of up to 4 storeys may be permitted based on policies in approved secondary plans.
- b) All new Medium Density Residential development shall be subject to Site Plan Control, and shall be compatible with the character and image of the surrounding community.
- c) New development within the Medium Density Residential designation shall achieve a gross density of 20 and 40 (inclusive) units per hectare. Infill development may be considered at lower height and density standards where compatibility and design features require lesser standards.
- d) Applications to establish a new Medium Density Residential designation within a stable residential neighbourhood shall be evaluated against all criteria of this plan including urban design standards of the Township.
- e) All Medium Density Residential development shall be subject to Site Plan Control and shall conform to applicable urban design policies.

6.4 High Density Residential Area (Smithville)

6.4.1 Background

It is the intent of this Plan to recognize existing locations of high density residential development within the Smithville Urban Settlement Area, and to identify on Schedule 'B-4' new locations where high density housing are considered appropriate.

6.4.2 Permitted Uses:

- a) Within the High Density Residential Area, the permitted uses shall include:
 - i) Low and mid-rise apartments;

- ii) Triplexes and townhouses;
- iii) Parks and open spaces; and
- iv) Public and private utilities.

6.4.3 General Policies:

- a) High Density Residential Area building forms shall not exceed 5 storeys unless an alternative height is permitted based on policies in an approved Secondary Plan.
- b) The gross density of the High Density Residential designation shall be more than 40 units per hectare.
- c) All new High Density Residential development within the High Density Residential designation shall be subject to Site Plan Control, and shall be compatible with the character and image of the surrounding community and shall conform to applicable urban design policies.

6.5 Residential/Mixed Use Area (Smithville)

6.5.1 Background

The Residential/Mixed Use Area designation shown on Schedule 'B-4' represents locations that have potential for intensified development and/or redevelopment in a mixed use form. The lands designated as Residential/Mixed use Area are ideal locations for a mixture of residential, convenience retail, service commercial, and prestige employment uses. It is the intent of the Township to promote the development/redevelopment of the lands designated as Residential/Mixed Use Area for higher density, mixed use developments that take advantage of the attributes of their physical location.

6.5.2 Permitted Uses:

- a) Within the Residential/Mixed Use Area designation permitted uses shall include:
 - i) Townhouses and other forms of multiple unit ground related housing;
 - ii) Live –work units;
 - iii) Stacked and street townhouses;
 - iv) Mixed use buildings with small-scale convenience retail and service commercial uses on the ground floor and residential on the second floor and higher, or to the rear of the commercial use;
 - v) Parks and open space; and
 - vi) Public or private utilities.

6.5.3 General Policies:

- a) Building heights shall not exceed 5 storeys, unless otherwise stated in a Secondary Plan.
- b) The permitted density shall reflect that of the Medium Density Residential Area designation.

- c) Applications to establish a new Residential/Mixed use Residential Area designation must be consistent with the policies of this plan.
- d) All development within the Residential/Mixed use Area designation shall be subject to Site Plan Control.

6.6 Design Policies for Residential Neighbourhoods (Smithville)

6.6.1 Objectives:

The Township's objectives for appropriate design standards are:

- a) To enhance the livability and physical appeal of Smithville through the quality, layout and attractiveness of the public streetscape and private spaces and buildings.
- b) To ensure that development meets Township design criteria.
- c) To create a built environment within the designated Greenfield areas and all Intensification Areas, which provides:
 - i) Sensitive integration of new development with existing development;
 - ii) Visual diversity, interest and character through such techniques as façade and roof line composition, varied materials and colour separation;
 - iii) A well-defined public realm, including an interconnected open space network;
 - iv) Good transportation access and pedestrian oriented development patterns; and,
 - v) A road system that recognizes and preserves the historic character of Smithville.

6.6.2 Design Policies and Criteria:

- a) Each development lot or block will:
 - i) Have frontage on a public road; and,
 - ii) Be of sufficient size and appropriate configuration to accommodate development that reflects the planning and urban design policies set out in this Official Plan or approved by the Township through the adoption of Urban Design Standards.

6.6.3 Development Standards:

- a) New development shall be compatible with adjacent and neighbouring built-form by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.
- b) To ensure that compatibility is achieved, the implementing Zoning By-law shall establish appropriate setback and yard requirements which recognize the character of the existing build-form.
- c) For reasons of public safety, the main entrances to homes and multi-residential buildings shall be clearly visible.

- d) Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade.
- e) To minimize disruptions to traffic flow and to maximize safety and the attractiveness of Arterial Roads, individual direct vehicular access shall be minimized, and, in some cases prohibited.
- f) To enhance the quality and safety of the public streetscape, the construction of parking lots which occupy significant proportions of the at-grade frontage of public roads, shall not be permitted.
- g) Location of Buildings will reinforce the road, land and block pattern by using the following measures:
 - i) Along the public street, buildings will be aligned parallel to the road;
 - ii) Siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads; and
 - iii) Buildings located adjacent to, or at the edge of parks and open spaces and other natural features are encouraged to provide visual opportunities for the features.

6.6.4 Compatibility Criteria for Infill Development/Redevelopment

- a) It is a fundamental principle to avoid and/or mitigate any inappropriate interface between buildings and/or uses. The concept of compatible development is of paramount importance throughout Smithville. All development applications shall be reviewed with respect to their compatibility with existing, planned, and/or approved developments.
- b) New dwellings within Smithville shall provide a consistent relationship with existing adjacent housing forms and the arrangement of these existing houses on their lot. As such, new dwellings generally shall:
 - i) Provide a building height which reflects the pattern of heights of adjacent housing;
 - ii) Provide for a similar lot coverage to adjacent housing to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;
 - iii) Maintain the predominant or average front yard setback for adjacent housing to preserve the streetscape edge, and character;
 - iv) Provide for similar side yard setbacks to preserve the spaciousness on the street;
 - v) Provide a built form that reflects the variety of façade details and material of adjacent housing, such as porches, windows, cornices and other details. Exceptions may be granted by zoning by-law amendment for the purposes of sustainability features; and
 - vi) Provide a limitation on the width of a garage so that the dwelling reflects the façade and character of adjacent housing.
- c) On larger infill properties where new streets are created, greater variation from the existing conditions may be considered, provided the development is designed to create a buffer between existing housing and the new dwellings.

- d) New residential lots shall provide a consistent relationship with existing adjacent housing lots. As such applications for consent and plan of subdivision shall:
 - i) Be compatible with the established character of lot sizes and frontages of adjacent housing lots for some infill development;
 - ii) Incorporate a transition area, where possible, so that lots of similar size and character are located adjacent to existing lots for large infill development; and
 - iii) Create a street pattern, which serves as an extension of the surrounding neighbourhood by providing an interconnected road network where possible.
- e) The Township may prepare architectural design guidelines for new and altered buildings to reflect the existing character and compact form of the area including guidance on setbacks, coverage, building massing, building materials and patterns of detailing.
- f) Townhouses and other multiple unit dwellings, where proposed for infill purposes, shall be developed as follows:
 - i) Development proceeds by way of an Official Plan Amendment to change the lands to a medium density residential designation and the policies of Section 6.3 are met;
 - ii) The development conforms to the development criteria of Section 6.6.6; and
 - iii) Incorporate a transition area where possible of single detached or semi-detached lots as a proposed transition area.
- g) In circumstances where a proposed development supports the Township's intensification target but does not support the compatibility policies of the Plan, the compatibility policies shall prevail.
- h) Where applicable, applications for intensification development will be required to attend a pre-consultation meeting to determine the studies that will be required. The completion of one or more of the following studies:
 - i) Transportation impact study;
 - ii) Noise and/or vibration study;
 - iii) Light and shadowing study;
 - iv) Environmental impact study;
 - v) Record of site condition;
 - vi) Master design plan;
 - vii) Stormwater management plan; and
 - viii) Any other studies as required by this Plan.

6.6.5 Development Criteria for Single Detached and Semi-Detached Houses within Urban Settlement Area of Smithville.

- a) Buildings must have front and exterior side facades parallel to the road with front doors, windows and entry features facing the road to create a consistent street wall.
- b) A consistent setback will be established to the main building face from the edge of the right-of-way. The main building face could be the main front wall, or a significant element such as a roofed porch or veranda but not a garage.

- c) Garages shall be encouraged to be set behind or flush with the main building face or porch or accessed from a rear lane. Garages will not dominate the streetscape and shall occupy less than half of the width of the lot.
- d) Corner lots and homes facing or abutting parks are priority lots within the development. The design of these homes shall include the following considerations:
 - i) Where sides or flankage of buildings are visible, they will have windows, materials, and other architectural treatments equal to the front elevation of the house; and
 - ii) The primary entrance shall be located on the main public street side of a corner lot, and corner windows and wrap-around porches shall be included to emphasize the corner location.
- e) Porches, stairs, canopies and other entrance features can encroach into the required setbacks, in accordance with the Zoning By-law.
- f) Entry features and other architectural elements shall be incorporated into the front elevation of the house to reduce the visual dominance of the garage and the front drive.
- g) Shared or grouped driveways will be encouraged to reduce the amount of asphalt on front yards.

6.6.6 Development Criteria for Townhouses

- a) The elevation and design of the townhouses shall provide variation between units, and reinforces common characteristics that visually unite the block.
- b) Variety in the design of roofs is required to break up the massing of townhouse blocks.
- c) The massing and built form of townhouse units adjacent to single/semi-detached dwellings shall be designed with architectural elements to promote visual integration.
- d) Garages shall be accessed from a rear lane. Where they are not, garages are encouraged to be paired to allow for more substantial front yard green space. Garages shall not protrude beyond the main front wall or porch of the dwelling unit.
- e) Side and rear elevations visible from public areas and public streets shall have upgraded façade treatments and significant architectural elements.
- f) Corner unit designs are encouraged to provide significant corner features such as wrap-around porches, wall articulation, turret or bay windows.

6.6.7 Development Criteria for Apartment Buildings

- a) Apartment buildings shall be oriented to front the public road with attractive façade features. A substantial portion of the building shall front the public road at a minimum setback.
- b) Entrances shall be located and oriented to public roads.
- c) Permanent parking, loading and service areas may be located in side or rear yards and set back from the front façade of the building.

- d) Rooftop mechanical equipment shall comply with all applicable Provincial legislation and shall be screened with materials that are complimentary to the building.
- e) Collection and storage of recyclable waste shall be provided on-site.
- f) Where adjacent lands are designated Low or Medium Density Residential, the height of all new buildings within 25 metres of the property line of these designations shall not be greater than 2 storeys above the existing adjacent buildings, or, if vacant, 2 storeys above the maximum permitted height in the adjacent designation. Alternate building height can be considered based on supporting impact studies and through Rezoning.
- g) Applications for planning approval shall include preliminary design plans for the development and for neighbouring properties as viewed from the street, to provide perspective and streetscape design features.

6.7 Commercial Designations

6.7.1 Downtown – Commercial Core

It is the intent of the Township that the Commercial Downtown of Smithville Commercial Core designation will promote the economic revitalization of Downtown. This revitalization will occur through adaptive reuse, and moderate levels of redevelopment. Intensification can and will be accommodated but shall be in keeping with the character of the Downtown area. The Downtown is relatively confined as shown on Schedule B. It is intended that the main street built form and streetscape character be maintained and strengthened with the extensions of this Downtown built through intensification and redevelopment.

It is also the intent of this Plan to ensure that new development will be appropriately designed to be compatible with the character and image of the area and will not create adverse impacts on adjacent areas within Downtown.

6.7.2 Objectives

- a) To protect and enhance the character of the historic Downtown.
- b) To promote new development in appropriate locations and at an appropriate scale.
- c) To ensure that new development is compatible with existing development patterns.
- d) To create new programs, policies and/or financial mechanisms for ensuring a high standard of urban design Downtown.
- e) To enhance the appearance and encourage the maintenance of commercial and residential buildings.
- f) To encourage the provision of sufficient parking to accommodate new development.
- g) To identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties, through the preparation and implementation of a community improvement plan.

6.7.3 Permitted Use

- a) Within the Commercial Core designation permitted uses shall include:
 - i) Residential apartments located above the first storey;

- ii) Offices;
- iii) A full range of retail stores;
- iv) Restaurants;
- v) Personal services and commercial services;
- vi) Hotels;
- vii) Community and Institutional uses;
- viii) Parking facilities at-grade and preferably behind main buildings;
- ix) Cultural, recreational and entertainment uses;
- x) Neighbourhood Parks and pavilions; and
- xi) Public and private utilities.

6.7.4 Prohibited Use

The following land uses are specifically prohibited within the Commercial Core designation:

- a) Drive-through facilities of any kind. Such facilities may be considered by Zoning By-law Amendment and Site Plan Control where it is established that pedestrian safety is not compromised and all points of the drive through building and order station are a minimum distance of 30 metres from residential dwellings. A reduction of the 30 metre setback can be considered where noise, compatibility and safety studies are provided to the satisfaction of the Township.
- b) Automotive-oriented uses of any kind (sales, service, gas stations).
- c) Single detached and semi-detached duplex units.
- d) Adult entertainment establishments.

6.7.5 Policies:

- a) The implementing Zoning By-law may further refine the list of permitted and prohibited uses.
- b) In the Commercial Core, the provision of community services, restaurants, cafes, retail stores and display windows at-grade provides visual interest, encourages the use of sidewalks, promotes retail continuity and viability, and contributes to a safer and more vibrant pedestrian environment. To achieve this design intent:
 - i) Retail uses are encouraged at-grade;
 - ii) New buildings shall be built up to the streetline and no parking, driveways or lanes shall be located between the buildings and the main street;
 - iii) At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all new buildings shall be sufficient to adapt to all typically permitted uses; and
 - iv) Each store front shall face onto the street with the main door of each store facing the street. An attractive façade shall be included in the design.
- c) Density will not be specifically regulated within the Commercial Core but intensification and adaptive reuse are permitted.

- d) New buildings shall have a minimum building height of 2 storeys and a maximum building height of 5 storeys.
- e) The main front wall of all new buildings shall be stepped back a minimum of 1 metre above the second storey.
- f) Surface parking lots shall be limited to the rear of buildings facing the street.
- g) Public or commercial parking lots shall be permitted as the sole use on a lot but are discouraged to front onto Griffin, St. Catharines or West Streets.
- h) Lighting shall be oriented away from residential areas and have minimal impact on existing and new residential uses.
- i) Developments shall be provided with full municipal water and sewer services and shall be subject to Site Plan Control.

6.8 Service Commercial - Highway

6.8.1 Permitted Uses

Within the Service Commercial designation, permitted uses shall include those which rely on vehicular traffic for their economic existence as well as uses which require relatively large land areas that are not available in downtown, and uses serving tourists and visitors to the area. Such uses may include the following, as more specifically defined in the Zoning By-law:

- a) Automotive related uses, including car wash facilities.
- b) Public garages.
- c) Automobile sales establishments.
- d) Hotels and motels
- e) Restaurants including drive-thrus.
- f) Commercial recreational facilities.
- g) Health clubs.
- h) Nurseries and garden centres.
- i) Services for the agricultural community.
- j) Specialty home product warehouse containing an area of not less than 450 square metres.
- k) Furniture stores.
- l) Custom workshops.
- m) Tourism support services and tourism related retail.
- n) Subject to Section 6.8.2, retail uses, having a floor area exceeding 500 square metres.
- o) Adult entertainment establishments shall be prohibited.

6.8.2 Policies

- a) New development within the Service Commercial designation shall address the following criteria:

- i) Building Design shall reflect the areas prominent position at the entrance to Smithville. Particular emphasis shall be placed on landscaping and the appearance of the area as the entrance to the Urban Settlement Area;
 - ii) Open storage, refuse facilities and loading facilities shall be located in yards not facing the main street and shall be adequately screened in other yards;
 - iii) Common parking and access facilities are encouraged; and
 - iv) The site is designed to limit noise, light and odour impacts on adjacent residential uses.
- b) All applications for an amendment to the Zoning By-law to permit retail uses that are not identified in Section 6.8.1 shall be evaluated by Council to ensure conformity with the objectives of the Official Plan based on the following:
- i) Submission of a detailed Site Plan;
 - ii) An engineering report may be required by Council which identifies and assesses the impact of traffic on the street system, adequacy of proposed parking and the availability of municipal services; and
 - iii) Adequate retail market analysis, incorporating actual sales data, if required, in order to demonstrate that the proposed use will not have a deleterious impact on the planned function of downtown Smithville. Such analysis, if required by Council, shall be provided before any decision is made.
- c) Service Commercial uses shall be grouped and served by a service road whenever possible to reduce to a minimum the number of access points onto the main road.
- d) Adequate off-street parking, stacking lanes and loading facilities shall be provided and the access points to such parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular traffic.
- e) Developments shall be provided with full municipal water and sewer services.
- f) All new development within the Service Commercial designation shall be subject to site plan approval in accordance with the policies of Section 17 of this Plan.

6.9 Commercial Plaza

6.9.1 Permitted Uses

The predominant use of land within the Commercial Plaza designation shall be a full range of retail and commercial uses, generally contained in one structure on a lot. Other single retail uses in stand-alone buildings may be permitted in addition to the predominant use of the Commercial Plaza designation.

Office space shall be limited to ten percent of the gross leasable floor space in the main plaza building.

Financial institutions shall not be permitted in the Commercial Plaza designation, except by rezoning. An automated teller/bank machines are permitted.

6.9.2 Policies

The following policies shall apply to lands designated Commercial Plaza:

- a) An application to establish a new Commercial Plaza land use designation shall only be permitted on the basis of a site-specific amendment to the Official Plan, where not pre-designated, and Zoning By-law. Prior to consideration of an Official Plan Amendment and Zoning By-law Amendment, a Retail Market Analysis Study shall be required with the Terms of Reference established through the pre-consultation process.

A Retail Market Impact Study shall be undertaken by the proponent of any new or expanded Service Commercial Area designation. The Township will retain a peer reviewer at the applicant's expense. This study shall address the following:

- i) The impact of the planned function of existing and designated commercial areas and particularly the Downtown;
- ii) The need for the proposed use;
- iii) The location, size and scale of the proposed development;
- iv) The potential for compatibility issues;
- v) The potential market impacts on existing and planned commercial areas, including downtowns and other shopping nodes;
- vi) The potential for negative impacts on the natural environment;
- vii) The adequacy of the existing transportation infrastructure, including pedestrian and cycling infrastructure, serving the proposed use;
- viii) The adequacy of the existing water and waste water infrastructure and other municipal services; and
- ix) The intent of the policies of this Plan. Where the trade area for a market study extends beyond the boundary of the Township, the Township will consult with the other municipalities within the trade area.

In addition to the Retail Market Analysis Study, when considering an Official Plan Amendment and Zoning By-law Amendment to establish a Commercial Plaza designation, the following shall be required as part of the application:

- i) Traffic impact study;
 - ii) Urban design plan, respecting the design policies of the Urban Settlement Area;
 - iii) Landscape plan; and
 - iv) Comprehensive development plan when dealing with a development comprised of two or more buildings or phases.
- b) The Commercial Plaza designation shall generally be considered in locations characterized by high visibility and accessibility. In evaluating applications to permit a Commercial Plaza designation, the following criteria shall be assessed:
- i) Availability of access to a Regional, arterial or collector road with appropriate capacity to handle traffic generated by the proposed uses;
 - ii) Traffic impacts on adjacent land uses;
 - iii) Adequacy of proposed accesses and the impact of the proposed use on the operation of the Township, Region and Provincial road networks, where appropriate and applicable;
 - iv) Degree of compatibility with adjacent land uses including residential uses in proximity to the proposed uses; and

- v) Urban design impacts of the proposed uses on neighbouring lands.
- c) The Zoning By-law shall establish a specific zone and regulations for Commercial Plaza uses that shall include, but not be limited to, size (maximum gross leasable floor area), location, performance standards and specific uses.
- d) Plazas shall be designed as integrated units with contiguous common parking and pedestrian uses.
- e) Adequate off-street parking shall be provided.
- f) Adequate setbacks, buffer planting and/or screening between the Commercial Plaza designation, road allowances, and adjacent residential or other uses shall be provided.
- g) New commercial plaza developments shall be subject to Site Plan Control.

6.9.3 Existing Commercial Plaza - Village Square Mall

The plaza (Village Square Mall) located at the corner of Industrial Park Road and Regional Road 20 shall be designated Commercial Plaza on Schedule 'B-4'. The following additional policies are applicable:

- a) Drug stores and financial institutions shall not be permitted, except by Zoning By-law Amendment.
- b) Not more than 6 independent buildings shall be permitted, plus one gas station and a car wash. The lands are subject to Site Plan Control.
- c) Office uses shall not exceed 25 percent of the total gross leasable floor area.
- d) An enlargement of any existing plaza building shall require a site specific amendment to the Zoning By-law. Prior to consideration of a site specific Zoning By-law Amendment for the enlargement of the Village Square Mall in excess of 3,000 square metres, a Retail Market Analysis Study, prepared in accordance with Terms of Reference that have been established through the pre-consultation process, shall be completed and approved by the Township.

6.10 Employment Area

6.10.1 Background

The Employment Area designation on Schedule 'B-4' recognizes existing and future areas appropriate for a broad range of employment in traditional manufacturing, warehousing and distribution as well as new industries and office type development. These lands are generally located in the north east corner of Smithville north of the CP Rail line and in proximity to Industrial Park Road and Spring Creek Road, and known as the "Smithville Industrial Park." Prestige employment uses are proposed in the area between Highway 20 and the CP Rail lands and restricted employment uses are permitted in the Spring Creek Secondary Plan.

6.10.2 Objectives

- a) To encourage employment development in order to achieve a more balanced live-work community as an alternative to out-commuting.
- b) To encourage a broad range of industrial employment areas.

- c) To encourage prestige employment.

6.10.3 Permitted Uses

- a) Within the Employment Area designation, permitted uses shall include manufacturing, processing, servicing, storage of goods and raw material, warehousing, research and laboratories, data processing and development and uses of a similar nature.
- b) Retail sales ancillary to the permitted employment use shall be permitted provided the sales involve goods manufactured or processed on-site. The Zoning By-law shall set out a maximum proportion of the building available for ancillary retail sales.
- c) Professional and administrative offices shall be permitted in the Employment Area designation. Personal service offices catering to the general public shall be directed to the Commercial Core Designation but may be permitted in the Employment Area where the applicant demonstrates that there are no viable or available locations in the Downtown.
- d) Community facilities including emergency services may also be permitted by Rezoning.
- e) Permitted uses shall operate in accordance with all applicable Federal, Provincial, and Municipal rules and regulations shall be permitted if the use is permitted in the zone.
- f) Uses which involve the storage, handling, or production of a hazardous substance which are explosive, toxic, corrosive, or any other dangerous material which would pose a threat to public safety if it were to escape its normal containment, shall only be permitted through a risk assessment which demonstrates that there will be negligible health and safety risk to the public.
- g) Uses shall be encouraged which contribute to a high quality business park environment and outdoor storage shall be regulated through the Zoning By-law and through Site Plan Control.
- h) Adult entertainment establishments shall be prohibited.

6.10.4 Employment Area Policies

- a) Uses shall be encouraged to contribute to a high quality business park environment. Outdoor storage shall be prohibited in front and side yards, and outdoor activities such as storage, parking and loading shall be adequately screened and buffered in areas visible from the street.
- b) The amount of permitted outside display shall be set out in the implementing Zoning By-law and details will be incorporated into the Zoning By-law to account for such factors as the nature of the materials being displayed and the degree of landscaping provided in conjunction with the display area.
- c) Employment buildings shall be setback from existing residential dwellings where determined necessary to meet the minimum distance requirements set out in Ministry of Environment (MOE) guidelines. Buffers, plantings, berming or fencing adjacent to residential areas shall be required.

- d) Appropriate safety measures such as setbacks, berms, and security fencing adjacent to the CP Railway shall be provided to the satisfaction of the Township in consultation with the railway authority.
- e) The storage and use of hazardous liquid or leachable chemicals including petrochemicals not classified as waste and PCB's shall be regulated in accordance with the regulations and guidelines of the Ministry of Environment. Site specific hydrogeological and stormwater studies may be required for new industries to ensure no impact on the groundwater and surface water from the proposed use. Such studies shall be completed to the satisfaction of the Township in consultation with the Niagara Peninsula Conservation Authority (NPCA). The implementing Zoning shall set out specific requirements for the storage of such liquids and chemicals.
- f) Applications for new industrial developments and extensions of existing uses will be evaluated based on submissions of:
 - i) A Site Plan showing the proposed development or extension; and
 - ii) Where there is a concern that the use may create excessive air, water or noise pollution, the submission of appropriate studies by qualified experts in the field, which indicate how such pollution will be controlled to ensure the safety of the Township's residents.
- g) All designated employment lands within 500 metres of the intersection of Spring Creek Road and Thompson Road, as shown on the land use plan shall be subject to the following provision: drilling, vibration, blasting, bedrock excavation and taking of groundwater shall be restricted and may only be undertaken subject to a professional assessment of such activities and the approval of the Ministry of Environment.
- h) Developments shall be provided with full municipal water and sewer services, except on an interim basis, development can be considered on private sewer and water services while the extension of municipal services are being designed and constructed.
- i) Lands designated "Employment Area" are subject to the Site Plan Control policies of the Township Official Plan.
- j) The Township shall undertake an economic development strategy aimed at; targeting higher density employment uses, exploring the possibility of expanding the permitted uses to include industrial service uses and ancillary service and commercial uses, examining the feasibility of servicing employment areas with appropriate technology and services, and reviewing land use and zoning regulations for appropriate lot coverage and setback requirements to encourage intensification.
- k) Conversions of Employment Area designated lands to a non-employment area designation and use shall only be considered by the Township through a municipal comprehensive review where it has been demonstrated that:
 - i) The land is not required for employment purposes over the long term;
 - ii) There is a greater need for the conversion to the non-employment use;
 - iii) The Township will meet its employment forecasts including the activity rate target established in the Official Plan;
 - iv) The conversion will not adversely affect the overall viability of the remaining Employment Area designation;

- v) The conversion will not adversely affect the achievement of other policies of this Plan including the minimum density in designated greenfield areas and the intensification targets of this plan;
- vi) No land use conflicts are created and provincial guidelines with respect to noise and air quality can be met; and
- vii) There is existing, or planned infrastructure to accommodate the proposed use.

DRAFT

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'B-4' - LAND USE SMITHVILLE

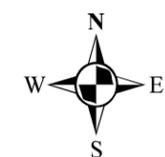
Legend

-  Urban Settlement Area Boundary
-  Settlement Boundary Expansion Area **
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Secondary Plan
-  Commercial Core
-  Shopping Centre Commercial
-  Service Commercial
-  Employment Area
-  Institutional
-  Public Parks
-  Public Use
-  Natural Heritage System *

* For more information regarding the Natural Heritage System see Schedule 'C' and Section 10 of the Official Plan.

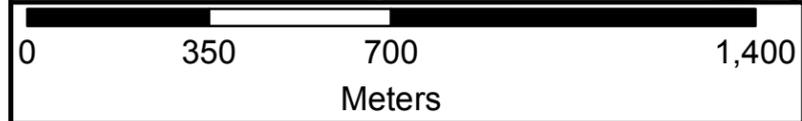
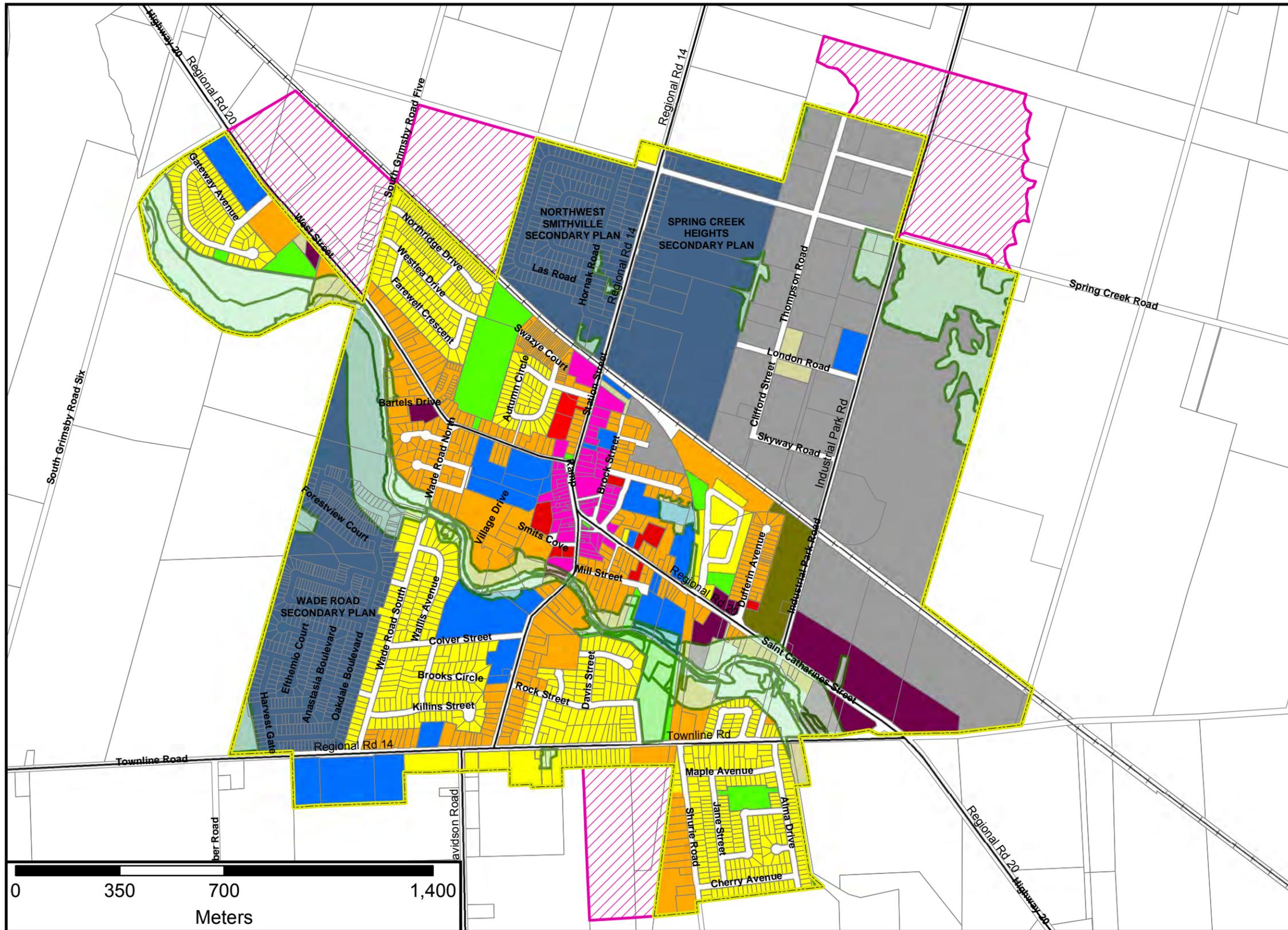
** For designation information of lands within the Settlement Boundary Expansion Area see Schedules 'B-1' & 'B-3'

TOWNSHIP OF WEST LINCOLN
PLANNING DEPARTMENT



Note: This map is to be interpreted in conjunction with the text of the Official Plan.

Date: February 2014



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'B-5' URBAN STRUCTURE SMITHVILLE

Legend

-  Smithville Urban Boundary
-  Built Boundary
-  PCB Lands
-  Built-up Boundary
-  Greenfield Area
-  Greenfield Area (P2G)
-  Intensification Area
-  Agricultural & Rural Area

TOWNSHIP OF WEST LINCOLN
PLANNING DEPARTMENT 



Note: This map is to be interpreted in conjunction with the text of the Official Plan.

Date: February 2014

