

From: [Niagara Region Website](#)
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Subject: Online Form - Enquiry from Region website
Date: June 23, 2022 8:00:13 AM

Enquiry from Region website

To reply, copy the email address from below and put into 'To'. (if resident entered their email address)

name

Saravanan Sivarajah

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municipality

Lincoln

subject

MCR Letter

comments

Office of the Regional Clerk Niagara Region 1815 Sir Isaac Brock Way, P.O. Box 1042 Thorold, Ontario L2V 4T7 June 23, 2022 File 10498 Attn: Chris Ventura, MEd Legislative Coordinator Administration – Office of the Regional Clerk Dear Sir, RE: MCR Letter Part N, Part Lot 11 designated as Part Lot 4 on 30R-9485, Concession 9 Municipal Comprehensive Review Letter Weston Consulting has been retained as the authorized planning consultant for the owner of the lands located at Part N, Part Lot 11 designated as Part Lot 4 on 30R-9485, Concession 9 (HWY 20 – NS) in the Township of West Lincoln (herein referred to as the “subject property”). We have been engaged to assist the owner during the Municipal Comprehensive Review (MCR) process. The purpose of the correspondence is to provide formal comment on behalf of the property owner to express our support for designating the subject property as a part of the settlement area through a settlement boundary expansion for residential use. This letter details the relevant policies, legislation, and regulations under the planning hierarchy.

The Region is undertaking a MCR in accordance with the Provincial Growth Plan and pertains to growth management because the Region is required by the Province to plan for a population of 694, 000 people (endorsed Made-in-Niagara Forecast). West Lincoln currently has a population of 16, 370 and a projected growth projection of 38, 370 by 2051. PDS 41-2021 lists a Municipal DGA Density Target of 50 people and jobs per hectare and a Planned DGA Density on Vacant Lands of 55 people and jobs per hectare in West Lincoln. Weston previously submitted a MCR letter to the Region on August 25, 2021 in support of the Township of West Lincoln's request to expand the Smithville Urban Area, as show in the Report PDS 33-2021 Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update. Weston also conducted a Pre-Consultation Meeting with the Township of West Lincoln Staff on June 16th, 2022 where Weston presented to Town staff presented staff with concept plan for residential development which was well received. The proposed development exceeds the minimum density targets as it contemplates nearly 400 residents with an approximate area of 3.8 hectares. The subject lands are designated under the Urban Area Boundary within the 2014 Regional Official Plan. The Draft Niagara Regional Official Plan designates the subject property as Designated Greenfield Area which areas which will be planned as compact, complete, communities with a minimum density of 50 residents and jobs combined per hectare. The subject property is surrounded by existing residential development and has all community infrastructure to support the residential development. The inclusion of lands for residential developments represents the most appropriate use of the underutilized lands. On behalf of the landowner, we request the continued inclusion of the subject lands into the Smithville Urban Area for residential use. Should the subject property be included into the Region's new Official Plan then we look forward to working with both the Township and the Region in developing these lands appropriately to accommodate forecasted growth and meet local and regional planning objectives. We look forward to continuing monitoring and being involved in the MCR process. Please do not hesitate to contact the undersigned at ext. 335 should you have any questions or concerns. Yours truly, Weston Consulting Per: Katie Pandey, MAES, MCIP, RPP Associate

reply
no

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