

June 20, 2024

File: 2125

The Corporation of the Town of Wainfleet
Community and Development Services
31940 Highway #3, P.O. Box 40
Wainfleet ON., L0S 1V0

Attention: Sarah Ivins, B.U.R.Pl., Dipl.M.A., ACST - Planner

Re: Planning Justification Addendum – Zion Road Subdivision

Introduction

Upper Canada Consultants is pleased to resubmit revised materials pertaining to the Draft Plan of Subdivision (P01/2022W) and Zoning By-law Amendment (Z07/2022W) applications made for 53814 Zion Road in the Township of Wainfleet.

The following materials are included with this submission:

- Revised Draft Plan of Subdivision (UCC)
- Revised Zoning Draft Plan (UCC)
- Revised Draft Zoning By-law and Draft Zoning Schedule (UCC)
- Revised Grading Plan (UCC)
- Updated Woodland Memo (Ecological and Environmental Solutions)

Background and Proposed Changes

The subject applications were originally submitted on April 8, 2022 and proposed the creation of 6 lots for single detached dwellings, and 1 block for environmental protection containing a Provincially Significant Wetland (PSW) 30-meter buffer. Additional materials were submitted on November 4, 2022 in response to an incomplete application letter. The applications were deemed complete on December 14, 2022 and A public meeting was held on February 7, 2023.

Through the circulation and review of the applications, the Niagara Region and NPCA provided comments on the Environmental Impact Study submitted with the original applications. The resubmitted Draft Plan of Subdivision is a product of discussions held between the commenting agencies and consulting team.

The resubmitted Draft Plan of Subdivision has been modified to now include 5 single detached lots. The environmental protection block containing the PSW and 30-meter buffer is now incorporated into Lot 5. In addition to the PSW and 30-meter buffer, Lot 5 will also contain an



identified Significant Woodland, as well as a strip of land along the westerly site limit which has been identified as a woodland restoration opportunity to offset the loss of woodland elsewhere on the site to accommodate the proposed residential development. This strip of land enables connectivity from the significant woodland on the property to the agricultural hedgerow to the north.

The changes to the Draft Plan are accompanied by changes to the proposed zoning boundaries. The Significant Wetland and associated buffer are proposed to be zoned as Environmental Protection Overlay, the significant woodland, and restoration areas are proposed to be zoned as Environmental Conservation Overlay, and the floodplain as mapped by the NPCA is proposed to be zoned as Hazard Zone. The balance of the subdivision will be zoned as site Specific Hamlet Residential Zone, with a site-specific provision for lot frontage.

Policy Analysis

The modifications to the Draft Plan were primarily made to address the environmental policies of the Region. In particular, the changes address policy 7.B.1.18 of the 2014 Regional Official Plan pertaining to the creation of lot lines within natural features.

The applications continue to conform with the Provincial Policy Statement, the Growth Plan, the Niagara Region Official Plan, and the Township of Wainfleet Official Plan, as detailed in the Planning Justification Report originally submitted with the applications. The lands are within an area of the municipality designated for limited residential development, and the future residential uses can be sustained on private services.

Conclusion

We trust that the above information is to your satisfaction and should you require further information, please contact the undersigned.

Yours very truly,

Ethan Laman, BURPI., MCIP, RPP
Planner
Upper Canada Consultants