



# Amherstview West Secondary Plan

Public Open House #3 – Draft Secondary Plan  
July 31, 2024

## Presenters

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## Today's Agenda

1. Welcome / Opening Remarks
2. Presentation by Project Team
  - a. Project Process and Updates
  - b. Draft Amherstview West Secondary Plan (AWSP)
  - c. Draft OPA/ZBLA
  - d. Draft Urban Design Guidelines
  - e. Future Development Area Evaluation of Options
  - f. Municipal Class Environmental Assessment (MCEA)
3. Next Steps and Conclusion



**Amherstview West  
Secondary Plan**



# Project Process

## PARALLEL PROCESS – INTEGRATED STUDY APPROACH

### Secondary Plan Process

- Complete background studies and Background Analysis Report
- Committee Meetings #1

- Develop Land Use Concept Plan Options
- Committee Meetings #2
- Select Preferred Land Use Concept Plan
- Committee Meetings #3

- Prepare Urban Design Standards
- Prepare Draft Secondary Plan
- Committee Meetings #4
- Prepare Revised Draft Secondary Plan/OPA

- Prepare Draft ZBLA
- Final Draft Secondary Plan / OPA and ZBLA
- Council Adoption of OPA and ZBLA (20-day appeal period)

### PHASE 2: Public Engagement Program (ongoing over duration of project) Point of public engagement

#### PHASE 1

2021 - 2022



- Online Visioning Workshop and Community Survey
- Notice of Study Commencement

#### PHASE 3

2022 - 2023



- Online Public Open House #1
- Public Open House #2

#### PHASE 4

2023 - 2024



- Community Design Workshop

#### PHASE 5

Summer - Fall 2024

- Public Open House #3
- Statutory Public Meeting
- Notice of Completion

### MCEA Process

- Complete background studies

- Develop Problem / Opportunity Statements (MCEA Phase 1)
- Develop and Evaluate Alternative Solutions

- Confirm Preferred Solutions (MCEA Phase 2)
- Develop and Evaluate Preferred Designs

- Finalize Preferred Design
- Complete Master Plan
- 30-day public review period

**We are Here!**



## Project Updates Community Engagement

- **Public Open House #2 – June 2023**
  - To provide a project update to the community and present the draft evaluation of options and draft Preferred Option.
- **Community Design Workshop – September 2023**
  - Obtain input and ideas from the community on:
    - Visioning for a future main street (i.e., extension of Amherst Drive) in Amherstview West, to support the development of the Draft Urban Design Guidelines.
    - Development of draft high-level concepts for the Future Development Area.





## Project Updates Community Engagement

### • What We Heard

- Support for a **range of residential use and typologies**, as well as **additional commercial uses** in Amherstview.
- Concerns related to potential run-off impacts to existing residential areas due to future development in the Secondary Plan Area and **potential traffic congestion along County Road 6**.
- General support for the **main street** in Amherstview to have a '**quaint, old-fashioned village**' character in keeping with the natural surrounding environment.
- Suggestions for **additional road access into Secondary Plan Area** to ease traffic circulation / considerations for school traffic.





## Project Updates County Growth Study

- **County Growth Study (September 2023)**
  - County of Lennox & Addington has initiated their Official Plan Review.
  - Summary and implications for AWSP:
    - Amherstview is anticipated to have a small residential housing deficit of about 7 gross hectares, or 92 units within the planning horizon to 2046.
    - Watson recommended that the additional 7 gross hectares be accommodated in Amherstview West.
    - Residential growth analysis revised – an additional 5.25 net hectares of residential land added; 92 units.
  - No changes to the commercial employment forecasts for Amherstview West as a result of the County Growth Study.





Amherstview West Secondary Plan and MCEA  
Public Open House #3 – July 31, 2024



# Draft Secondary Plan July 2024





# Draft Secondary Plan Vision & Guiding Principles

## Draft Vision Statement

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.

## Guiding Principles

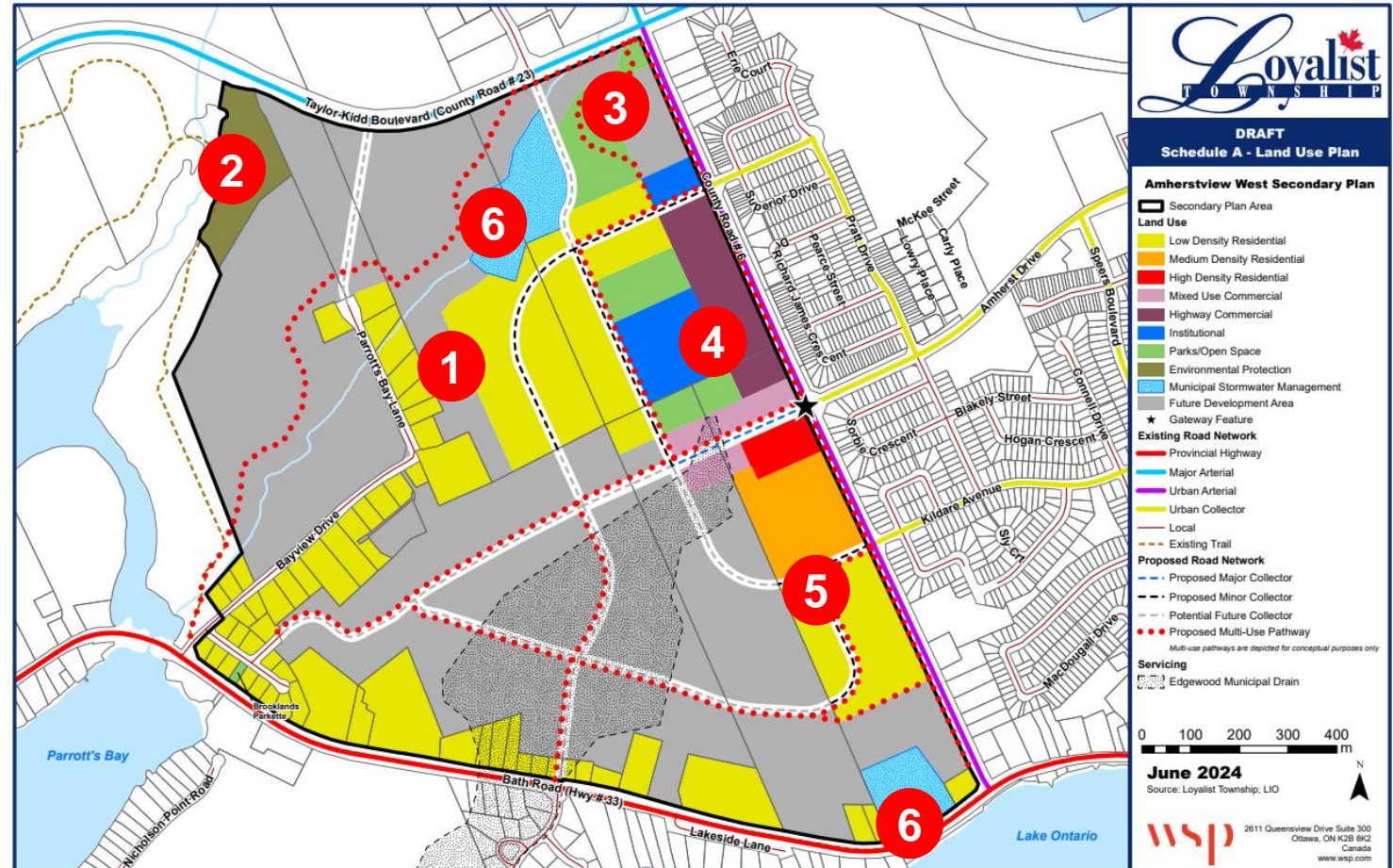
1. Accommodate urban development in a westerly direction in Amherstview as directed by the Township OP;
2. Recognize existing residential neighbourhoods and ensure their protection from incompatible future development or redevelopment is complementary and sustainable to the area;
3. Ensure that future residential and commercial development in Amherstview West is planned in an orderly, environmentally protective, and efficient manner;
4. Strengthen Amherstview's commercial base and enhance opportunities for new amenities and economic development in Amherstview West;
5. Respect the existing character of Amherstview West and ensure the preservation and protection of provincially significant natural features, and other important natural features;
6. Land use designations, planning, and development will consider impacts on health and wellbeing, especially for vulnerable populations;
7. Provide appropriate transportation connections that facilitate a pedestrian-oriented, active and vehicular transportation network within the Secondary Plan Area and to the surrounding communities;
8. 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;
9. Provide a framework for implementation of the Secondary Plan; and
10. High-level direction for the Future Development Area, including a considered conceptual road network for potential future implementation.





# Draft Secondary Plan Land Use Plan

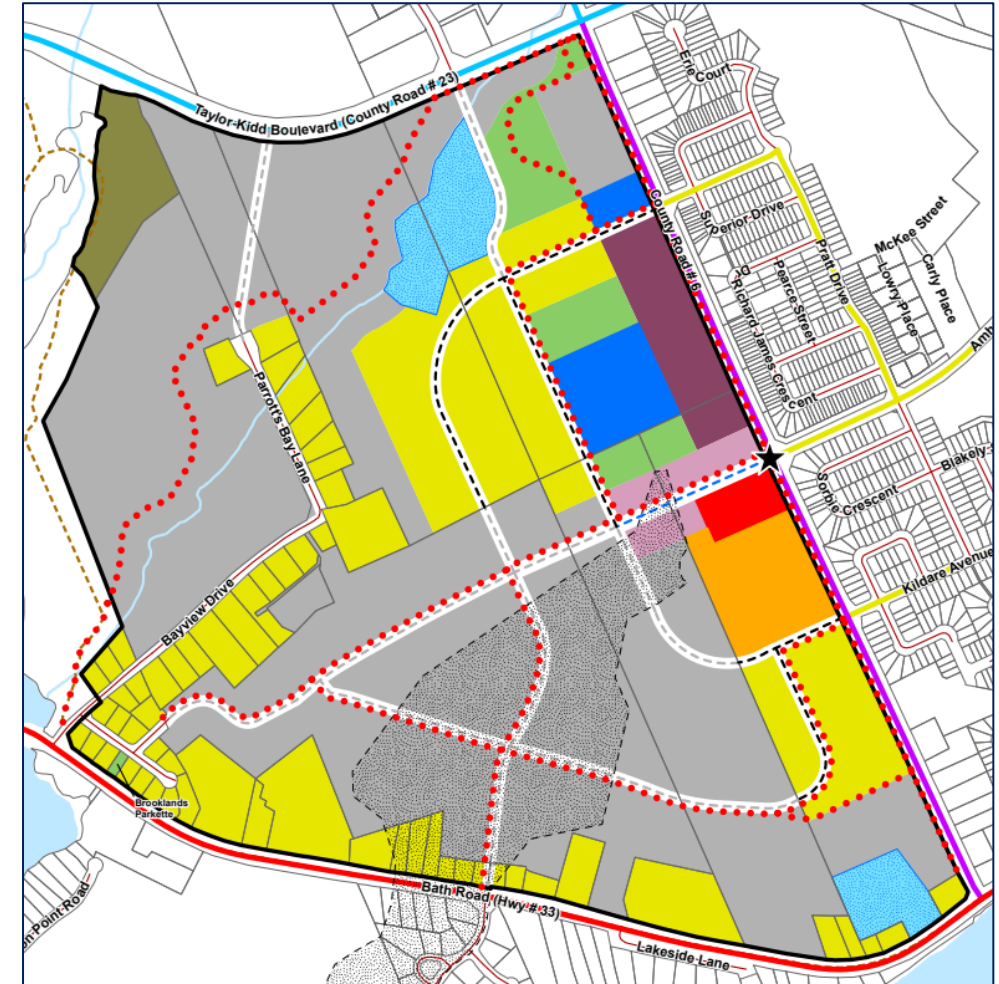
- 1 Additional 7 gross hectares of residential land added as recommended by County Growth Study
- 2 Environmental Protection – lands owned by Cataraqui Region Conservation Authority
- 3 Parks/Open Space blocks reconfigured per input from Township Parks and Recreation
- 4 School block area increased as directed by local school board
- 5 Low Density Residential land shifted east to abut County Road 6
- 6 Conceptual Municipal Stormwater Management Ponds





# Draft Secondary Plan Land Use Designations

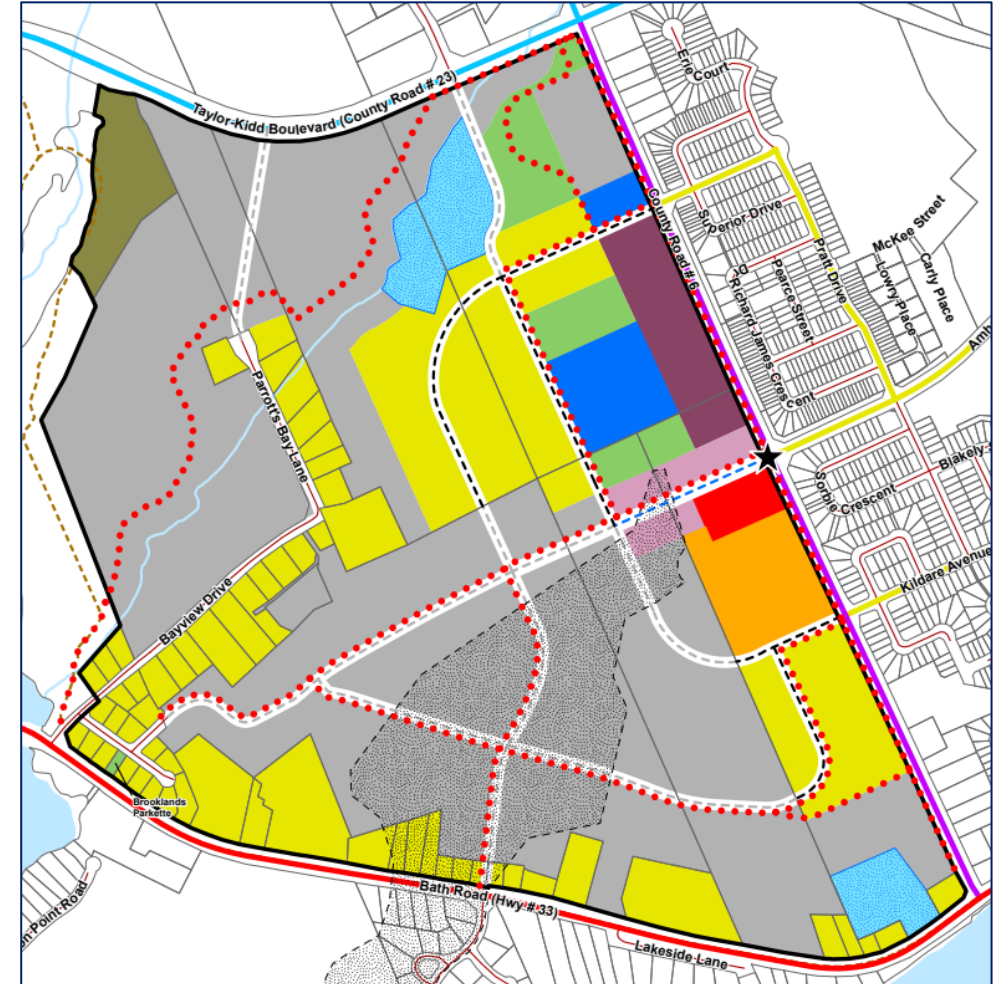
Land Use Designation (Applicable to Secondary Plan Area)	Permitted Uses (Land Use Designations)	Notes
<b>Low Density Residential</b>	<ul style="list-style-type: none"> <li>Single-detached dwellings</li> <li>Semi-detached dwellings</li> <li>Street townhouse dwellings (2 storeys or less)</li> <li>Duplexes</li> <li>Accessory uses</li> </ul>	<p>Street townhouse dwelling are subject to a Zoning By-law Amendment, as well as specific policies.</p> <p>Will also apply to existing residential properties in the Secondary Plan Area.</p>
<b>Medium Density Residential</b>	<ul style="list-style-type: none"> <li>Triplexes</li> <li>Quadruplexes</li> <li>Maisonettes</li> <li>Row / cluster housing</li> <li>Street townhouses</li> <li>Converted single-detached dwellings</li> <li>Low-rise apartment dwellings (4 storeys or less)</li> <li>Other forms of multiple unit housing</li> </ul>	<p>“Multiple unit housing” includes townhomes, including stacked townhomes.</p>
<b>High Density Residential</b>	<ul style="list-style-type: none"> <li>Apartment dwellings</li> <li>Stacked townhouse dwellings</li> </ul> <p>Permitted uses within the Medium Density Residential Designation, excepting street townhouses</p>	<p>Minimum building height: 5 storeys</p> <p>Maximum building height: 8 storeys</p>





# Draft Secondary Plan Land Use Designations

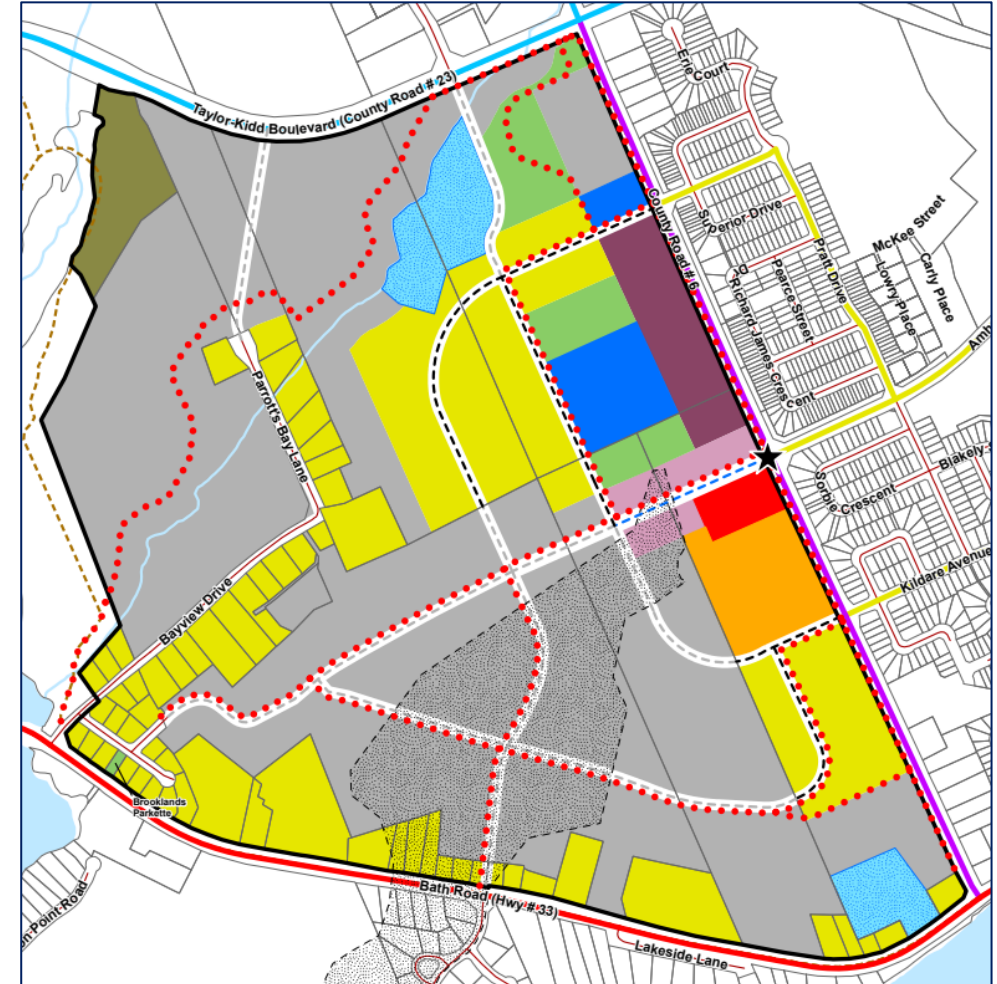
Land Use Designation (Applicable to Secondary Plan Area)	Permitted Uses (Land Use Designations)	Notes
Mixed Use Commercial	<p><b>Non-residential uses:</b></p> <p>Small-scale commercial uses</p> <p>Community facilities on the ground floor of a mixed-use development</p> <p><b>Residential uses:</b></p> <p>Dwellings in the upper storeys of a building</p>	New designation not currently in the Township Official Plan.
Highway Commercial	<p>Full range of commercial uses</p> <p>Residential uses not permitted.</p>	Will apply to lands along County Road 6, north of Walden Pond Drive extension.





# Draft Secondary Plan Land Use Designations

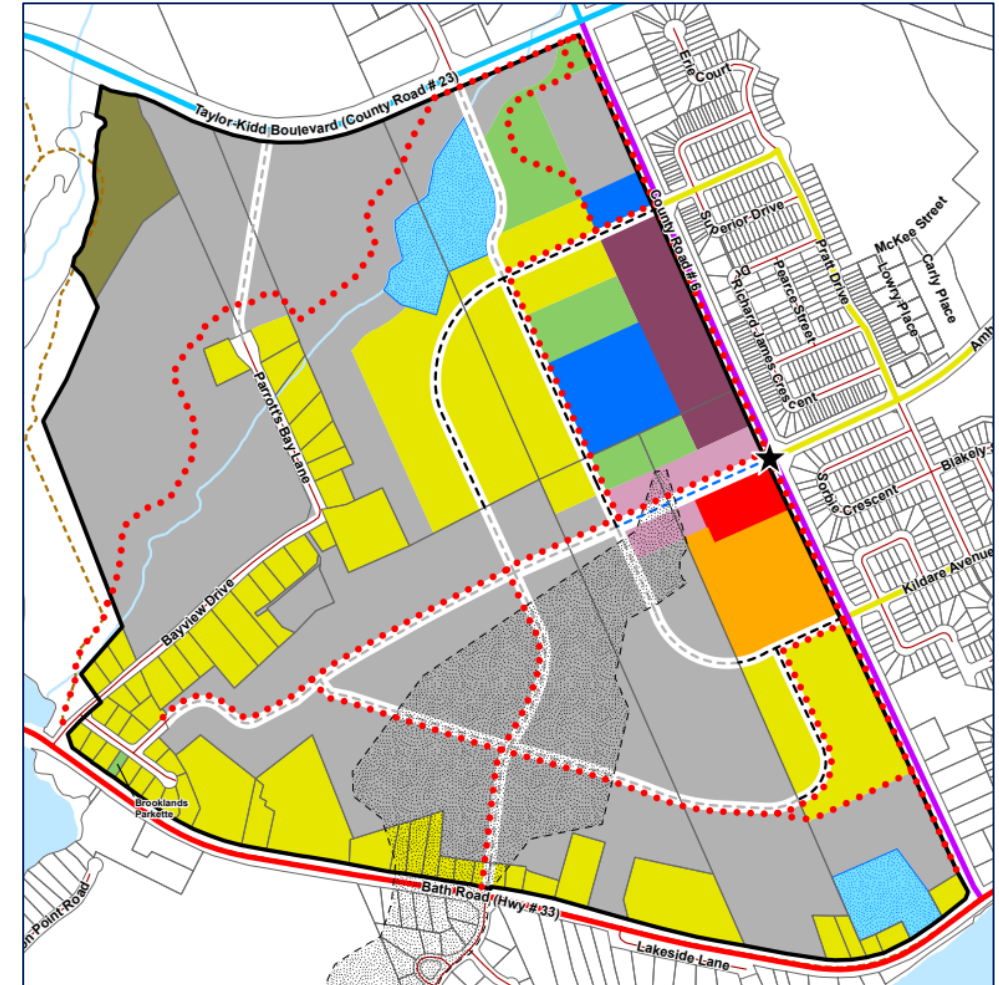
Land Use Designation (Applicable to Secondary Plan Area)	Permitted Uses (Land Use Designations)	Notes
<b>Institutional</b>	<ul style="list-style-type: none"> <li>Planned community facilities</li> <li>Schools</li> <li>Daycares</li> <li>Places of worship</li> <li>Places of assembly</li> <li>Firehalls</li> </ul>	Land allocated for future elementary school.
<b>Parks / Open Space</b>	<ul style="list-style-type: none"> <li>Public parks</li> <li>Community facilities</li> <li>Cultural facilities</li> <li>Recreational facilities</li> </ul>	Township will be working on an updated Parks and Recreation Master Plan in 2024.





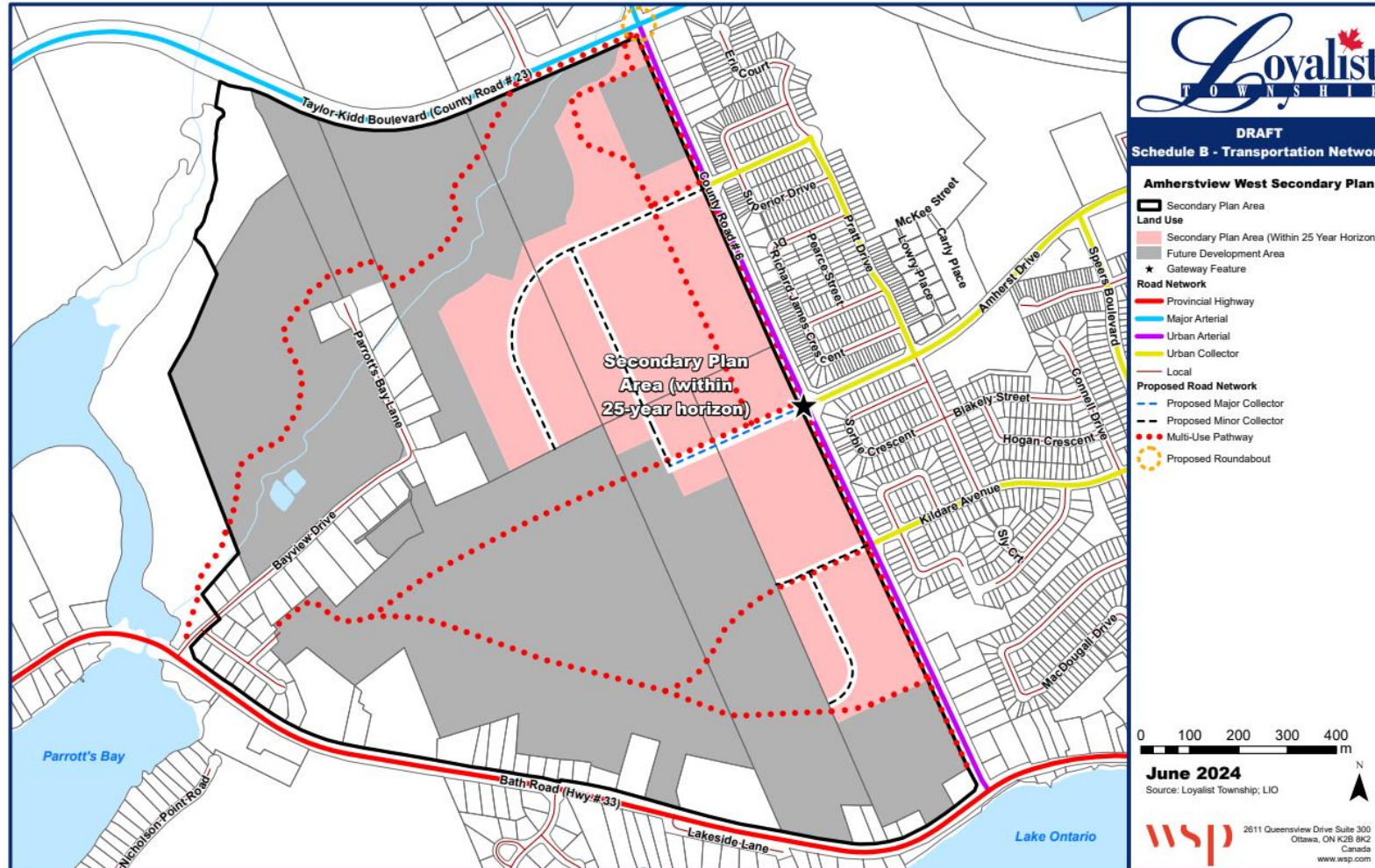
# Draft Secondary Plan Land Use Designations

Land Use Designation (Applicable to Secondary Plan Area)	Permitted Uses (Land Use Designations)	Notes
Environmental Protection	Uses that promote environmental preservation and conservation Passive outdoor recreation	Applies to lands owned by CRCA as per Township Official Plan Environmental Protection policies (Township OP, Section 5.2.2).
Environmentally Sensitive Areas Overlay	Permitted uses in parent land use designation.	Applies to lands that are within 120 m of significant wetlands (Parrott's Bay Provincially Significant Wetland), significant woodlands, unevaluated wetlands (Township OP, Section 5.2.3).  Triggers need for an Environmental Impact Study.
Regulated Area – Natural Hazards Overlay	Development shall generally be directed away from lands within this Overlay.	May require submission of Slope Stability Report, Geotechnical Report, Flood Plain Analysis, etc.
Future Development Area	Existing uses as of time of adoption of the Secondary Plan.	Requires an amendment to the Township Official Plan and Secondary Plan to proceed with future development.



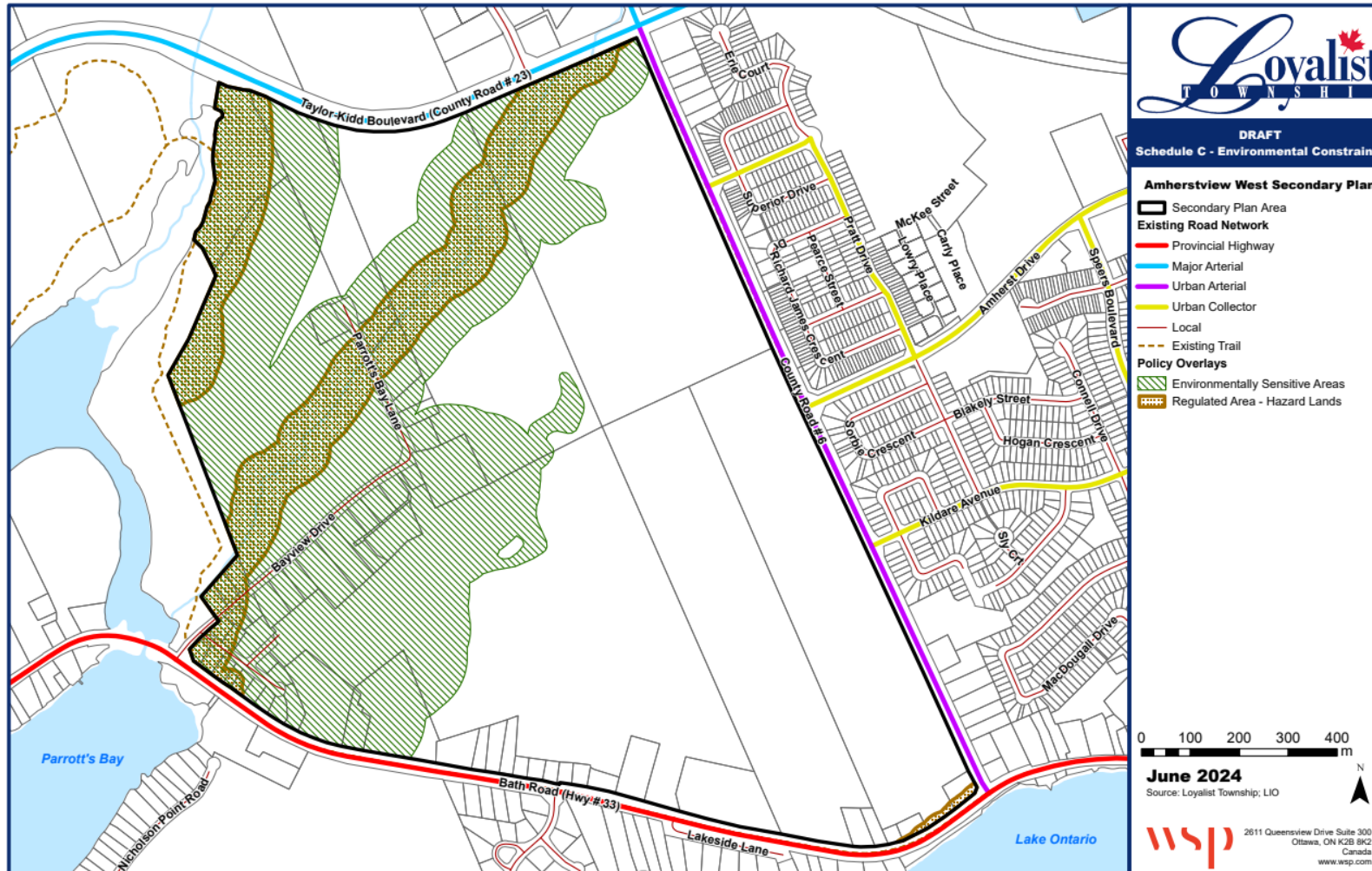


# Draft Secondary Plan Transportation Network





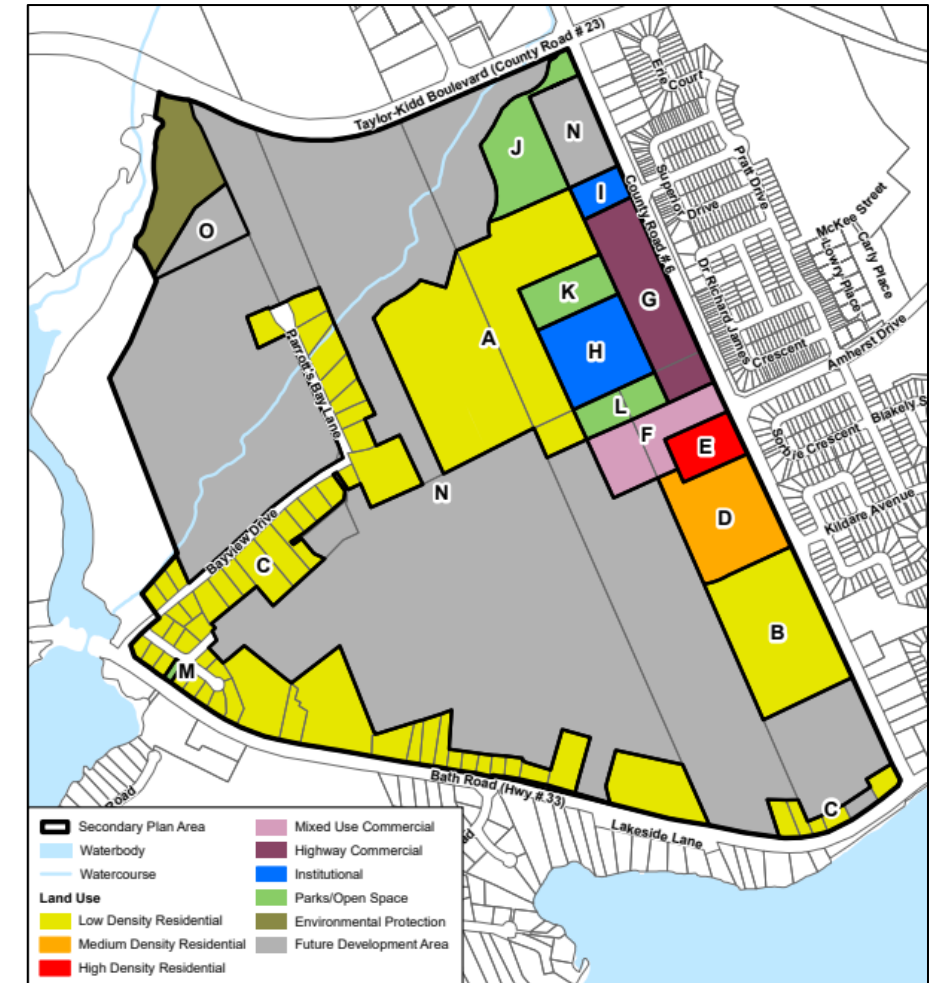
# Draft Secondary Plan Environmental Constraints





## Draft Official Plan Amendment

- The Secondary Plan will be implemented through an **Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA)**.
- The OPA will adopt the policies of the Secondary Plan under the Township's Official Plan:
  - New Section 5.7.2.4 Amherstview West (Secondary Plan policies)
  - Amend Sections 5.7.5.1 and 5.7.6.1 to add references to Amherstview West.
  - Amend existing Schedules:
    - Schedule C – Land Use Plan: Amherstview – Parrott's Bay
    - Schedule C1 – Environmental Overlay: Amherstview – Parrott's Bay
    - Schedule G – Transportation Plan
    - Schedule I – Trail Network; and
    - Schedules F, J, K to show the future road network in Amherstview West.
- Secondary Plan policies shall prevail over the policies in the parent Loyalist Township Official Plan in the event of a conflict.

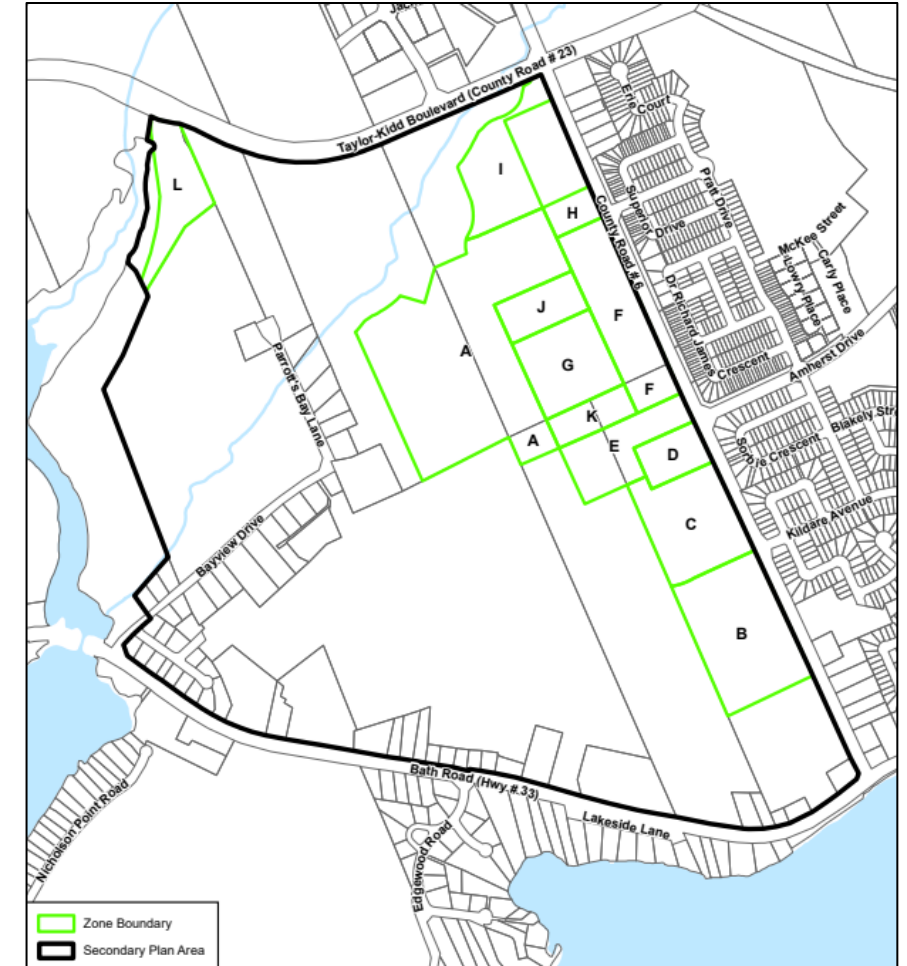






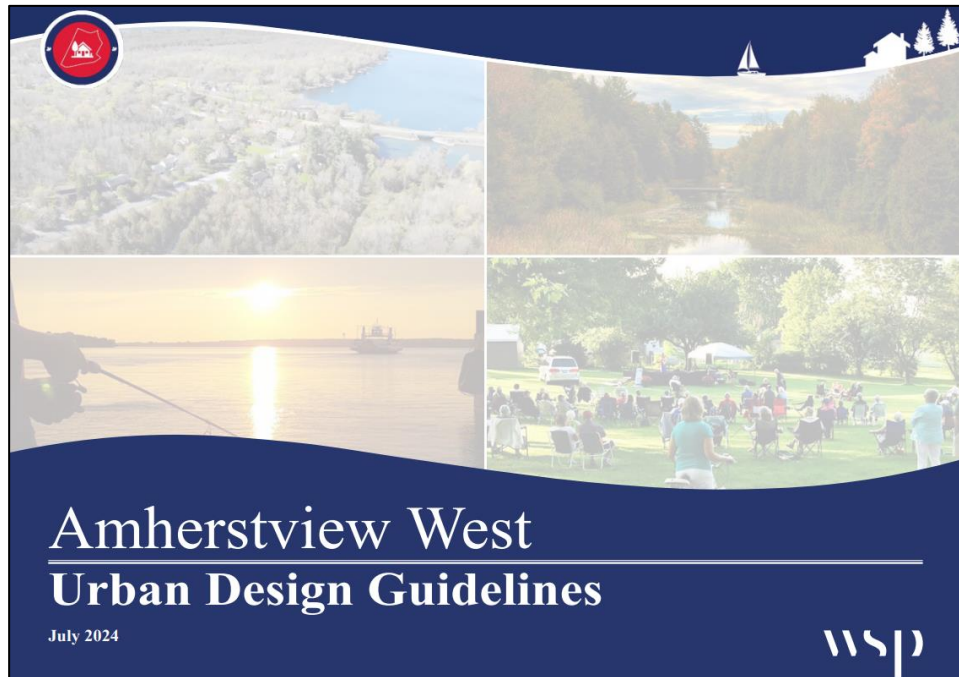
## Draft Zoning By-law Amendment

- Draft Zoning By-law Amendment (ZBLA)  
Highlights:
  - **New Residential Exception Zones (i.e., R4-XX, R5-XX, R6-XX).**
  - **Changes from parent zone shown in bold in Draft ZBLA.**
  - **New Mixed Use Commercial Zone (C7)** to implement the new Mixed Use Commercial land use designation.
- The Township Official Plan and Zoning By-law Schedules are proposed to be modified to reflect the proposed land uses, features, and zoning for Amherstview West.





## Draft Urban Design Guidelines



- Developed throughout the process to date and input from the Community Workshop.
- Draft UDG will be an additional tool to implement the vision of the Secondary Plan.
- Future planning applications for lands in the Secondary Plan Area should be required to demonstrate how they meet the direction in the UDG.

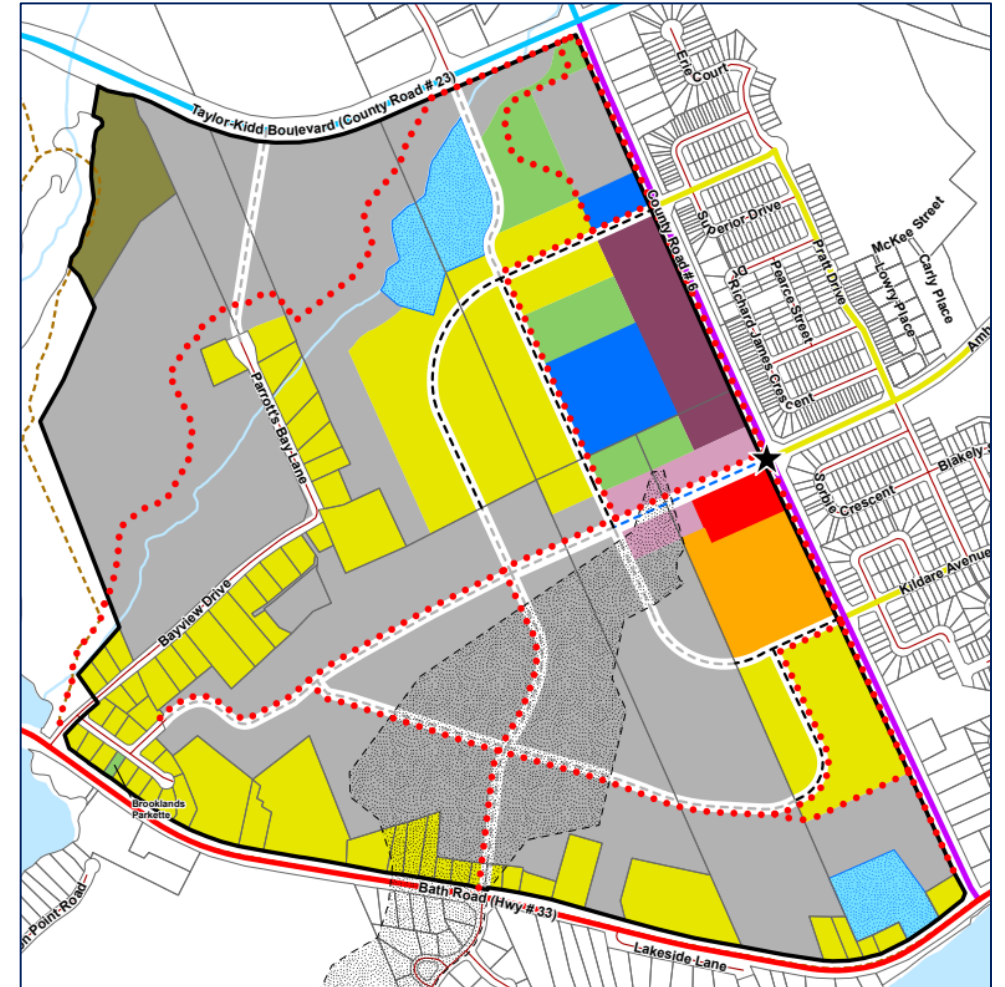


## Future Development Area Evaluation of Options

### Draft Secondary Plan, Section 5.3 – Implementation and Phasing

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

- Conceptual options for the Future Development Area (FDA) were explored at the Community Workshop.
- Only Future Collector roads are included on the Draft Secondary Plan Schedules.
- A Future Development Area Evaluation Memo has been completed.





# Municipal Class Environmental Assessment (MCEA)

- The MCEA is a standardized planning process for municipal infrastructure projects, approved under the Ontario Environmental Assessment Act.
- Environmental Assessments consider the whole “environment” – not just the natural environment.
- Consideration is given to economic, social, cultural and natural factors.
- Administered by Ontario Ministry of Environment, Conservation and Parks (MECP).
- The Secondary Plan process has been integrated with the MCEA process for a Master Plan to allow for an integrated and coordinated approach to addressing land use, servicing, transportation, and environmental considerations.



Site Photo (WSP, 2021)

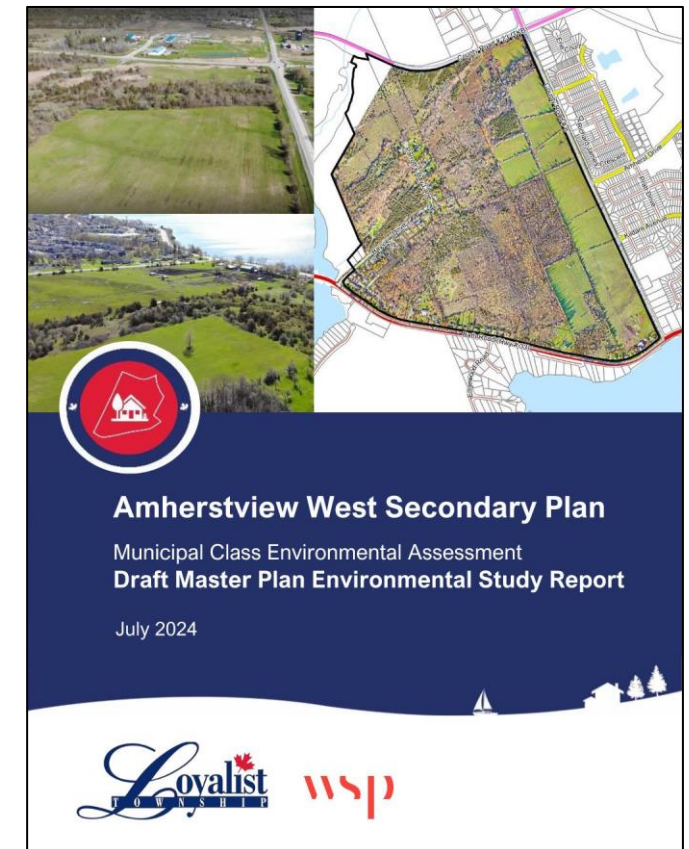


# MCEA Draft Master Plan Environmental Study Report

The Draft MCEA Master Plan Environmental Study Report (ESR) has been prepared, which includes:

- Overview of the MCEA process and Master Plan approach;
- Problem/Opportunity Statement;
- Secondary Plan Area existing conditions;
- Identification and evaluation of alternatives;
- Recommended servicing strategy;
- Summary of consultation with Indigenous communities and external agencies;
- Commitments, mitigation, and monitoring; and
- Conclusion.

Following adoption of the Secondary Plan by Council, the ESR will be posted for 30-day review and the Notice of Completion will be posted.





## Next Steps

- **Statutory Public Meeting** – Presentation of Final Secondary Plan, Official Plan Amendment, Zoning By-law Amendment, Final Urban Design Guidelines – 2024.
- **Council Adoption** of Secondary Plan, Official Plan Amendment, Zoning By-law Amendment – 2024.
- Combined **Notice of Decision** and **MCEA Notice of Completion** issued.
- 20-day appeal period following Council adoption.
- 30-day public review period following issuance of MCEA Notice of Completion.



**Amherstview West  
Secondary Plan**

You are invited to submit your written comments to [secondaryplan@loyalist.ca](mailto:secondaryplan@loyalist.ca) by  
**end of day, August 8, 2024**



# Thank you for your participation throughout this project!

Questions? Comments?

Visit the project website for updates:

<https://www.loyalist.ca/en/business-and-development/amherstview-west-secondary-plan.aspx>



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