

APPENDIX A –

OFFICIAL PLAN AMENDMENT

Being a By-Law to Adopted Amendment No. **XX** to the Loyalist Township Official Plan (Amherstview West Secondary Plan)

This amendment was adopted by the Corporation of Loyalist Township by By-law No. **2024-XX** in accordance with the Planning Act, R.S.O. 1990, as amended, on the _____ day of _____, 2024.

STATEMENT OF COMPONENTS

PART A – THE PREAMBLE contains an explanation of the purpose and basis for the amendment, as well as a description of the lands that are affected, but does not constitute part of this amendment.

PART B – THE AMENDMENT consisting of the adoption of replacement text and policies for the Amherstview West Secondary Plan Area as illustrated in Schedule “A” – Key Location Map. Proposed changes to the Loyalist Township Official Plan are as follows:

- Changes to Schedule C – Land Use: Amherstview - Parrott’s Bay are described and illustrated in Schedule “B” – Land Use Designations attached hereto and forming part of this By-law.
- Changes to the Loyalist Township Official Plan Schedule C1 – Environmental Overlay: Amherstview - Parrott’s Bay are illustrated in Schedule “C” – Environmentally Sensitive Areas Overlay attached hereto and forming part of this By-law.
- Changes to the Loyalist Township Official Plan Schedule F – Natural Hazard Area and Source Water Protection Overlay; Schedule G – Transportation Plan; Schedule J – Select Bedrock Overlay; and Schedule K – Significant Groundwater Recharge – Vulnerable Aquifer Overlay are illustrated in Schedule “D” – Road Network and Classifications attached hereto and forming part of this By-law.
- Changes to the Loyalist Township Official Plan Schedule I – Trail Network are illustrated in Schedule “E” – Conceptual Trail Network attached hereto and forming part of this By-law.

[Note: The following table does not form part of the Official Plan Amendment, but is included for explanatory purposes.]

Loyalist Township Official Plan (Council Adoption: September 27, 2021; County Approval March 23, 2022) – Existing Schedules	Action	Proposed as per OPA	Schedule Reference in OPA
Schedule A – Township Land Use Plan	No change	NA	N/A
	New / Modify	Proposed Official Plan Amendment Text	Schedule “X”
	N/A	N/A	Schedule “A” – Key Location Map
Schedule C – Land Use Plan: Amherstview - Parrott’s Bay	Modify	Modify to remove Amherstview West Secondary Plan lands from Fringe Areas designation and add conceptual road network.	Schedule “B” – Land Use Designations Schedule “F” – Land Use Plan – Amherstview West
Schedule C1 – Environmental Overlay: Amherstview - Parrott’s Bay	Modify	Modify to add Environmentally Sensitive Areas Overlay as per the High Development Constraints in the Land Use Plan.	Schedule “C” – Environmentally Sensitive Areas Overlay
Schedule F – Natural Hazard Area and Source Water Protection Overlay Schedule G – Transportation Plan Schedule J – Select Bedrock Overlay Schedule K – Significant Groundwater Recharge – Vulnerable Aquifer Overlay	Modify	Modify to add conceptual road network in Amherstview West.	Schedule “D” – Road Network and Classification
Schedule I – Trail System	Modify	Modify to add conceptual trail network and conceptual road network in Amherstview West.	Schedule “E” – Conceptual Trail Network

PART A – THE PREAMBLE

The title of this Amendment is “Amendment No.X” to the Official Plan of Loyalist Township, hereinafter referred to as “Amendment No.X”

PURPOSE

The purpose of Official Plan Amendment No.X is to address necessary changes to the Township’s policies and mapping to bring into effect the Secondary Plan for Amherstview West.

Amherstview West intends to be a fully serviced community part of the greater Amherstview area in Loyalist Township. The Loyalist Township Official Plan (including Amendment No. 38 Five Year Review) (Council Adoption September 27, 2021; County Approval March 23, 2022) (herein referred to as “Loyalist Township Official Plan”) currently acknowledges that growth in Amherstview will take place in a westerly direction and Loyalist Township has been actively planning the development of Amherstview West as per the direction in the Official Plan. The policies in this amendment will guide the development and neighbourhood design of these lands through zoning and various Planning Act applications.

LOCATION

The lands affected by Amendment No.X include the lands within the Amherstview West boundary shown in Schedule “A”. These lands are generally described as lands bounded by the Taylor-Kidd Boulevard (County Road 23) to the north, Bath Road (Highway 33) to the south, County Road 6 to the east, and Parrott’s Bay Conservation Area to the west, and legally described as:

[Note: Legal descriptions listed of all properties in the Secondary Plan Area – confirmation to be provided for the highlighted properties below.]

- 4653 BATH RD - PT LT 34 CON BROKEN FRONT ERNESTOWN PT 6 & 7 29R8545; LOYALIST
- 4683 BATH RD - PT LT 34 CON BROKEN FRONT ERNESTOWN PART 2 RP 29R3877; Loyalist
- Bath Road (HWY #33)
- 4723 BATH RD - PT LT 33 CON BROKEN FRONT ERNESTOWN AS IN LA233030; LOYALIST
- Bath Road (HWY #33)
- 4761 BATH RD - PT LT 33 CON BROKEN FRONT ERNESTOWN AS IN LA243802; LOYALIST
- 4767 BATH RD - PT LT 33 CON BROKEN FRONT ERNESTOWN AS IN LA248930; LOYALIST
- 4771 BATH RD - PART LOT 33 CON BROKEN FRONT ERNESTOWN AS IN LA249057
- 4773 BATH RD - PT LT 32-33 CON BROKEN FRONT ERNESTOWN AS IN LA218665; LOYALIST
- 4777 BATH RD - PT LT 32-33 CON BROKEN FRONT ERNESTOWN AS IN LA191135; LOYALIST
- 4785 BATH RD - PT LT 32 CON BROKEN FRONT ERNESTOWN AS IN LA259863; LOYALIST
- 4791 BATH RD - PT LT 32 CON BROKEN FRONT ERNESTOWN AS IN LA104467, EXCEPT THE EASEMENT THEREIN; LOYALIS
- 4787 BATH RD - PART LOT 32 CONCESSION BROKEN FRONT ERNESTOWN AS IN LA147558 SAVE AND EXCEPT PL595; LOYALIST

- 4795 BATH RD -
PT LT 32 CON BROKEN FRONT ERNESTOWN AS IN LA131386; LOYALIST
- 4799 BATH RD -
- 4809 BATH RD - PT LT 32 CON BROKEN FRONT ERNESTOWN AS IN LA208206; LOYALIST
- 4825 BATH RD - PT LT 32 CON BROKEN FRONT ERNESTOWN PT 1 & 2 29R6048, S/T LA202236; LOYALIST
- 4827 BATH RD - PT LT 32 CON BROKEN FRONT ERNESTOWN; PT LT 17 PL 945 PT 1-3 29R3184 , EXCEPT PT 1 & 2 29R6048, T/W LA223110; S/T ER16385; LOYALIST
- 2 BROOKLAND PARK AVE - PT LT 1 PL 945 AS IN LA265293; S/T ER16385; LOYALIST
- 6 BROOKLAND PK AVE - PT LT 2 PL 945 AS IN LA134181; S/T ER16385; LOYALIST
- 10 BROOKLAND PARK AVE - LT 3 PL 945 EXCEPT LA49114; S/T ER16385; LOYALIST
- 14 BROOKLAND PARK AVE - LT 4 PL 945 EXCEPT LA49114; S/T ER16385; LOYALIST
- 18 BROOKLAND PARK AVE - LT 5 PL 945 EXCEPT LA49114; S/T ER16385; LOYALIST
- 22 BROOKLAND PK AVE - LT 6 PL 945 EXCEPT LA49114; S/T ER16385; LOYALIST
- 26 BROOKLAND PARK AVE - LT 7 PL 945 EXCEPT LA49114; S/T ER16385, LA49985, LA50668; LOYALIST
- 23 BROOKLAND PK AVE - LT 8 PL 945; PT LT 17 PL 945 PT 4-6 29R3184, S/T LA217091; S/T ER16385, LA49985; LOYALIST
- 19 BROOKLAND PARK AVE - LT 9 PL 945; S/T ER16385, LA49985, LA50668
- 15 BROOKLAND PK AVE -
LT 10 PL 945; S/T ER16385, LA49985, LA50668; LOYALIST
- 7 HARROW CRT - BLK B PL 945; LT 16 PL 945; S/T ER16385, LA49985, PT LT 32, BROKEN FRONT PT 1 ON 29R9289; ERNESTOWN
- 11 BROOKLAND PARK AVE -
LT 11 PL 945; S/T ER16385, LA49985, LA50668; LOYALIST
- 7 BROOKLAND PARK AVE -
LT 12 PL 945; S/T ER16385, LA49985, LA50668; LOYALIST
- 3 BROOKLAND PARK AVE - LT 13 PL 945; S/T ER16385, LA49985, LA50668; LOYALIST
- 10 BAYVIEW DR - LT 14 PL 945; S/T ER16385; LOYALIST
- 14 BAYVIEW DR – LT 15 PL 945; S/T ER16385, LA49985; LOYALIST
- 18 BAYVIEW DR - PT LT 32 CON 1 ERNESTOWN; PT LT 32 CON BROKEN FRONT ERNESTOWN; PT RDAL BTN CON 1 & CON BROKEN FRONT ERNESTOWN CLOSED BY LA211791, PT 1 29R6327 & Part 3 29R6327
- 22 BAYVIEW DR - PT LT 32 CON 1 ERNESTOWN; PT LT 32 CON BROKEN FRONT ERNESTOWN; PT RDAL BTN CON 1 & CON BROKEN FRONT ERNESTOWN CLOSED BY LA211791 AS IN
- 26 BAYVIEW DR -PT LT 32 CON 1 ERNESTOWN; PT LT 32 CON BROKEN FRONT ERNESTOWN; PT RDAL BTN CON 1 & CON BROKEN FRONT ERNESTOWN CLOSED BY LA211791, AS IN
- 30 BAYVIEW DR - PART LOT 32 CONCESSION 1 ERNESTOWN; PART LOT 32 CONCESSION BROKEN FRONT ERNESTOWN; PART ROAD ALLOWWANCE BETWEEN CONCESSION 1 & CONCESSION
- 34 BAYVIEW DR - PT LT 32 CON 1 ERNESTOWN; PT LT 32 CON BROKEN FRONT ERNESTOWN; PT RDAL BTN CON 1 & CON BROKEN FRONT ERNESTOWN CLOSED BY LA211791 PT 2

- 38 BAYVIEW DR - PT LT 32 CON 1 ERNESTOWN; PT LT 32 CON BROKEN FRONT ERNESTOWN; PT RDAL BTN CON 1 & CON BROKEN FRONT ERNESTOWN CLOSED BY LA211791, PT 1
- 42 BAYVIEW DR - PT LT 32 CON 1 ERNESTOWN AS IN LA53551; LOYALIST
- 46 BAYVIEW DR - CON 1 PT LOT 32 1/5 R OF W;RP 29R843 PART 2
- 50 BAYVIEW DR - PT LT 32 CON 1 ERNESTOWN AS IN LA190435; LOYALIST
- **58 BAYVIEW DR -**
PT LT 32 CON 1 ERNESTOWN AS IN LA147592, T/W LA86541; LOYALIST
- 185 PARROTTS BAY LANE - PT LT 33 CON 1 ERNESTOWN PT 1 & 2, 29R3644; S/T LA237856; LOYALIST
- 171 PARROTTS BAY LANE – PT LT 33 CON 1 ERNESTOWN PT 1 29R3663; LOYALIST
- 167 PARROTTS BAY LANE - PT LT 33 CON 1 ERNESTOWN PT 2 29R3663; LOYALIST
- 161 PARROTTS BAY LANE - PT LT 33 CON 1 ERNESTOWN AS IN LA185410, EXCEPT THE EASEMENT THEREIN
- 157 PARROTTS BAY LANE - PT LT 33 CON 1 ERNESTOWN AS IN LA237309, EXCEPT THE EASEMENT THEREIN, S/T LA237309; LOYALIST
- 149 PARROTTS BAY LANE - PT LT 33 CON 1 ERNESTOWN PT 1 29R2847 & PT 2 29R4157; LOYALIST
- 66 BAYVIEW DR - PT LT 33 CON 1 ERNESTOWN PT 1 & 3 29R4157; LOYALIST
- CON 1 PT LOT 33 RP 29R6432 PARTS 1 TO 5
- 21 BAYVIEW DR - PT LT 32 CON 1 ERNESTOWN AS IN LA266502 EXCEPT PT 1 29R8003 & PT 1 29R3988 & PT 1 29R6276, DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN
- 186 PARROTTS BAY LANE - PT LT 32 CON 1 ERNESTOWN PT 1 29R8003; LOYALIST
- 19 BAYVIEW DR -PT LT 31 CON 1 ERNESTOWN AS IN LA113703; LOYALIST
- **15 BAYVIEW DR**
- 11 BAYVIEW DR - PT LT 31 CON 1 ERNESTOWN AS IN LA74588
- 4661 BATH RD- PT LT 34 CON BROKEN FRONT ERNESTOWN PT 1 & 3 29R8486, T/W LA259442; S/T ER13896; LOYALIST
- 4669 BATH RD -PT LT 34 CON BROKEN FRONT ERNESTOWN PT 1-3 29R8545 & PT 2 & 4 29R8486, S/T LA259443; S/T ER13896; LOYALIST
- 4675 BATH RD -
PT LT 34 CON BROKEN FRONT ERNESTOWN PT 4 & 5 29R8545; LOYALIST
- 191 PARROTT'S BAY LANE -PT LT 33 CON 1 ERNESTOWN PT 5 29R5418, EXCEPT PTS 1 & 2 29R8974; S/T ROW OVER PT LT 33 CON 1, PT 3 29R8974 AS IN LT331
- **COUNTY RD 23**

All lands are within Loyalist Township.

BASIS

Amherstview is experiencing the most rapid growth of the Township's three (3) urban settlement areas, and only has five (5) years of designated residential land supply within its boundaries. This is due in part to housing demand outpacing population growth and a declining average household size. Proximity to the City of Kingston in the east has also influenced the distribution of growth in Loyalist Township, and in Amherstview where residential growth in the Township is focused.

The Loyalist Township Official Plan currently acknowledges that growth in Amherstview will take place in a westerly direction and Loyalist Township has been actively planning the development of Amherstview West as per the direction in the Official Plan.

In 2021, Loyalist Township initiated a Secondary Plan and Municipal Class Environmental Assessment (MCEA) process for a Master Plan for the lands in Amherstview West. As part of the Secondary Plan process, a growth management study for Amherstview West was undertaken based on the forecasts contained in the "Population, Housing, and Employment Projections to 2046" study (2019), prepared by Hemson Consulting in support of Loyalist Township's Official Plan Review that was completed in 2022. The growth management study was also based on the Growth Study completed by Watson & Associates Economists Ltd. in September 2023 on behalf of the County of Lennox and Addington, in support of the County Official Plan Review. Currently, all lands within the Amherstview West Secondary Plan Area are designated in the Township's Official Plan as Fringe Area, which includes lands that have been identified as suitable for long-term expansion and servicing of existing urban areas in Loyalist within a 20-year plan horizon.

In order to implement the Amherstview West Secondary Plan, Loyalist Township is initiating an amendment to the Loyalist Township Official Plan which would remove the current Fringe Area designation for the lands within the Secondary Plan Area, including existing low-density residential properties along Bath Road (Highway 33), Parrott's Bay Lane, Bayview Drive, Brookland Parks Avenue, and Harrow Court, and identifies the preferred and required serving infrastructure for Amherstview West. The proposed land use plan will provide a fully serviced residential and mixed-use community in Amherstview West that accommodates the Township's continued growth and provides additional housing supply.

This amendment will:

- Add a new Section 5.7.2.4 Amherstview West in the Official Plan to provide policy direction specific to the development of Amherstview West Secondary Plan Area. This includes policy direction and guidance on housing, parks and open space, urban design, transportation, servicing, natural heritage protection (i.e., environmental protection), and phasing and implementation;
- Amend Section 5.7.5, specifically Subsection 5.7.5.1 General Policies to revise "The communities of Bath and Odessa [...]" to "The communities of Bath, Odessa, and Amherstview West" to recognize that there are limited commercial areas and uses in the Secondary Plan Area;
- Amend Section 5.7.6 Fringe Area, specifically Subsection 5.7.6.1 General Principles to delete "in these areas" and replace with "Bath", as the proposed policies in Section 5.7.2.4 include those related to future municipal servicing of Amherstview West;
- Amend Schedule C – Land Use Plan: Amherstview - Parrott's Bay of the Loyalist Township Official Plan to redesignate the lands within the Amherstview West Secondary Plan Area from Fringe Area to "Low Density Residential", "Medium Density Residential", "High Density

Residential”, “Mixed Use Commercial”, “Highway Commercial”, “Institutional”, “Parks and Open Space”, and “Future Development Area” per Schedule “B” of the proposed Official Plan Amendment;

- Amend Schedule C1 – Environmental Overlay: Amherstview - Parrott's Bay to include Environmentally Sensitive Areas as shown in attached Schedule “C”;
- Amend Schedule F – Natural Hazard Area and Source Water Protection Overlay; Schedule G – Transportation Plan; Schedule J – Select Bedrock Overlay; and Schedule K – Significant Groundwater Recharge – Vulnerable Aquifer Overlay to include the proposed road network and classification, and potential future road network as shown in attached Schedule “D”; and
- Amend Schedule I – Trail Network to include the proposed conceptual trail network as shown in attached Schedule “E”.

PART B – THE AMENDMENT

Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of By-law 2024-X, which includes modified text and modified Schedules through changes to the Official Plan land designations in Schedule “B”, changes to the Environmentally Sensitive Overlay as shown in Schedule “C”, changes to the road network and classifications, as well as potential future road network, as described in Schedule “D”, changes to the conceptual trail network as shown in Schedule “E” attached hereto, constitutes Amendment No. X to the Loyalist Township Official Plan.

Details of the Amendment

Subsection 5.7.5.1 shall be amended as provided in the attached text.

Section 5.7.2.4 entitled “Amherstview West” shall be added to the Loyalist Township Official Plan as provided in the attached text.

Subsection 5.7.6.1 shall be amended as provided in the attached text.

Schedule C – Land Use: Amherstview - Parrott’s Bay of the Loyalist Township Official Plan shall be amended to have the Amherstview West Secondary Plan Area redesignated from “Fringe Area” Low Density Residential”, “Medium Density Residential”, “High Density Residential”, “Mixed Use Commercial”, “Highway Commercial”, “Institutional”, “Parks and Open Space”, and “Future Development Area” as shown in the attached Schedule “B – Proposed Land Use Designations”.

Schedule C1 – Environmental Overlay: Amherstview - Parrott’s Bay of the Loyalist Township Official Plan shall be amended to include the “Environmentally Sensitive Overlay” as shown in the attached Schedule “C – Proposed Environmentally Sensitive Overlay”.

Schedule F – Natural Hazard Area and Source Water Protection Overlay; Schedule G – Transportation Plan; Schedule J – Select Bedrock Overlay; and Schedule K – Significant Groundwater Recharge – Vulnerable Aquifer Overlay of the Loyalist Township Official Plan shall be amended to add the proposed road network and classification, and potential future road network, for the Amherstview West Secondary Plan Area as shown in attached Schedule “D – Proposed Road Classification”.

Schedule I – Trail Network of the Loyalist Township Official Plan shall be amended to add the proposed conceptual trail network for the Amherstview West Secondary Plan Area as shown in attached Schedule “E – Proposed Trail Network”.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with all other relevant policies of the Loyalist Township Official Plan. In event of a conflict, the policies of Section 5.7.2.4 – Amherstview West will have precedence.

Schedule X - Proposed Official Plan Amendment Text

Amend Section 5.7.5 – Commercial General Policies

Subsection 5.7.5.1 General Principles be amended to revise “The communities of Bath and Odessa [...]” to “The communities of Bath, Odessa, and Amherstview West” to recognize that there are limited commercial areas and uses in the Secondary Plan Area.

Proposed New Section 5.7.2.4 – Amherstview West

5.7.2.4.1 Amherstview West

A new comprehensively planned community will be developed in Amherstview West, which is generally described as the lands north of Bath Road (Highway 33), south of Taylor-Kidd Boulevard (County Road 23), east of County Road 6, and west of Parrott’s Bay Conservation Area. Amherstview West is intended to be developed as an accessible, connected, mixed-use community that provides diverse housing options, commercial shops and services for residents, a Main Street for Amherstview West and the greater Amherstview settlement area, and quality parks and open spaces with strong connections to Parrott’s Bay Conservation Area. All new development in the Secondary Plan Area shall be on full municipal services.

The Amherstview West Secondary Plan, as approved and adopted by Loyalist Township Council will be used for the approval of subsequent Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variances, and Consent to Sever applications in the Secondary Plan Area. In the event of a conflict with policies in other sections of this Official Plan, the policies of Section 5.7.2.4 will take precedence.

Any changes to the land use designations would be contemplated at the time of a municipal comprehensive review or would require an Official Plan Amendment.

5.7.2.4.2 Vision

Amherstview West celebrates its distinctive and scenic location along Lake Ontario and proximity to Parrott’s Bay Conservation Area.

As an extension of the greater Amherstview community, Amherstview West will grow and develop as a distinct, family-oriented and climate change resilient area with a quaint “small town” feel, providing a balance and excellent quality of life for residents and a peaceful and natural environment to live, grow, and visit.

5.7.2.4.3 Guiding Principles

- a) Accommodate urban development in a westerly direction in Amherstview as directed by the Official Plan;
- b) Recognize existing residential neighbourhoods and ensure future development or redevelopment is complementary and sustainable to the area;
- c) Ensure that future residential and commercial development in Amherstview West is planned in an orderly, environmentally protective, and efficient manner;

- d) Strengthen Amherstview's commercial base and enhance opportunities for new amenities and economic development in Amherstview West;
- e) Respect the existing character of Amherstview West and ensure the preservation and protection of provincially significant natural features, and other important natural features;
- f) Land use designations, planning, and development will consider impacts on health and wellbeing, especially for vulnerable populations;
- g) Provide appropriate transportation connections that facilitate a pedestrian-oriented, active and vehicular transportation network within the Secondary Plan Area and to the surrounding communities;
- h) Introduce Urban Design Guidelines related to access and circulation, built form, open space and amenities that include tree and shade coverage. Site sustainability and climate change will also be included to guide future development in the Secondary Plan Area;
- i) Provide a framework for implementation of the Secondary Plan; and
- j) High-level direction for the Future Development Area, including a considered conceptual road network for potential future implementation.

5.7.2.4.4 Land Use Designations

As indicated on **Schedule C – Land Use Plan: Amherstview – Parrott's Bay**, the following land use designations shall apply to lands within the Secondary Plan Area:

- 1. Low Density Residential;
- 2. Medium Density Residential;
- 3. High Density Residential;
- 4. Highway Commercial;
- 5. Mixed Use Commercial;
- 6. Institutional;
- 7. Parks / Open Space;
- 8. Environmental Protection; and
- 9. Future Development Area.

In addition, the following Environmentally Sensitive Areas and Regulated Area – Hazard Lands Policy Overlays will apply to certain lands in the Secondary Plan Area and are displayed on **Schedule C1** and **Schedule F** respectively.

5.7.2.4.4.1 General Land Use Policies

The following policies apply to all land use designations in the Secondary Plan:

- a) Public parks, home occupations, bed and breakfast establishments shall be permitted in all Residential land use designations in the Secondary Plan Area.
- b) Child care homes and home-based daycares shall be permitted in accordance with the policies in Section 7.3.5.5 of this Official Plan.
- c) Public utilities, including infrastructure, and utility installations in appropriate locations shall be permitted in all land use designations in the Secondary Plan Area in accordance with Section 9.2.3. Installation of infrastructure and utilities shall be subject to the policies in Section 9 of this Official Plan.

5.7.2.4.2 Low Density Residential

The Low Density Residential designation applies to the lands that are generally located centrally to the Secondary Plan and west of County Road 6, as well as the existing residential properties along Bath Road (Highway 33), Bayview Drive, Brooklands Park Avenue, Harrow Court, and Parrott's Bay Lane, as indicated on **Schedule C**. This designation supports a mix of lower density residential forms that reflect the predominant low-rise character in the existing adjacent built-up area of Amherstview.

- a) Permitted uses within the Low Density Residential land use designation shall be consistent with those in Section 5.7.1.5 Low Density Residential of the Official Plan and include: single-detached dwellings, semi-detached dwellings, duplexes, and accessory uses. Apartment dwellings are not permitted.
- b) Street townhouse dwellings may be permitted in the Low Density Residential designation, subject to a Zoning By-law Amendment and the following policies:
 - i. The maximum building height of street townhouse dwellings shall be two (2) storeys;
 - ii. Street townhouse dwellings shall conform to the policies of Section 4.1.1.2 of this Secondary Plan and Section 5.7.1.5 of the Township OP;
 - iii. The total number of street townhouse dwelling units shall not exceed 25% of the total number of dwelling units proposed in a Draft Plan of Subdivision or Condominium; and
 - iv. Landscaped areas shall be provided in order to provide a privacy buffer from adjacent existing and proposed low density residential development.
- c) In accordance with Policy 5.7.1.5(a) of this Official Plan, the maximum net residential density shall be 37.5 units per net hectare.
- d) This land use designation is applied to the existing residential properties along Bath Road (Highway 33), Bayview Drive, and Parrott's Bay Lane. These uses should continue to function as residential uses in accordance with the implementing Zoning By-law Amendment for this Plan.
- e) Landscape buffering will be provided between existing residential properties and any future development on adjacent lands.
- f) Additional residential units shall be permitted in accordance with the policies of this Official Plan.

5.7.2.4.3 Medium Density Residential

The Medium Density Residential designation is intended to encourage more compact development in Amherstview, and a range of housing types.

- a) In accordance with Section 5.7.1.6 Medium Density Residential, the Medium Density Residential designation permits: triplexes, quadruplexes, maisonettes, row or cluster housing, converted single-detached dwellings creating not more than four (4) dwelling units, street townhouses, stacked townhomes, low-rise apartments (four (4) storeys or less), housing for seniors, and accessory uses.
- b) Additional residential units shall be permitted in accordance with the policies of this Official Plan.
- c) In accordance with Policy 5.7.1.6(b) of this Official Plan, the maximum net residential density shall be 75 units per net hectare.

- d) New development in the Medium Density Residential designation shall proceed in accordance with the policies in Section 5.7.1.6 of this Official Plan.

5.7.2.4.4.4 High Density Residential

The purpose of the High Density Residential designation is to permit the development of high-rise apartment buildings.

- a) Permitted uses in the High Density Residential designation include those permitted in the Medium Density Residential designation in Section 4.1.1.3(a) of this Secondary Plan, with the exception of street townhouses. Apartment dwellings and stacked townhouse dwellings shall also be permitted in the High Density Residential designation. The maximum permitted density is 120 units per net hectare.
- b) Ground floor commercial uses are permitted where the building fronts onto Amherst Drive, however stand-alone commercial uses are not permitted.
- c) The minimum building height shall be five (5) storeys and the maximum building height shall be limited to eight (8) storeys.
- d) New development in the High Density Residential designation shall proceed in accordance with the policies in Section 5.7.1.7 of this Official Plan.

5.7.2.4.4.5 Mixed Use Commercial

The Mixed Use Commercial designation shall generally apply to the lands in Amherstview West along the future extension of Amherst Drive. It is the intent for this designation to allow a range of complementary neighbourhood commercial uses that will serve the future community, as well as certain residential uses in order to establish a compact and pedestrian-focused urban Main Street in Amherstview West.

- a) It is anticipated that the extension of Amherst Drive to the west into the Secondary Plan Area will be developed as a main street at the core of the community and shall be framed by active, street-oriented neighbourhood commercial and mixed-use buildings.
- b) Mixed-use development is permitted in accordance with the policies in Section 5.7.5.3 Commercial, Policy c) and shall be strongly encouraged in this designation.
- c) Permitted uses in the Mixed Use Commercial designation include those commercial uses that serve the daily needs of local residents and are as follows:
 - i. Non-residential uses: Small-scale commercial uses such as restaurants and cafés, retail stores, retail food stores, convenience stores, personal services (i.e., offices, salon, child care home). Community facilities, such as a community centre, located on the ground floor of mixed-use developments shall also be permitted.
 - ii. Residential uses: Dwelling units in the upper storeys of a building.
- d) The minimum building height within the Mixed Use Commercial designation shall be two (2) storeys.
- e) Where main buildings are located to abut the public right-of-way, buildings shall be designed in such a manner to orient towards the public realm and the ground floor level shall be designed to have active frontage along the street with clear windows and functional entrances on the front building façade.

- f) Surface parking areas shall not be located between the public right-of-way and the front building façade abutting the street.
- g) Parking garage entrances and loading areas shall, where possible, be located on a different wall than the front wall of a building abutting a street.
- h) Proposed development within the Mixed Use Commercial designation shall be required to demonstrate how it meets the design objectives for a main street as detailed in the Amherstview West Urban Design Guidelines.

5.7.2.4.4.6 Highway Commercial

The intent of the Highway Commercial designation is to allow for a variety of larger format commercial uses that require larger lots for development and access to a Collector Road.

- a) Permitted uses include a full range of commercial uses, such as: retail stores, including food retail stores and grocery stores, restaurants, places of entertainment, hotels, motels, and offices.
- b) Residential uses are not permitted.
- c) Internal walkways for new developments within the Highway Commercial designation shall be encouraged.
- d) Buffering will be provided between commercial developments and residential development on adjacent lands, as well as between surface parking lots and pedestrian sidewalks.

5.7.2.4.4.7 Institutional

Lands designated as Institutional indicate where uses such as planned community facilities and schools are anticipated to be developed. Additionally, other institutional uses such as public uses, daycare facilities, places of worship, places of assembly, ambulance bases, and firehalls are permitted. Such uses are envisioned to support the increased density of the Amherstview West community. Locations for a future elementary school and community facilities have been identified on **Schedule C**.

- a) One of the blocks designated as Institutional identifies the reserved lands for a future elementary school site to serve the future community of Amherstview West as follows:
 - i. One (1) elementary school block of approximately 3.2 ha to 4 ha (8 -10 ac) has been identified to be centrally located in the Secondary Plan Area on **Schedule C**.
 - ii. The location and size of the future elementary school site has been provided central to Amherstview West to accommodate the identified interest and strategic direction by the school board, which includes access from a Collector Road and siting adjacent to lands designated as Parks and Open Space. Site allocation to the school board would be determined as part of the Plan of Subdivision process. As required by the Planning Act, school boards may reserve lands for a future school site for up to seven (7) years. If within the seven (7)-year period, the school board has confirmed it will not exercise its right to purchase the school block, then consideration should be given to using the school block for other institutional, community, or residential purposes and shall be subject to a rezoning to determine the appropriate use. An Official Plan Amendment shall be required should the lands be proposed for any use not permitted in the Institutional designation.

- b) New community facilities may be located in standalone public buildings or integrated into private developments, such as on the ground floor of mixed-use developments.
- c) The creation of new community facilities shall be based on the timing of development, the needs of the local community and greater Township, and the ability of the municipality to secure partnerships with the Counties or other agencies, financing, space, land, and/or facilities.
- d) A community facility shall only be permitted where it is noted as a permitted use in the applicable land use designation. An Official Plan Amendment shall be required should the lands be proposed for any use not permitted in the Institutional designation.

5.7.2.4.4.8 Parks / Open Space

The locations of future public parks are shown conceptually on **Schedule C** and include lands currently owned by Loyalist Township. Lands designated as Parks / Open Space are intended to contribute to Loyalist's parks and open space system by accommodating a full range of active and passive recreational uses. The parks to be provided include three (3) Community Parks, two (2) of which will be located adjacent to a future elementary school.

- a) Public parks, community facilities, including cultural facilities and recreational facilities, shall be permitted on the park blocks with strategically placed shading shown on **Schedule C**. Encouraged uses and features shall include: play areas, sports fields, trekfit parks, community gardens, picnic / seating areas, and gathering areas, such as a gazebo or outdoor amphitheatre.
- b) Uses in support of the primary park function are also permitted uses in this designation and include, but are not limited to: trails, washroom and wash station facilities, parking lots.
- c) Commercial uses secondary to, and in support of the primary park function shall also be permitted, such as a farmers' market or a temporary pop-up market, and food trucks.
- d) Increased tree and shade coverage shall be located in gathering spots, parks, and recreational areas.
- e) All parks will be developed in accordance with the applicable Loyalist Township's Parks and Recreation Master Plan.

5.7.2.4.4.9 Municipal Stormwater Management

For lands identified as Municipal Stormwater Management, two (2) stormwater management ponds are required to service the Secondary Plan Area within the 25-year horizon. These stormwater management ponds are shown conceptually on **Schedule C**. One (1) of the stormwater ponds is proposed south of Lost Creek and Taylor-Kidd Boulevard, and the other is proposed northwest of the intersection of Bath Road (Highway 33) and County Road 6.

The exact location and configuration of the stormwater management ponds, and any wastewater facilities will be determined during detailed design, as part of a plan of subdivision and/or site plan control application. These infrastructure works will be based on any applicable Township Design Guidelines and based on details from the Township's Infrastructure Master Plan.

5.7.2.4.4.10 Future Development Area

The lands designated as Future Development Areas currently cannot be supported for development due to the 25-year planning horizon of the Secondary Plan and current growth projections that were available at the time of writing of this Secondary Plan. Should lands within the Future Development Area designation be required for development within the Secondary Plan planning horizon due to growth needs in Amherstview West, development may be permitted subject to an Official Plan Amendment and required studies, such as a growth study that demonstrates additional land needs for future population, housing, and employment growth in Amherstview.

- a) Permitted land uses in the Future Development Area designation include those that were legally existing at the time of adoption of this Secondary Plan.
- b) New development shall require an Official Plan Amendment to designate Future Development Area lands to the appropriate land use designation, as determined by additional studies, and any other studies deemed as required.
 - i. No development in the Future Development Area will be permitted without an Official Plan Amendment in accordance with Section 10.19 Official Plan Amendments and Review, until the following have been completed to the satisfaction of Township staff:
 - a. Completion of required environmental and technical studies on those lands identified as Environmental Sensitive Areas on **Schedule C1** and Regulated Area – Natural Hazards on **Schedule F**;
 - b. Review of future trail and collector road network development;
 - c. Review of future servicing connections including watermain looping along Taylor-Kidd Boulevard (County Road 23) and Bath Road (Highway 33); and
 - d. Review of future stormwater management facilities and wastewater pumping station facilities.
 - ii. Required studies and documents may include, but are not limited to:
 - a. A Growth Study that confirms that the population needs warrant the additional land for development;
 - b. A development proposal or study that proposes the provision of an appropriate range and mix of housing typologies, phasing strategy, outline of appropriate policies for the proposed uses, and the provision of land for commercial, residential, recreational, institutional, and open space needs.
 - c. An Environment Impact Statement (EIS) to demonstrate that the existing natural heritage system, including any significant wetlands, woodlands, and valleylands will not be adversely affected by additional development.
 - d. A Transportation Impact Assessment to demonstrate that the proposed local roads as part of the development, as well as surrounding road network can accommodate additional development.
 - e. Stage I Archaeological Assessment to determine if there are archaeological resources in the Secondary Plan Area.

- f. Urban Design Brief to demonstrate how the proposed development meets the direction set out in the Urban Design Guidelines for Amherstview West.
- c) Notwithstanding b) above, minor additions/expansions to legally existing uses and the development of accessory structures to existing permitted uses may be permitted so long as they are in close proximity to the existing dwelling or farm building cluster.

5.7.2.4.4.11 Environmental Protection

Lands designated as Environmental Protection include conservation lands that are owned by the Parrott's Bay Conservation Area and are of high ecological value. It is the intent that these lands be protected from development in order to ensure their continued preservation and conservation.

- a) In accordance with Section 5.2.2.1, permitted uses in the Environmental Protection designation include those which promote the preservation and conservation of the natural environment such as: existing agricultural operations, passive outdoor recreation (exclusive of golf courses), forestry, and conservation.
- b) Infrastructure shall be encouraged to be located outside of the Environmental Protection designation.
- c) Development and site alteration shall not be permitted in lands designated as Environmental Protection unless otherwise indicated in Section 5.2.2.2.
- d) The Cataraqui Region Conservation Authority shall be involved in any pre-application consultation process for any development located on, or adjacent to Environmental Protection lands in the Secondary Plan Area.
- e) All other policies in Section 5.2.2 of this Official Plan shall apply.

5.7.2.4.4.12 Environmentally Sensitive Areas

The purpose of the Environmentally Sensitive Areas Overlay shown in **Schedule C1** is to protect the existing ecological features that are present within the Secondary Plan Area. These features include: significant woodlands and valleylands, unevaluated wetlands, fish habitat, wildlife linkages and corridors, and adjacent lands.

- a) Permitted uses in the Environmental Sensitive Areas Overlay include those include those permitted in accordance with the applicable land use designation shown on **Schedule C**.
- b) The policies of the parent land use designation shall also apply to lands part of the Environmentally Sensitive Areas Overlay.
- c) Setbacks are required adjacent to all watercourses and unevaluated wetlands in the Secondary Plan Area. This setback is to be 30 m from the normal high water mark or 15 m from top of bank, whichever is greater.
- d) Development in Environmentally Sensitive Areas may be permitted in accordance with the policies contained in Section 5.2.3. Additionally, development shall not be permitted within 120 m of the Parrott's Bay Provincially Significant Wetland or Bayview Bog Provincially Significant Wetland unless an Environmental Impact Study prepared by a qualified professional demonstrates that there will be no negative impact to the feature as a result of development.

- e) In accordance with Section 5.2.3 of this Official Plan, an Environmental Impact Study shall be required at the time of a development application for development proposed in the Environmentally Sensitive Areas Overlay, as identified by the Township.

5.7.2.4.4.13 Regulated Area – Hazard Lands

The Regulated Area – Natural Hazard Areas Overlay shown in **Schedule F** of this Plan includes lands that have been identified by the Cataraqui Region Conservation Authority as hazardous lands that could be unsafe for development due to flooding or erosion.

- a) The policies in Section 5.2.4 of this Official Plan shall apply to these lands.
- b) Generally, development shall be directed away from lands within the Natural Hazards Area Overlay.
- c) Future development proposed adjacent to watercourses within this Overlay may require the submission of a technical study such as, but not limited to a: Slope Stability Report, Geotechnical Report, Flood Plain Analysis, etc. in accordance with Section 5.2.4.1(e).

5.7.2.4.5 Transportation Network

Schedule G – Transportation Plan outlines a conceptual Collector Road and trail network with the goal of creating a safe and efficient transportation network for all modes of travel and for all users.

The internal road network in Amherstview West will include accesses to the Secondary Plan Area from County Road 6 opposite Walden Pond Drive, Amherst Drive and Kildare Avenue. Both traffic signal control and roundabout control at these access intersections have been evaluated and are anticipated to provide acceptable traffic operations at all accesses. Traffic control improvements (roundabout) along Amherst Drive at the intersections with Speers Boulevard have also been evaluated to accommodate future traffic.

The intersection of County Road 6 and Taylor-Kidd Boulevard (County Road 23) is proposed to be converted to a roundabout in the near future by the County of Lennox and Addington. While the proposed signal lane configuration would be sufficient to accommodate the low growth scenarios volumes, expansion to a two-lane roundabout may be required if the 2046 high growth volumes are realized. Continued monitoring of traffic volumes at this location should be undertaken to confirm the growth at this location over the continuing development in Amherstview.

5.7.2.4.5.1 Road Network

The following policies shall apply to future roads in the Secondary Plan Area:

- a) It shall be the condition of any development approval, that a landowner provides property as required for public or private roads and access easements to adjacent properties, as required.
- b) Roads and accesses must facilitate the movement of all types of motor vehicles and commercial motor vehicles.
- c) Public and private access must accommodate the proposed use and loading requirements as set out in the Township's Zoning By-law.
- d) The design of the local road network shall be consistent with the road and transportation policies in this Official Plan.

- e) Ensure provisions are in place for planning safe active transportation facilities including sidewalk and cycling infrastructure on and to the Collector Road.
- f) **Schedule C** illustrates locations of future road works projects in close proximity to the Secondary Plan Area that are planned by Lennox & Addington County within the 25-year horizon to 2046, including a roundabout at the intersection of County Road 6 and Taylor-Kidd Boulevard (County Road 23). An amendment to this Secondary Plan shall not be required should additional County Road works be identified following the date of adoption of this Secondary Plan.
- g) As shown on **Schedule G**, the proposed roads to be developed within the 25-year horizon of the Secondary Plan shall be classified as follows:
 - i. Proposed Major Collector Roads (extension of Amherst Drive):
 - a. Major Collector Roads shall connect neighbourhoods, distribute traffic to and from Arterial Roads, and will provide access to adjacent land uses.
 - b. Right-of-way widths up to 26 m and 30 m shall be required, with on-street parking generally permitted.
 - c. Sidewalks shall be required on both sides of the road, as well as multi-use pathways located in larger right-of-ways, as shown on Schedule B.
 - d. Access shall be restricted to Major Collector Roads, with access points consolidated where possible in accordance with the following:
 - 1. Accesses for single-detached dwellings, semi-detached dwellings, and townhouse dwellings shall not be permitted.
 - 2. Single entrances shall be consolidated for mixed-use and multi-residential developments.
 - 3. Laneway accesses for higher-density developments such as stacked townhouse dwellings or back-to-back townhouse dwellings may be permitted.
 - ii. Proposed Minor Collector Roads (extensions of Walden Ponds Drive and Kildare Avenue):
 - a. Minor Collector Roads shall connect neighbourhoods, distribute traffic to and from Arterial Roads, and will provide access to adjacent land uses.
 - b. Right-of-way widths up to 26 m shall be required, with on-street parking generally restricted. Two (2) travel lanes shall be required.
 - c. Sidewalks shall be required on both sides of the road, as well as multi-use pathways located in larger right-of-ways, as shown on Schedule B.
 - d. Access to Minor Collector Roads shall be partially controlled in accordance with Policies 5.7.2.4.5(g)(i)(d), except for:
 - 1. Access to lots with single-detached dwellings shall be permitted provided the lot frontage is 14 m or larger.
- h) **Schedule G** identifies Potential Future Collector Roads in the Secondary Plan Area that could be considered by the Township beyond the 25-year planning horizon, or in accordance with local growth and development needs. The Township shall carry out an Environmental Assessment to

determine feasibility of the development of Potential Future Collector Roads, including potential road closures, as required.

5.7.2.4.5.2 Conceptual Multi-Use Path Network

Schedule I identifies a conceptual network consisting of multi-use pathways throughout the Secondary Plan Area that can be used by pedestrians and cyclists. It is the goal of this proposed trail network to provide connections for pedestrians and cyclists to access Amherstview West from the surrounding areas of Loyalist Township, have a means of traveling throughout the Secondary Plan Area, and access key locations, such as community facilities, parks, schools, residential and commercial areas.

Generally, the conceptual trail network will provide an east-west connection through Amherstview West. The multi-use pathway to the northwest of the Secondary Plan Area shall link the existing trails around Parrott's Bay Conservation Area to Loyalist East Business Park located north of Taylor-Kidd Boulevard (County Road 23). The second multi-use pathway connection initiates at the terminus of Brookland Park Drive and continues east, connecting to County Road 6 at five (5) points:

- The intersection of County Road 6 and Taylor-Kidd Boulevard (County Road 23);
- Walden Pond Drive;
- Amherst Drive;
- Kildare Avenue; and
- Between Bath Road (Highway 33) and Kildare Avenue.

The second multi-use pathway also redirects north-south from the Amherst Drive extension (i.e., future main street) to the park block at the northeast corner of the Secondary Plan Area, abutting the other community parks and future school block.

The following policies apply to the future trail network:

- a) The multi-use pathways shown on **Schedule I** shall be conceptual for planning purposes. Any additions and changes to the alignment of the multi-use pathway system in Amherstview West may be made without amendment to this Secondary Plan.
- b) Active transportation in the Secondary Plan Area shall be encouraged to facilitate pedestrian and cyclist connectivity. Where multi-use pathways intersect with Collector and local roads, consideration shall be given to provide a delineated crossing to ensure safety and continuation of the pathway.
- c) The development of new multi-use pathways shall be done through the development review process. At the time of a development application, where a multi-use path is identified on **Schedule I** of this Plan, the Township shall request an easement or right-of-way from the landowner to permit the development of the multi-use trail network in Amherstview West.
- d) Multi-use pathways shall be made accessible to all, with adequate services and widths to accommodate all pedestrian movement.
- e) Where indicated on **Schedule I**, multi-use pathways shall be encouraged to be constructed with a linear park abutting both sides of the path. The width of each strip of linear park shall be at least 5 m.

5.7.2.4.6 Archaeology

For future developments and municipal infrastructure projects on lands in the Secondary Plan Area that have not been previously cleared of archaeological concerns by the Ministry of Citizenship and Multiculturalism (MCM) be required to undergo an archaeological assessment, or assessments, prior to disturbance.

- a) All archaeological assessments are to be conducted in accordance with the Ontario Heritage Act and the MCM's Standards and Guidelines for Consultant Archaeologists (2011).
- b) The policies in Section 7.4.4 Archaeology & Marine Archaeology shall apply.

5.7.2.4.7 Water and Sanitary Servicing Network

Policies for servicing in the Secondary Plan Area include the following:

- a) Individual developments within the Secondary Plan Area shall require Plan of Subdivision, Plan of Condominium, and Site Plan Control approval and designs submissions in accordance with the Loyalist Technical Design Guidelines and Infrastructure Master Plan.
- b) Service connections are only to be made to the water distribution network and sanitary collection system once the infrastructure has been established to connect to the existing Amherstview system.

5.7.2.4.7.1 Water Servicing

During the development of the internal road network and layout of development parcels, provision within the public right-of-way and along dedicated servicing easements will be established for the installation of a looped water distribution network which will connect to the existing 300mm and 400mm watermain located along Country Road 6. This looped network is to be sized to accommodate the projected growth and future development area growth and will include provision for future looping connections to Bath Road (Highway 33) and Taylor-Kidd Boulevard (County Road 23) in the future.

5.7.2.4.7.2 Sanitary Servicing

Sanitary gravity sewers are to be constructed during the development of the internal road network and layout of development parcels withing established servicing easements or right-of-way. The gravity sewer collection systems will connect to the existing Amherstview collection system along Country Road 6 to tie-into the existing to utilize the existing capacity of the Taylor-Kidd Boulevard pumping station and the Lakeview Pumping Station within the 25-year planning horizon prior to the establishment of any new pumping station facilities.

5.7.2.4.8 Climate Change and Resiliency

In addition to the policies contained in the Township OP, Section 3.4 Environmental and Climate Change Goal, the following policies, which are derived from the actions set out in the Resilient Loyalist Township Climate Action Plan (CAP) (Approved February 8, 2021) shall apply in order to encourage climate change and resiliency initiatives in development in the Secondary Plan Area:

- a) Trees shall be used to provide shade and cooling as a priority in the design and functionality of pedestrian and cycling networks. Tree retention and planting shall be encouraged by the Township on residential, commercial, and private properties.

- b) The inclusion of community gardens in new development and parks in Amherstview West shall be encouraged and celebrated.
- c) Pedestrian connections, including sidewalks, walkways, multi-use paths shall consider comfort including shading, protection from heat, wind and extreme weather.
- d) Large areas of surface parking shall be designed to incorporate low impact development measures for stormwater management where feasible.
- e) The design direction set out in Section 3.1.6 Sustainable Design of the Urban Design Guidelines for Amherstview West shall be reviewed in the preparation of development applications. The Township may require the inclusion of a Climate Change Memo or rationale as part of a Planning Rationale or Urban Design Brief as part of a development application submission.

5.7.2.4.9 Public Art

It is the intent that the future community of Amherstview West be developed and grow as a distinct community in Loyalist Township. The inclusion of public art (i.e., murals, sculptures, signage, etc.) shall be encouraged in future development in the Secondary Plan Area. Council may consider the development of a Public Art Policy for Loyalist Township and if established, the commissioning of public art in Amherstview West shall be required to comply with the applicable Public Art Policy.

5.7.2.4.10 Gateway and Wayfinding

A gateway location to the Secondary Plan Area is identified on **Schedule C** on the west side of County Road 6, at the extension of Amherst Drive, which will serve as an Urban Main Street into Amherstview West. The policies in this section shall apply to the gateway feature and wayfinding / signage.

- f) Gateway and wayfinding signage should be in high visibility areas.
- g) Signage shall be context sensitive and minimize adverse impacts to adjacent land uses.
- h) Gateway signage shall be:
 - i. Developed in conjunction with future works and MTO/County standards.
 - ii. Designed meets the standards identified in the Urban Design Guidelines, complementary to the local context.
 - iii. Contribute to a positive 'Sense of Arrival' to the Secondary Plan Area and urban main street through a unified style and look.
 - iv. Designed to incorporate the Township's brand colours, fonts and logo, in consultation with the community.
 - v. Scaled appropriately to cater to both pedestrian and vehicular traffic in terms of its visibility, legibility and destination points.
 - vi. Required to adhere to relevant MTO and County requirements, with appropriate relationship to the County right-of way along County Road 6 and Taylor-Kidd Boulevard (County Road 23).
 - vii. Located outside clear zones at intersections while being sited to provide clear wayfinding to the community.

- viii. Enhanced by landscape planting that is salt tolerant and hardy to the site conditions in keeping with applicable MTO, County, and Township safety and maintenance requirements.
- ix. Planted in a manner such that the height of plant groupings do not exceed 3 m from the surrounding grade to its highest element, and not exceed 6 m in length.

5.7.2.4.10 Urban Design Guidelines

The Urban Design Guidelines (UDG) have been developed in support of the Secondary Plan and are intended to guide future development in the Secondary Plan Area. The UDG, which are found under **Appendix A** of this Secondary Plan should be considered in reviewing Zoning By-law Amendment, Plans of Subdivision/Condominium, and Site Plan applications. Loyalist Township will review all future development applications for the Secondary Plan Area and reserves the absolute right to exercise discretion and judgment in the interpretation, implementation, and enforcement of the UDG.

The intent of the UDG are to address the following:

- a) Reflect the vision and land use objectives of the Amherstview West Secondary Plan;
- b) Enhance and complement the Amherstview community through the orderly development of a safe and healthy community with a high-quality development based on well designed built form that contributes to a sense of place with buildings and public spaces that are of high quality, climate change resilient, safe, accessible attractive, and vibrant;
- c) Contribute to the sense of community through pedestrian, cyclist, and transit connectivity for all ages and abilities;
- d) Protect and enhance ecological systems, including natural features, features and functions of the neighbouring Parrott's Bay Conservation Area;
- e) Convey current best practices in sustainable development; and
- f) Implement the high-level policy direction from the Loyalist Township Official Plan and subsequent Council approved policy documents, including Design Guidelines, and the Council approved Zoning By-law provisions.

5.7.2.4.11 Implementation Policies

5.7.2.4.11.1 Interpretation and Administration

- a) The Secondary Plan shall be interpreted at the sole discretion of Loyalist Township Council, in consultation, or based on advice from Township staff.
- b) The implementation and interpretation of this Amendment shall be in accordance with all other relevant policies of the Loyalist Township Official Plan. In event of a conflict, the policies of Section 5.7.2.4 – Amherstview West will have precedence.
- c) Notwithstanding the policies of this Secondary Plan, uses that existed on the date of adoption of this Secondary Plan shall be permitted to continue.
- d) An amendment to the text or Schedules of this Secondary Plan may constitute an amendment to the Loyalist Township Official Plan in accordance with Section 10. Further, any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all the applicable policies of the Loyalist Township".

5.7.2.4.11.2 Amendments to the Secondary Plan

Where changes to the Land Use Plan or Secondary Plan policies are proposed, an Official Plan Amendment will be required, unless otherwise indicated in this Plan. Such changes include, but are not limited to:

- a) The number of lots required for planned infrastructure improvements and/or municipal stormwater/servicing facilities;
- b) Location of Collector Roads;
- c) Removal of Parks and Open Space areas;
- d) Changes to the land use designations on **Schedule C**; and
- e) Changes that may not be in conformity with the strategic direction of the Loyalist Township Official Plan.

5.7.2.4.11.3 Implementation and Phasing Strategy

The principal tools that will guide the implementation of this Secondary Plan include the preparation of a financial implementation plan for development approval and landowner agreements for shared infrastructure, including Cost Sharing Agreements.

The Secondary Plan will also guide the Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, Consent, Minor Variance, and Site Plan approval processes, as well as expenditures by private landowners in the area, where applicable. It is intended that development/redevelopment will conform to the policies and standards that are described in this Secondary Plan. Public streets and park and open space areas will be dedicated to the Township as a condition of subdivision approval.

Development within the Secondary Plan Area shall be phased appropriately in an east to west direction and planned to coincide with the development of the transportation network in **Schedule G** and required servicing and stormwater management.

Implementation of any road or infrastructure improvements will follow the Class EA for a Master Plan.

5.7.2.4.11.4 Cost Sharing Agreements

In order to ensure that property owners within the Amherstview West Secondary Plan Area contribute equally towards the provision of community and infrastructure facilities, property owners shall be required to enter into a cost sharing agreement, as a condition of approval for all Plans of Subdivision/Condominium, and Site Plan applications. Such a cost sharing agreement shall provide for equitable distribution of cost (including lands) for community and common public facilities where such costs are not covered under Development Charges or Impost Fees. In those instances where development may not proceed in a phased manner, property owners would still be required to enter into cost sharing agreements that achieve Township objectives for future local residents.

5.7.2.4.11.5 Development Applications

Development Applications for Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, and Site Plan within the Secondary Plan Area shall include a description and/or illustration as to how the development proposal conforms with this Secondary Plan. Required plans and studies shall be prepared in accordance with the direction provided in the Official Plan. Prior to the approval of the development

applications, the public will be consulted as legislated under the Planning Act and in Section 10.18 of this Official Plan.

Amend Section 5.7.5 – Commercial

Subsection 5.7.5.1 General Principles be amended to revise “The communities of Bath and Odessa [...]” to “The communities of Bath, Odessa, and Amherstview West” to recognize that there are limited commercial areas and uses in the Secondary Plan Area

Amend 5.7.6 – Fringe Area

Subsection 5.7.6.1 General Principles be amended to delete “in these areas” and replace with “Bath”, as the proposed policies in Section 5.7.2.4 include those related to future municipal servicing of Amherstview West.











