

# Amherstview West Draft Secondary Plan

July 2024





**PLACEHOLDER FOR ADOPTION BY-LAW**

**DRAFT**



# Amherstview West Draft Secondary Plan

Loyalist Township

Draft: July 2024

Township Council Adoption: DATE, 2024

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# 1 Introduction

Loyalist Township has completed a Secondary Plan for Amherstview West. The Secondary Plan will provide a policy and implementation framework to guide the future growth and development of this area for the next 25 years to the year 2046. It will consider future needs and priorities for the new community, including housing types, urban design, community amenities, protection of the natural environment, servicing, stormwater management, and transportation, including active transportation.

The Secondary Plan applies to the lands located to the west of County Road 6 and the existing built-up area in Amherstview, within Loyalist Township, which is a lower-tier municipality in the County of Lennox and Addington in the Province of Ontario (“Secondary Plan Area”), as shown in **Figure 1-1**.

Amherstview is experiencing the most rapid growth of the Township’s three (3) urban settlement areas, and is anticipated to have a remaining residential land supply of five (5) years, due in part to housing demand outpacing population growth, as well as 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 Official Plan for the Township of Loyalist Planning Area (Amendment No. 38, Five Year Review) sets out a vision, guiding principles, and land use policies that are used to manage and direct physical planning of lands and development in Loyalist Township. The Official Plan was adopted by Township Council on September 27,

2021, and received final approval by County of Lennox and Addington Council on March 23, 2022.

Figure 1-1: Loyalist Township Key Map





The Township's Official Plan applies to all lands within the municipality, while a Secondary Plan is a planning policy document that sets out a vision, guiding principles, and land use policies to guide growth and development within a more specific area of a municipality. Like an Official Plan, a Secondary Plan is developed in accordance with the Planning Act, with engagement and input from the local community, so that growth can be achieved while respecting the needs of current residents, ensuring compatibility with the existing community fabric and character, and promoting progressive planning principles.

The Secondary Plan is supported by Schedules (i.e., Maps) that must be read in conjunction with the policy direction, as follows. The Schedules are included under **Appendix A** to this Secondary Plan.

- Schedule A – Land Use Plan;
- Schedule B – Transportation Network; and
- Schedule C – Environmental Constraints.

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. Future development applications for the Secondary Plan area will be required to demonstrate conformity with the Secondary Plan. The ZBLA will establish Zones within the Secondary Plan Area, as well as specific standards for development, such as minimum lot area, required setbacks, and maximum building heights, among other requirements. Urban Design Guidelines have also been prepared for Amherstview West as a separate document from the Secondary Plan and are intended to be a tool to ensure that the vision of the Secondary Plan is implemented. The Urban Design Guidelines are included under **Appendix A**.

The implementation of the Secondary Plan will guide development, redevelopment, and design of properties through the Zoning By-law Amendment, Site Plan, Draft Plan of Subdivision, Draft Plan of Condominium, Minor Variance, and Consent application processes, as well as Cost Sharing Agreements.

### 1.1 Integrated Planning and Class EA Process

The Secondary Plan was developed in parallel to the Municipal Class Environmental (MCEA) process for a Master Plan as a separate study, through an integrated Planning and Class EA process. The Study Areas for the Secondary Plan and Class EA are the same.

The MCEA process is a standardized planning process approved under the Ontario Environmental Assessment Act. It allows for routine "classes" of municipal infrastructure projects (e.g., roadways, or municipal water and wastewater services) to be assessed following a streamlined Environmental Assessment process. The environment is broadly defined under the Environmental Assessment Act to include the natural, social, economic, cultural and built environments. Projects (or "undertakings") assessed following a MCEA process must consider impacts on the environment as part of the planning process.

The Master Plan will identify the infrastructure needed to service the Secondary Plan Area and will be approved concurrently with the completion and adoption of the Secondary Plan. Examples of municipal infrastructure improvements that will be considered as part of the Master Plan include new roads and/or road widenings, as well as extension of municipal water and wastewater services and stormwater management facilities.



The Class EA Study for a Master Plan has been completed following Approach 4 of the MCEA Master Plan process, and to satisfy Phases 1 through 4 of the MCEA process to obtain approval for all Schedule B projects identified.

Integrating the development of the Secondary Plan with the MCEA process allows for a coordinated approach to addressing land use, servicing, and transportation issues. It will also ensure that environmental considerations are fully integrated into the decision-making process. The Master Plan will also align with the Township's overall Infrastructure Master Plan that is proceeding as a separate approvals process and was completed and approved on June 11, 2024.

In support of MCEA process for a Master Plan and the Secondary Plan, the following works have been undertaken:

- An assessment of necessary infrastructure (e.g. roads, water and wastewater, transportation, including active transportation, storm and sanitary services);
- Completion of a study of existing natural heritage conditions in the Secondary Plan Area, including a review of the natural heritage features (terrestrial and aquatic);
- Identification and analysis of natural hazards (e.g. erosion hazards) to ensure that future development is directed away from areas where there is an unacceptable risk to public health and safety, or property damage, and will not create new or aggravate existing hazards;
- Completion of a cultural heritage and resource assessment to ensure the conservation of existing significant built heritage resources, significant cultural heritage landscapes, and significant archaeological resources;

- Compilation of the existing conditions in the Secondary Plan Area to support the development of three (3) land use concepts for the Secondary Plan; and
- Evaluation of the three (3) land use concepts to determine a Preferred Option for Amherstview West, which constitutes **Schedule A – Land Use Plan**, as detailed in **Section 5 Land Use Plan** of this Plan.



## 1.2 Secondary Plan Area

The Secondary Plan Area, as shown in **Figure 1-2**, is approximately 144 hectares (346 acres) in area. It is bound by Taylor-Kidd Boulevard (County Road 23) to the north, Bath Road (Highway 33) to the south, Parrott's Bay Conservation Area to the west, and County Road 6 and the existing built-up area in Amherstview to the east.

Figure 1-2: Secondary Plan Area



## 2 Growth Management

As part of the Secondary Plan process, a growth management analysis is required to assess the ability to accommodate projected future residential and employment growth and development in the Secondary Plan Area. A Growth Management Report (July 2021; updated November 2022 and November 2023) was prepared that identified population, dwelling, and employment allocations for the Secondary Plan Area to the year 2046, as well the identification of the required land areas to be designated Residential and Commercial in the Secondary Plan Area.

**The population of Amherstview West is expected to grow by approximately 2,420 people by 2046. It is anticipated that approximately 1,092 residential units in Amherstview West by 2046 will be added to Amherstview West by 2046.**

### Residential Land Needs

As shown in **Table 2-1**, the results of the residential land analysis based on the Growth Management Report indicate that 20.47 net hectares of residential land will be required to accommodate the 1,000 residential dwelling units to be added to Amherstview West by 2046. Low density residential (550 units) will require 14.67 net hectares of land, 5.47 net hectares for medium density residential (410 units), and 0.33 net hectares for high density residential (40 units).



Table 2-1: Residential Land Needs Analysis - Amherstview West (Unplanned Parcels) (2022)

Residential Designation (Dwelling Types)	Dwelling Type Proportion	Residential Land Demand		
		Dwelling Units (of 1,092)	Max. Gross Density (units/net ha)	Land Requirement (net ha)
Low Density	55%	550	37.5	14.67
Medium Density	41%	410	75	5.47
High Density	4%	40	120	0.33
<b>Net Residential Land Demand</b>		<b>20.47 net ha</b>		
<b>Gross Residential Land Demand greater 25%)</b>		<b>25.89 ha</b>		

\*The net area applies to a gross-up factor of 25% for infrastructure, parks, etc. Figures are rounded.

A Growth Study was completed by Watson & Associates Economists Ltd. in September 2023 on behalf of the County of Lennox and Addington. Section 6.2 Urban Land Needs Assessment, 2023 to 2048 identified that there will be a surplus of designated urban lands in the County’s Settlement Areas, with the exception of Amherstview which is anticipated to have a forecast residential housing supply deficit of 105 units. The Study recommends that based on an average density of approximately 15 units per gross developable hectare, an additional seven (7) gross hectares of residential land be accommodated for in the Amherstview West Secondary Plan Area.

If the same 25% gross-down factor is applied, this would result in approximately 5.25 net hectares being added to Amherstview West within the 25-year planning horizon. As such, the Residential Lands Needs Analysis is updated as shown in **Table 2-2**.

Table 2-2: Residential Lands Analysis – Unplanned Parcels (2023)

Residential Designation (Dwelling Types)	Dwelling Type Proportion	Residential Land Demand		
		Dwelling Units (of 1,092)	Max. Gross Density (units/net ha)	Land Requirement (net ha)
Low Density	55%	642	37.5	19.92
Medium Density	41%	410	75	5.47
High Density	4%	40	120	0.33
<b>Net Residential Land Demand</b>		<b>25.72 net ha</b>		
<b>Gross Residential Land Demand greater 25%)</b>		<b>32.15 ha</b>		

\*The net area applies to a gross-up factor of 25% for infrastructure, parks, etc. Figures are rounded.

### Commercial Land Needs

The results of the commercial employment land analysis show that approximately 1.32 net hectares (1.65 gross hectares) of commercial employment land (i.e., Highway Commercial) will be needed to accommodate the forecasted commercial jobs.

Based on community input, the commercial land needs will also include an additional 1.2 net hectares (1.5 gross hectares) of land specifically for neighbourhood commercial uses (i.e., Mixed Use Commercial) that are intended to support the surrounding residential subdivisions.

The County Growth Study did not result in a change to the projected commercial land needs for the Secondary Plan Area.



### 3 Vision and Guiding Principles

The goal for the Secondary Plan is to provide a vision for the future community of Amherstview West. The Secondary Plan considers the near-term needs of local residents and property owners, as well as requirements based on the anticipated growth needs as summarized in the Growth Management Report for Amherstview West (July 2021; updated November 2022 and November 2023). Additionally, the Secondary Plan aims to articulate a long-term land use vision for Amherstview West based on visioning activities (**Figure 3-1**) and consultation with local landowners and the public.

#### 3.1 Vision for Amherstview West

Working with Loyalist Township, local landowners, Technical Advisory Committee, Coordinating Committee, and the broader community, the Secondary Plan has been developed to include:

- a) A Vision and Guiding Principles for development and redevelopment in the Secondary Plan Area;
- b) Policies and Urban Design Guidelines for the Secondary Plan Area;
- c) A Land Use Plan illustrating the overall land use, and transportation and active transportation network;
- d) Supporting schedules illustrating specific transportation elements, gateway locations, and potential servicing options; and
- e) An implementation strategy for cost sharing agreements.

The following Vision Statement guides the Secondary Plan:

**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.**

Figure 3-1: Vision Cloud for Amherstview West





## 3.2 Guiding Principles

The following nine (9) Guiding Principles have been developed to implement the Vision Statement:

1. Accommodate urban development in a westerly direction in Amherstview as directed by the Township OP;
2. Recognize existing residential neighbourhoods and ensure 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.

## 4 Land Use Plan

The Land Use Plan for Amherstview West, as illustrated in **Figure 4-1**, has been developed from the findings of the background technical studies, Vision Statement, and Guiding Principles.

The Land Use Plan is also the result of the engagement program that was undertaken throughout the Secondary Plan Study with local residents and landowners, the public, and input from Township staff, external agencies, and the Technical Advisory Committee and Coordinating Committee. The Land Use Plan considered the policy objectives in the County of Lennox & Addington Official Plan (2016, Consolidated Version February 13, 2018 and the Loyalist Township Official Plan (Approval: March 23, 2022), and is consistent with the Provincial Policy Statement (2020).

The purpose of the Land Use Plan, Urban Design Guidelines, as well as the Implementation Strategy and Phasing of Development is to provide a road map to guide future development in the community of Amherstview West.

The Land Use Plan and a summary of the land distribution for the Secondary Plan Area are found in the following section of this Plan.



## 4.1 Land Use Distribution

Based on **Schedule A – Land Use Plan** (also shown in **Figure 4-1**), **Table 4-1** lists the land use distribution in the Secondary Plan Area.

Table 4-1: Land Use Distribution

Land Use	Required Area		Proposed Area	
	(Hectares-Ha)	(Acres-Ac)	(Hectares-Ha)	(Acres-Ac)
Low Density Residential				
Existing	N/A	N/A	21.81	53.89
Proposed	19.92	49.22	21.45	53.00
<b>Total</b>			45.96	113.57
Medium Density Residential	5.47	13.52	4.36	10.77
High Density Residential	0.33	0.82	1.43	3.53
Highway Commercial	1.3	3.21	1.39	3.43
Mixed Use Commercial*	1.2	2.97	2.95	7.29
Institutional	3.23	8	3.81	9.41
Parks / Open Space	6.05	14.95	8.56	21.15
Future Development Area	N/A	N/A		

\*Beyond commercial employment land requirement identified in the Growth Management Report for Amherstview West (July 2021; updated November 2022 and November 2023).

**Table 4-2** identifies potential unit counts and housing densities for the undeveloped lands in Amherstview West (Phases 1-3).

Table 4-2: Housing Units and Densities (Phases 1-3)

Dwelling Type	# of Dwelling Units	Area (Ha)	Area (Ac)	Gross Residential Density (# of Units / Area (ha))
Low Density Residential (Proposed)	642	21.45	53.00	29.93
Medium Density Residential	410	4.36	10.77	94.04
High Density Residential	40	1.43	3.53	27.97
<b>Total</b>	1,092	27.24	67.30	

The housing mix is summarized as a percentage of the total number of units proposed for Phases 1 to 3 of development in the Secondary Plan Area:

- Low Density Residential: 55%
- Medium Density Residential: 41%
- High Density Residential: 4%



#### 4.1.1 Land Use Designations and Overlays

As indicated on **Schedule A – Land Use Plan**, the following land use designations shall apply to lands within the Secondary Plan Area:

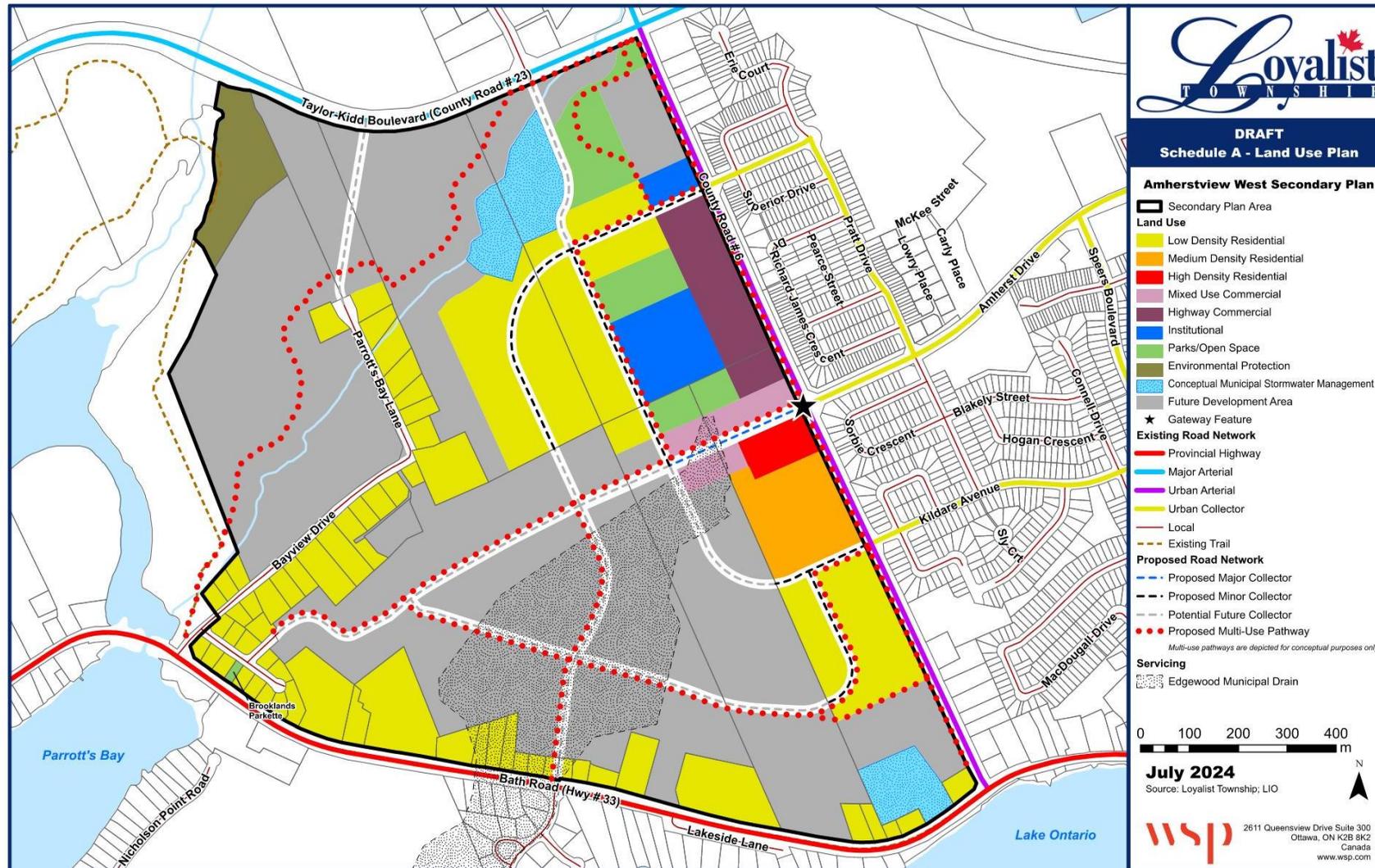
1. Low Density Residential;
2. Medium Density Residential;
3. High Density Residential;
4. Highway Commercial;
5. Mixed Use Commercial;
6. Institutional;
7. Parks /Open Space;
8. Environmental Protection; and
9. Future Development Area.

In addition, the Environmentally Sensitive Areas and Regulated Area – Hazard Lands Policy Overlays will apply to certain lands in the Secondary Plan Area, as shown in **Schedule C – Environmental Constraints**.

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Figure 4-1: Land Use Plan





#### 4.1.1.1 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, and daycare facilities 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 the Township OP.
- 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 9.3.2 of the Township OP. Installation of infrastructure and utilities shall be subject to the policies in Section 9 of the Township OP.

#### 4.1.1.2 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 A – Land Use Plan**. 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 Township OP 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:

- a. The maximum building height of street townhouse dwellings shall be two (2) storeys;
- b. 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;
- c. 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
- d. 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 the Township OP, Policy 5.7.1.5(a), 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) 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 the Township OP.



#### 4.1.1.3 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 the Township OP 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 townhouses, 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 the Township OP.
- c) In accordance with Policy 5.7.1.6(b) of the Township OP, 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 the Township OP, Section 5.7.1.6.

#### 4.1.1.4 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 the Township OP, Section 5.7.1.7.

#### 4.1.1.5 Mixed Use Commercial

The Mixed Use Commercial designation shall generally apply to the lands in Amherstview West along the future extension of Amherst Drive. The intent of 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 Township OP, Section 5.7.5.3, 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:



- a. 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, daycare). Community facilities, such as a community centre, located on the ground floor of mixed-use developments shall also be permitted.
- b. 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.

#### 4.1.1.6 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.
- e) Consideration shall be given to pedestrian lighting to meet accessibility needs.

#### 4.1.1.7 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 A**.

- 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 in **Schedule A**.
- 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.

#### 4.1.1.8 Parks / Open Space

The locations of future public parks are shown conceptually on **Schedule A** 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 shown on **Schedule A**. 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. The location and design of these features should consider strategic siting in shaded areas.
- 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 and any developed Recreation Master Plan.

#### 4.1.1.9 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 A. 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.

#### 4.1.1.10 Future Development Area

The lands designated as Future Development Area 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 and Regulated Area – Natural Hazards on **Schedule C**;
    - 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.

#### **4.1.1.11 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 the Township OP, 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 of the Township OP.
- d) The Cataraqui Region Conservation Authority shall be involved in any pre-application consultation process for any development located adjacent to Environmental Protection lands in the Secondary Plan Area.
- e) All other policies in Section 5.2.2 Environmental Protection Areas in the Township OP shall apply.



#### 4.1.1.12 Environmentally Sensitive Areas Overlay

The purpose of the Environmentally Sensitive Areas Overlay shown in **Schedule C – Environmental Constraints** 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 permitted in accordance with the applicable land use designation shown on **Schedule A**.
- 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 the Township OP, 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 the Township OP, Section 5.2.3, 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.

#### 4.1.1.13 Regulated Area – Hazard Lands Overlay

The Regulated Area – Natural Hazard Areas Overlay shown in **Schedule C** 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 the Township OP, Section 5.2.4 Natural Hazard Areas 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 the Township OP, Section 5.2.4.1(e).

### 4.2 Transportation Network

**Schedule B – Transportation Network** outlines a conceptual Collector Road and multi-use path 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 Lenox 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.

#### 4.2.1 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) All roads and accesses must facilitate the safe movement of all types of movements, including pedestrians, cyclists, and 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, and pedestrian lighting shall be consistent with the road and transportation policies in the Township OP.
- e) Ensure provisions are in place for planning safe active transportation facilities including sidewalk and cycling infrastructure on and to the Collector Roads.

f) **Schedule B** of this Secondary Plan 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 B**, the proposed roads to be developed within the 25-year horizon of the Secondary Plan shall be classified as follows:

a. **Proposed Major Collector Roads** (extension of Amherst Drive):

- i. Major Collector Roads shall connect neighbourhoods, distribute traffic to and from Arterial Roads, and will provide access to adjacent land uses.
- ii. Right-of-way widths up to 26 m and 30 m shall be required, with on-street parking generally permitted.
- iii. 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**.
- iv. 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.

b. **Proposed Minor Collector Roads** (extensions of Walden Ponds Drive and Kildare Avenue):

- i. Minor Collector Roads shall connect neighbourhoods, distribute traffic to and from Arterial Roads, and will provide access to adjacent land uses.
- ii. Right-of-way widths up to 26 m shall be required, with on-street parking generally restricted. Two (2) travel lanes shall be required.
- iii. 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**.
- iv. Access to Minor Collector Roads shall be partially controlled in accordance with Policies 4.2.1(g)(a)(iv), except for:
  1. Access to lots with single-detached dwellings shall be permitted provided the lot frontage is 14 m or larger.

h) **Schedule B** identifies Potential Future Collector Roads, conceptually 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 (EA) to determine feasibility of the

development of Potential Future Collector Roads, including potential road closures, as required. Through the EA process, the exact alignment of the Collector Roads would be determined, and through the detailed design phase.

#### 4.2.2 Conceptual Multi-Use Path Network

**Schedule B** 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:

1. The intersection of County Road 6 and Taylor-Kidd Boulevard (County Road 23);
2. Walden Pond Drive;
3. Amherst Drive;
4. Kildare Avenue; and



#### 5. 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 B** 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 B** of this Secondary 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 B**, 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.

### 4.3 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 the Township OP, Section 7.4.4 Archaeology & Marine Archaeology shall apply.

### 4.4 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 any applicable 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.



#### 4.4.1 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 watermains 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.

#### 4.4.2 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.

#### 4.5 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 and supported with policy.
- 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 sustainable design direction set out in 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.



- f) Publicly available user-pay EV charging stations shall be encouraged in the design of parking areas.

## 4.6 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.

## 4.7 Gateway and Wayfinding

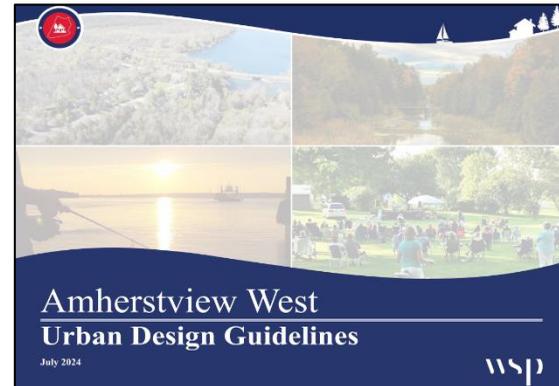
A gateway location to the Secondary Plan Area is identified on **Schedule A** on the west side of County Road 6, at the extension of Amherst Drive, which will serve as an urban main street into Amherstview West. The following policies shall apply to the gateway feature and wayfinding / signage.

- a) Gateway and wayfinding signage should be in high visibility areas.
  - b) Signage shall be context sensitive and minimize adverse impacts to adjacent land uses.
  - c) Gateway signage shall be:
    - a. Developed in conjunction with future works and MTO/County standards.
    - b. Designed meets the standards identified in the Urban Design Guidelines, complementary to the local context.
- c. Contribute to a positive ‘Sense of Arrival’ to the Secondary Plan Area and urban main street through a unified style and look.
  - d. Designed to incorporate the Township’s brand colours, fonts and logo, in consultation with the community.
  - e. Scaled appropriately to cater to both pedestrian and vehicular traffic in terms of its visibility, legibility and destination points.
  - f. 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).
  - g. Located outside clear zones at intersections while being sited to provide clear wayfinding to the community.
  - h. 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.
  - i. 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.



## 4.8 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 B** of this Plan should be considered in reviewing Zoning By-law Amendment, Plans of Subdivision, 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 Phasing and Implementation

The successful implementation of the Amherstview West Secondary Plan requires municipal leadership, a clear and comprehensive framework to guide the administration of the Secondary Plan, and to ensure that the Land Use Plan, Urban Design Guidelines, and Secondary Plan policies achieve the intended outcomes and goals of this Plan. The implementation of the Secondary Plan will also require an amendment to the Township OP and the Zoning By-law.

This section sets out the interpretation, implementation strategy, a framework for cost sharing agreements, and the Secondary Plan amendment process.

The Secondary Plan and implementing Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) require Township Council approval and adoption. Once the Secondary Plan and implementing OPA have gone through the approvals process, and assuming no appeals are filed, the OPA and ZBLA would be in full force and effect. The Secondary Plan will ensure that development within the Secondary Plan Area is implemented in a way that is in conformity with the policies of the County of Lennox and Addington Official Plan and Township OP.



## 5.1 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 Secondary Plan shall be in accordance with all other relevant policies of the Township OP. In event of a conflict, the policies of this Secondary Plan 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.

## 5.2 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 /Open Space areas;

- d) Changes to the land use designations identified on **Schedule A**; and
- e) Changes that may not be in conformity with the strategic direction of the Township OP.

## 5.3 Implementation and Phasing

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 for the Secondary Plan Study Area, 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 B**, and the required servicing and stormwater management facilities.

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



## 5.4 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.

## 5.5 Development Applications

Development Applications for Zoning By-law Amendment, Plans 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 Township OP. Prior to the approval of the development applications, the public will be consulted as legislated under the Planning Act and in Section 10.18 Public Consultation of the Township OP.

### 5.5.1 Official Plan Amendment

An Official Plan Amendment (OPA) to the Township OP is required to implement the Secondary Plan. The effect of the OPA would be to:

- Add a new **Section 5.7.2.4** to reference the Amherstview Secondary Plan;
- Amend **Section 5.7.5 Commercial General Policies, Subsection 5.7.5.1** to add a reference to Amherstview West;
- Amend **Section 5.7.6 Fringe Area, specifically Subsection 5.7.6.1 General Principles** to remove language noting that development on full municipal services in Amherstview West is not currently planned; and
- Amend Schedules C, C1, F, G, I, J, and K of the Township OP.

The Secondary Plan adoption will result in a new Section 5.7.2.4 within the Township OP and will include reference to this Secondary Plan and will also state, “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”.

An amendment to the text or Schedules of this Secondary Plan may constitute an amendment to the Township OP in accordance with Section 10 of the Township OP. 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.



### 5.5.2 Zoning By-law Amendment

The Township's Zoning By-law shall be amended to implement the policies of this Secondary Plan. The zoning for the Secondary Plan Area lands will reflect the lot sizes and land use designations as illustrated in the Land Use Plan. In addition, many of the Urban Design Guidelines will be implemented through zoning.

1. The permitted uses in the zoning for the Secondary Plan Area will reflect the land use designations as illustrated in **Schedule A – Land Use Plan**.
2. The lot and building performance standards will reflect a range of housing forms and types for Amherstview West.

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## 6 Schedules

The following Schedules form part of this Secondary Plan:

- Schedule A – Land Use Plan
- Schedule B – Transportation Network
- Schedule C – Environmental Constraints

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**Schedule A - Land Use Plan**

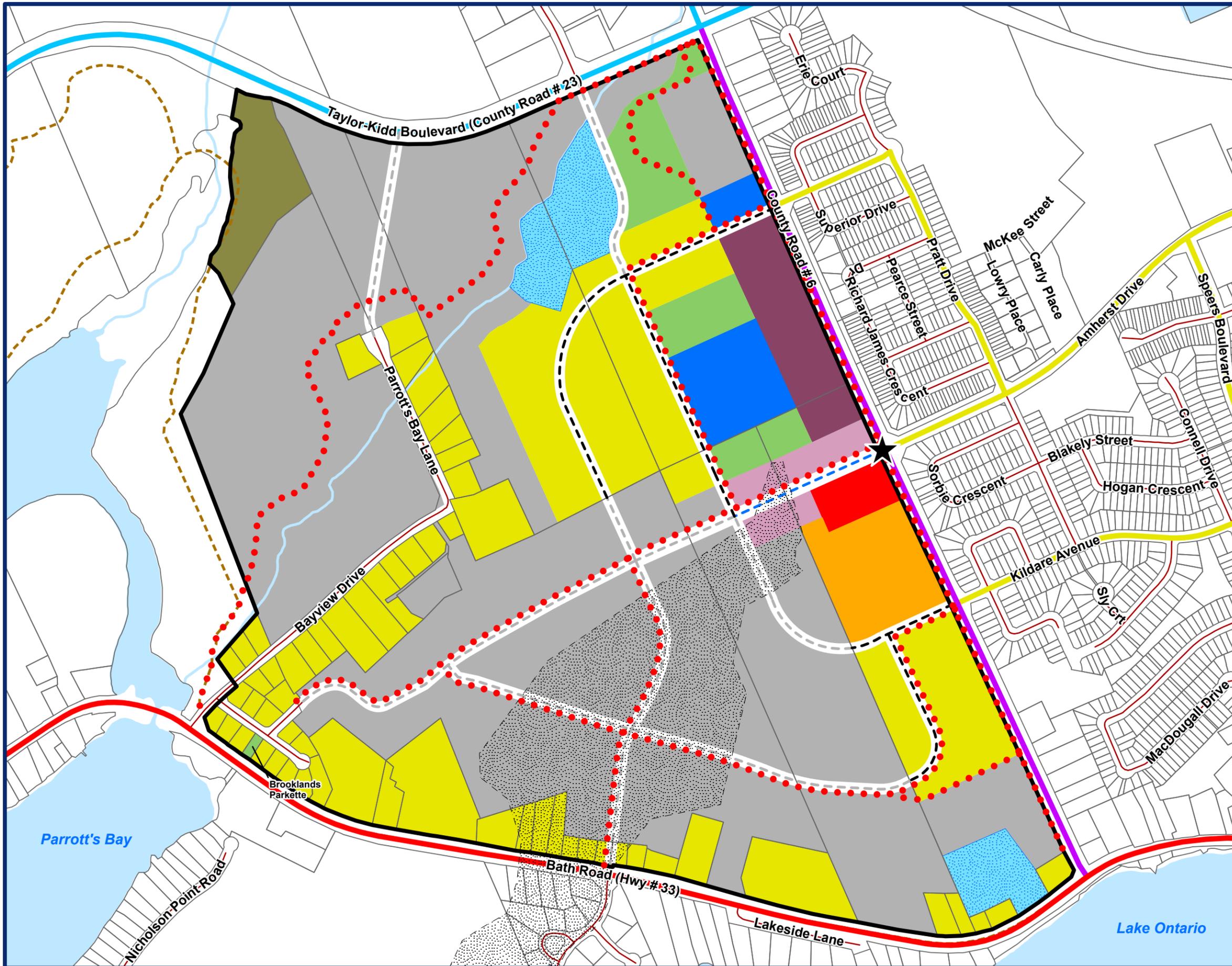
**Amherstview West Secondary Plan**

-  Secondary Plan Area
- Land Use**
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use Commercial
-  Highway Commercial
-  Institutional
-  Parks/Open Space
-  Environmental Protection
-  Municipal Stormwater Management
-  Future Development Area
-  Gateway Feature
- Existing Road Network**
-  Provincial Highway
-  Major Arterial
-  Urban Arterial
-  Urban Collector
-  Local
-  Existing Trail
- Proposed Road Network**
-  Proposed Major Collector
-  Proposed Minor Collector
-  Potential Future Collector
-  Proposed Multi-Use Pathway
- Multi-use pathways are depicted for conceptual purposes only
- Servicing**
-  Edgewood Municipal Drain



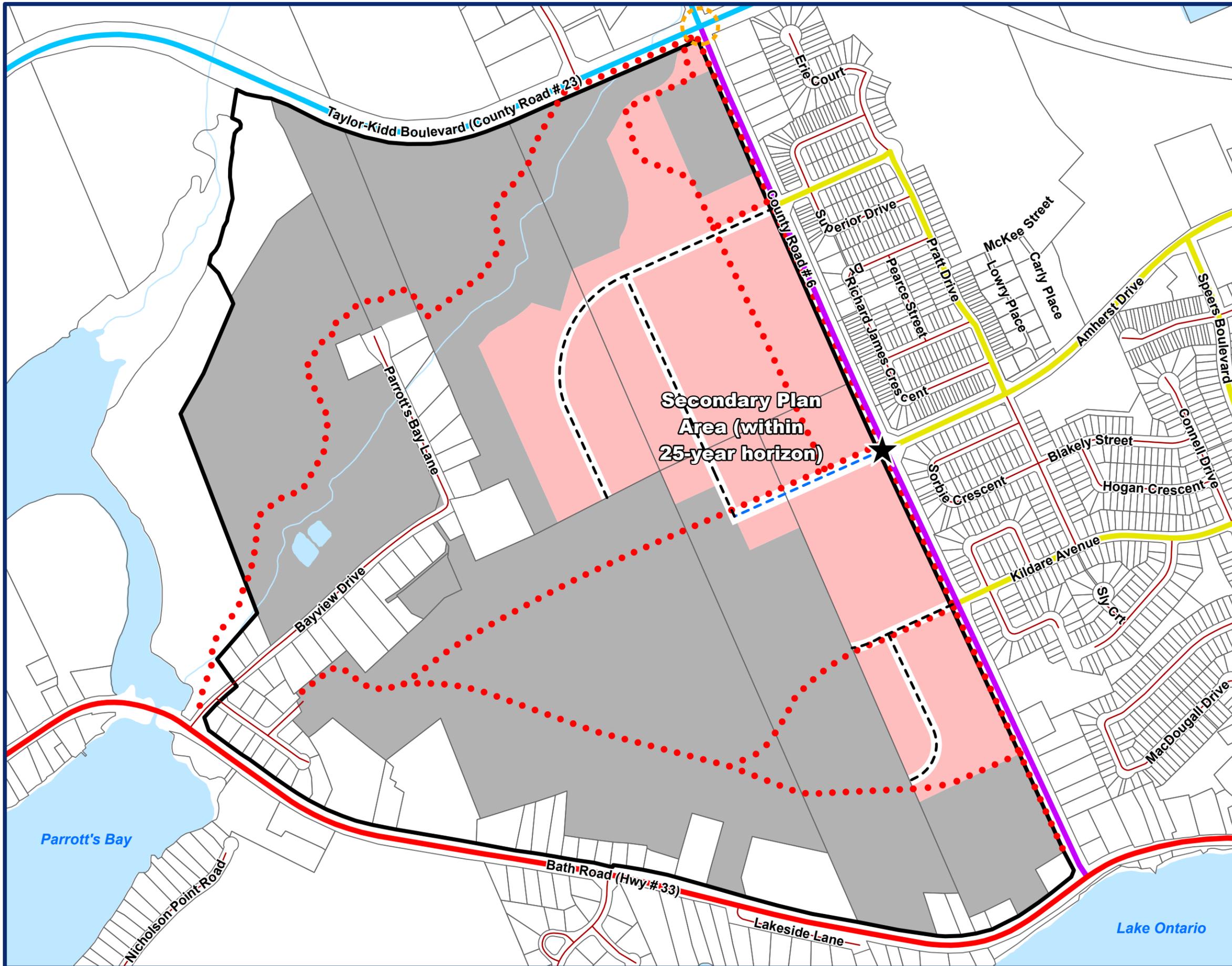
**June 2024**

Source: Loyalist Township; LIO



**Amherstview West Secondary Plan**

- Secondary Plan Area
- Land Use**
- Secondary Plan Area (Within 25 Year Horizon)
- Future Development Area
- Gateway Feature
- Road Network**
- Provincial Highway
- Major Arterial
- Urban Arterial
- Urban Collector
- Local
- Proposed Road Network**
- Proposed Major Collector
- Proposed Minor Collector
- Multi-Use Pathway
- Proposed Roundabout



**June 2024**

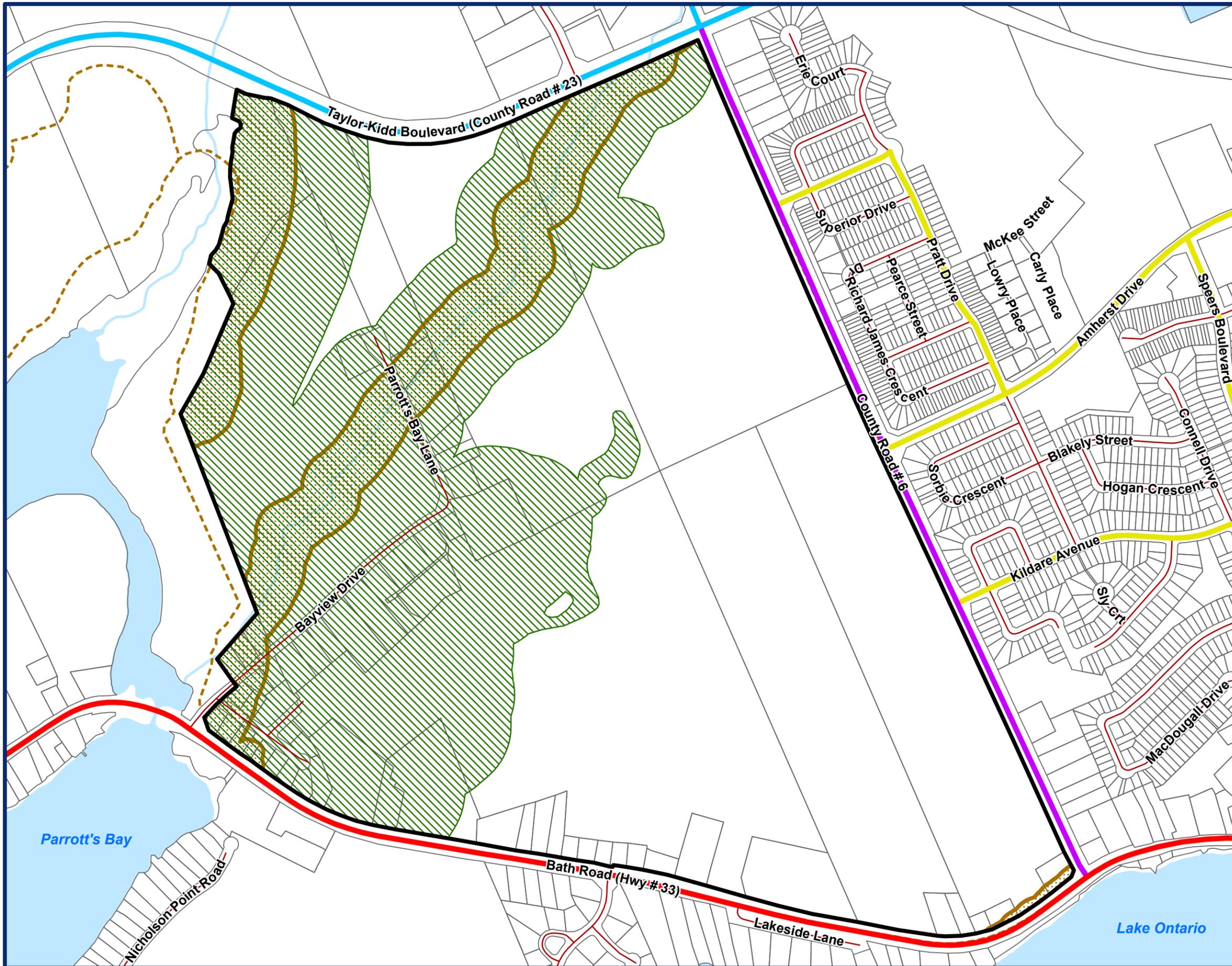
Source: Loyalist Township; LIO



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**Amherstview West Secondary Plan**

-  Secondary Plan Area
- Existing Road Network**
-  Provincial Highway
-  Major Arterial
-  Urban Arterial
-  Urban Collector
-  Local
-  Existing Trail
- Policy Overlays**
-  Environmentally Sensitive Areas
-  Regulated Area - Hazard Lands



**June 2024**  
Source: Loyalist Township; LIO





# Appendix A Urban Design Guidelines for Amherstview West

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