



Planning Rationale Report

Draft Plan of Subdivision Application

353 Townline Road

Niagara-on-the-Lake, ON

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1.0 Introduction

Kaneff Group is the registered owner of the lands legally described as Part of Lot 180 and 181 in the Town of Niagara-on-the-Lake within the Regional Municipality of Niagara and are municipally known as 353 Townline Road (herein referred to as the “subject property”). The subject property is located north of York Road, south of Queenston Road on the east side of Townline Road (**see Figure 1**). This Planning Rationale Report has been prepared in support of an application for a draft plan of subdivision to facilitate the public right-of-way extension of Westwood Court and the creation of blocks for future industrial development, stormwater management, and natural heritage conservation.

The draft plan of subdivision application submission is supported by a full complement of technical studies and reports required to facilitate a complete application. All requirements for a complete application were identified by City staff at the Pre-Consultation Meeting on January 6, 2022, and were recorded on the Pre-Consultation Agreement, which is attached as Appendix #1. The submission includes all identified materials required to constitute a complete application in accordance with Section 51(17)(18) of the *Planning Act*.

The purpose of this report is to provide a detailed description of the subject property, the proposed draft plan of subdivision, and a review of the applicable policy framework. An overview of the policy analysis and planning rationale found in Section 4.0 of this report will demonstrate that the proposed draft plan of subdivision is consistent with the Provincial Policy Statement (2020), conforms to the Growth Plan for the Greater Golden Horseshoe (2020), the Niagara Region Official Plan (2022), and the Town of Niagara-on-the-Lake Official Plan and Zoning By-law. Section 7.0 provides a summary of the conclusions of the report to demonstrate that the proposal conforms to the applicable policy framework as well as the existing zoning by-law and represents proper and orderly planning.

2.0 Site Description and Surrounding Land Use

The subject property is legally described as Part of Lot 180 and 181 in the Town of Niagara-on-the-Lake within the Regional Municipality of Niagara and is municipally known as 353 Townline Road.

2.1 Site Description

The subject property is irregular in shape and has an overall site area of 11.34 hectares (28.02 acres). The subject property has a frontage of approximately 81 metres along Townline Road and is to be accessed by way of the future right-of-way extension of Northwood Court in accordance with Registered Plan 30M-371. The site is currently vacant and contains vegetation, a small, constructed pond, and a portion of Six Mile Creek East Branch that traverses the north-easterly area of the property.

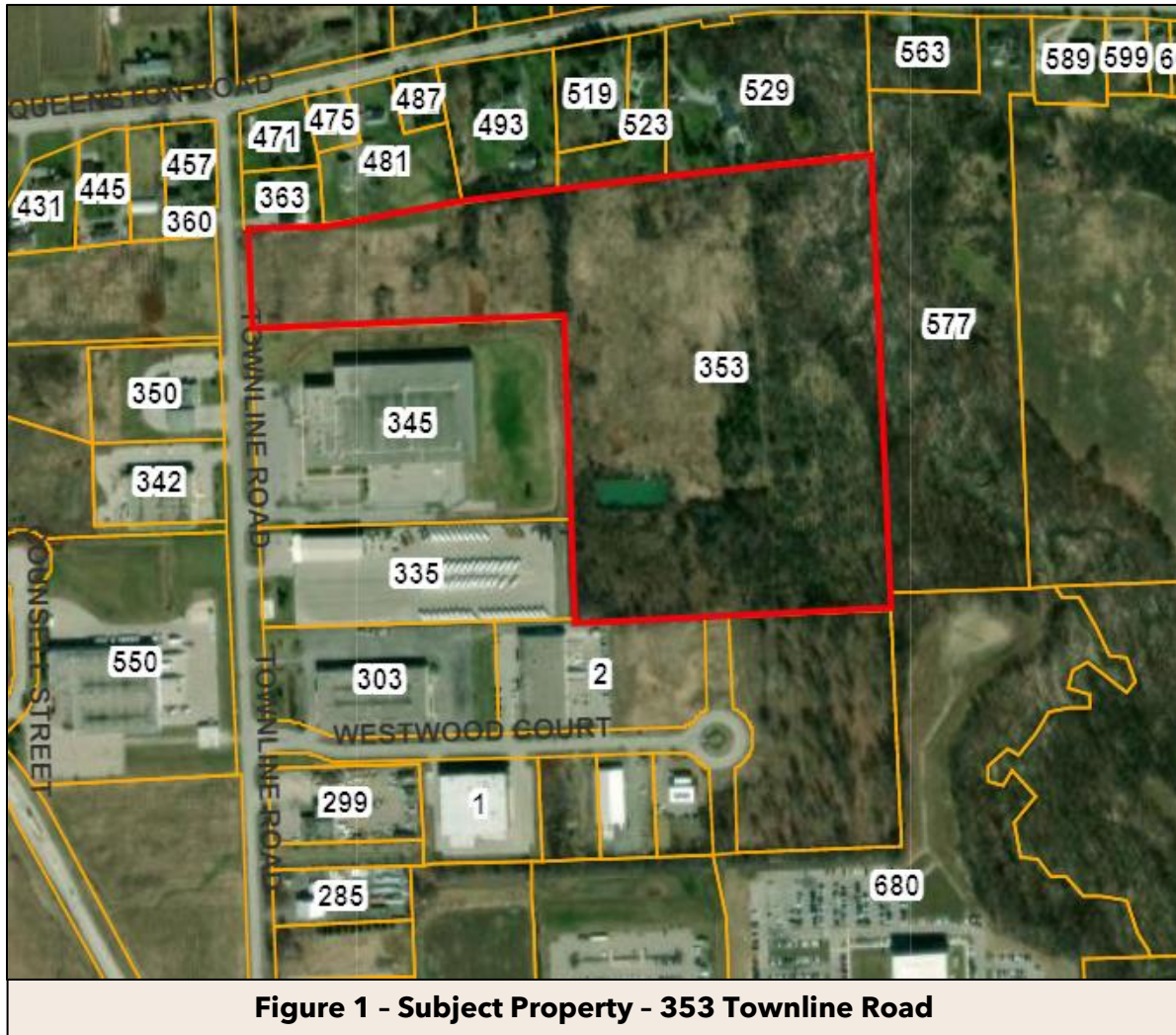


Figure 1 - Subject Property - 353 Townline Road

2.2 Surrounding Area

The surrounding area is predominately comprised of various employment related land uses. A detailed description of the surrounding land uses is included below.

- North: To the north are existing residential properties with frontage along Queenston Road. These properties have lot widths ranging from approximately 30 metres to 160 metres and have direct access to Queenston Road.
- East: To the east is the Six Mile Creek riparian corridor, which traverse the north-east portion of the subject property. Beyond is vacant land that is designated and zoned for industrial and employment related purposes.
- South: To the south is the terminus of Westwood Court and employment related land uses with frontage along Westwood Court. Specific uses include warehousing, construction/contracting storage, and retail. South of

Westwood Court is an existing place of worship with frontage along York Road.

West: To the west is Henry Shein Canada, a dental supply warehouse with frontage along Townline Road and additional employment and industrial related land uses west of Townline Road.



Figure 2 - Surrounding Area Context

3.0 Detailed Description of Proposal

The purpose of the proposed draft plan of subdivision is to facilitate the division of the land municipally known as 353 Townline Road to create blocks for future industrial development, facilitate the extension of the existing public right-of-way (Northwood Court) and to create separate blocks for stormwater management and natural heritage conservation. See below Figure 3 - Proposed Draft Plan of Subdivision.

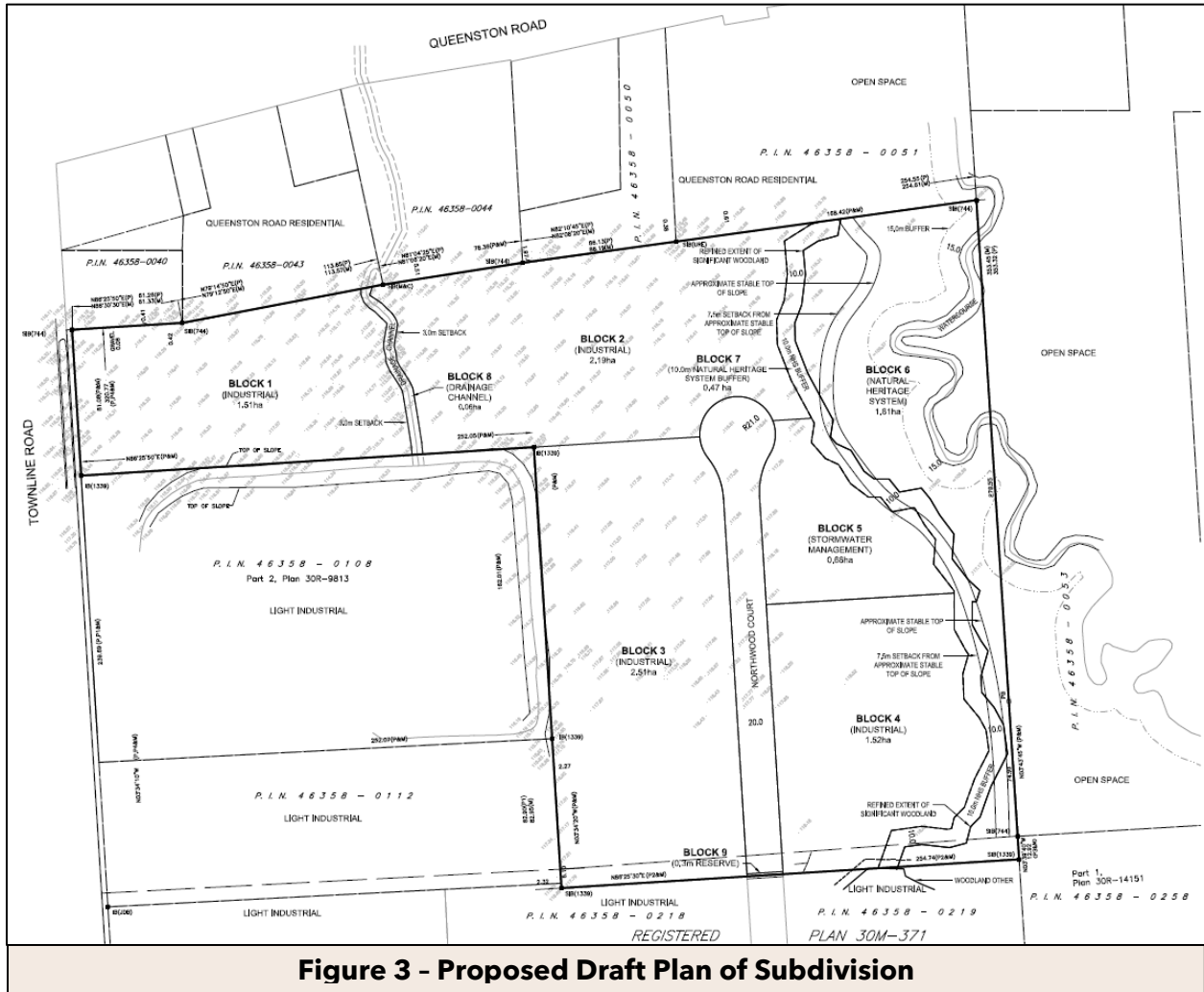


Figure 3 - Proposed Draft Plan of Subdivision

3.1 Draft Plan of Subdivision - Land Use Schedule

The proposed draft plan of subdivision is to be developed in accordance with the as-of-right "Light Industrial (LI)" and "Prestige Industrial (PI)" zoning for the property. The below table provides a summary of the land use schedule for the proposed draft plan of subdivision and the total area attributed to each block.

Blocks	Land Use	Area (ha)
1 - 4	Industrial Employment	7.73
5	Stormwater Management	0.68
6	Natural Heritage System	1.81
7	Natural Heritage System Buffer	0.47
8	Drainage Channel	0.06
20.0m ROW	Public Road	0.59
	TOTAL:	11.34

3.2 Vehicular Access

Vehicular access will be provided by way of the northerly extension of Northwood Court, providing a public right-of-way connection to Westwood Court. The proposed 20-metre public right-of-way extension will provide vehicular access to Blocks 2-5 and is proposed to terminate in a cul-de-sac configuration. The proposed cul-de-sac will be designed per Town and Regional standards. The draft plan of subdivision was designed to accommodate the planned future public right-of-way extension of Westwood Court, which was secured and conveyed to the municipality upon the registration of Plan 30M-371. The 20 metre right-of-way extension as identified on Plan 30M-371 was approved on September 11, 2007. The 0.30 metre reserve identified as Block 5 on Plan 30M-371, will need to be lifted to facilitate the northerly right-of-way extension of Northwood Court. The proposed road configuration and access connections are also consistent with Schedule F3: Movement Network and F4: Public Realm Plan per the current Glendale Secondary Plan.

Vehicular access to Block 1 will be provided by way of a separate driveway access via the Townline Road street frontage. The exact access location and design for Block 1 will be confirmed through a future application for Site Plan Approval.

3.3 Northwood Court Streetscape

A conceptual streetscape plan will be included with a subsequent submission once Draft Plan Approval has been achieved and the detailed subdivision design may advance.

3.4 Natural Heritage System

The components of the Natural Heritage System (NHS) are included within Block 6, which is located along the easterly portion of the subject property and includes a total area of 2.28 hectares, including applicable buffer requirements. The components of the NHS include Six Mile Creek and its associated valley and a significant woodland. A small wetland vegetation community on the southern portion of the property was identified. This wetland pocket is approximately 0.2 hectares in size. this wetland feature is too small and low functioning to be considered for evaluation using the Ontario Wetland Evaluation System. This wetland is also too small and hydrologically isolated to be subject to policies of the NPCA.

An Environmental Impact Study prepared by Colville Consulting Inc., dated January 2024 is included with our submission, which demonstrates that the proposed development will result in no significant impacts to the components of the NHS and includes mitigation measures to avoid and minimize any impact on the key environmental features.

3.5 Stormwater Management

A 0.68-hectare stormwater management (SWM) block (Block 5) is proposed to provide quantity control, quality control, and erosion mitigation for Block 2, 3, and 4. Stormwater Management will be achieved through the implementation of a Wet Pond Facility to control and treat runoff from Blocks 2-4 and the new right-of-way which discharges to the existing watercourse. In addition to the wet pond facility, stormwater quantity controls will be implemented in the form of rooftop storage and rooftop controls in each private Block. In Block 1, rooftop storage/control alone will provide the required attenuation and storage to meet predevelopment (allowable) release rates. In Blocks 2-4, rooftop storage/controls will minimize the peak runoff rate discharging from each Block, thereby minimizing both the size of public storm sewers in Northwood Court and the area and volume of the SWM Pond facility.

The SWM Pond is proposed to provide quantity control, quality control, and erosion mitigations for the catchments 202, 203, and 204 (Blocks 2-5) and will outlet to Six Mile Creek. It will be sized with controls to meet the predevelopment (allowable) release rate to the Six Mile Creek. By incorporating rooftop storage and controls within each Block and providing a minimum of 1786m³ of storage within the SWM Pond, peak flows from the proposed development can be attenuated to predevelopment rates. The emergency inlet and outlet spillways are designed for 100-year peak flows for emergency conditions such as storms beyond 100-year storm events, sewer blockage, or outlet failures.

The permanent pool and forebay component of the proposed SWM pond will provide the level of quality control necessary to provide "normal level protection" of 70% TSS removal. Since Block 1 will be discharging to the unnamed tributary (catchment 201), the incorporation of a treatment-train and oil-grit separator will be provided and further detailed at the detailed design stage.

4.0 Policy Overview

This section of the report will provide an overview of the applicable Provincial, Regional and Municipal planning policy as it applies to the proposed Draft Plan of Subdivision application. This section will provide confirmation that the proposal is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, Niagara Region Official Plan, and the Town of Niagara-on-the-Lake Official Plan.

4.1 Planning Act R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* establishes matters of Provincial Interest and provides direction that the council of municipalities shall have regard to, among other matters, matters of provincial interest. The following matters of provincial interest as identified under Section 2 of the *Planning Act* apply to the development proposal:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities; and*
- (p) the appropriate location of growth and development.*

The proposed Draft Plan of Subdivision has regard for matters of provincial interest in accordance with Section 2 of the *Planning Act* and has been prepared in accordance with Section 51(17) and 51(24) of the *Planning Act*.

Section 3(5) of the *Planning Act* provides direction to a council of a municipality that decisions shall be consistent with provincial policy statements and conform or not conflict with provincial plans that are in effect on that date.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development in Ontario. The PPS is issued under the authority of Section 3 of the *Planning Act*, which requires that decision affecting planning matters "shall be consistent with" policy statements issued under the Act.

Section 1.3 of the PPS includes policies that emphasize the significance of planning for Employment Areas that promote economic development and competitiveness.

Section 1.3.1 provides direction for Planning authorities to promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment*

sites, including market-ready sites, and seeking to address potential barriers to investment;

Section 1.3.2 includes policies for employment areas focused on the provision and protection of employment land. The following policies apply to the proposed Draft Plan of Subdivision:

- 1.3.2.1 Planning authorities shall plan for, protect, and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*
- 1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.*

The subject lands are designated and zoned for employment related land uses that are intended to support local and regional economic development and competitiveness. The proposed Draft Plan of Subdivision will facilitate the division of land to support employment related land uses and economic investment, which is consistent with the policies of the PPS.

4.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (herein referred to as the "Growth Plan") is issued under the authority of Section 7 of the Places to Grow Act, 2005. The Plan was recently amended through an Order in Council under the Act that came into effect on August 28, 2020.

The Growth Plan builds upon the policy foundation provided by the PPS and includes additional policy direction that is of provincial significance. The Growth Plan establishes a time horizon for land use planning to the year 2051 and includes specific population and employment forecasts for all upper and single-tier municipalities in the Greater Golden Horseshoe (GGH).

Section 2.2.5 includes employment related policies that emphasize the importance of planning for employment areas that support economic development, competitiveness, and investment. The following policies provide direction for Employment within the GGH:

2.2.1 Employment

2. Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*

-
- c) *planning to better connect areas with high employment densities to transit; and*
 - d) *integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*
5. *Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.*
 6. Upper-and single-tier municipalities, in consultation with lower-tier municipalities, will designate all *employment areas* in official plans and protect them for appropriate employment uses over the long-term.

The Growth Plan includes employment related policies that are intended to provide upper-tier and lower-tier municipalities with direction to plan for employment areas that support economic development and competitiveness. The policies emphasize the importance of maintaining a sufficient supply of employment lands to accommodate forecasted employment growth. In addition, the Growth Plan highlights the need to designate and preserve employment lands with access to major goods movement facilities and corridors to accommodate manufacturing, warehousing/logistics, and ancillary uses.

The subject lands are located approximately 600 metres from the QEW interchange providing access to a provincial highway system that can support cross-border trade. The proposed Draft Plan of Subdivision will support employment and industrial related activities that will attract investment and employment to an existing employment area with vacant and unoccupied greenfield land that is currently underutilized. The proposed Draft Plan of Subdivision conforms with the employment policies of the Growth Plan.

4.4 Niagara Region Official Plan (November 2022)

The Niagara Official Plan provides a long-term regional strategy and policy framework for guiding growth and development in Niagara Region. The Niagara Official Plan (NOP) conforms to Provincial legislation and implements the policies of the PPS and Growth Plan within a Regional context. The primary goals of the NOP are to support exceptional development and communities, diverse housing types, jobs and population, a thriving economy, and resilient urban and natural areas. The NOP was approved with modifications by the Ministry of Municipal Affairs and Housing on November 4, 2022.

The subject lands are designated "District Plan Area" and "Employment Area" according to Schedule B - Regional Structure. A portion of the subject property is also designated "Natural Environment System Overlay" according to Schedule C1 and "Significant Woodland" according to Schedule C2.

Chapter 4 of the Official Plan sets out the objectives and policies for a competitive region including planning for employment and economic prosperity. Chapter 6 includes policies for

District Plans and Secondary Plans to achieve proactive, coordinated, and comprehensive growth management planning within defined areas of Niagara.

Chapter 4 - Competitive Region

Section 4.2 of the NOP includes policies on Planning for Employment to satisfy forecasted employment growth within Niagara Region. Some of the objectives of this section are to plan for employment lands to enhance economic resilience through a diversified economy and identify opportunities for strategic investment that further economic prosperity.

The subject property is identified as a "Knowledge and Innovation" employment area according to Schedule G - Employment Areas. These employment areas are characterized as follows:

- a) Contain a mix of complementary land uses to facilitate partnerships and promote the sharing of ideas and information;
- b) accommodate built form that supports nearby major institutional uses and major office uses where permitted;
- c) attain high-quality urban design;
- d) encourage densities that are transit-supportive; and
- e) incorporate active transportation facilities along active transportation networks.

The minimum employment density target for the entirety of the Glendale District Area is identified as 60 jobs per hectare according to Table 4-2 in the NOP.

Further to the above, the following policies apply to employment areas:

4.2.1.13 Employment areas will be promoted by aligning land use planning and economic development strategies to retain and attract investment.

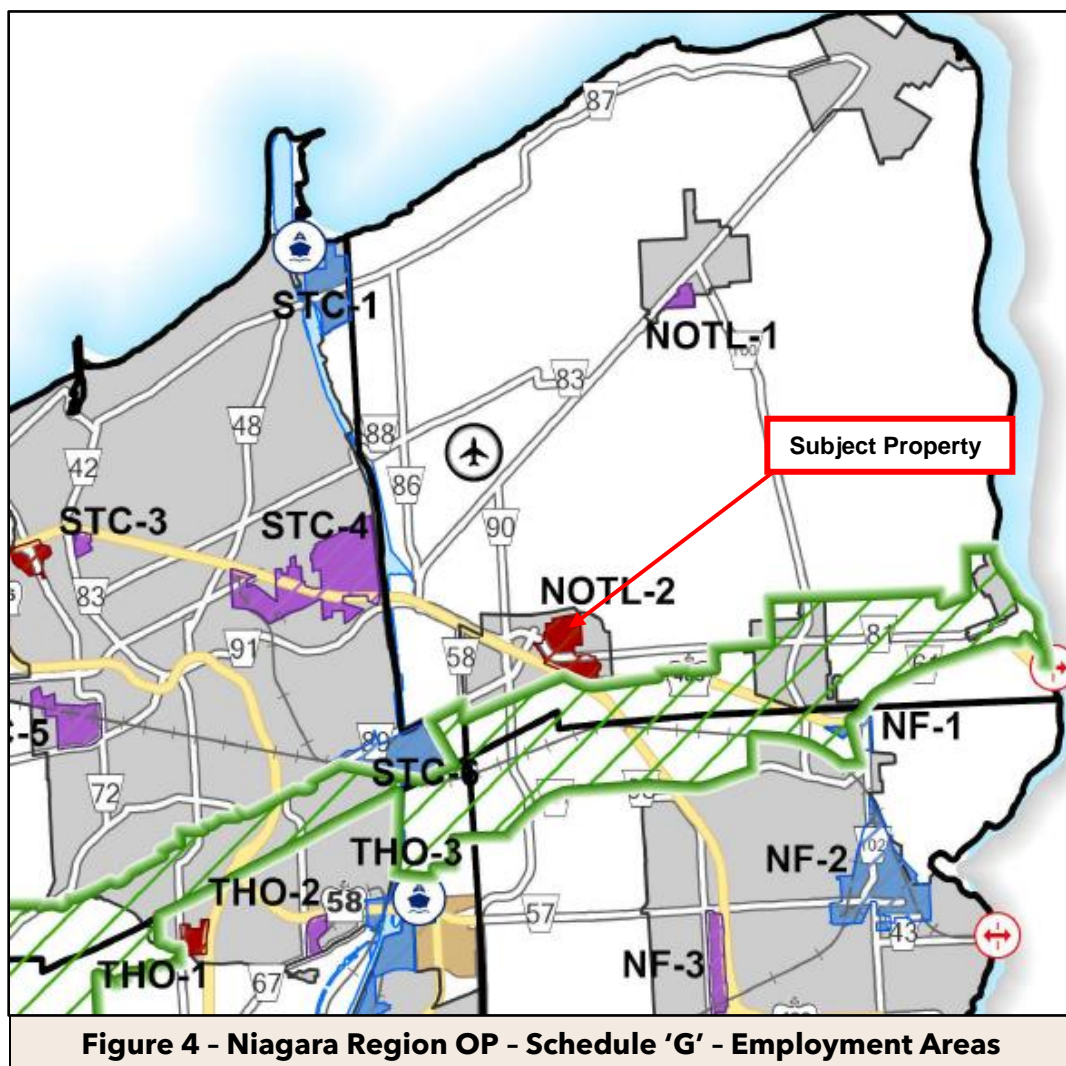
4.2.1.14 Employment areas near major goods movement facilities and corridors associated with the movement of goods, such as international border crossings, the Welland Canal, rail and marine facilities, and Provincial highways, shall be protected and planned for employment uses.

4.2.1.16 Land use permissions approved through a secondary plan or equivalent process prior to the approval of this Plan shall continue to apply within employment areas.

4.2.4.4 Within employment lands, retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

- 4.2.4.8 *Employment lands planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment lands in accordance with Section 6.2.*

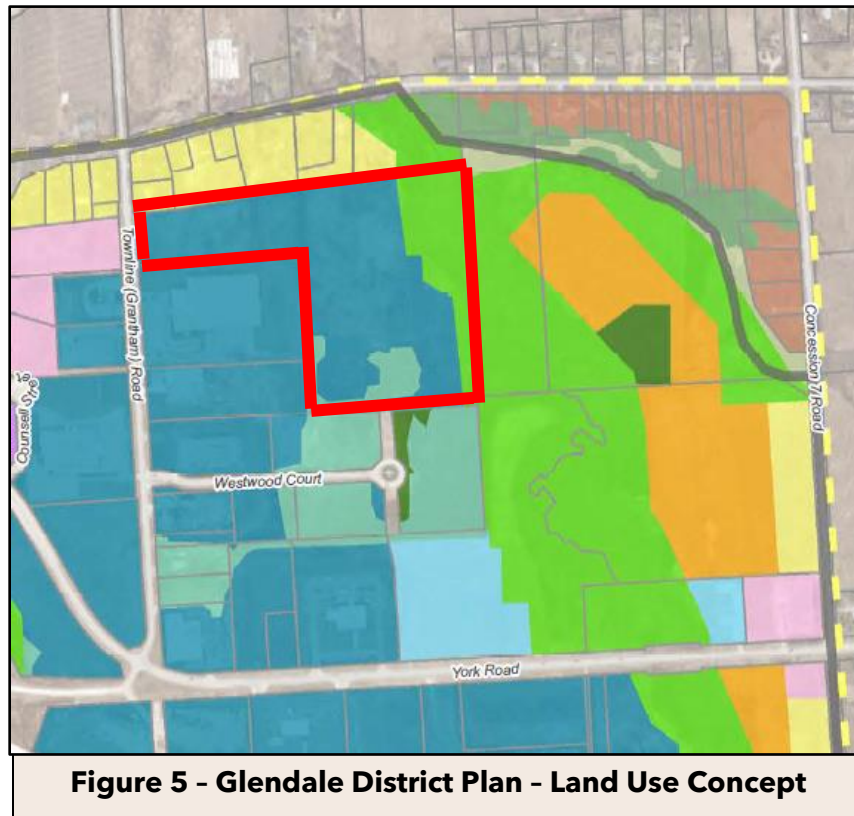
As designated employment lands within Niagara Region, the development of the subject property is an opportunity to attract investment and further economic activity within an existing employment area. The subject property is strategically located near a Provincial highway system capable of supporting goods movement and convenient access to other areas within the Province and across the United States border. The lands are currently zoned to support industrial related employment uses and will be development in conformity with the current zoning and existing policy framework.

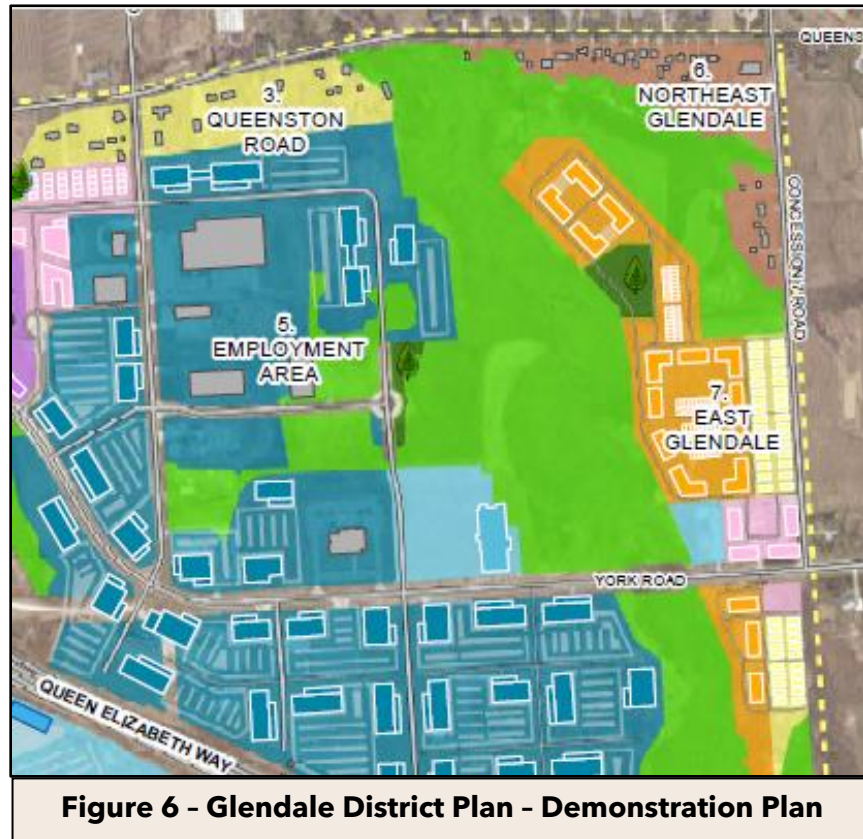


Section 6.1.3 - Glendale District Plan

The Glendale District Plan was endorsed by Regional Council on September 17, 2020, and Regional Official Plan Amendment 17 implements the vision and policy direction of the District

Plan. The Glendale District Plan is comprised of an area of approximately 700 hectares located within the Town of Niagara-on-the-Lake with a small portion located within the City of St. Catharines. Glendale has been identified as an important and strategic growth area within the Region and has been planned to accommodate a significant portion of population and employment growth. The Glendale District Plan includes a land use concept and demonstration plan to delineate land uses and direct future growth. The subject property is identified as an Employment Area, Regional Environmental Conservation Area, and Environmental Protection Area according to the Land Use Concept and Demonstration Plan.





The Glendale District Plan is to be implemented at the local level through an update to Niagara-on-the-Lake’s Glendale Secondary Plan. The Secondary Plan update is currently underway and includes technical analysis to validate the District Plan as feasible and achievable. It is anticipated that the Glendale Secondary Plan update will be completed in 2024.

Chapter 3 - Sustainable Region

The Chapter 3 policies of the NOP include policies for a Regional natural heritage system and water resources system. The intent of the natural heritage system is to preserve and enhance the biodiversity, connectivity, and long-term ecological function of the natural systems in the region. According to Schedule C1 and Schedule C2, a relatively small portion of the subject property is designated “Natural Environment System Overlay” and “Significant Woodland”.

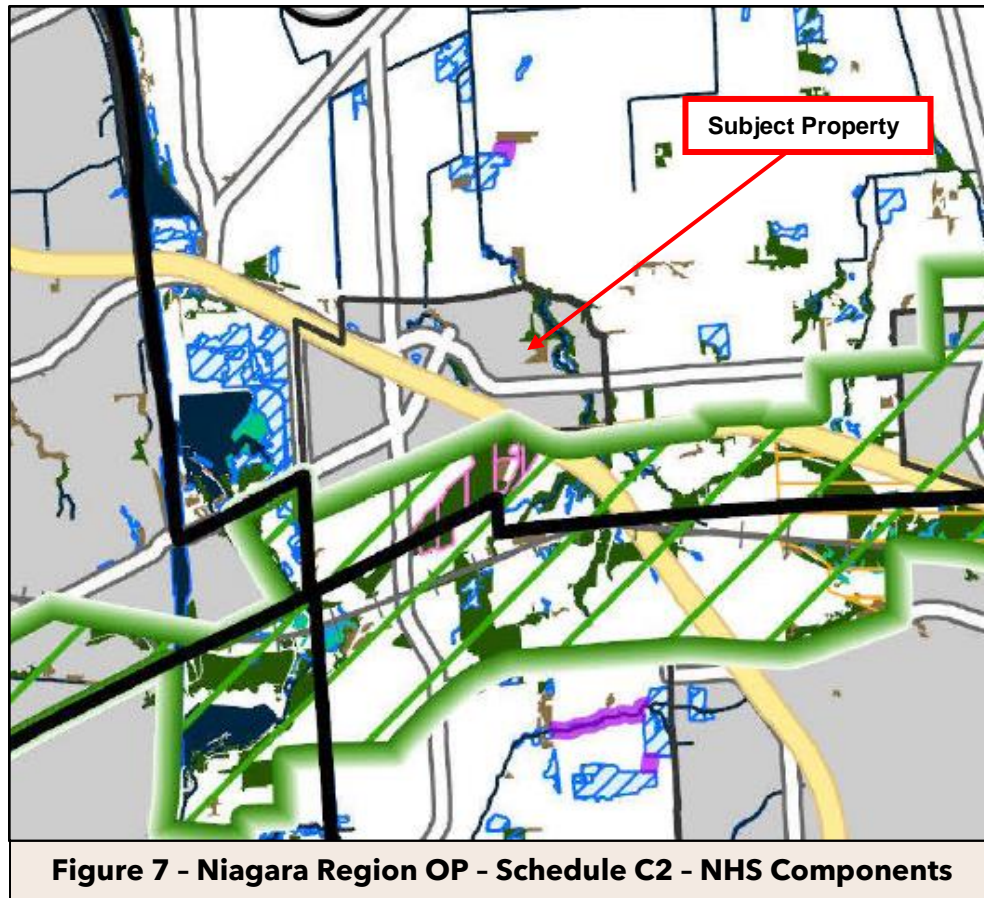


Figure 7 - Niagara Region OP - Schedule C2 - NHS Components

To be identified as significant, a woodland must meet the definition of ELC forest (as per the definition of 'woodland'), and then meet one or more of the following criteria:

1. 2 ha or greater in size;
2. 1 ha or greater in size meeting at least one of the following criteria:
 - a. Naturally occurring (i.e., not planted) trees (as defined in the species list of Appendix D in the Greenbelt Technical Paper);
 - b. Treed areas planted with the intention of restoring woodland;
 - c. 10 or more trees per ha greater than 100 years old or 50 cm or more in diameter;
 - d. Wholly or partially within 30 m of a provincially significant wetland or habitat of an endangered or threatened species;
 - e. Overlapping or abutting one or more of the following features:
 - i. Permanent streams or intermittent streams;
 - ii. Fish habitat;
 - iii. Significant valleylands;

An Environmental Impact Study, prepared by Colville Consulting Inc., dated Jan 2024 is included with the draft plan of subdivision application and identifies the extent of the Significant Woodland on the property. The Significant Woodland and other components of

the Natural Heritage System are located within Block 6 on the draft plan of subdivision, which includes a total area of 1.81 ha. The Significant Woodland and NHS is proposed to be preserved and conveyed into public ownership upon registration of the plan of subdivision.

The following Official Plan policies support the refinement and reclassification of individual features or components without an amendment provided it has been demonstrated and justified through the submission of an environmental impact study:

- 3.1.4.1. *Changes to the limits or classification of individual features or components of the natural environment system identified through Regional criteria may be considered through the submission of an environmental impact study and/or hydrologic evaluation based on a terms of reference approved by the Region, in accordance with the policies of this Plan, and in consultation with the Conservation Authority as appropriate.*
- 3.1.4.2. *If the change to the limit or classification of an individual feature or component of the natural environment system identified through Regional criteria can be justified to the satisfaction of the Region, an amendment to this Plan shall not be required. Further details on the scope of the study required to support a change to the limit or classification of the natural environment system will be included in the Region's Environmental Impact Study Guidelines and/or Hydrologic Evaluation Guidelines.*

4.5 Town of Niagara-on-the-Lake Official Plan (2019)

The Official Plan for the Town of Niagara-on-the-Lake addresses local, regional, and provincial planning initiatives while protecting and enhancing the distinctive character of the Town, its unique agricultural capabilities, and its quality of life.

The Official Plan identifies Glendale as the newest of the settlement areas. It is divided by the Queen Elizabeth Way with industrial and large-scale commercial development on the north side of the highway and a large-scale educational institution (Niagara College), a hotel, major retail, and residential development on the south side of the highway. Within the Region of Niagara, Glendale is a hub and the major location for future greenfield development in the Town.

The subject property is located within Glendale, which is identified as a "Settlement Area" according to Schedule A - Community Structure. According to Schedule B6, the land use plan for Glendale designates the subject property as "Employment" with a small portion of the land located along the easterly property designated as "Conservation". The relevant Employment Area policies of the Official Plan are included below.

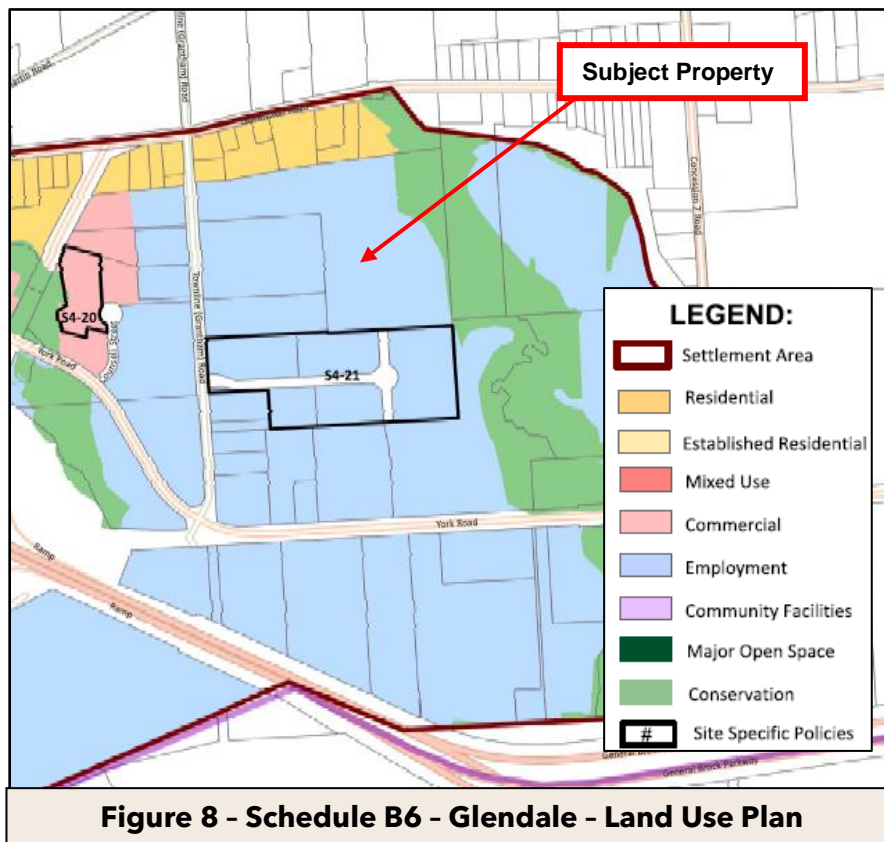
- 2.3.3 *As key components of the Town's economic development strategy, the Town:*

- e) supports initiatives to expand a regional employment role at the Queen Elizabeth Way (QEW) in Glendale;
- g) will promote new economic development and tourism opportunities;

2.5.1.1 Employment Areas are designated on the land use schedules of this Plan. Employment areas provide opportunities for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

4.13.3.1 Employment uses include a full range of business and manufacturing uses (including wineries, breweries and distilleries), warehousing, servicing and maintenance operations, co-work or shared work spaces, communications and transportation facilities, research and development facilities, public utilities, offices, accessory retail or service commercial, restaurants.

The proposed draft plan of subdivision conforms to the Employment Area policies of the Official Plan. The proposed subdivision will support investment on vacant, underutilized employment lands for a full range of employment related activities that are supported by the Official Plan. The significant natural heritage features present on the property have been identified as a separate block on the draft plan of subdivision and will be conveyed to the Town upon registration of the plan of subdivision.



4.6 Glendale Secondary Plan (2019)

The Glendale Secondary Plan describes Glendale as a community with a vital role to play in enhancing and sustaining Niagara-on-the-Lake's economy, physical environment, and quality of life. It also recognizes that Glendale contains the bulk of the Town's industrial employment lands. The subject property is designated "Industrial Park", "Prestige Employment" and "Environmental Conservation Area" according to Schedule F1: Land Use and Character Precincts. The relevant Secondary Plan policies are included below.

3.3 Prestige Employment Areas

Prestige Employment Areas are intended to accommodate a wide range of office and industrial uses occupying sites and buildings that demonstrate design excellence.

The following uses are permitted in prestige Employment Areas:

- *corporate or other business office*
- *research and development facility*
- *manufacturing and assembly*
- *information processing*
- *goods distribution and warehousing*
- *enclosed technical or commercial school*

The applicable zoning for the property has established built form standards, setbacks and regulations that are consistent with the more detailed Prestige Employment Area policies.

3.4 Industrial Park Areas

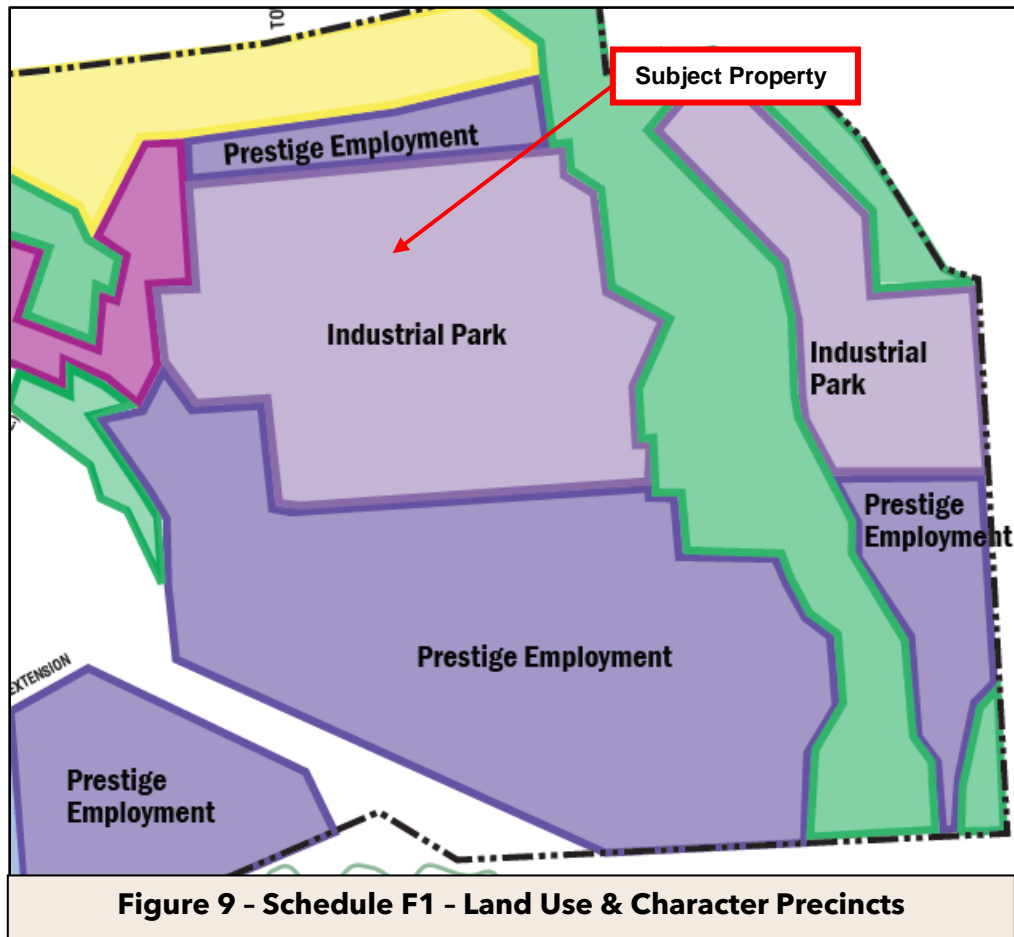
The Industrial Park Areas are located in a less publicly visible area of Glendale and therefore are an appropriate location for industrial uses whose operations may have adverse visual impacts.

The following uses are permitted in Industrial Park Areas:

- *research and development facility*
- *manufacturing and assembly*
- *fabrication*
- *information processing*
- *goods distribution and warehousing*
- *industrial and transportation servicing and maintenance facility*
- *construction and agricultural equipment sales and rental facility*

The applicable zoning for the property has established built form standards, setbacks and regulations that are consistent with the more detailed Industrial Park Area policies.

The proposed draft plan of subdivision conforms to the land use policies of the Glendale Secondary Plan. The industrial employment blocks will be subject to a future application for Site Plan Approval and will need to be designed in accordance with the "Light Industrial" and "Prestige Industrial" zone categories.



5.0 Town of Niagara-on-the-Lake Zoning By-law

The subject property is zoned "Light Industrial (LI)" and "Prestige Industrial (PI)" according to Comprehensive Zoning By-law 4316-09, as amended. Both zone categories permit a full range of employment related activities.

The following uses are permitted in the Light Industrial (LI) Zone:

- (a) business or professional Office
- (b) business office that supports an industrial operation on the same site
- (c) construction and agricultural equipment sales and rental facility
- (e) data processing establishment
- (e) dry cleaning and laundry plants
- (f) fabrication
- (g) goods distribution and *warehousing*, including a mini-warehouse
- (h) industrial and transportation servicing and maintenance facility
- (i) *laboratory*
- (j) *manufacturing* and assembly

- (k) *marihuana for Medical Purposes Production Facility*
- (l) *printing and binding establishment*
- (m) *public use*
- (n) *research and development facility*
- (o) *retail use as subsidiary to a permitted use*
- (p) *secondary uses in accordance with Section 6.57*
- (q) *service establishment*

The following requirements and restrictions apply to the Light Industrial Zone:

(a)	Minimum lot frontage	30.0 m (98.43 ft)
(b)	Minimum lot depth	60.0 m (196.85 ft)
(c)	Minimum lot area	0.2 ha (0.5 ac)
(d)	Maximum lot coverage	50%
(e)	Minimum front yard setback	6.0 m (19.69 ft)
(f)	Maximum front yard setback	18.0 m (59.06 ft)
(g)	Minimum interior side yard setback	3.0 m (9.84 ft)
(h)	Minimum exterior side yard setback	6.0 m (19.69 ft)
(i)	Minimum rear yard setback	18.0 m (59.0)
(j)	Minimum landscaped open space	10%
(k)	Outside storage is permitted, provided it does not exceed 25% of the lot area and is located in a rear yard and screened from view from any public street. Materials to be stored shall not exceed 3.0 m (9.84 ft) in height.	
(l)	Maximum building height	12.0 m (39.37 ft)
(m)	Loading, servicing and garbage areas: <i>Where loading, service and garbage areas are provided in an interior side yard, they shall be located a minimum of 20.0 m (65.62 ft) from the front wall of the building.</i>	

The following uses are permitted in the Prestige Industrial (PI) Zone:

- (a) *assembly hall*
- (b) *automotive gas and service stations* on sites fronting York Road provided that such areas are not located on a corner lot where two public roads meet.
- (c) *corporate or business office*
- (d) *educational facility*
- (e) *goods distribution and warehousing*, including a mini-warehouse
- (f) *information processing*
- (g) *manufacturing and assembly*
- (h) *one hotel*, including conference facilities, with a maximum of 120 rooms south of the QEW, provided it is a component of an office complex.

- (i) printing and binding establishment
- (j) public use
- (k) research and development facility
- (l) retail use as a subsidiary to a permitted use.
- (m) restaurant use and convenience store use provided that such uses are located on the ground floor of an office building.
- (n) secondary uses in accordance with Section 6.57
- (o) trade or commercial school

The following requirements and restrictions apply to the Prestige Industrial Zone:

(a)	Minimum lot frontage: i) York or Airport Road ii) Other areas	50.0 m (164.04 ft) 30.0 m (98.43 ft)
(b)	Minimum lot depth	60.0 m (196.85 ft)
(c)	Maximum lot area	0.4 ha (1.0 ac)
(d)	Maximum lot coverage	50%
(e)	Minimum front yard setback: i) Airport Road ii) Other lots	9.0 m (29.53 ft) 6.0 m (19.69 ft)
(f)	Maximum front yard setback: i) York Road ii) Airport Road iii) Other lots	6.0 m (19.69 ft) 12.0 m (39.37 ft) 18.0 m (59.06 ft)
(g)	Minimum interior side yard setback	3.0 m (9.84 ft)
(h)	Minimum exterior side yard setback	6.0 m (19.69 ft)
(i)	Minimum rear yard setback	15.0 m (49.21 ft)
(j)	Minimum landscaped area	20%
(k)	Maximum building height	10.0 m (32.81 ft)
(l)	Loading, servicing and garbage areas: <i>Where loading, service and garbage areas are provided in an interior side yard, they shall be located a minimum of 20.0 m (65.62 ft) from the front wall of the building.</i>	

11.13.4 Buffer Strip:

Where the interior side yard or rear lot line of a lot zoned Prestige Industrial (PI) abuts a residential or institutional zone, a strip of land adjacent to the adjoining lot line being a minimum of 6.0 m (19.69 ft) in width, and landscaped with coniferous plantings to a minimum of 2.0 m (6.56 ft) high shall be used as a buffer strip in accordance with Section 6.6.

The proposed plan of subdivision will be developed in accordance with the land uses permitted by the Light Industrial and Prestige Industrial zones. Future site plan applications

for each individual block will be submitted to the Town for review and will be consistent with the land use schedule and built form standards established by the applicable Zoning By-law.

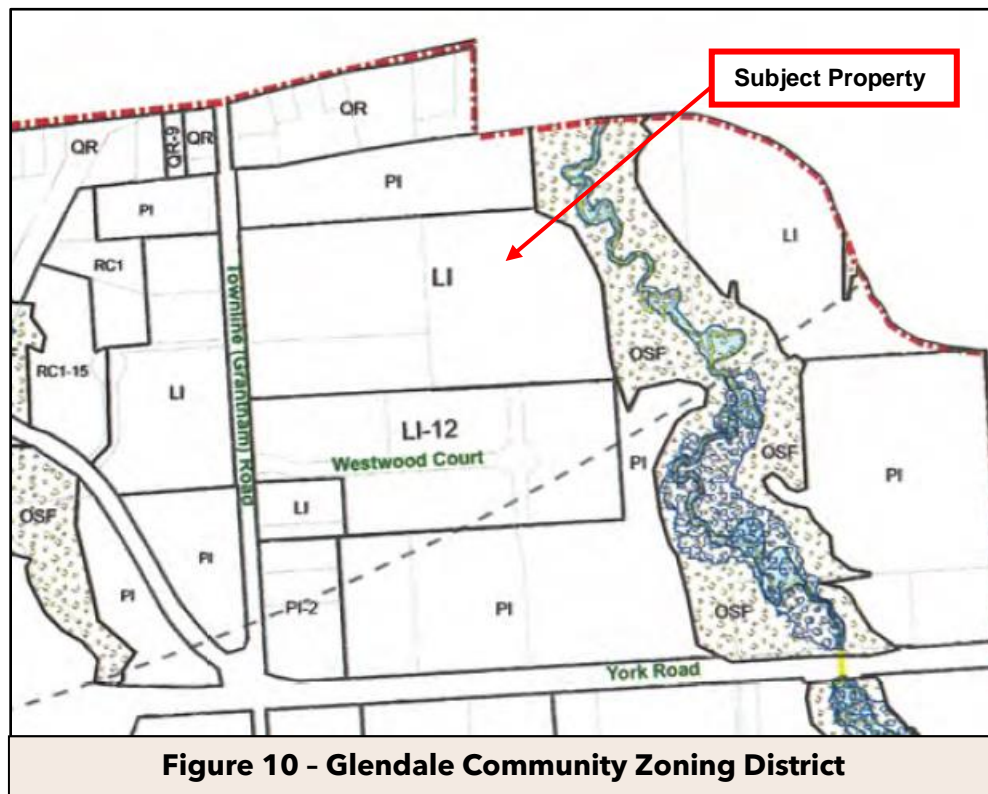


Figure 10 - Glendale Community Zoning District

6.0 Supporting Studies

Environmental Impact Study

An Environmental Impact Study (EIS) prepared by Colville Consulting Inc., dated January 2024 is included with the draft plan of subdivision submission. The EIS includes a summary of field studies that were completed to characterize and inventory the natural heritage features and wildlife activity of the Study Area. The EIS demonstrates that the proposed development will result in no significant impact to the Significant Woodland and watercourses identified on-site. This is subject to the successful implementation of the recommended mitigation measures which are referenced in Section 7.0 of the report. To assist with minimizing impacts associated with the proposed developments, it is recommended that the mitigation measures be implemented during the final design, construction, and future use of these properties. Based on the assessment, the EIS concludes that the proposed development is consistent with the applicable policies of the Niagara Region Official Plan, Niagara-on-the-Lake Official Plan, and satisfies the NPCA regulatory policies. Furthermore, the report concludes that the proposed development will result in no impact to the significant natural heritage features on or adjacent to the property.

Functional Servicing and Stormwater Management Report

A Functional Servicing Report and Stormwater Management Report prepared by C.F. Crozier and Associates Inc., dated Dec 2023 has been provided in support of the application to demonstrate that the proposed development is feasible from a functional servicing and stormwater management perspective and conforms with the requirements of Niagara Region and the Town of Niagara-on-the-Lake. Contained within this report is a detailed description of the proposed water servicing, sanitary servicing, stormwater servicing, stormwater management design, erosion control, site grading and road access. To summarize, the conclusions and recommendations of the report include but are not limited to the following:

- A new 200mm watermain will be constructed in Northwood Court from the existing 200mm watermain in Westwood Court to service Blocks 2-4. Block 1 will be provided with a direct water service connection to the existing 300mm watermain in Townline Road.
- A new 200mm sanitary sewer will be constructed in Northwood Court and connect to the existing 250mm sanitary sewer in Westwood Court to service Blocks 2-4. Block 1 will be provided with a direct sanitary service connection to the existing 525mm sanitary sewer in Townline Road.
- Storm drainage from the site is split between two watercourse outlets. The post-development condition will mimic the predevelopment drainage pattern and utilize both outlets. Block 1 will discharge directly to the Unnamed Outlet watercourse. Blocks 2-4 will discharge to Northwood Court ROW storm sewers which will outlet to the SWM Pond (Block 5) which will discharge to Six Mile Creek watercourse.
- Stormwater quantity will be achieved through implementation of rooftop controls in each of Blocks 1-4 and a public SWM Pond facility (Block 5). Post-development peak discharge rates will be restricted to pre-development rates based on each outlet.
- Stormwater quality will be achieved for Block 1 through use of train-treatment method and Low Impact Development practices (such as infiltration, swales, oil-grit separator, etc). Runoff from Blocks 2-4 will be treated for quality by the SWM pond prior to discharge to the Six Mile Creek watercourse.

Geotechnical Report

A Geotechnical Investigation Report prepared by Bendigo Consulting Inc., dated December 22, 2020, has been provided in support of the application. The purpose of the Geotechnical Investigation is to determine the subsurface conditions and to interpret these findings as they relate to the design and construction of the underground services, foundations and related earthworks associated with the proposed future development. A summary of the report findings and recommendations is included below:

- A total of 15 boreholes were sampled.
- All boreholes were recorded to be 'dry' on completion of drilling. The static water level is estimated to be below the maximum depth of excavation.

- The soil conditions encountered in the boreholes are generally considered suitable for supporting the proposed development on conventional spread footings founded on the native silty clay.
- The floor slab may be constructed using conventional slab-on-grade techniques on a prepared subsurface.
- The base of excavations in the native silty clay soil encountered in the boreholes should remain firm and stable. Therefore, standard pipe bedding, as typically specified by the Town of Niagara-on-the-Lake should suffice.

The report has confirmed that the subsoil consists of native silty clay stiff to hard in consistency and capable of supporting the proposed development.

Preliminary Slope Stability Report

A Preliminary Slope Stability Report prepared by Bendigo Consulting Inc., dated February 12, 2021, is included with the draft plan of subdivision submission. The purpose of the site assessment work was to examine the condition of the easterly slope towards Sixteen Mile Creek and provide comments with regards to its long-term stability from a geotechnical perspective. The report includes profile sections for the slope which have been used to establish the long-term stable top of slope and erosion allowance. The report concludes that the slope, as it exists, is stable in both the short and long term and more than satisfies the "active" land use requirement. Furthermore, the report concludes that the construction of the proposed buildings will have no impact on the stability of the slope.

Slope Stability Assessment

A Slope Stability Assessment prepared by Soil Engineers Ltd., dated December 13, 2023, is included with the draft plan of subdivision submission. The purpose of the slope stability assessment was to evaluate whether the proposed overland flow route and outlet to the valley slope would impact the stability of the existing slope. The slope stability analysis evaluated the flow path and modeled the existing slope under submerged conditions. To satisfy the stability requirement for a slope under submerged condition, the resulting factor of safety (FOS) should meet a minimum of 1.30. The analysis of the cross-section at the flow path yielded a FOS of 1.55 and is considered acceptable from geotechnical engineering perspective. Mitigation measures and specific recommendations are included within the report to prevent further disturbance of the existing slope beyond the spillway. These recommendations will be fully implemented to further mitigate any impact to the existing slope.

Stage 1 & 2 Archaeological Assessment

A Stage 1 Archaeological Assessment prepared by Amick Consulting, dated March 12, 2020, is included with the draft plan of subdivision submission. The report describes the results of the 2019 Stage 1 Archaeological Background Research Study of 353 Townline Road. Approximately eighty percent (80%) of the property has been previously assessed in conformity with Ontario Ministry of Tourism and Culture (MTC) Standards and Guidelines for

Consultant Archaeologists (MTC 2011). An Archaeological Assessment of a proposed industrial park, which covers most of this property, was conducted on April 24, 1990. Approximately seventy-five to eighty percent (75-80%) of this previous assessment was ploughed and weathered sufficiently. The archaeologists conducting this assessment explained that the lands had been rained upon and that the survey conditions were excellent. The crew conducting this survey, did so in systematic linear transects at 5 metre intervals. Areas that were not assessed during the 1990 fieldwork and were within the property limits of the 1990 Stage 2 Property Assessment, were identified as a steep bank and ravine slope of the creek in the northeastern section of the property (Pearce, 1990). This determination is in conformity with the Ontario Ministry of Tourism and Culture (MTC) Standards and Guidelines for Consultant Archaeologists (MTC 2011). Therefore, this area will not need to be reassessed during the Stage 2 Archaeological Property Assessment of lands contained within the current study area. The objectives of the Stage 1 Background Study have therefore been met and in accordance with the results of the investigation, recommendations were made with respect to lands not previously subject to a Stage 2 Property Assessment within the current study area.

A Stage 2 Archaeological Assessment prepared by Amick Consulting, dated January 17, 2023, is included with the draft plan of subdivision submission. The Stage 2 report includes results from the Stage 2 investigation in response to the recommendations of the Stage 1 report. The study area was subject to property inspection and photographic documentation concurrently with the Stage 2 Property Assessment on 6 September 2022. As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:

- No further archaeological assessment of the study area is warranted.
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed.
- The proposed undertaking is clear of any archaeological concern.

7.0 Summary & Conclusion

1. An amendment to the Official Plan or Zoning By-law is not required to facilitate the proposed Draft Plan of Subdivision. The proposed Draft Plan of Subdivision conforms with the Official Plan, Glendale Secondary Plan and complies with the as-of-right zoning for the property.
2. The lands are currently designated to support industrial related employment uses and are proposed to be development in conformity with the existing regional and municipal policy framework.
3. The proposed Draft Plan of Subdivision is consistent with the Provincial Policy Statement and conforms with the policies of the Growth Plan and Niagara Region Official Plan.

4. The development of the subject property is an opportunity to attract investment and further economic activity within an existing employment area.
5. The subject property is strategically located near a Provincial highway system capable of supporting goods movement, convenient access, and cross-border trade to areas throughout the Region, Province, and United States.
6. The subject property is supported by a future public transitway and will create employment opportunities that do not require vehicle ownership and/or access. A transit hub is proposed to be located at Glendale Avenue and QEW, which is approximately a 10-15-minute walk to the subject property.
7. The proposed Draft Plan of Subdivision will facilitate future industrial development that will be of a high-quality design and attractive built form that can be seamlessly integrated with the surrounding area.
8. The proposed Draft Plan of Subdivision will facilitate future industrial development and will create new jobs, which in turn will assist in satisfying the prescribed employment density target of 60 jobs per hectare for the Glendale Secondary Plan Area.
9. The proposed Draft Plan of Subdivision will facilitate development on a vacant piece of land within the Town of Niagara-on-the-Lake and would allow the lands to be developed for the highest and best use.