

February 7, 2022

Project: UE.WL

VIA EMAIL

Michelle Sergi, Commissioner
Planning and Development Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON
L2V 4T7

Re: Niagara Official Plan Settlement Area Boundary Review Reports - December 2021

SGL Planning & Design Inc. (SGL) represents The Smithville Landowners Group, which own land within the Smithville community of West Lincoln. The Smithville Landowners in partnership with The Township of West Lincoln and the Region are working cooperatively in a prescribed process to study and assess an expansion to the Smithville Urban boundary. As such, we have been closely following the Region's Municipal Comprehensive Review process in particular the Lands Needs Assessment.

We have reviewed the December staff report PDS41-2021 and the nine appendices and support the proposed expansion to Smithville. It reflects the same settlement area boundary as the Preferred Concept Plan prepared by the Town's consultants.

We have two matters for which we seek clarification. First, the December staff report PDS41-2021 notes that the proposed settlement area boundary expansion is 400 ha comprised of Community Area of 330 ha and an Employment Land Area of 70 ha. These figures differ from the Township consultant's figures. At the last Technical Advisory Committee meeting, the Township's consultants indicated that the same boundary was comprised of Community Area of 344 ha and of Employment Land Area of 78 ha. Could you please confirm why there is a difference in land area for the same boundary.

Second, the Preferred Concept Plan prepared by the Township's consultants showed the portion of the proposed expansion area on Townline Road, south of the rail corridor as Employment. However, the Region shows this same area as Community Area. Could you please explain why there is a difference in the proposed land use, refer to **Figure 1 and 2.**

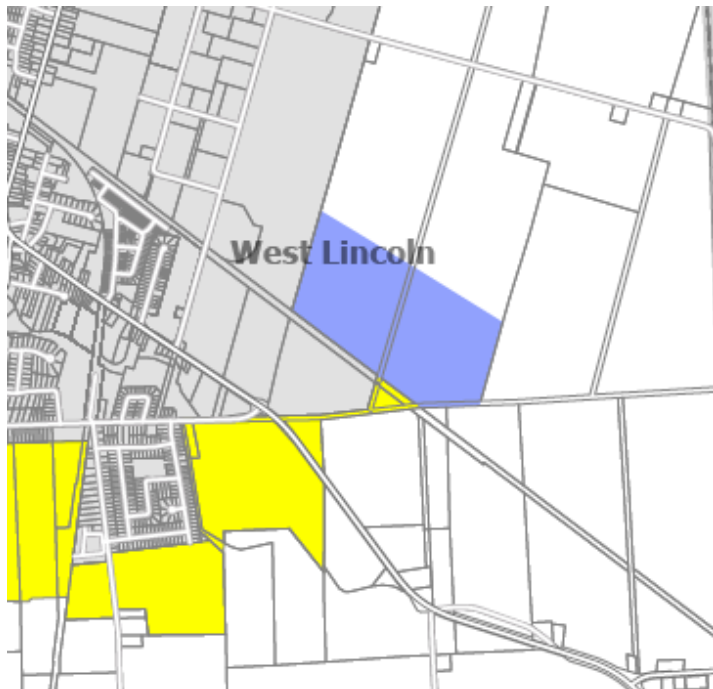


Figure 1: Niagara Region Urban Expansion Recommendation – December 2021 – Excerpt

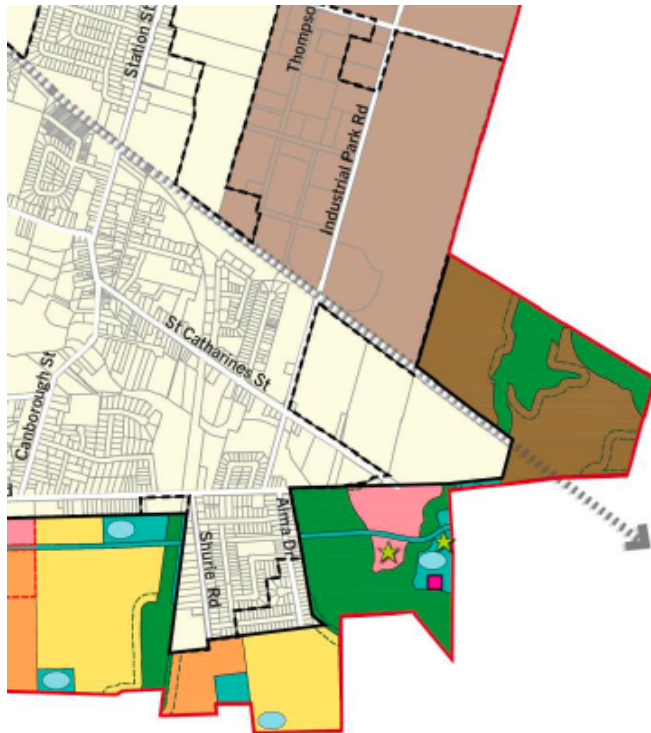
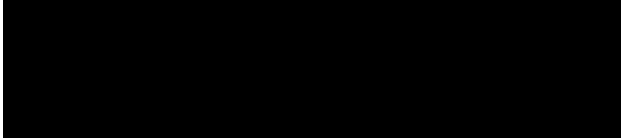


Figure 2: Township Urban Expansion Recommendation – December 2021 - Excerpt

We would like to thank Regional staff for all their hard work on finalizing the Municipal Comprehensive Review and for the opportunity to comment.

Yours very truly,
SGL PLANNING & DESIGN INC.



Paul Lowes, MES, MCIP, RPP
Principal

- c.c. Clerk, Niagara Region
- Isaiah Banach, Manager Long Range Planning
- Greg Bowie, Senior Planner, Niagara Region
- Brian Treble, Director of Planning & Building, Town of West Lincoln
- Steve Wever, GSP Group
- Tony Miele, Smithville Landowners Group