

# WESTON CONSULTING

planning + urban design

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Niagara Region  
1815 Sir Isaac Brock Way  
Thorold, Ontario  
L2V 4T7

August 25, 2021  
File 10498

**Attn: Chris Millar, Senior Planner  
Community and Long-Range Planning**

Dear Sir,

**RE: Response to MCR Settlement Area Boundary Review Criteria  
Niagara Region Municipal Comprehensive Review  
9941 Lundy's Lane, City of Niagara Falls**

Weston Consulting is the planning consultant for the owner of the property legally known as 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') (**Figure 1**). We have been engaged to assist the owners in monitoring the Niagara Region's Municipal Comprehensive Review (MCR) process. This letter is to provide support for the Township of West Lincoln's request to expand the Smithville Urban Area, as shown in the Report PDS 33-2021 Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update.



*Figure 1. Aerial Photograph of the Subject Property*

The Township of West Lincoln requested an expansion to the Smithville Urban Area to accommodate greater growth. The Township formally initiated this Urban Boundary Expansion process in 2016 when they received Council's adoption to move forward with analyzing expansion opportunities by conducting the appropriate studies and hosting public consultation events. The Township of West Lincoln is currently undertaking a Subwatershed Study and Master Community Plan including an Integrated Environmental Assessment. These studies are reviewing environmental, servicing, and land use planning matters to ensure the proposed expansion is appropriate and feasible.

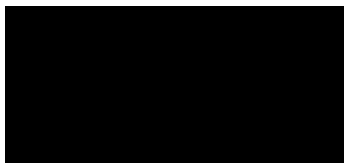
In our opinion the subject lands are an appropriate location for an urban boundary expansion as they are adjacent to the existing settlement area, the environmental features on the subject lands can be protected with appropriate buffer, these lands could be developed to act as a node into Smithville as envisioned by the Township. The subject property is an ideal location to develop a range of residential uses to accommodate the forecasted population growth. The addition of the balance of the subject lands into the Smithville Urban Area would also positively contribute to the Community Area Land Need of 370 hectares for the Township of West Lincoln, as reported in the August 2021 Preliminary Draft Land Needs Assessment.

On behalf of the landowner, we support the request to expand the Smithville Urban Area to include the remaining portion of the subject lands. Should this expansion request be adopted by the Region of Niagara in their new Official Plan then we look forward to working with both the Township of West Lincoln and Region of Niagara 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 or Kayly Robbins at ext. 315 should you have any questions or concerns.

Yours truly,

**Weston Consulting**



Katie Pandey, MAES, MCIP, RPP  
Associate

c.       Isaiah Banach, Acting Director, Community and Long-Range Planning,