

The background of the cover features a large, faded coat of arms for the Township of West Lincoln. The coat of arms is shield-shaped and divided into four quadrants. The top-left quadrant contains a factory with gears. The top-right quadrant contains a globe. The bottom-left quadrant contains a stylized atom. The bottom-right quadrant contains a globe. The shield is supported by two figures: a lion on the left and a unicorn on the right. A banner at the bottom of the shield contains the words 'INDUSTRY' and 'AGRICULTURE'.

Employment Land Development Strategy and Smithville Intensification Study

Township of West Lincoln

February 2011



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EXECUTIVE SUMMARY

Background

In 2006, the Province of Ontario approved the Greater Golden Horseshoe Growth Plan. The Growth Plan, which includes all of the Region of Niagara, aims to encourage the development of more compact urban areas and limit the expansion of urban areas into natural environments and agricultural lands.

The Region of Niagara Official Policies Plan Amendment 2-2009 (ROPPA 2-2009) was approved by Regional Council in May 2009. The purpose of ROPPA 2-2009 was to update the Regional Official Policies Plan to conform to the Provincial Growth Plan. Consistent with the Growth Plan, a key component of ROPPA 2-2009 is to direct a greater share of future population and employment growth to existing built up areas. It also sets out a regional urban structure and allocates a share of the forecast regional population, household and employment growth to each lower tier municipality. ROPPA 2-2009 sets out residential intensification targets for each municipality. The residential intensification target for West Lincoln is 15%. This means that after 2015, 15% of all residential development occurring annually within the Township must be located within the Built Boundary.

The Township of West Lincoln is undertaking an Official Plan Review to update its Official Plan to conform to the Provincial Policy Statement and the Provincial Greater Golden Horseshoe Growth Plan. Two key components of the Official Plan Review are the Employment Land Development Strategy and the Smithville Intensification Study.

Two sets of population, household and employment growth allocations have been used in the Employment Land Development Strategy and the Smithville Intensification Study. The growth allocations that are contained in the Regional Official Policies Plan Amendment 2-2009 (known as Option D allocations) and the growth allocations contained in the Township of West Lincoln draft Official Plan 2010 (known as Option C allocations) are both analyzed.

Purpose of the Studies

The purpose of the Employment Land Development Strategy is to:

- **assess the existing designated employment lands within the Township's Industrial Park** and determine their future growth potential; and
- create a strategy and plan for future development of the Industrial Park in consideration of the Provincial Growth Plan.

The purpose of the Intensification Study is to assess the capacity of Smithville to address the intensification policies contained in the Places to Grow Growth Plan and the Region of Niagara Growth Management Strategy. Specifically the study will:

- Identify intensification areas and opportunities as the focus for intensification efforts;
- Identify areas where intensification should not be directed;
- Prepare an Intensification Strategy, consistent with the Provincial Growth Plan and Regional Growth Management Strategy.

Summary of Findings: Employment Land Development Strategy

A summary of the key findings of the Employment Land Development Strategy are:

1. There are insufficient employment lands to accommodate projected growth
There are not sufficient designated employment lands within the municipality to accommodate either the Option C or the Option D employment growth allocations at the existing employment density. Assuming that the current employment density of 10 jobs per hectare continues for future employment development, there are approximately 15 years of employment land supply if the Option C growth allocation is used and a 13 year supply if the Option D growth allocation is used. This represents a shortfall of 38 hectares to 56 hectares by 2031.
2. Employment density would have to increase significantly in order to accommodate projected growth on existing employment lands
The employment density for new development would have to increase from 10 jobs per hectare to 17.5 jobs per hectare to accommodate the Option C projected growth allocation. Employment density would have to increase to 20 jobs per hectare in order to accommodate the Option D growth allocation.
3. Market factors are unlikely to cause any substantial increase in employment density in Smithville.
The employment densities within the Smithville Industrial Park are related to the market factors that influence employment land development. It is unlikely that these market factors will dramatically change over the course of the planning period and cause any significant increase in employment density in Smithville.

Employment Land Development Strategy

Based on the conclusions of this study, the Township's Employment Land Development Strategy should be based on two strategic goals:

- Undertake measures to increase the density of future employment land development; and
 - Preserve the existing supply of employment land and designate additional employment lands to ensure there are sufficient lands to accommodate forecast growth.
1. The following actions are recommended to increase the density of future employment land development:
 - a) The Township should develop an economic development strategy to target higher density employment uses.
 - b) Ensure that the development of the vacant employment lands is planned to result in a range of lot sizes.
 - c) Broaden the range of permitted uses within the Employment Area designation to include a range of industrial type service uses and ancillary service and commercial uses that support the main employment uses.
 - d) Ensure that land use and zoning regulations have appropriate lot coverage and setback requirements to permit intensification of sites over time.

 2. The following actions are recommended to ensure sufficient designated employment lands to accommodate future growth:
 - a) The Township should work with private land owners to develop and service the existing designated employment lands.
 - b) Ensure that existing and planned employment lands are preserved for employment land employment. The Region of Niagara should approve OPA 26.
 - c) The Township and the Region of Niagara should work together to address the need for additional employment lands in the medium to long term. The lands should be phased to accommodate growth as it is needed.
 - d) Existing Commercial designated properties should remain designated for Commercial uses. A commercial needs study should be undertaken to determine if there is enough opportunity within existing commercial lands and residential lands to accommodate the forecast population related employment.

Summary of Findings: Smithville Intensification Study

A summary of the key findings of the Intensification Strategy study are:

1. There are sufficient intensification opportunities to meet the Intensification Target
Comparison of the housing demand projections and the potential for intensification within the Built Boundary in Smithville indicates that there are sufficient intensification opportunities for the Township to achieve the 15% Intensification Target.
2. St. Catherines Street as a Mixed Use Intensification Corridor
ROPPA 2-2009 states that local municipalities are to identify Intensification Areas within local official plans. One of the purposes of this study was to assess the potential for designation of intensification corridors along the Highway 20 corridor in Smithville.

The St Catherines Street Corridor from Downtown Smithville to Industrial Road should be considered for designation as a mixed use intensification corridor for the following reasons:

- This corridor has a wide range of existing and planned uses including commercial uses and high and medium density residential uses.
- The low density residential properties are scattered
- The properties along the corridor are not adjacent to low density residential neighbourhoods and therefore issues of compatibility with higher density buildings are not likely.

3. West Street and Canborough Street Corridors
Based on the analysis undertaken, the West Street Corridor and Canborough Street Corridor are not recommended as potential intensification corridors. These corridors are primarily low density residential with the majority of properties single detached houses in good condition. Lot consolidation would be required and given property condition and value, property consolidation and redevelopment is not likely to occur. The Township should consider designating the lands along these corridors as Low Density Residential.
4. Station Street Corridor
The properties on the west side of Station Street between West Street and Forest Avenue should be designated as Medium Density Residential. There are approximately 11 properties that are currently single detached residential units. The properties are in good condition, but given their location close to Downtown, with a mix of residential and Commercial uses across the street and two large potential high density redevelopment sites abutting the properties at the rear, these lands would be appropriate for medium density or mixed use development.

5. Residential redevelopment and intensification should continue to be encouraged in Downtown Smithville
Downtown Smithville provides opportunity for residential intensification. The current and proposed Commercial land use policies permit residential apartments above the first floor in commercial buildings. Mixed use development should continue to be encouraged in the downtown. The Township should use the tools and incentives provided through its Community Improvement Plan and the density bonusing provisions of the Official Plan to encourage residential development in the Downtown.
6. There are limited high density opportunities
There are only a few high density redevelopment sites within the Built Boundary. These sites should be retained as high density sites and apartment building development should be encouraged in these areas. The St Catherines Street Corridor provides the best opportunity for additional high density residential development. A high density mixed use corridor designation should be considered here.
7. Low density infill and intensification should continue to be permitted in low density residential neighbourhoods
Low density infill and accessory apartments within low density neighbourhoods are not anticipated to provide any significant amount of new intensification units. However, this form of housing is compatible within low density residential neighbourhoods and provides an affordable form of housing for a segment of the rental market.

Smithville Intensification Strategy

Based on the findings of this study, the following strategy is recommended:

1. General Intensification
 - a) The Township should plan to accommodate a minimum of 15% of all future housing units within the Built Boundary.
2. Intensification Areas
 - a) The Intensification Inventory sites, Downtown Smithville and the St Catherines Street Mixed-Use Corridor should be identified as Intensification Areas.
 - b) The majority of intensification and redevelopment should be directed to the identified intensification areas.

- c) Infill and intensification will be accommodated within low density residential areas. However, it is anticipated that this will account for a very small portion of the overall number of new units within the Built Boundary and will be in a form that is compatible with existing low density neighbourhoods.
- d) Higher density apartment development will be directed to locations that are designated High Density Residential, appropriate locations within the Core Commercial designation, and directed to the St. Catherines Street Mixed Use Corridor.

3. Land Use Policy Considerations for the new Official Plan

- a) The Residential Mixed Use Area designation should be applied to the lands that front onto St. Catherines Street between Downtown Smithville and the Industrial Road.
- b) The Residential / Mixed Use Area policies in the draft West Lincoln Official Plan should be revised to include the following:
 - High density residential development should be permitted consistent with the High Density Residential designation.
 - Free standing residential uses should be permitted.
 - Offices should be permitted use as either a component of a mixed use development or as a use within individual buildings.
- c) The Medium Density Residential designation should be revised to permit single detached, semi-detached and duplex residential uses in the Medium Density designation to allow for infill and severances in areas that are appropriate for lower density.
- d) Low Density Residential designation should continue to permit accessory units, semi-detached houses and duplexes and the Township should consider amending the Zoning By-law to permit accessory apartments, semi-detached houses and duplexes in all low density residential zones.
- e) Urban design guidelines for the St. Catherines Street Corridor should be prepared to provide guidance to land owners and property developers on the form of development that is anticipated for the Corridor.

4. Monitoring and Review

- a) Continue to track building permits by location to determine the amount of intensification that is occurring.
- b) Review the intensification strategy as part of the next five year review of the Official Plan.

1.0

INTRODUCTION

1.1 Purpose of the Study

The Township of West Lincoln is undertaking an Official Plan Review to update its Official Plan to conform to the Provincial Policy Statement and the Provincial Greater Golden Horseshoe Growth Plan. Two key components of the Official Plan Review are the Employment Land Development Strategy and the Smithville Intensification Study.

The purpose of the Employment Land Development Strategy is to:

- assess the existing designated employment lands **within the Township's Industrial Park** and determine their future growth potential; and
- create a strategy and plan for future development of the Industrial Park in consideration of the Provincial Growth Plan.

The purpose of the Intensification Study is to assess the capacity of Smithville to address the intensification policies contained in the Places to Grow Growth Plan and the Region of Niagara Growth Management Strategy. Specifically the study will:

- Identify intensification areas and opportunities as the focus for intensification efforts;
- Identify areas where intensification should not be directed;
- Prepare an Intensification Strategy, which will subsequently be implemented through a specific or overall amendment to the West Lincoln Official Plan.

1.2 Study Method

The Township commissioned MHBC with Altus Economic Consulting to undertake the Employment Land Development Strategy and the Smithville Intensification Study. Both studies are **"bottom up" analyses, meaning** that the studies analyzed the existing land supply, evaluated the capacity of those lands to accommodate future employment and accommodate residential intensification and then compared that capacity to the future population, household and employment growth allocations.

Two sets of population, household and employment growth allocations have been used in the Employment Land Development Strategy and the Smithville Intensification Study. The growth allocations that are contained in the Regional Official Policies Plan Amendment 2-2009 (known as Option D allocations) and the growth allocations contained in the Township of West Lincoln draft Official Plan 2010 (known as Option C allocations) are both analyzed.

It is important to note that both sets of growth allocations for West Lincoln may change since the Regional Official Policies Plan Amendment 2-2009 (including the growth projections) has been appealed to the Ontario Municipal Board. Should the population, household and/or employment growth allocations for West Lincoln be changed or modified, it may result in changes to the conclusions of this study.

1.3 Report Structure

This report is organized into five sections. The first section is an introduction and provides an overview of the goals and reasons for the two studies. Section 2.0 Policy Context reviews the **relevant policies of the province's Greater Golden Horseshore Growth Plan (Growth Plan), the Provincial Policy Statement (PPS), the Region of Niagara Regional Official Policies Plan, and the Township of West Lincoln Official Plan.**

Section 3 of the report reviews relevant components of the Townships past growth including population and employment growth, data on commuting and place of work, and household formation. The purpose of this section is to provide some context for the analysis and discussion of future growth.

Section 4 of the report is the Employment Land Development Strategy and Section 5 contains the Smithville Intensification Study. Both sections conclude with recommendations on how the Township should plan for future employment land development and how the Township should plan for future intensification.

2.0

POLICY CONTEXT

2.1 Provincial Greater Golden Horseshoe Growth Plan

The province of Ontario approved the Greater Golden Horseshoe Growth Plan in 2006. The Growth Plan aims to encourage the development of more compact urban areas and limit the expansion of urban areas into natural environments and agricultural lands. The Township of West Lincoln and the rest of Niagara Region are located within the Greater Golden Horseshoe Growth Plan area.

The Growth Plan contains a number of policies regarding employment lands, new greenfield development and intensification. For employment lands the Growth Plan contains policies that preserve employment lands for employment uses and restrict the conversion of employment lands to residential or commercial uses. Also, new greenfield development must be planned so that designated residential and employment greenfield areas collectively achieve a minimum density target of 50 people and jobs per hectare. The Growth Plan requires the minimum density target to be measured across the upper or single tier municipality. Individual municipalities may have different targets provided the average greenfield density across the upper tier municipality is 50 people and jobs per hectare.

A key component of the Growth Plan is to direct a greater share of future growth to existing urban areas. The Growth Plan requires that by 2015 a minimum of 40% of all residential development occurring annually will occur within the Built –Up area. The Province has defined the Built-up area for each municipality through the Built Boundary Study and implemented it through the Greater Golden Horseshoe Growth Plan. The Built Boundary is defined as the limits of the developed urban area at the time the Growth Plan was approved (June 2006). The Built Boundary for Smithville is shown in Map 5 in Appendix B.

2.2 Provincial Policy Statement

The Provincial Policy Statement 2005 (PPS) was approved by the Ministry of Municipal Affairs and Housing on March 1, 2005. The PPS sets the policy foundation for planning and land development in the province. One of the key goals of the PPS is to encourage development of more compact communities and direct a greater share of growth to existing developed areas. The PPS contains policies that direct municipalities to ensure there is adequate land to accommodate future population and employment growth, including the identification of appropriate areas for intensification and redevelopment.

The PPS also directs municipalities to ensure that planning and development provides for long term prosperity and economic competitiveness. This includes policy direction that municipalities ensure a sufficient supply and mix of employment lands to meet long term needs, ensuring that employment lands are protected for long term use, and ensuring the necessary infrastructure and services are in place to support development.

2.3 Region of Niagara Growth Management Strategy

The Region of Niagara Official Policies Plan Amendment 2-2009 (ROPPA 2-2009) was approved by Regional Council in May 2009 and subsequently appealed in its entirety to the Ontario Municipal Board. The purpose of ROPPA 2-2009 is to amend the Region's Policy Plan to conform to the Greater Golden Horseshoe Growth Plan and the Provincial Policy Statement and to implement the Region of Niagara Growth Management Strategy.

Consistent with the provincial Growth Plan a key component of ROPPA 2-2009 is to direct a greater share of future population and employment growth to existing built up areas. It also sets out a regional urban structure and allocates a share of the forecast regional population, household and employment growth to each lower tier municipality.

ROPPA 2-2009 also sets out greenfield density and intensification targets for each municipality. The greenfield density target is a combined gross density of 50 people and jobs per hectare across all Designated Greenfield Areas in the Region (which include both residential and employment lands). Local municipalities are encouraged to adopt minimum and maximum residential and employment densities in local Official Plans.

ROPPA 2-2009 sets out residential intensification targets for each municipality. The residential intensification target for West Lincoln is 15%. This means that after 2015, 15% of all residential

development occurring annually within the Township must be located within the Built Boundary. Some local municipalities have a similar intensification target, while others have a higher target (for example St. Catherines has an intensification target of 95%). The Region as a whole must achieve an average intensification target of 40%.

ROPPA 2-2009 states that local municipalities will identify strategies in their official plans to achieve their intensification target. The strategies should include identification of specific Intensification Areas including downtowns, intensification nodes and corridors and brownfields and greyfields. Intensification areas should be planned to be transit supportive, include a mix of uses and attract a significant portion of population and employment growth.

2.4 Township of West Lincoln Official Plan

The Township of West Lincoln approved Official Plan Amendment 21 (OPA 21) and Official Plan Amendment 15 (OPA 15) in October 2010. The purpose of OPA 21 is to bring the **Township's Official Plan into compliance with the province's Greater Golden Horseshoe Growth Plan** by amending the growth management and settlement area policies of the Official Plan. The purpose of OPA 15 is to update the remaining sections of the Official Plan as part of the Official Plan five year review. When taken together, OPA 21 and OPA 15 will result in a new Township Official Plan.

OPA 21 sets out population, household and employment projections for the Township to 2031. It is important to note that the growth projections contained in OPA 21 are not the same as those allocated to the Township by the Region in ROPPA 2-2009. The growth projections in the Townships OPA 21 are consistent with the Option C growth forecasts of the Regional Growth Management Strategy.

The growth management policies in OPA 21 direct the majority of population and employment growth to the Smithville Urban Area and the Hamlet Settlement Areas. Infill and intensification are encouraged throughout the built-up area of Smithville. The majority of intensification is directed to Downtown Smithville and the Regional Road 20 Corridor within Smithville. The draft Official Plan Land Use plan Smithville is included as Map 6 in Appendix B.

OPA 21 also identifies a Settlement Boundary Expansion Area. The purpose of the Settlement Boundary Expansion Area is to identify the lands that would be appropriate for inclusion into the Smithville Urban Area when growth needs require additional urban lands. The lands within the Settlement Area Boundary Expansion Area are proposed to remain with their Agricultural designation until the lands are needed for urban purposes, at which time they will be redesignated through amendment to the Official Plan.

3.0

Overview of Historic and Forecast Growth

3.1 Population, Household and Employment Growth

Figure 1 outlines historic growth in population, households and employment in the Township of West Lincoln and in Niagara Region over the 1996-2006 Census period. As shown, population growth in West Lincoln on a percentage basis has been greater than in the Region as a whole and greater than in the Province. The population growth figures are reflected in growth rate of households in West Lincoln, which also has occurred at a greater rate than the Region or Province.

From an employment perspective, there was noticeable growth in the number of jobs in West Lincoln from 2001-2006, well above the Niagara Region growth rate in jobs. The Township of West Lincoln has a relatively low activity rate (the number of jobs in the municipality divided by the number of residents). Many West Lincoln residents work in Hamilton, the largest locus of employment for West Lincoln residents (outside of West Lincoln itself).

Figure 1

**Change in Population, Households, and Employment,
Township of West Lincoln, Niagara Region and Ontario, 1996-
2006**

	West Lincoln	Niagara Region	Ontario
	<i>Persons</i>		
Population			
1996	11,513	403,504	10,753,573
2001	12,268	410,574	11,410,046
2006	13,167	427,421	12,160,282
Households			
1996	3,600	154,935	3,924,510
2001	3,950	162,415	4,219,410
2006	4,300	169,510	4,555,030
Employment¹			
1996	n.a.	n.a.	5,077,670 ²
2001	3,055	166,640	5,713,900 ²
2006	3,490	176,665	6,164,245 ²
	<i>Percent Change</i>		
Population			
1996-2001	6.6	1.8	6.1
2001-2006	7.3	4.1	6.6
Households			
1996-2001	9.7	4.8	7.5
2001-2006	8.9	4.4	8.0
Employment			
1996-2001	n.a.	n.a.	12.5
2001-2006	14.2	6.0	7.9

¹ Includes those who work at home.

² Total employed in Ontario by place of residence, not by place of work.

Source: Altus Group Economic Consulting based on Census data

3.2 Housing Type

Figure 2 describes the housing stock in the Township of West Lincoln, according to the latest data from the Census of Canada (2006) and building permit data from the Township of West Lincoln. As shown, the Township is dominated by single-detached homes (83.7%) and semi-detached homes (6.1%). Medium density row housing (247 units) and high-density apartments (192 units) each represent a small proportion of the housing stock.

Figure 2

Current Housing Units by Type

	<u>Single detached</u>	<u>Semi Detached</u>	<u>Row</u>	<u>Apart</u>	<u>Other</u>	<u>Total Units</u>
Total Units in West Lincoln as of 2006	3630	255	200	190	30	4305
Net Units Constructed 2006-2010	239	28	47	2	1	317
Total	3869	283	247	192	31	4622
	83.7%	6.1%	5.3%	4.1%	0.7%	

Source: MHBC based on Census 2006 and Township of West Lincoln building permit data

3.3 Place of Work

Figure 3 identifies the commuter flow of West Lincoln residents by place of work. Approximately 45% of those living in West Lincoln work in West Lincoln, whereas 55% of West Lincoln residents commute to work in other municipalities. Over 20% of residents of West Lincoln who have jobs work in Hamilton. Grimsby and Lincoln are also well-represented (9.2% and 5.5% respectively), while commuting to the rest of Niagara Region is low. The Township **has a sizeable 'work-at-home' population, with over one quarter of those employed working from home.** The high work-at-home population is indicative of those who work on a farm property that includes their primary residence.

Figure 3

Location of Workplace of Town of West Lincoln Residents, 2006

Place of Work	Total	
	<i>Jobs</i>	<i>Percent</i>
Census Subdivision (CSD)		
West Lincoln	630	18.4
Welland	65	1.9
Toronto	50	1.5
Thorold	40	1.2
St. Catharines	190	5.5
Pelham	65	1.9
Oakville	20	0.6
Niagara Falls	30	0.9
Mississauga	10	0.3
Lincoln	190	5.5
Hamilton	705	20.6
Haldimand County	75	2.2
Grimsby	315	9.2
Burlington	120	3.5
Brampton	10	0.3
Worked at Home	915	26.7
Total	3,430	100.0

Source: Altus Group Economic Consulting based on 2006 Census of Canada data

3.4 Previous Place of Residence

In recent years, most new households in the Township of West Lincoln have been created by persons arriving from outside the municipality. Only a third of households formed in West Lincoln moved from another home within the Township. The pattern is the same for both new and resale housing units.

Figure 4

Owner Households by Previous Place of Residence in all Dwelling Types Completed During 2001-2006 in the Township of West Lincoln

	Previous Place of Residence			Total
	Tow nship of West Lincoln	Elsew here in Ontario	All Other	
<i>Households</i>				
<u>2001-2006</u>				
New Units	140	270	0	410
Resale Units	255	490	25	770
Total	395	760	25	1,180
<i>Percent</i>				
<u>2001-2006</u>				
New Units	34.1	65.9	0.0	100.0
Resale Units	33.1	63.6	3.2	100.0
Total	33.5	64.4	2.1	100.0

Source: Altus Group Economic Consulting based on 2001 and 2006 Census of Canada special tabulations

This general overview has established some overall characteristics of the make-up of the population, households and employment in the Township of West Lincoln:

- On a percentage basis, the population is growing faster than Niagara Region as a whole by a sizeable margin and also exceeds the growth rate of the Province of Ontario;
- Employment within the municipality is growing and exceeds the rate of population and household growth;
- The housing stock in West Lincoln is skewed toward single-detached homes with a limited amount of semi-detached, row houses and apartments;
- In terms of place of work, there is greater interaction with Hamilton and other communities to the north and west rather than the large municipalities in Niagara Region found to the east; and
- Most people moving into homes in West Lincoln originate from outside of the Township. Given the Census of Canada place of work data, a sizeable component of movers likely originate from the Hamilton area, which reinforces the concept that West Niagara is a regional sub-market area as defined in ROPPA 2-2009. Policy 4.5.1.a of ROPPA 2-2009 states:

“West Niagara: A high proportion of residents commute to the Greater Toronto Area and Hamilton (GTAH) and beyond for employment opportunities. The employment to population ratio (i.e. activity rate) is comparatively lower in this housing market area in comparison to the Niagara Region average. The majority of settlements within this market have direct or good access to the QEW Niagara Corridor and offer proximity to the west GTAH”.

3.5 Forecast Growth

The Region through ROPPA 2-2009, forecast total Regional population growth to 545,400 by 2031. This forecast exceeds the Provinces Places to Grow Growth Plan forecast of 511,000 by 34,400. The Province has appealed ROPPA 2-2009 to the Ontario Municipal Board for this and other reasons.

The Region’s ROPPA 2-2009 allocates total forecast population, household, and employment growth to each of the lower tier municipalities. The Regional Growth Management Strategy process identified four growth options for the Region. The Option D growth forecasts were selected as the approved Regional growth forecasts and have been incorporated into the Region’s official plan through Regional Official Policies Plan Amendment 2-2009 as “Schedule B”. The population, household and employment allocation for West Lincoln is shown below in Figure 5.

Figure 5

Niagara Region, Population, Household and Employment Targets for West Lincoln

<u>Year</u>	<u>Total Households</u>	<u>Total Population</u>	<u>Total Population with Undercount</u>	<u>Persons Per Unit (PPU)</u>	<u>Total Employment</u>	<u>Total Employment Activity Rate</u>
2006	4295	13200	13700	3.19	3550	0.28
2011	4750	14500	15100	3.18	4070	0.29
2016	5100	15300	15900	3.12	4570	0.31
2021	5370	15900	16500	3.07	5150	0.34
2026	5510	16000	16600	3.01	5540	0.36
2031	5610	16100	16700	2.98	5830	0.37

Source: Region of Niagara ROPPA 2-2009

However, ROPPA 2-2009, as approved by Regional Council qualified the above targets as follows:

*"The targets contained in Schedule B for the Township of West Lincoln are interim, short term targets. It is apparent that the household and population targets contained in Schedule B would result in a **declining ability to address the Township's growth need.**" (policy 4.6.6).*

Township of West Lincoln Official Plan (2010)

The Township of West Lincoln approved Official Plan Amendment 21 in October 2010. Official Plan Amendment 21 provides new growth management policies and updated growth forecasts. The Township population, household and employment forecasts are shown in Figure 6. The growth forecasts in the Official Plan Amendment 21 are based on the Option C allocations of the Region of Niagara Growth Management Strategy. Option C was entitled 'Nodal Growth'.

Figure 6

Township of West Lincoln Growth Projections – draft Official Plan (2010)

<u>Year</u>	<u>Total Population</u>	<u>Total Households</u>	<u>Total Employment</u>
2001-2006	13700	4265	3750
2007-2011	14600	4593	4230
2012-2016	15600	5008	4760
2017-2021	17700	5719	5490
2022-2026	19400	6401	6050
2027-2031	21300	7041	6560

Source: Township of West Lincoln OPA 21 (Oct 2010)

4.0

EMPLOYMENT LAND STRATEGY

4.1 Smithville Industrial Park and Existing Uses

The Smithville Industrial Park is located in the north-east corner of Smithville. Currently, there are 27 occupied properties with a range of industrial and business activities. The inventory of existing businesses within the Industrial Park is shown in Map 1 and Table 1 in Appendix A. The employment density of the occupied lands within the Industrial Park is approximately 10.4 jobs per hectare.

These lands are designated “Employment Area” in the Township’s draft Official Plan and are zoned “Industrial M1” in the Township’s Zoning By-law. The Industrial M1 zone permitted uses and regulations are attached in Appendix C.

The current industrial uses within the Smithville Industrial Park are characterized by:

- mainly lower-order industrial uses with little in terms of offices or industrial uses developed at higher employment densities;
- some space-extensive manufacturing uses with a number of establishments tied to the local agricultural industry;
- low employment density with considerable outdoor storage; and
- generally basic building stock with older structures.

The Township of West Lincoln has sold land within the Smithville Industrial Park since the early 1970s. There have been 26 land sales between 1972 and 2007 which results in an average of less than one transaction per year. For the most recent land sales (2003-2007) the selling prices have ranged from approximately \$30,000 to \$70,000 per acre.

4.2 Employment Land Demand

Based on the growth allocation for West Lincoln within the Region of Niagara Growth Management Strategy (Option D) and the growth projections within the Township of West Lincoln Official Plan Amendment 21 (Option C), total employment in the Township of West Lincoln is projected to grow by approximately 2,325 jobs (Option D) to 2,810 jobs (Option C) from 2006 to 2031.

Figure 7

West Lincoln Employment Growth 2006-2031 by Employment Type

	<u>Primary</u>	<u>Work at Home</u>	<u>Employment on Employment lands</u>	<u>Population Related</u>	<u>NFPOW*</u>	<u>Total</u>
Option C	107	273	900	1435	86	2802
Option D	57	195	1071	960	41	2325

* No Fixed Place of Work

Source: Watson and Associates Economists in Regional Municipality of Niagara Growth Management Strategy Phase 3 and 4 Report

Not all of the projected employment will be accommodated within designated employment lands. Option C forecasts that 32% of job growth would be located on employment lands while Option D assumes 46% of employment growth will be accommodated on employment lands. The employment land employment growth forecast to 2031 is 900 jobs under Option C and 1,071 jobs under Option D.

Figure 8

Employment Growth in West Lincoln based on Option C and D, 2006-2031

	<u>Jobs</u>	
	<u>Option C</u>	<u>Option D</u>
Total Employment Growth 2006-31 ¹	2,802	2,325
Employment-Land Employment Growth 2006-31	900	1,071
Percent of Employment Growth on Employment Lands	32%	46%

¹ Includes 'no fixed place of work' employment.

Source: Watson and Associates Economists

4.3 Employment Land Inventory

Employment lands within Smithville were surveyed to identify development potential. All lands that are designated “Employment” in the draft Township Official Plan were included in the analysis and shown on Map 2 and Table 2 in Appendix A. There is a total of 84.7 hectares (gross) of vacant employment land. However, approximately 8.8 hectares are controlled by the MOE due to contamination and thus not available for development. The remaining 75.9 hectares of vacant, designated employment land represents the gross land supply and not all of these lands will be available for development. Some of the lands contain wetlands or other environmental constraints and a portion of the lands will be required for new roads and other infrastructure. Consistent with the method used in the Region of Niagara Growth Management Strategy the conversion of gross employment land area to net employment land area was based on:

- Environmental constraints were identified by overlaying the Natural Heritage System designation from the draft Official Plan and the Generic Regulations Screening layer from the Niagara Peninsula Conservation Authority and subtracted from the gross land total (see Map 2); and
- A conversion factor of 20% has been used to account for roads, services, storm water management and other infrastructure.

As a result and as shown in Figure 8, there are approximately 56.0 hectares of net vacant employment land within Smithville.

Figure 8

Total Net Employment Land

	<u>Hectares</u>
Total Vacant Employment Lands	84.7
Minus MOE controlled lands	<u>-8.8</u>
Subtotal	75.9
Total Gross Vacant Employment Land	75.9
Minus environmental constraints	<u>-8.9</u>
Subtotal	67.0
Minus the area for roads and infrastructure (20%)*	<u>-11.0</u>
Total Net Vacant Employment Land	56.0

* Some lands are already registered lots and thus the 20% reduction was not applied to all lands

Source MHBC

Restricted Industrial Lands

The lands shown as Restricted Industrial Lands on Map 2 (blocks K , L, M, N, and O) are the subject of Official Plan Amendment 26. Official Plan Amendment 26 proposes to redesignate these lands from Residential and Institutional to Employment. Employment uses would be restricted to light manufacturing, office and business park type employment uses that would be compatible with the adjacent residential and institutional uses to the west and provide a transition from those more sensitive residential and institutional uses to the industrial uses located to the east.

Official Plan Amendment 26 was approved by the Township of West Lincoln in 2010 and is currently being considered by the Region of Niagara. Township staff note that there is some land owner opposition to the redesignation of residential lands to employment. Given that the Official Plan Amendment has not yet received approval from the Region and there is the potential appeal of any decision to the Ontario Municipal Board, it is not certain that these lands will be available for employment development. If the Official Plan Amendment is approved, the development of the lands will be restricted to certain types of employment uses. If OPA 26 is not approved, the 56.0 net hectares of vacant employment land would be reduced by 13.9 hectares to 42.1 net hectares.

Land Needs

Based on the employment growth projections, the total employment land need has been estimated to 2031. The assessment of land need assumes that the current employment density of approximately 10 jobs per hectare is maintained in new development to the year 2031 and assumes that approximately 5% of future employment growth on employment lands will be accommodated through expansion and intensification of existing developed employment lands. As shown in Figure 9, with the Option C employment growth projections, a total of 94 net hectares of employment land are required to accommodate forecast job growth, while 112 net hectares are needed if Option D projections are used. This land needs assessment includes a 10% upward adjustment of expected need to account for long term vacancy and market choice in available sites.

Figure 9

Altus Group Economic Consulting Forecast of Employment Land Need in Smithville, 2006-2031

	Option C	Option D
Total Employment Land Employment Growth (2006-2031)	900	1,071
Assumed Employment Growth Through Intensification (5%)	45	54
Employment Land Employment Growth on Vacant Lands (2006-31)	855	1,017
Number of Years in Period	25	25
Average Annual Employment Land Employment Growth (2006-2031) (jobs/year)	34	41
Average Employees per Net Hectare (based on observed employment densities)	10	10
Annual Demand for Employment Land (Net Ha)	3.4	4.1
Employment Land Needed to Accommodate Net Employment Growth to 2031 (Net Ha)	86	102
Market Contingency Factor (10% of Employment Land Need)	9	10
Total Employment Land Requirement to 2031 Including Market Contingency Factor	94	112

Source: Altus Group Economic Consulting

Comparing the supply and demand figures, there would be a shortage of employment land in the long-term to accommodate forecast employment growth on existing designated vacant employment lands. This conclusion applies in both Option C and D.

Figure 10

Altus Group Economic Consulting Years of Supply of Vacant Employment Land in Smithville, 2006-2031

	Option C	Option D
Supply of Vacant Employment Land (Net Ha)	56	56
Demand for Employment Land to 2031 (Net Ha) (adjusted for 10% market contingency)	94	112
Annual Demand for Employment Land + market contingency	3.4 <u>0.3</u>	4.1 <u>0.4</u>
Adjusted Annual Demand for Employment Land ¹	3.8	4.5
Years of Supply of Employment Land (adjusted for 10% market contingency)	15	13
Shortfall (Years)	(10)	(12)

¹ Figures may not add due to rounding

Source: Altus Group Economic Consulting

As shown, taking into account the market contingency of 10%, there is a 15 year supply of employment land under Option C and a 13 year supply of employment lands under Option D. The existing supply therefore would not be able to accommodate need to the year 2031, assuming existing employment density continues.

4.4 Employment Density

The capacity of employment lands is a function of the average net density of development. Figure 11 below shows the amount of land needed to accommodate the Option C and Option D employment forecasts using a range of development densities. The current average net density within the Smithville Industrial Park is approximately 10 jobs per hectare.

The work undertaken by Dillon Consulting for the Regional Growth Management Strategy assumed an average net density of 25 jobs per hectare for employment lands in West Lincoln, Grimsby, Lincoln, Niagara-on-the-Lake and Pelham. The RGMS based this assumption on the fact that the City of Hamilton has used a net density factor of 37 jobs per hectare for planning purposes in the City of Hamilton and that many parts of Niagara Region were unlikely to attain the multi-storey office developments needed to achieve a similar net density, and therefore, a lower average net density of 25 jobs per hectare would be more appropriate.

As shown in Figure 11, the existing employment land supply would accommodate the Option C growth projections if new development on employment lands achieve an average employment density of 17.5 jobs per net hectare. Under Option D, employment density would, at minimum, need to be 20 jobs per net hectare. These employment density ranges, while above the current observed level in Smithville, are still below the employment density factors applied in other municipalities in Niagara Region in the Watson and Associates analysis undertaken for the Regional Growth Management Strategy.

Figure 11

**Employment Land Needs Sensitivity Analysis,
Option C and D**

	<u>Option C</u>	<u>Option D</u>
Employment Land Supply (net ha)	56.0	56.0
Employment Land Demand (net ha) ¹		
@ 10 jobs per net ha	94	112
@ 12.5 jobs per net ha	75	90
@ 15 jobs per net ha	63	75
@ 17.5 jobs per net ha	54	64
@ 20 jobs per net ha	47	56
@ 22.5 jobs per net ha	42	50
Surplus/Shortage of Land to 2031 (net ha)		
@ 10 jobs per net ha	(38)	(56)
@ 12.5 jobs per net ha	(19)	(34)
@ 15 jobs per net ha	(7)	(19)
@ 17.5 jobs per net ha	2	(8)
@ 20 jobs per net ha	9	0
@ 22.5 jobs per net ha	14	6

¹ Includes market contingency adjustment of 10%

Source: Altus Group Economic Consulting

4.5 Employment Market Factors

Several **factors influence Smithville's market positioning for employment land development**. These factors are in action today and are expected to remain in future years:

- **Smithville's location is isolated from major highway transportation routes, an important aspect for many employment uses;**
- **Smithville's limited market size (labour pool) limits opportunities to attract new firms;**
- Shifts away from manufacturing toward transportation/logistics and service uses are occurring; and
- A sizeable supply of affordable employment land exists in other municipalities in Niagara Region and surrounding areas; and
- Incentives in attracting industrial uses are offered by other municipalities in Niagara Region and the surrounding area, affecting **Smithville's competitive** positioning.

Smithville's Location

Smithville's location, to the south of the Niagara Escarpment, is removed from the major transportation corridors in Niagara Region, the Queen Elizabeth Way and Highway 406. This puts Smithville at a disadvantage as a preferred location for attracting many types of intensive industrial uses. It also serves in part to keep land prices relatively low, which in turn creates conditions that are favourable for development of low intensity industrial-type uses that require larger sites. The present make-up of the Smithville Industrial Park, with its low intensity development, illustrates this quite well.

Prospects for major highway infrastructure improvements are uncertain at best given the recent postponement of the mid-peninsula highway corridor initially planned for the area. If this route were to be approved, this project would likely not be completed until the later years of the study period.

Market Size is Limited

Because of its limited size, Smithville is not well-positioned to accommodate an influx of employment land development outside of past norms. Despite forecast population growth, Smithville is unlikely to be seen as a strong market for some types of industrial development in future years. There is not anticipated to be any market shift that would lead to substantially more development (i.e. a new infrastructure project or a tightening/exhaustion in supply of

industrial land in an adjacent market). This supports the notion of continued modest growth in the industrial sector in the coming years.

Expected Shifts in Industrial-Type Development

There is a general shift in industrial-type development at a macro level away from manufacturing uses towards more logistics/transportation and service-providing uses. This general trend however may not be reflected in Smithville during the period examined here. Smithville may be seen as a suitable relocation locale for manufacturing firms looking for lower costs (land, building, labour). With respect to logistics/transportation uses, because of **Smithville's location away from major transportation routes, this sector is likely to also** be limited to local-serving uses.

Supply of Employment Land in Other Markets in Niagara Region

Employment lands in Smithville compete with lands in nearby municipalities in Niagara Region and elsewhere to attract industrial-type development. The relative availability of lands in other markets would have an effect on the demand in Smithville. Figure 12 identifies vacant employment land inventories of other municipalities in Niagara Region and whether there is a shortage of land to accommodate forecast need to 2031.

Figure 12

Employment Land Supply by Municipality in Niagara Region (Based on Watson Option D)

Municipality	Gross Vacant Employment Land	Additional Net Hectares Needed to Accommodate Demand to 2031
	<i>Hectares</i>	
Fort Erie	110	0-1
Grimsby	60	0
Lincoln	62	0
Niagara Falls	318	0
Niagara-on-the-Lake	115	0
Pelham	120	0
Port Colborne	47	0
Welland	403	0
West Lincoln ¹	42	7-14
St. Catharines	170	0
Wainfleet	n.a.	n.a.
Thorold	294	0
Niagara Region	1,741	0

¹ Vacant employment land inventory for West Lincoln in this table differs from the MHBC Planning inventory used elsewhere in this report.

Source: Altus Group Economic Consulting based on Dillon Consulting, Associated Engineering, Clara Consulting, EDP Consulting, Watson & Associates, The Regional Municipality of Niagara: *Growth Management Strategy, Appendix G: Phase 3 and 4 Report: A Preferred Option for Niagara*

As shown, the only municipality forecast by the **Region's** consultants to have a shortage of employment land by 2031 is the Township of West Lincoln. The other municipalities have a plentiful supply. Land prices in Niagara Region are low in comparison to other municipalities in the Greater Golden Horseshoe (GGH). The combination of large supply and low prices is not conducive to an increase in employment densities as firms can buy large tracts of land at relatively low prices.

Incentives in Other Municipalities

Other municipalities in the Region of Niagara offer incentives for industrial-type development on brownfield sites. This form of incentive reduces costs in other markets in relation to Smithville. As far as we are aware, similar programs do not exist as of yet in the Smithville industrial park.

4.6 Servicing

The Township of West Lincoln in-house preliminary servicing analysis concludes that there are no major impediments to providing water and sanitary services to the remaining vacant, unserviced lands within the Smithville designated employment lands. Detailed servicing plans including road locations and storm water management facilities are required and will be developed as plans and proposals for the remaining vacant lands are developed.

4.7 Population Related Employment

Population related employment (PRE) refers to jobs that provide direct services related to serving the personal needs of the resident population and includes commercial, service, and institutional uses. In growth management planning, the land needs for these types of jobs are generally accounted for within existing and planned downtown and commercial areas and through the gross density assumptions for residential lands to account for small scale commercial plazas and schools and other neighbourhood institutional uses. These lands that **are planned to accommodate population related employment are not considered “designated employment” lands.**

The land inventory analysis identified that there are five vacant parcels of designated Service Commercial lands within Smithville (see Map 2). Three properties are located on St. Catherines Street adjacent to the designated employment lands. In the existing West Lincoln Official Plan (1998), these three parcels are designated as Prestige Industrial. The Official Plan states that the Prestige Industrial designation is intended to promote high quality, well designed light industrial, office and business park, and service commercial uses at the eastern gateway to Smithville. The draft West Lincoln Official Plan (via OPA 21 and OPA 15) designates these lands as Service Commercial.

The two Service Commercial properties shown on Map 2 and located on the west side of Smithville are designated Service Commercial in the existing Official Plan (1998) and Service Commercial in the draft Official Plan. The five vacant Service Commercial properties have a total estimated net developable area of approximately 9.73 ha. Using an average density assumption of 53 jobs per hectare (the same density assumption used in the Regional Growth Management Strategy) and a long term vacancy assumption of 10% the lands would accommodate approximately 464 jobs.

The employment growth projections identify a total growth of 1,435 population related jobs (Option C) or 960 population related jobs (Option D) within West Lincoln from 2006 to 2031. Assuming the five vacant Service Commercial properties develop to accommodate a total of

464 jobs, the remaining 496 to 974 forecast PRE jobs will have to be accommodated within the Downtown and other commercial areas and within existing and planned residential neighbourhoods.

The vacant Service Commercial designated lands provide an important land supply for future commercial development. However, given that these lands will only accommodate a portion of the projected population related employment, once these lands have been developed there could be pressure to convert employment lands to commercial uses.

The Township has added appropriate policies in the draft Official Plan that would restrict the conversion of designated employment lands. These policies are consistent with the Growth Plan and require that conversion of employment lands can only occur through a municipal comprehensive review and that any proposal to convert employment lands must satisfy a number of criteria including there must be demonstrated need for the conversion of the lands.

4.8 Employment Land Supply

The land inventory analysis and analysis of market conditions undertaken for this study indicate that there are insufficient designated employment lands within Smithville to accommodate the projected employment growth to 2031. In order to accommodate the projected employment growth, either employment densities need to increase substantially on vacant Greenfield employment lands or additional employment lands are needed.

This Employment Land Strategy study has taken a more detailed look at employment land supply and demand in West Lincoln. In particular the study has assessed the inventory of the **Township's employment lands, the characteristics of the current types of industrial and employment uses within the employment lands, and an assessment of the market factors that affect the development of employment lands within Smithville.** The key conclusion of this study is that employment densities on designated employment lands at 10 employees per net hectare are considerably lower than the target of 50 employees per gross hectare required by the Provincial Growth Plan.

The analysis of market conditions and market factors related to employment development in Smithville indicate that it is unlikely that market factors alone will cause any substantial increase in employment densities in the short and medium term. **Smithville's location, low cost of land relative to other municipalities, the ample supply of employment land within nearby municipalities in Niagara Region and other factors contribute to Smithville's market 'niche' as a location for low intensity industrial development and users with relatively large land requirements.** The opportunities to increase employment densities through land use policy are discussed below.

4.9 Policy Options

Increasing Employment Density

The Growth Plan requires that municipalities plan new Greenfield areas to achieve a density target of 50 people and jobs per hectare. However, the land use policy and regulatory tools that municipalities have at their disposal to ensure minimum level of employment density are relatively limited in terms of variety and effectiveness. Municipalities, through Official Plans and Zoning By-laws, can regulate use of lands and can regulate the density of development on the lands by requiring maximum or minimum density requirements. Municipalities also have some abilities to encourage various types of land use through incentives or other means.

Option to Regulate Use:

The Township of West Lincoln could restrict low density uses such as storage yards, warehousing, transportation yards, some types of manufacturing and other uses with low employment densities as a means of increasing employment densities and increasing the ability of the existing land supply to accommodate the projected employment growth. However, this would eliminate the very market niche which forms the basis for the type of job attraction that characterizes Smithville.

The uses in the Employment designation in the Township's draft Official Plan are limited to typical industrial type activities such as manufacturing, processing, storage of goods, and warehousing. Professional and administrative offices are also permitted. Some municipalities permit a greater range of employment related service uses and ancillary retail and commercial uses that support the employment uses (see Table 5 in Appendix D). For example, the City of Welland draft Official Plan (2010) permits minor retail and personal professional service commercial uses that are scaled to serve the needs of the employees of the employment area within the City's General Industrial and Light Industrial designations. Broadening the uses within the Smithville Employment designation could help to attract higher density land uses.

Option to Regulate Density:

The Township of West Lincoln could require that development within designated employment lands meet a certain minimum density. For example, owners or land developers would be required to demonstrate that their land use proposals will provide a certain number of jobs per hectare. There are many difficulties with this policy option, but the key one is that it is very difficult to enforce such regulations. For example, a manufacturing industry may comply with the minimum density requirement when it is at full production. However, economic conditions may cause the company to slow production and reduce its workforce from three shifts to two shifts, or temporarily close, causing it to no longer meet the minimum density requirements.

Option to Encourage Higher Density Development:

The Township could consider strategies or incentives to encourage higher density land uses to locate within employment lands. The Township could develop an economic development strategy that would focus on attracting office development or other higher density employment uses that are not currently attracted to Smithville. There may be opportunity to provide incentives within a Community Improvement Plan.

It is important to note that land use policy to limit or prohibit low density development and land use policy and economic development incentives to encourage higher density employment uses would be working against the current market forces in Smithville. Smithville is not well-positioned to be selective in the type of employment uses that locate there. The market has little in terms of office-type uses, which are commonly developed at higher employment densities and located at major transportation and transit nodes. The prospects of attracting such uses in future years are limited. The potential for intensification of existing industrial uses is also limited in our view. The market factors that influence employment land development in Smithville are likely to contribute to continued low employment densities in the near to medium future. One view is to place this in context with the larger Regional land opportunity/supply. Overall greater densities will be achieved in other locations with good nodal attributes, while locations such as Smithville will provide for lower density uses which also require a place to grow.

Increasing Supply of Employment Land

There are two ways that the Township could increase the supply of designated employment lands:

- additional lands could be brought into the settlement area and designated for employment; and/or
- lands within the existing settlement area could be redesignated to employment.

The Provincial Policy Statement and the Greater Golden Horseshoe Growth Plan require that an expansion to a settlement area boundary can only be considered during a municipal comprehensive review (such as an official plan review) and that any proposed expansion must be justified by demonstrating that additional lands are required to accommodate forecast growth.

If additional lands are brought into the urban settlement area, the Township should consider additional lands in areas adjacent to the existing designated employment lands in locations that would increase the efficiency of servicing the lands and road layout of the existing employment lands.

Redesignation of existing residentially or commercially designated lands within the current Smithville settlement area boundary is the other option to increase the employment land supply. However, this approach is problematic given that residential and commercial designated lands are also in short supply. It is recognized that there is limited ability for the Township to accommodate its household and population targets on the existing residential lands. As noted in section 4.7 of this report, population related employment is a significant component of the projected employment growth for West Lincoln and there is a limited supply of vacant commercial lands.

4.10 Summary

A summary of the key findings of the Employment Land Development Strategy are:

1. There are insufficient employment lands to accommodate projected growth
There are not sufficient designated employment lands within the municipality to accommodate either the Option C or the Option D employment growth allocations at the existing employment density. Assuming that the current employment density of 10 jobs per hectare continues for future employment development, there are approximately 15 years of employment land supply if the Option C growth allocation is used and a 13 year supply if the Option D growth allocation is used. This represents a shortfall of 38 hectares to 56 hectares by 2031.
2. Employment density would have to increase significantly in order to accommodate projected growth on existing employment lands
The employment density for new development would have to increase from 10 jobs per hectare to 17.5 jobs per hectare to accommodate the Option C projected growth allocation. Employment density would have to increase to 20 jobs per hectare in order to accommodate the Option D growth allocation.
3. Market factors are unlikely to cause any substantial increase in employment density in Smithville.
The employment densities within the Smithville Industrial Park are related to the market factors that influence employment land development. It is unlikely that these market factors will dramatically change over the course of the planning period and cause any significant increase in employment density in Smithville.

4.11 Employment Land Development Strategy

Based on the conclusions of this study, the Township's Employment Land Development Strategy should be based on two strategic goals:

- Undertake measures to increase the density of future employment land development; and
 - Preserve the existing supply of employment land and designate additional employment lands to ensure there are sufficient lands to accommodate forecast growth.
1. The following actions are recommended to increase the density of future employment land development:
 - a) The Township should develop an economic development strategy to target higher density employment uses.
 - b) Ensure that the development of the vacant employment lands is planned to result in a range of lot sizes.
 - c) Broaden the range of permitted uses within the Employment Area designation to include a range of industrial type service uses and ancillary service and commercial uses that support the main employment uses.
 - d) Ensure that land use and zoning regulations have appropriate lot coverage and setback requirements to permit intensification of sites over time.

 2. The following actions are recommended to ensure sufficient designated employment lands to accommodate future growth:
 - a) The Township should work with private land owners to develop and service the existing designated employment lands.
 - b) Ensure that existing and planned employment lands are preserved for employment land employment. The Region of Niagara should approve OPA 26.
 - c) The Township and the Region of Niagara should work together to address the need for additional employment lands in the medium to long term. The lands should be phased to accommodate growth as it is needed.
 - d) Existing Commercial designated properties should remain designated for Commercial uses. A commercial needs study should be undertaken to determine if there is enough opportunity within existing commercial lands and residential lands to accommodate the forecast population related employment.

5.0

INTENSIFICATION STRATEGY

5.1 Introduction

The purpose of the Intensification Study is to assess the capacity of Smithville to address the intensification policies contained in the Places to Grow Growth Plan and the Region of Niagara Growth Management Strategy. In particular, the study is to identify the areas that are appropriate for intensification and assess the ability for West Lincoln to achieve the intensification target of 15% (as set out in ROPPA 2-2009).

5.2 Housing Demand

Single detached housing units make up the vast majority of housing units in the Township of West Lincoln. As shown in Figure 13, row houses and apartment units make up less than 10% of the total housing stock.

Figure 13

Current Housing Units by Type

	<u>Single detached</u>	<u>Semi Detached</u>	<u>Row</u>	<u>Apart</u>	<u>Other</u>	<u>Total Units</u>
Total Units in West Lincoln as of 2006	3630	255	200	190	30	4305
Net Units Constructed 2006-2010	239	28	47	2	1	317
Total	3869	283	247	192	31	4622
	83.7%	6.1%	5.3%	4.1%	0.7%	

Source: MHBC based on Census 2006 and Township of West Lincoln building permit data

Population and Household projections

The Township of West Lincoln draft Official Plan contains projections for total housing units to 2031 and the projected housing growth by unit type (based on Option C growth allocations of the Regional Growth Management Strategy). As shown in Figure 14 the projected unit mix anticipates that the majority of housing development will be for low density single and semi-detached houses. Even so, the forecast for additional housing growth represents the doubling of the percentage of units in the medium and high density categories – from 9.4% to 18.6%

Figure 14

Township of West Lincoln Housing Projected Housing Growth by Unit Mix (Option C)

	<u>Low Density</u>	<u>Medium Density</u>	<u>High Density</u>	<u>Total Housing Starts</u>
Total Units 2006-2031	2235	251	260	2746
Proportion of Total Units	81.4%	9.1%	9.5%	100%

Source: Township of West Lincoln

Development within the Built Boundary

From 2006 to the end of 2010, building permits have been issued for a total of 317 new units in West Lincoln. Approximately 112 units or 35% are within the Built Boundary in Smithville and are considered intensification. However as shown in Figure 16, the majority of the 112 units within the Built Boundary are single detached units. Some are the result of infill development on vacant or severed lots, but most are the result of the completion and build out of recent plans of subdivision at the edge of, and just within, the Built Boundary. As those plans of subdivision are built out, there will be fewer opportunities for new single detached housing within the Built Boundary.

Figure 15

Location of Housing Units 2006-2010

<u>Year</u>	<u>Number of Units</u>				
	<u>Greenfield</u>	<u>Intensification</u>	<u>Hamlet</u>	<u>Rural</u>	<u>Total</u>
2006	11	44	4	17	76
2007	48	6	15	22	91
2008	24	18	4	12	58
2009	15	22	2	8	47
2010	27	24	5	8	64
Demolitions		(2)	(1)	(16)	(19)
Total	125	112	29	51	317

Source: MHBC based Township of West Lincoln building permit data

Figure 16

Unit Type Within Built Boundary 2006-2010

<u>Year</u>	<u>Number of New Units Within Built Boundary</u>					
	<u>Single</u>	<u>Semi</u>	<u>TH</u>	<u>Apt</u>	<u>Other</u>	<u>Total</u>
2006	41	3	0	0	0	44
2007	6	0	0	0	0	6
2008	11	0	7	0	0	18
2009	7	5	10	0	0	22
2010	9	13	0	0	0	24
Total	74	21	17	0	0	112

Source: MHBC based on Township of West Lincoln building permit data

5.3 Intensification Inventory Analysis

Lands within West Lincoln were surveyed to identify intensification potential. Five categories of potential intensification were identified:

1. Vacant intensification sites;
2. Potential future redevelopment sites;
3. Intensification Corridors;
4. Downtown Smithville; and
5. Infill and low density intensification within low density residential neighbourhoods.

1. Vacant Intensification Sites

Vacant intensification sites consist of lands within the Built Boundary that are designated for residential development but are currently vacant. In some cases, the lands have approved or proposed development plans. In other cases, the lands consist of the remaining unbuilt lots within a registered plan of subdivision.

The inventory of vacant intensification sites are shown on Map 3 and Table 3 in Appendix A. A total of 24 potential intensification sites have been identified with an estimated capacity for 437 housing units. Seven of these sites have approved or proposed development plans and therefore the potential number of units by unit type has been determined. For example, the lands identified as Intensification site # 3 on Map 3 have a draft approved plan of subdivision for the development of 15 single detached houses.

For the intensification sites without approved or proposed development plans, the potential housing yield was determined based on the land use designation in the draft Township Official Plan. For example, the Medium Density Residential designation permits townhouses and low rise apartments to a maximum height of 3 storeys and a maximum density of 40 units per hectare. For intensification sites within the Medium Density Residential designation it was assumed that townhouse units would be developed at an average density of 25 units per hectare. The High Density Residential designation permits townhouses and apartment buildings to a maximum of five storeys. The minimum density is 40 units per hectare and there is no maximum density limit. For intensification sites within the High Density Residential designation it is assumed that apartment units would be developed at 40 to 60 units per hectare.

Figure 17

Intensification Inventory of 24 Potential Sites

	<u>Parcel</u> <u>Area (ha)</u>	<u>Single</u> <u>Detached</u>	<u>Semi</u> <u>Detached</u>	<u>Townhomes</u>	<u>Apart</u>	<u>Total</u> <u>Units</u>	<u>Average</u> <u>Density</u> <u>(units/ha)</u>
Intensification Inventory	20.78	70	14	232	121	437	21.03

Source: MHBC

2. Potential Redevelopment Sites

Three sites have been identified as potential redevelopment sites. These sites are currently occupied but have been identified as having potential for redevelopment and because of their size, location or other considerations. At the same time, there are factors that may limit, delay or ultimately prevent any redevelopment – **including the owner’s willingness to sell or** redevelop the property.

a) Niagara Grain and Feed site on Canborough Street.

The Niagara Grain and Feed **site (shown as “A” on Map 3)** is a potential redevelopment site. However, any future residential redevelopment is dependent on the relocation of the terminal. **The site is currently designated Commercial in the Township’s draft Official Plan** and has commercial zoning. Therefore, an Official Plan and Zoning By-law amendment would be required if stand alone residential use were proposed. Also, given the site’s long term industrial use, any proposal for residential uses would have to demonstrate that the lands comply with brownfield regulations.

b) St. Martin School site

The Niagara Catholic District School Board has indicated that a new elementary school site is required in Smithville. If the School Board finds a school site and as a result the School Board were to sell the existing St Martin School property, there is potential to redevelop **the site to residential uses. The lands are designated as Institutional in the Township’s** draft Official Plan. Given the location of the lands, residential uses could be contemplated. Notwithstanding that the necessary amendments and planning justification would be required for residential development; there may be opportunity for townhouses and/or small apartment building development.

c) Property at Tara Crescent

The property shown on Map 3 as property “B” is a large property that is designated Medium Density Residential in the draft Official Plan. There is no indication that the owners are considering, or will consider in the future, any plans for redevelopment of the site. However, given the size and location of the property there is potential for infill development. Townhouse units would likely be the most appropriate. For the purposes of this study, it is assumed that up to 26 townhomes could be developed.

Figure 18

Potential Redevelopment Sites

ID	Name	Draft OP Designation	Density Factor	Parcel Area (ha)	Single Detached	Row	Apart	Total	
A	Niagara Grain and Feed	Commercial Core	60 uph	0.56			34	34	
B	Large property Tara Place	Medium Density Residential	20 uph	1.32		26		26	
C	St. Martin School	Institutional	40 uph	1.26		19	25	44	
				Total	3.14	0	45	59	104

Source: MHBC

3. Intensification Corridors

The Region of Niagara ROPPA 2-2009 directs local municipalities to develop strategies for promoting intensification and achieving intensification targets. These strategies should identify specific intensification areas including downtown areas and intensification nodes and corridors. The West Lincoln draft Official Plan contemplates this policy direction by identifying that the majority of intensification shall be directed to the area of Downtown Smithville and the Smithville component of the Regional Road 20 corridor (which consists of West, Griffin and St. Catherine Streets). The residential properties along this corridor are designated Medium Density Residential in the draft Township Official Plan – see Map 6 in Appendix B.

The intensification analysis undertaken for this study reviewed the opportunities for intensification along the Regional Road 20 corridor as well as the Canborough and Station Street corridors which also have a Medium Density Residential designation in the draft Official Plan.

There are approximately 120 residential properties within these four corridors. An assessment of the redevelopment potential of these properties was undertaken which included:

- assessment of the current use and condition of the properties;
- assessment of the property sizes and configurations; and
- an analysis of current land values.

The characteristics of the corridors include:

- Properties within the corridors are occupied primarily by low density, single detached residential. A few properties have been converted to duplexes or triplexes.
- The majority of the properties are in good condition. Many show signs of recent investment and upgrading.
- The majority of the properties are small to medium size. The exceptions are the north side of the West Street Corridor west of Wade Road where there are a number of larger residential properties. There are also a few larger properties within the Canborough Street Corridor.
- A review of recent property sales indicate that property values within these corridors range from approximately \$175,000 to \$300,000 depending on property size and condition.
- Given the property sizes and configurations, property consolidation would be required to assemble sufficient land for redevelopment.

The conclusion of the assessment is that there is little opportunity for intensification in the West Street and Canborough Street corridors to occur at a significant scale. Property consolidation and redevelopment would take considerable time and given the quality of the existing building stock and property values, market conditions would have to change dramatically for redevelopment to be financially feasible. Furthermore, the properties along the corridor back onto existing low density residential neighbourhoods and compatibility between these existing low density neighbourhoods and new medium density development would have to be addressed.

There is more opportunity for intensification within the St. Catherines Street corridor. Property size, condition and land use is much more variable within this corridor. There are a number of commercial uses and a mix of residential uses including apartment buildings and townhouses. There are a number of single detached houses along the corridor although there is greater range of quality with a few properties in below average condition. Most of the properties are small and property consolidation would be required. However, properties along the corridor do not back onto low density residential neighbourhoods so compatibility issues are not as

great. Consideration should be given to high density or mixed use development along this corridor.

The Station Street Corridor north of the rail line is similar to the West Street Corridor and the Canborough Street Corridors and redevelopment is not likely to be financially feasible. There are some larger lots and infill development of single detached or semi-detached houses are the most appropriate and most likely form of development in this area. Station Street south of the rail line to West Street has some potential for intensification. The east side of the street has a range of institutional, residential and commercial uses. The properties on the west side of the street are primarily residential. Medium density development on the west side of Station Street would be appropriate.

4. Downtown Smithville

The draft Official Plan policies identify that Downtown Smithville is the core commercial area for the Township and the policies of the OP encourage continued revitalization and redevelopment within the Downtown. The Commercial Core land use designation permits residential development above the first floor in a commercial or mixed use building.

Mixed use development should be encouraged to occur in Downtown. Additional residential development within the Downtown would provide additional housing units within the Built Boundary and therefore contribute to the achievement of the intensification target, but more importantly, residential development in the core is an important form of economic development and support for downtown shops and services. Also the provision of residential units on the upper floors of commercial buildings contributes to a built form that is more compatible with the historic built form of the Downtown than are single storey commercial units.

The Township should continue to encourage residential and mixed use development within the Downtown. **The Infill, Intensification and Redevelopment Grant Program in the Township's** Community Improvement Plan is a useful tool. The draft Official Plan includes policies that enable the density bonusing provisions available under Section 37 of the Planning Act. It is recommended that these policies remain in the Official Plan since they provide a useful tool that can be used to encourage residential development in the Downtown and other appropriate locations.

5. Infill and low density intensification within low density residential neighbourhoods.

Accessory apartment units within existing single detached houses that are located within the Built Boundary are a potential source of new housing units and intensification. The West

Lincoln Zoning By-law permits accessory apartments within some residential zoning categories and within commercial zoning categories. The residential policies within the draft Official Plan permit accessory apartments and duplexes within the Low Density Residential designation.

While there is potential to increase the Township's rental housing stock and provide additional intensification units through development of accessory apartment units and duplexes, market demand review undertaken by Altus Group Economic Consulting for this study suggests that it is unlikely that there will be significant development of these types of second units for several reasons. Accessory apartments are more common in areas with a sizeable proportion of renters (including young renters such as university and college students), low vacancy rates, and where affordability is a problem.

5.4 Designated Greenfield and Hamlets

The Designated Greenfield Area is defined as the lands within the settlement area boundary but outside of the Built Boundary. The Designated Greenfield Area for Smithville is shown in Map 4. Nearly all of these lands have approved or draft approved plans of subdivision. Based on those plans there is an estimated capacity for an additional 397 housing units (see Table 4 in Appendix A).

There are 15 Hamlet Settlement Areas identified in the West Lincoln draft Official Plan (see Map 8 in Appendix D for hamlet locations). **The Region's ROPPA 2-2009** considers Hamlets and other settlement areas without a Built Boundary as Designated Greenfield Area.

The growth management goals of the West Lincoln Official Plan identify that a limited amount of residential and employment growth will be directed to the Hamlet Settlement Areas. The Hamlet Settlement Areas are not connected to municipal sanitary sewer facilities and are not expected to be connected within the planning horizon of the Official Plan. As a result, all development will be on individual sanitary services and limited to low density development. The Official Plan requires that new lots created through consent will have a minimum lot size of 1.0 hectare and lots created through plans of subdivision may have minimum lot sizes of 0.4 hectares provided it is demonstrated that individual sanitary services can be provided appropriately.

The 15 designated Hamlet Settlement Areas were surveyed to determine the potential capacity for additional residential growth. Evaluation of potential development within the Hamlet Settlement Areas indicates that there is potential for 70 to 110 new housing units. Potential development sites within the Hamlets are shown in Appendix D.

Figure 19

Designated Greenfield Inventory

	<u>Single Detached</u>	<u>Semi Detached</u>	<u>Townhomes</u>	<u>Apart</u>	<u>Total Units</u>
Smithville Designated Greenfield Area	252	32	113	0	397
Hamlet Settlement Areas	70 - 110				70-110
Total	332- 362	32	113	0	467-507

Source: MHBC

5.5 Intensification Target

Region of Niagara ROPPA 2-2009 establishes an Intensification Target for each of the local municipalities. The Intensification Target for West Lincoln is 15%. This means that after 2015 a total of 15% of all residential units developed annually need to be located within the Built Boundary.

The Intensification Inventory identified an estimated 437 potential units on vacant lands within the Built Boundary. There is further potential for another 104 units on the identified potential redevelopment sites. If all of these units were developed there is a total intensification growth potential of 541 units.

The projected household growth from 2011 to 2031 in the draft Township Official Plan is 2,746 units (Option C) and the total household growth allocated to West Lincoln through ROPPA 2-2009 is 860 units (Option D). As shown in Figure 20, the 437 Intensification Inventory units would amount for approximately 17.8% of the total Option C projected housing growth and approximately 50.8% of the Option D projected housing growth. If the potential redevelopment sites are included then there is potential for West Lincoln to accommodate 22% of future housing growth within the Built Boundary under the Option C projections and 63% of future housing growth within the Built Boundary under the Option D projections.

Figure 20

Intensification units as a proportion of total forecast housing growth 2011-2031

	<u>Number of Units</u>	<u>Forecast Growth 2011- 2031</u>		<u>Intensification as proportion of total growth</u>	
		<u>Option C (units)</u>	<u>Option D (units)</u>	<u>Option C</u>	<u>Option D</u>
Intensification Inventory	437	2460	860	17.8%	50.8%
Intensification Inventory and Potential Redevelopment Sites	541	2460	860	22.0%	62.9%

Source: MHBC

5.6 High Density Development Sites

There are relatively few opportunities for high density development within the Built Boundary. Only three parcels in the Intensification Inventory are high density residential sites. The Niagara Grain and Feed site on Canborough Street is an additional potential future high density residential site should Niagara Grain and Feed relocate in the future. The total number of estimated townhouse units (medium density) and apartment units (high density) that could be developed on the vacant sites within the Intensification Inventory and the Potential Redevelopment sites are shown in Figure 21.

Figure 21

Potential Supply of Housing Units by Unit Type 2011-2031

	<u>Housing Units</u>			
	<u>Low Density</u>	<u>Medium Density</u>	<u>High Density</u>	<u>Total</u>
Intensification Inventory	84	232	121	437
Potential Redevelopment Sites	0	45	59	105
Greenfield and Hamlets	394	113	0	507
Total	478	390	180	1049

Source: MHBC and Township of West Lincoln

As shown in Figure 21, there is currently a potential supply of 180 high density housing units within the Built Boundary. The projected housing allocation for low density, medium density, and high density housing from 2011 to 2031 for both the Option C and Option D growth projections is shown in Figure 22. The growth allocation for 2011 to 2031 shown in Figure 22 is based on the growth allocations contained within the Regional Growth Management Strategy. The period 2011 to 2031 is used in order to provide for appropriate comparison to the potential housing supply available today (2011).

The potential supply of 180 high density housing units would be sufficient to accommodate the estimated need for 80 high density housing units within the Option D growth projections but would be insufficient to accommodate the estimated need for 250 high density housing units within the Option C growth projections.

Figure 22

Housing Allocation by Unit Type

	Housing Units			<u>Total</u>
	<u>Low Density</u>	<u>Medium Density</u>	<u>High Density</u>	
Total Housing Growth 2011-2031 – Option C	1960	250	250	2460
Total Housing Growth 2011-2031 – Option D	700	80	80	860

Source: MHBC based on Region of Niagara Growth Management Strategy Phase 3 and 4 Report Technical Appendices

In order for West Lincoln to accommodate the estimated housing demand within the Option C growth projections, additional opportunities for high density housing are needed. The St. Catherines Street Corridor should be considered for high density mixed use development and would provide the best opportunity and location for additional high density development within the Built Boundary.

There is little to no opportunity for high density residential development within the remaining Designated Greenfield Area in Smithville since nearly all of the remaining greenfield lands have approved draft plans of subdivision. However, if settlement area expansion occurs and additional greenfield lands are brought into the urban boundary, the Township should also identify potential high and medium density sites.

As shown in Figure 21 and 22, there appears to be a substantial shortage of land available for low density housing development. There is little opportunity for low density development

within the Built Boundary. The Intensification Inventory identified potential for an additional 84 single detached and semi-detached units. Over time there may be some additional infill opportunities but it is not expected that this would be a significant amount. There is opportunity for approximately 394 low density housing units in the remaining Designated Greenfield lands and within vacant properties of the 15 identified Hamlet settlement areas. However, when taken together the 478 potential low density units within the Built Boundary and within the Designated Greenfields and Hamlets is short of the 700 units (Option D) or the 1,960 units (Option C) that are estimated to be required from 2011 to 2031.

5.7 Summary of Findings

A summary of the key findings of the Intensification Strategy study are:

1. There are sufficient intensification opportunities to meet the Intensification Target
Comparison of the housing demand projections and the potential for intensification within the Built Boundary in Smithville indicates that there are sufficient intensification opportunities for the Township to achieve the 15% Intensification Target.
2. St. Catherines Street as a Mixed Use Intensification Corridor
ROPPA 2-2009 states that local municipalities are to identify Intensification Areas within local official plans. One of the purposes of this study was to assess the potential for designation of intensification corridors along the Highway 20 corridor in Smithville.

The St Catherines Street Corridor from Downtown Smithville to Industrial Road should be considered for designation as a mixed use intensification corridor for the following reasons:

- This corridor has a wide range of existing and planned uses including commercial uses and high and medium density residential uses.
 - The low density residential properties are scattered
 - The properties along the corridor are not adjacent to low density residential neighbourhoods and therefore issues of compatibility with higher density buildings are not likely.
3. West Street and Canborough Street Corridors
Based on the analysis undertaken, the West Street Corridor and Canborough Street Corridor are not recommended as potential intensification corridors. These corridors are primarily low density residential with the majority of properties single detached houses in good condition. Lot consolidation would be required and given property condition and

value, property consolidation and redevelopment is not likely to occur. The Township should consider designating the lands along these corridors as Low Density Residential.

4. Station Street Corridor

The properties on the west side of Station Street between West Street and Forest Avenue should be designated as Medium Density Residential. There are approximately 11 properties that are currently single detached residential units. The properties are in good condition, but given their location close to Downtown, with a mix of residential and Commercial uses across the street and two large potential high density redevelopment sites abutting the properties at the rear, these lands would be appropriate for medium density or mixed use development.

5. Residential redevelopment and intensification should continue to be encouraged in Downtown Smithville

Downtown Smithville provides opportunity for residential intensification. The current and proposed Commercial land use policies permit residential apartments above the first floor in commercial buildings. Mixed use development should continue to be encouraged in the downtown. The Township should use the tools and incentives provided through its Community Improvement Plan and the density bonusing provisions of the Official Plan to encourage residential development in the Downtown.

6. There are limited high density opportunities

There are only a few high density redevelopment sites within the Built Boundary. These sites should be retained as high density sites and apartment building development should be encouraged in these areas. The St Catherines Street Corridor provides the best opportunity for additional high density residential development. A high density mixed use corridor designation should be considered here.

7. Low density infill and intensification should continue to be permitted in low density residential neighbourhoods

Low density infill and accessory apartments within low density neighbourhoods are not anticipated to provide any significant amount of new intensification units. However, this form of housing is compatible within low density residential neighbourhoods and provides an affordable form of housing for a segment of the rental market.

5.8 Intensification Strategy

Based on the findings of this study, the following strategy is recommended:

1. General Intensification

- a) The Township should plan to accommodate a minimum of 15% of all future housing units within the Built Boundary.

2. Intensification Areas

- a) The Intensification Inventory sites, Downtown Smithville and the St Catherines Street Mixed-Use Corridor should be identified as Intensification Areas.
- b) The majority of intensification and redevelopment should be directed to the identified intensification areas.
- c) Infill and intensification will be accommodated within low density residential areas. However, it is anticipated that this will account for a very small portion of the overall number of new units within the Built Boundary and will be in a form that is compatible with existing low density neighbourhoods.
- d) Higher density apartment development will be directed to locations that are designated High Density Residential, appropriate locations within the Core Commercial designation, and directed to the St Catherines Street Mixed Use Corridor.

3. Land Use Policy Considerations for the new Official Plan

- a) The Residential Mixed Use Area designation should be applied to the lands that front onto St. Catherines Street between Downtown Smithville and the Industrial Road.
- b) The Residential / Mixed Use Area policies in the draft West Lincoln Official Plan should be revised to include the following:
 - High density residential development should be permitted consistent with the High Density Residential designation.
 - Free standing residential uses should be permitted.
 - Offices should be permitted use as either a component of a mixed use development or as a use within individual buildings.

- c) The Medium Density Residential designation should be revised to permit single detached, semi-detached and duplex residential uses in the Medium Density designation to allow for infill and severances in areas that are appropriate for lower density.
- d) Low Density Residential designation should continue to permit accessory units, semi-detached houses and duplexes and the Township should consider amending the Zoning By-law to permit accessory apartments, semi-detached houses and duplexes in all low density residential zones.
- e) Urban design guidelines for the St Catherines Street Corridor should be prepared to provide guidance to land owners and property developers on the form of development that is anticipated for the Corridor.

4. Monitoring and Review

- a) Continue to track building permits by location to determine the amount of intensification that is occurring.
- b) Review the intensification strategy as part of the next five year review of the Official Plan.

APPENDIX A: Inventory Maps & Tables

Map 1: Smithville Industrial Park

Map 2: Smithville Employment Land Inventory

Map 3: Smithville Intensification Inventory

Map 4: Residential Designated Greenfields

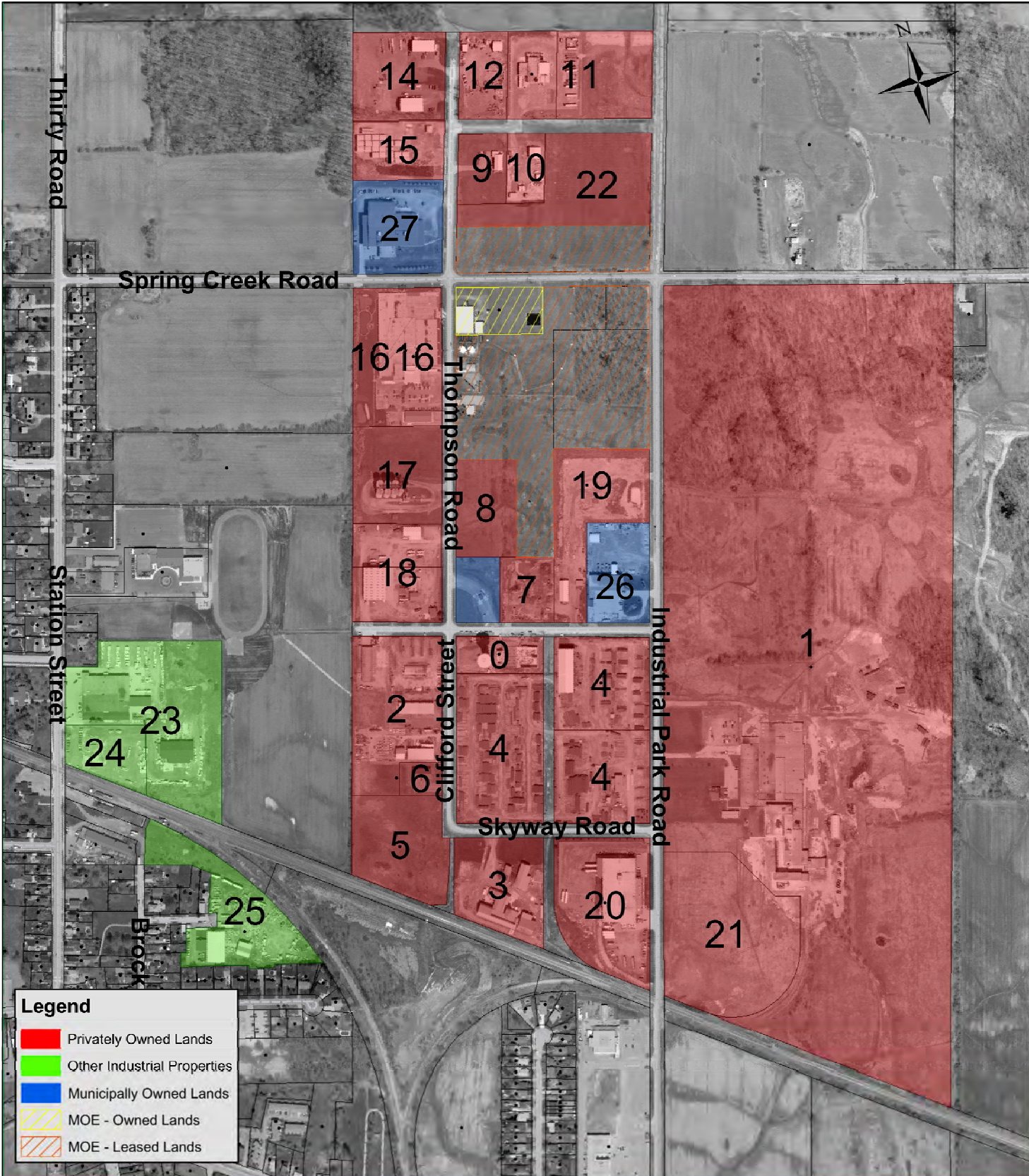
Table 1: Inventory of Businesses in Smithville Industrial Park

Table 2: Employment Land Inventory

Table 3: Intensification Inventory

Table 4: Designated Greenfield Inventory

MAP 1: SMITHVILLE INDUSTRIAL PARK






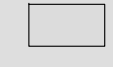


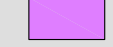
Source: Township of West Lincoln 2010

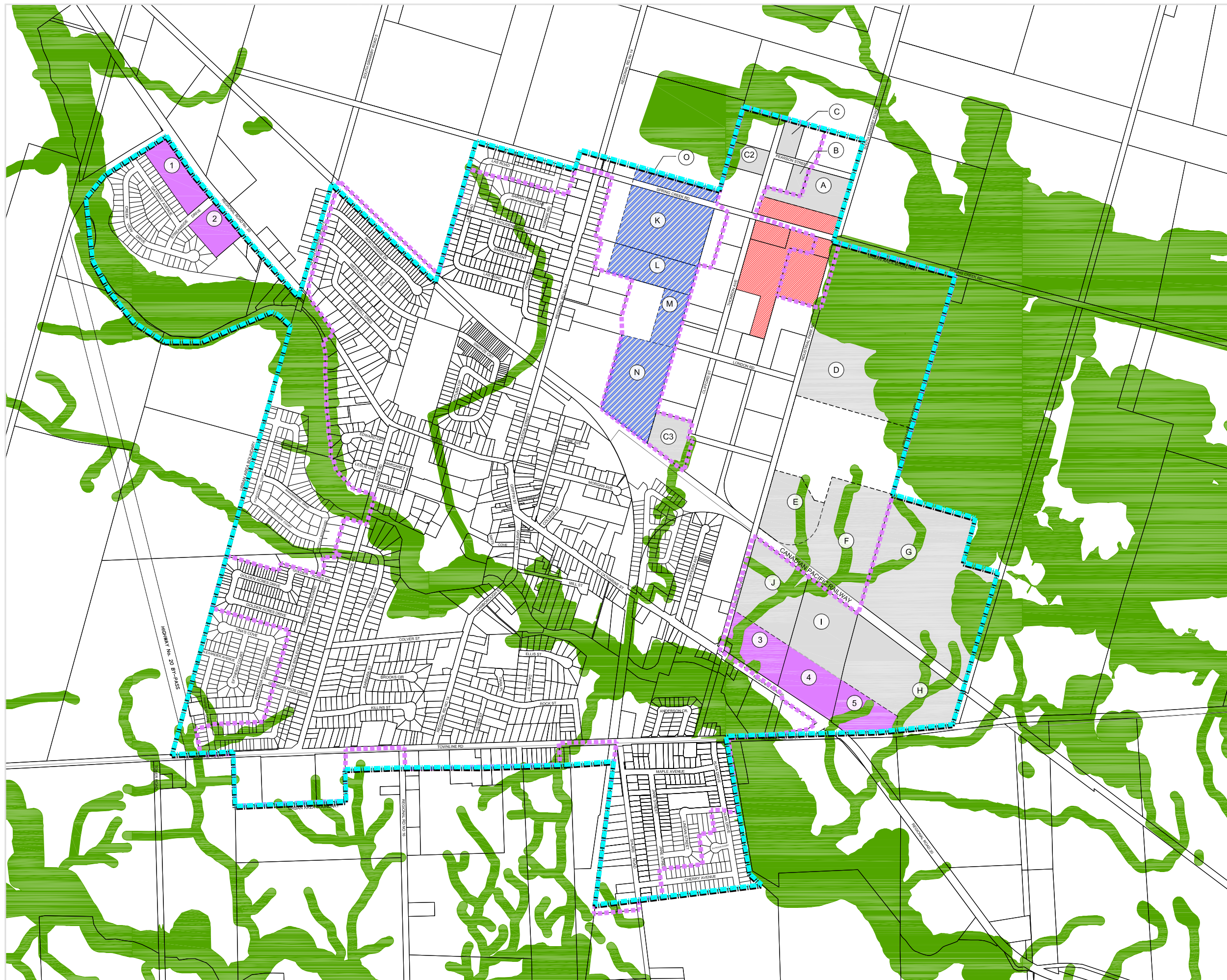
Table 1: Inventory of Smithville Industrial Park Properties

	BUSINESS	LOT AREA (ha)		EMPLOYEES	EMPLOYMENT DENSITY (Jobs / ha)
		Occupied	Unoccupied		
0	Water Tower			0	
1	1086215 ONTARIO INC A P Green Refractori	10.33		36	3.48
2	TWENTY CREEK HOLDINGS INC	2.53			8.30
	Advantage Trailers			12	
	Bodine Manufacturing			5	
	Central Rail Supply			4	
3	723345 Ontario Inc	1.65			5.5
	ArFab			7	
	Indoor Gardens			2	
4	CAPPCO TUBULAR PRODUCTS CANADA II	6.06		7	1.16
5	NIAGARA PENINSULA ENERGY	1.89		26	13.76
6	130946 CANADA LIMITED	0.25		6	24.00
7	SMITHVILLE MINI-STORAGE INC	0.69		4	5.80
8	AVERTEK UTILITY SOLUTIONS	1.16		0	0.00
9	PET CREMATORIUM	0.66		3	4.55
10	1263204 ONTARIO INC		0.52		
11	RIVERVIEW POULTRY LIMITED	1.65		50	30.30
12	RIVERVIEW POULTRY LIMITED		0.83		
14	JOYANI INC 2151231 ONTARIO INC	1.59		13	8.18
	J W Sheldrick Transport Ltd.				
	Dog Kennel			0	
15	PATRICK GABRIEL		1.07		
16	STANPAK	2.42		100	41.32
17	NIAGARA GRAIN & FEED LTD (1984)	1.7		19	11.18
18	J W SHELDRIK SANITATION LTD	1.71		20	11.70
19	AVERTEK UTILITY SOLUTIONS	2.03		50	24.63
20	TWENTY CREEK HOLDINGS INC	2.42		23	9.50
21			3.04		
22			2.38		
23&24	CJT INVESTMENTS TRUST	4.57		12	2.63
25	GALAXY PALLETS LIMITED	2.04		28	13.73
26	TOWNSHIP OF WEST LINCOLN	1.23		20	16.26
27	TOWNSHIP OF WEST LINCOLN	1.64		53	32.32
	TOTAL	48.22		500	10.37
	TOTAL VACANT LAND		7.84		

Map 2 Smithville Employment Land Inventory

LEGEND

-  Places to Grow Built Boundary
-  Smithville Boundary
-  Niagara Peninsula Conservation Authority Screening Layer
-  Vacant Employment Designated Lands
-  Vacant Employment Lands MOE Controlled
-  Vacant Restricted Industrial Lands (OPA 26)
-  Vacant Service Commercial Designated Lands



Sources: Township of West Lincoln Parcel Fabric
Township of West Lincoln Official Plan
Schedule B-4, Land Use Smithville

DATE: February 7, 2011

SCALE: 1:12,500



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Table 2: Vacant Employment Land Inventory

Designated Vacant Industrial Lands: Smithville

Parcel Number	Other	Gross Area (± ha)	Net Area (ha) (less Environmental Constraints)	Net Area (less 20% for infrastructure)
A		2.38	2.38	2.38
B		0.52	0.52	0.52
C		0.83	0.83	0.83
C2		1.07	1.07	1.07
C3		1.89	1.89	1.89
D		7.34	5.33	4.264
E		3.69	3.69	3.69
F		7.76	6.01	4.808
G		15.26	12.85	10.28
H		8.29	7.26	5.808
I		4.61	4.33	3.464
J		5.19	3.78	3.024
K	Restricted Industrial	5.86	5.86	4.688
L	Restricted Industrial	2.92	2.92	2.336
M	Restricted Industrial	1.6	1.6	1.28
N	Restricted Industrial	5.37	5.37	4.296
O	Restricted Industrial	1.33	1.33	1.33
Total		75.91	67.0	56.0

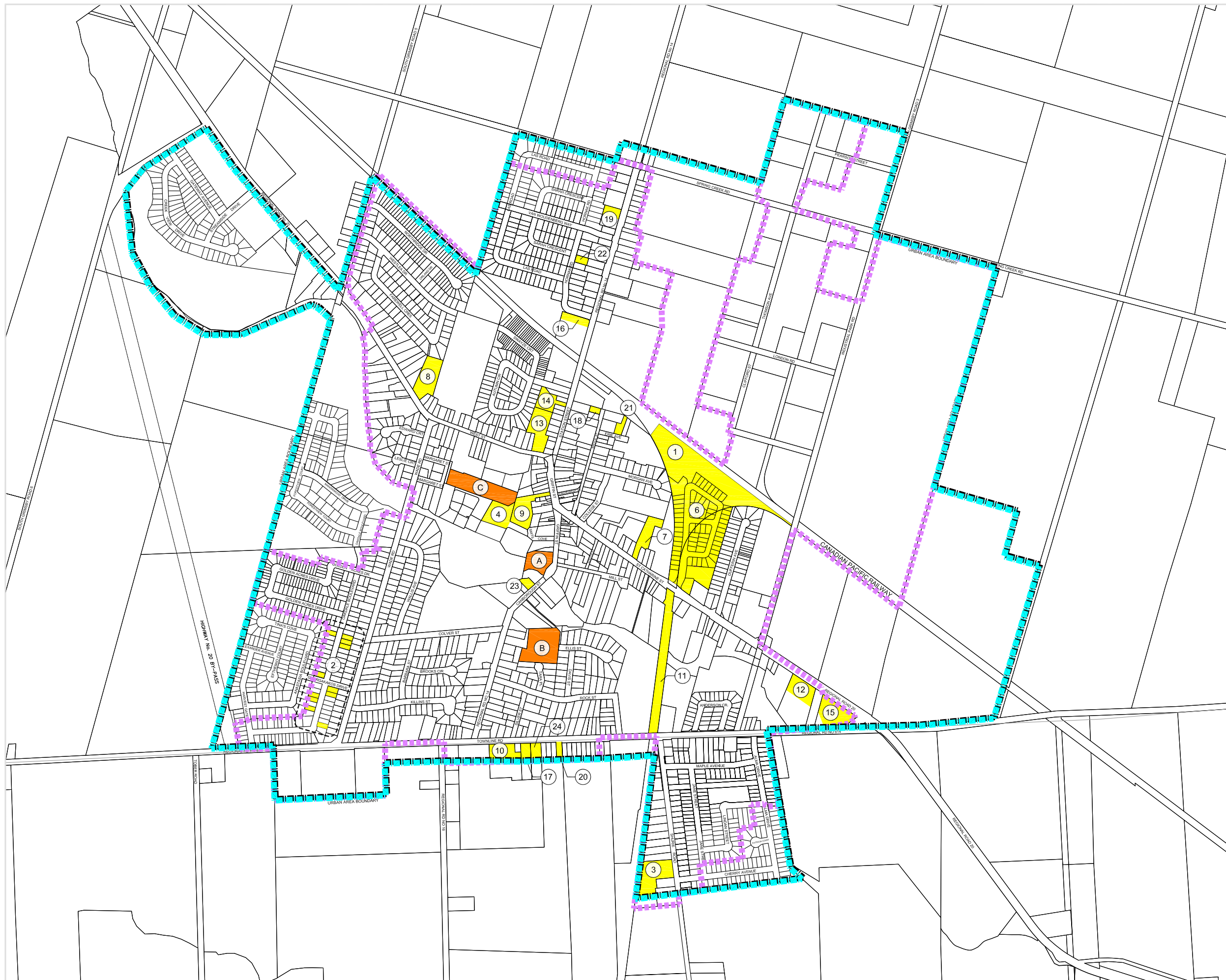
Designated Vacant Service Commercial Lands: Smithville

ID	Status	Gross Area (± ha)	Net Area (ha) (less Environmental Constraints)	Net Area (less 20% for infrastructure)
1		2.48	2.48	2.48
2		1.73	1.73	1.73
3		2.86	2.16	1.73
4		2.86	2.85	2.28
5		2.41	1.89	1.51
Total		12.34	11.11	9.73

Map 3 Smithville Intensification Inventory

LEGEND

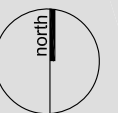
-  Places to Grow Built Boundary
-  Smithville Boundary
-  Intensification Sites
-  Potential Redevelopment Sites



Sources: Township of West Lincoln Parcel Fabric

DATE: February 7, 2011

SCALE: 1:12,500



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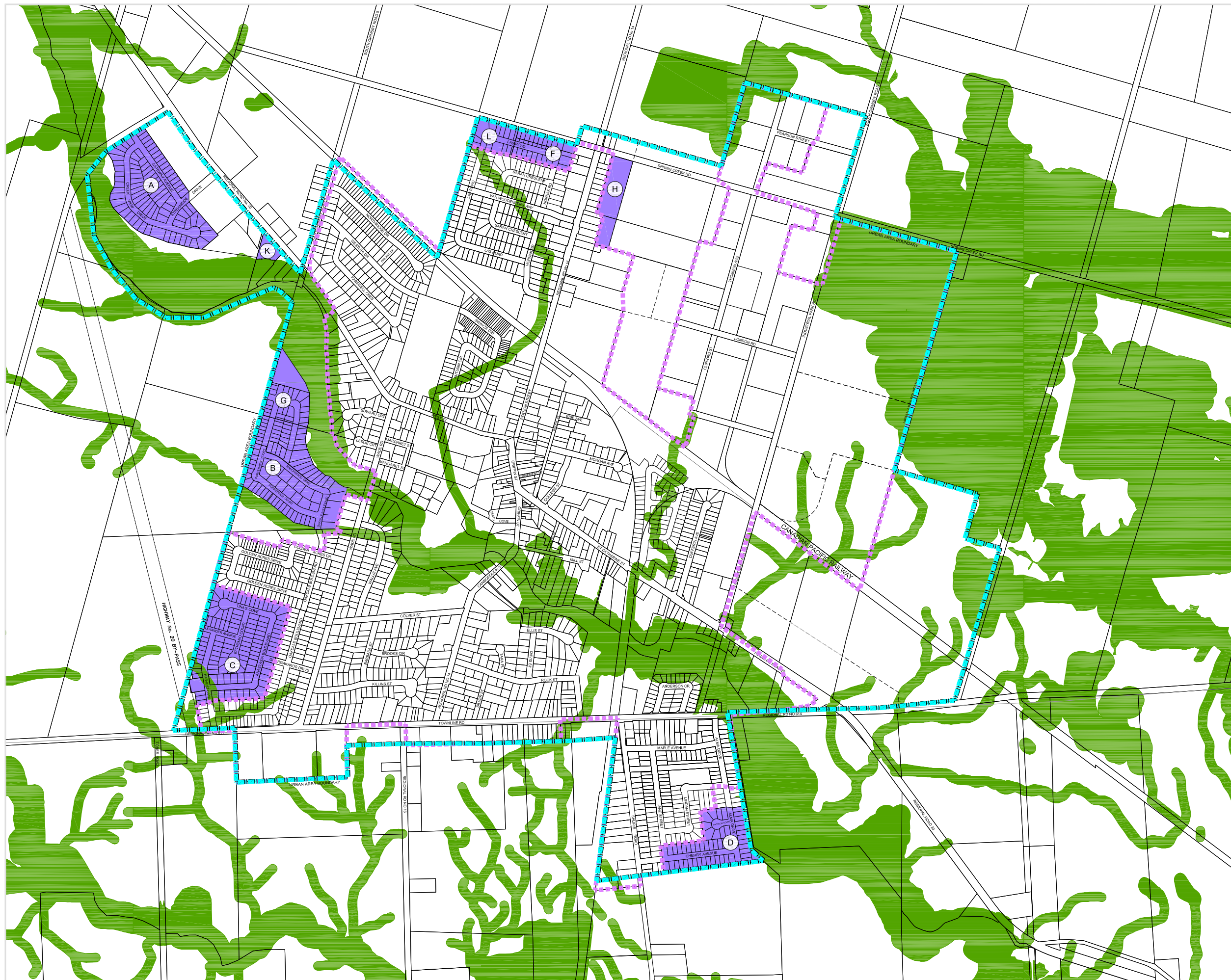
Table 3: Intensification Inventory

Potential Intensification Sites

Parcel ID	Name	Status	Land Use Designation (new OP)	Infill Factor (units per ha)	Parcel Area (ha)	Number of Units				Total
						Single Detached	Semi Detached	Townhomes	Apartment	
1	Olde Town Gateway (Condo)	Application Pending	LD - max 20 uph		3.28		2	50		52
2	Anastatio Phase 3	Approved Remaining Unbuilt lots		as approved	0.58	11				11
3	Shurie Road	Draft Approved Plan	MD - max 40 uph	as approved	1.1	15				15
4	Wes-li Gardens	Proposal	MD - max 40 uph	as proposed	1.06		10	3		13
6	Olde Town Gateway	Revision to approved plan	LD - max 20 uph	as proposed	5.93	28		88		116
7	St. Catharine Street (NS)		MD - max 40 uph	25	0.55			14		14
8	DiCarlo Property	Proposal	MD - max 40 uph	as proposed	0.85		2	18		20
9	TWL Property Downtown		HD - min 40 uph	60	0.71				43	43
10	6358 Townline Road		LD - max 20 uph		0.58	5				5
11	Crossings on the Twenty	Application in Process	MD - max 40 uph	as proposed	1.45			27		27
12	278 St. Catharine Street		MD - max 40 uph	25	0.57			14		14
13	West Street (Starlight)		HD - min 40 upd	60	0.8				48	48
15	314 St. Catharine Street		MD - max 40 uph	25	0.7			18		18
14	Forest Avenue Property		HD - min 40 upd	60	0.44				26	26
16	Severance - Hornack Rd		LD - max 20 uph		0.24	1				1
17	Severance - Townline near Silver		LD - max 20 uph		0.19	2				2
18	New single -Brock St		MD - max 40 uph		0.09	1				1
19	Severed to four lots - 2 remain vacant		LD - max 20 uph		0.2	2				2
20	Vacant lot - S side Townline Road		LD - max 20 uph		0.12	1				1
21	Residential properties - N side Erie Ave		MD - max 40 uph		0.13	1				1
22	vacant lot - Hornak Rd		LD - max 20 uph		0.1	1				1
23	212 Canborough Street		MD - max 40 uph	40	0.11				4	4
24	6334 Townline Road		LD - max 20 uph		1	2				2
				Total	20.78	70	14	232	121	437

Potential Redevelopment Sites

ID	Name	Status	Land Use Designation (new OP)	Infill Factor	Parcel Area (ha)	Single Detached	Semi Detached	Townhomes	Apartment	Total
A	Niagara Grain and Feed Property		Commercial Core	60	0.56				34	34
B	Large property Tara Place		MD - max 40 uph	20	1.32			26		26
C	St. Martin School		Institutional	40	1.26			19	25	44
				Total	3.14	0	0	45	59	104



Map 4

Smithville Designated Greenfield Inventory

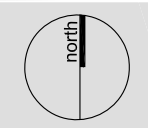
LEGEND

-  Places to Grow Built Boundary
-  Smithville Boundary
-  Niagara Peninsula Conservation Authority Screening Layer
-  Residential Designated Greenfield

Sources: Township of West Lincoln Parcel Fabric
Township of West Lincoln Official Plan
Schedule B-4, Land Use Smithville

DATE: February 7, 2011

SCALE: 1:12,500



K:\08234D-INTENSIFICATION AND EMPLOYMENT STUDY\RPT\SMITHVILLE GREENFIELD MAP.DWG

Table 4: Residential Designated Greenfield Inventory									
Parcel Label	Name	Status	Area (ha)	Total Approved Units	Number of Remaining Vacant Units				
					Singles	Semi's	Towns	Apt's	Total
A	Streamside	Final Approved Plans	25	84	78				78
B	Brookside Stage 1	Final Approved Plans	3.3	44	1		0		1
C	Anastatio Phase 4	Final Approved Plans	9.4	136	90	28			118
D	Alma Acres Phase 3	Final Approved Plans	17.7	100	0				0
E	Station Meadows Phase 3	Final Approved Plans	17.8	24	0				0
F	Spring Creek Estates	Draft Approved Plan	2.1	23	23				23
G-1	Brookside Phase 2	Final Approved Plans	3	48	13		26		39
G-2	Brookside (remaining)	Draft Approved Plan (Includes 0.9 ha Block to the north)	13.7	77	31		46		77
H	Spring Creek Heights	Secondary Plan As Amended By OPA 26 (18 units/ha)	2.3	41			41		41
K	West Street (East of Streamside)	No Application	0.4	4		4			4
L	Station Meadows Phase 4	Draft Approved Plan	1.57	16	16				16
TOTAL			96.27	597	252	32	113	0	397

APPENDIX B: Land Use Maps



Map 5: Smithville Built Boundary

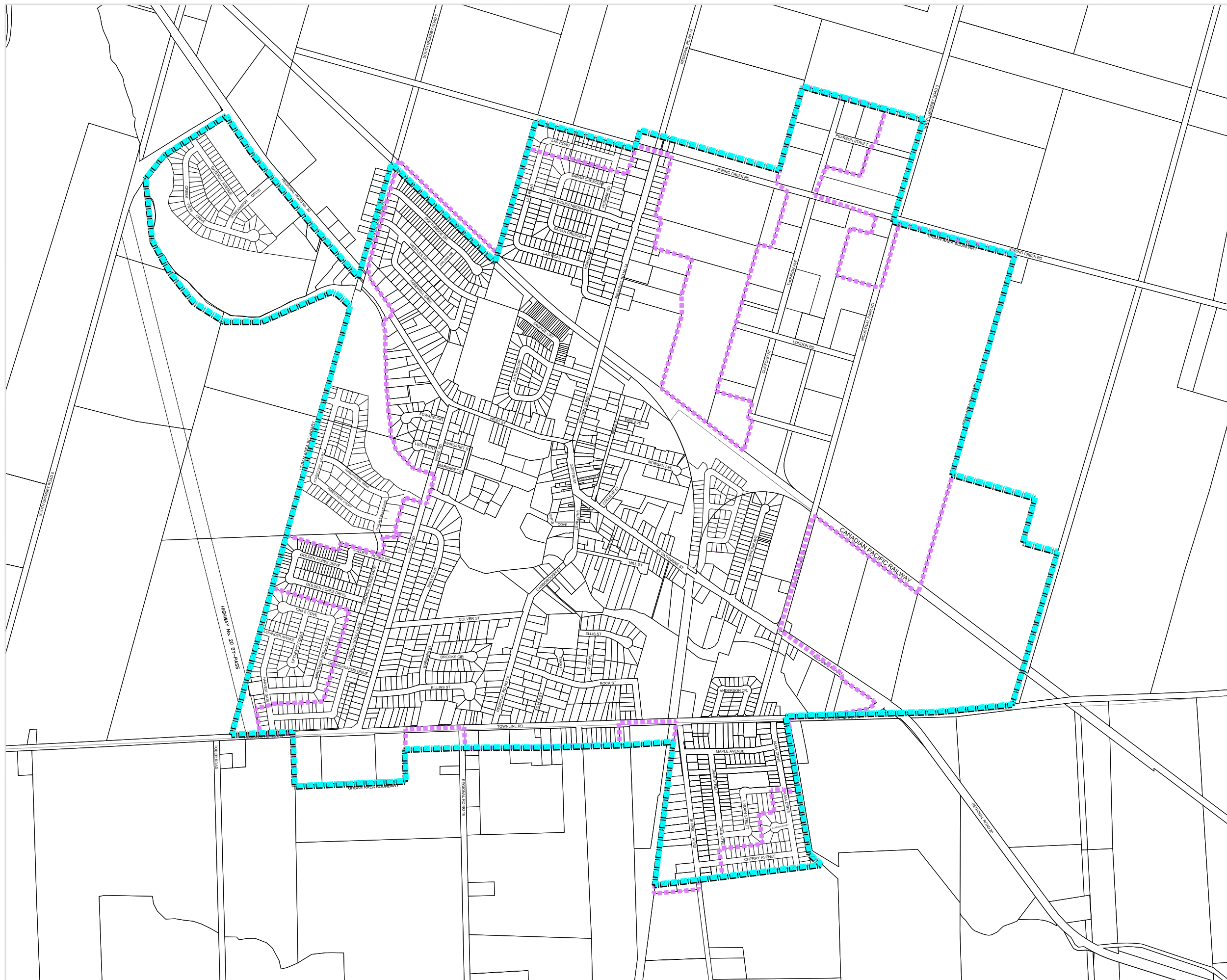
Map 6: Township of West Lincoln Official Plan (2010)
Schedule B-4 – Land Use Smithville

Map 7: Township of West Lincoln Official Plan (2010)
Schedule E-3 – Secondary Plan Spring Creek Heights

Map 5 Smithville Built Boundary

LEGEND

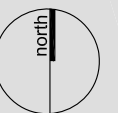
-  Places to Grow Built Boundary
-  Smithville Settlement Area Boundary



Sources: Township of West Lincoln Parcel Fabric
Township of West Lincoln Official Plan

DATE: February 7, 2011

SCALE: 1:12,500



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TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

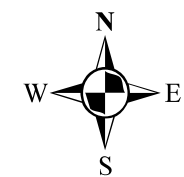
SCHEDULE 'B-4' - LAND USE SMITHVILLE

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
-  Deferred Area #2
-  Municipal Boundary
-  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'



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

Date: October 4, 2010 (ah)











TOWN OF LINCOLN

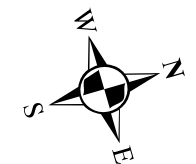
TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'E-3' SECONDARY PLAN - SPRING CREEK HEIGHTS

Legend

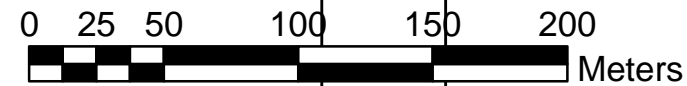
-  Urban Settlement Area Boundary **
-  Secondary Plan Boundary
-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Institutional
-  Special Institutional
-  Restricted Employment Area

** Settlement Area Boundary are depicted on this Schedule for information purposes only.



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

Date: October 4, 2010 (ah)



APPENDIX C: Industrial M1 Zone

Excerpt from Township of West Lincoln Zoning By-law No. 79-14

SECTION 23: INDUSTRIAL M1 ZONE

No person shall within any Industrial M1 Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

23.1 Permitted Uses

- (a) Agricultural uses, excluding human habitation, intensive animal operations, commercial growing of mushrooms and commercial greenhouses.
- (b) Warehousing and wholesaling uses, and any manufacturing or industrial uses which are not obnoxious by reason of the emission of odour, dust, smoke, gas, fumes, noise, cinders, vibration, refuse matter or water-carried waste, and uses accessory thereto saving and excepting human habitation.
- (c) Uses, buildings and structures accessory to any use permitted in Clause (a) of this Subsection, saving and excepting human habitation, including not more than 2 pre-fabricated shipping containers, subject to the Accessory Building Provisions of Section 7.7A. (By-law 2007-43) (2010-03)

23.2 Open Air Operations, Storage and Display

Open air operations, storage and display of goods or materials are prohibited in any front yard, or in any side yard or rear yard which abuts a Provincial Highway.

23.3 Regulations for Permitted Uses in Subsection 23.1

- (a) Minimum Lot Frontage 46 metres
- (b) Minimum Lot Area 2050 square metres
- (c) Maximum Lot Coverage 50 percent
- (d) Maximum Gross Floor Area 75 percent of lot area
- (e) Minimum Front Yard 15 metres plus any applicable distance as specified in Schedule "B".
- (f) Minimum Side Yard 5 metres except as provided in paragraphs (i) and (ii) of this Clause:
 - (i) 15 metres abutting a side lot line which is the boundary of any Residential Zone.
 - (ii) 10 metres for the side yard abutting a street plus any applicable distance as specified in Schedule "B".
- (g) Minimum Rear Yard 7.5 metres except as provided in paragraphs (i), (ii) and (iii) of this Clause:
 - (i) 15 metres abutting a rear lot line which is the boundary of any Residential Zone.
 - (ii) No rear yard need be provided abutting any railway right-of-way or railway siding.

- (iii) For the purpose of this Section, any rear yard abutting a street shall be deemed to be a front yard and all provisions herein relating to front yards shall apply thereto.
- (h) Minimum Parking Requirements for other than Agricultural Uses, in accordance with Section 7, and maximum of 5 visitor parking spaces shall be permitted in the required front yard or along the front wall of the building: (By-law 2007-43)
- (i) Minimum Loading Requirements - No loading space shall be established in any front yard and any loading space established in any side or rear yard shall comply with the provisions of Subsection 3.62 and Subsection 7.20 hereof.
- (j) Minimum Landscaping Requirements - A landscaping area shall be provided and thereafter maintained in the entire front yard, except where front yard parking is established under the provisions of paragraph (ii) of Clause (h) of this Subsection in which case the remainder of the area shall be landscaped and a landscaping area in the form of a planting strip 3 metres in depth shall be provided across the entire frontage except for provisions for ingress and egress which shall not exceed 33-1/3 percent of the entire frontage.

23.4 Additional Requirements (MDS)

The provisions of Clause (a) of Subsection 7.33 shall apply to all lands within an Industrial M1 Zone except for those lands within the Smithville Urban Service Area as delineated on Schedule "A".
(By-law 2007-15)

APPENDIX D: Land Use Designation Survey

Table 5: Survey of Employment Land Use Designations

	Designation	Permitted Industrial Uses	Permitted Service and Commercial uses	Other uses
West Lincoln New Official Plan (2010)	Employment Area	Manufacturing, Processing Servicing, storage of goods and raw material, warehousing, research and laboratories, data processing and development	Retail sales ancillary to the permitted use for goods manufactured or processed on site Professional and administrative offices Personal service offices if demonstrated that there are no viable locations downtown	Community facilities including emergency services
West Lincoln OPA 26	Restricted Employment Area	Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly. Uses that would be classified as Class I industrial uses by MOE	Professional offices, auctioneer, union or other trade organization offices, clubs, places of assembly, brew-on premises, bakery premises, eating establishments, caterers, dry cleaning, printing shops, veterinarian clinic, rental and service/repair shops, artists or photography studios, security service premises, designers studios, electronic sales repair, industrial computer repair, vehicle service and repair not including painting facilities, car washes, vehicle rental, nurseries, commercial trade schools and training facilities	Public uses that only involve indoor activities including, but not limited to: fire halls, police stations and other facilities, public work facilities, electric company premises, post office and distribution facilities, and recreation centres and arenas.
West Lincoln Official Plan (1998)	Industrial	The predominant use of land in this category shall be for light and general industrial uses including warehousing and recycling uses, offices, service commercial, lumber and building supply yards and factory retail uses		
	Prestige Industrial	Prestige Industrial uses shall include light industrial uses, offices, research and development,	hotel, motel and banquet facilities, commercial recreational uses and service commercial uses	
West Lincoln Zoning By-law	M1 Industrial Zone	Agricultural uses, excluding human habitation, intensive animal operations, commercial growing of mushrooms and commercial greenhouses Warehousing and wholesaling uses, and any manufacturing or industrial uses which are not obnoxious by reason of the emission of odour, dust, smoke, gas, fumes, noise, cinders, vibration, refuse matter or water-		

	Designation	Permitted Industrial Uses	Permitted Service and Commercial uses	Other uses
		carried waste, and uses accessory thereto saving and excepting human habitation		
	M2 Public Industrial Zone	Industrial, manufacturing, storage, servicing and processing operations carried on by, or on behalf of, a Municipal, Provincial or Federal Government or Utility agency, and, without limiting the generality of this Clause, including facilities for the treatment, pumping and storage of water, facilities for the pumping and treatment of sewage, work yards, waste disposal areas and public incinerators.		
Welland OP 2010	General Industrial	Processing, manufacturing, assembly, fabrication, research and development, laboratories, workshops, training facilities, warehousing, shipping and receiving, major offices and other similar uses	Minor retail and personal professional service commercial uses, which are scaled to serve the needs of the employees of the immediate employment area are permitted	
	Light Industrial	Light manufacturing, light assembly , research and development, warehouses and wholesaling, indoor storage, offices related industrial uses	Commercial uses such as heavy equipment sales and service, repair shops and services and lumber yards. Minor retail and personal professional service commercial uses, which are scaled to serve the needs of the employees of the immediate employment area are permitted	
City of Hamilton OP 2010	General Industrial	full range of manufacturing uses, warehousing, repair service, <i>building or contracting supply establishments</i> , transport terminals, research and development, communication establishment, private power generation, dry cleaning plants, salvage/storage yards, and motor vehicle repair and wrecking; limited office uses; c) <i>ancillary</i> uses which primarily support industry, businesses and employees within the Employment Area, including hotels, health and recreational facilities, financial establishments,	Retail establishments shall serve the businesses and employees of the Employment Area and shall be limited to 500 square metres of gross floor area for any individual business	

	Designation	Permitted Industrial Uses	Permitted Service and Commercial uses	Other uses
		restaurants, personal services, motor vehicle service stations, retail establishments, labour association halls, conference and convention centres, trade schools, commercial parking facilities, commercial motor vehicle and equipment sales, and commercial rental establishment		
	Business Park	manufacturing, warehousing, repair service, <i>building or contracting supply establishments</i> , transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited; b) uses which primarily support industry, including , labour association halls, conference and convention centres, trade schools, commercial motor vehicle and equipment sales, and commercial rental establishments; c)	<i>ancillary</i> uses which primarily support businesses and employees within business parks, including , hotels, health and recreational facilities, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities; d) <i>waste processing facilities</i> and <i>waste transfer facilities</i> ; and, e) <i>accessory</i> uses, such as limited retail and office.	
	Airport Industrial	airport-related industrial uses, including airport transportation and cargo services, manufacturing or assembly, warehousing, <i>waste processing facilities</i> , <i>waste transfer facilities</i> , research and development, communication establishments, and utility activities benefiting from proximity to airport services; b)	airport-related commercial uses, including hotels and motels, convention and exposition centres, restaurants, catering services, automobile rental, leasing and servicing, service stations, taxi terminals, places of entertainment and financial institutions;	<i>ancillary</i> uses that support the use permitted in Policy E.5.5.1 a) through d), inclusive.

	Designation	Permitted Industrial Uses	Permitted Service and Commercial uses	Other uses
		c) high technology industry; d) office; and,		
St. Catherines Official Plan – Aug 2010	General Employment	The General Employment designation is intended to provide for a full range of industrial operations, industrial service uses, which include: <ul style="list-style-type: none"> - industrial operations; - transportation terminals; repair activities, service trades, construction activities, car wash; 	The General Employment designation is intended to provide for a full range of employment business opportunities, and a limited range of retail, service commercial, recreation and institutional uses, which include <ul style="list-style-type: none"> - major office uses, major large scale institution or recreation uses; - ancillary and subordinate retail, service commercial and recreation uses. - banquet, meeting and convention centres; adult oriented uses. 	The General Employment designation also permits knowledge based research, technology, service, communication, information, management uses; arts and cultural enterprise.
Niagara Falls Official Plan – Amended to January 2010	Industrial	Industrial will be for industry. In this regard, industry is defined as manufacturing, assembly, fabricating, processing, reclaiming, recycling, warehousing, distribution, laboratory and research, and storage. All forms of service industries and utilities are included within this definition. Permitted uses include: Health and fitness facilities, conference centres and private clubs (including adult entertainment parlours and body-rub parlours); uses that are ancillary to industrial operations including offices, retail and wholesale showrooms and outlets for products produced on the premises; commercial services such as, but not limited to, banks, restaurants, convenience retail outlets, material suppliers, which are incidental to the		

	Designation	Permitted Industrial Uses	Permitted Service and Commercial uses	Other uses
		industrial district servicing industries and their personnel; and, corporate and business offices.		
Niagara Falls Official Plan – Amended to January 2010	Extractive Industrial	The predominant use of land within the Extractive Industrial designation will be for the extraction and processing of mineral aggregates such as clay, sand, gravel and quarystone. Extractive industrial operations may also include storing, refining and further processing of mineral aggregates and other ancillary uses.		
Town of Fort Erie 'NEW' Official Plan – Adopted 2006	Industrial-Business Park	<p>Lands designated in this category permit an integrated mix of industrial/ manufacturing operations and business activities. Lands designated in this category shall be predominantly used for manufacturing, assembly, processing, fabrication, warehousing and storage of goods and materials.</p> <p>Also included in this category are building contractors' yards, lumber yards, dairies, printing establishments, transport terminals, transportation facilities and automotive uses such as service stations and repair garages, research and <i>development</i> facilities, and repair and servicing operations.</p>	<p>Uses which cater to the existing employment base or business operations of the industrial area such as hotels, motels, and conference centres and restaurants may be permitted by zoning by-law amendment provided they are subordinate to the overall light and general industrial <i>development</i> in the area and appropriately landscaped and buffered.</p> <p>Other uses may include compatible public and institutional uses, commercial or other uses that are incidental to light and general industrial areas, such as offices and residences for caretakers or essential workmen required for an industrial use on the same site.</p>	
City of Port Colborne Official Plan – Adopted 2006	Industrial – Employment Area	<p>Permitted land uses within the Industrial-Employment designation include:</p> <ul style="list-style-type: none"> - Manufacturing and fabricating; - Assembling; - Processing; - Servicing and repairing; - Warehousing and storage; 		

	Designation	Permitted Industrial Uses	Permitted Service and Commercial uses	Other uses
		<ul style="list-style-type: none"> - Shipping and receiving; - Accessory uses to the above uses, such as parking garages or a residence for a caretaker. - Offices as an accessory or secondary use; - Commercial activities that provide amenities to employees during the workday, as an accessory use; - Industrial activities related and proximate to the Canal and harbour such as ship dockage and repair. - Community facilities. - Mining or quarrying operations are prohibited, except for the lands of Port Colborne Quarries as more specifically addressed in [V-A5]. 		

APPENDIX E: Hamlet Inventory

Map 8: Township of West Lincoln Official Plan (2010)
Schedule A – Municipal Structure

Map 9-23: Hamlet Vacant Lot Inventory

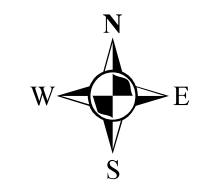
TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'A' - MUNICIPAL STRUCTURE

Legend

-  Municipal Boundary
-  Former Township Boundaries
-  Urban Settlement Area
-  Hamlet Settlement Area
-  Deferred Area #1
-  Settlement Boundary Expansion Area
-  Greenbelt Lands

* The Boundaries and information shown on this Schedule have been provided for information purposes only.



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

Date: October 4, 2010 (ah)

