

**The Corporation of the Town of Amherstburg**

**By-law 2022-062**

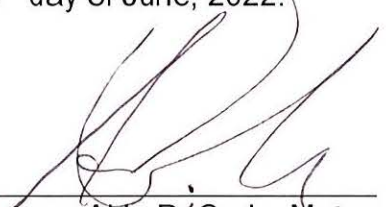
**Being a by-law to adopt Official Plan Amendment No. 15**

**to the Official Plan for the Town of Amherstburg**

**NOW THEREFORE** the Council of The Corporation of the Town of Amherstburg, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 15 to the Official Plan 2009-30 for the Corporation of the Town of Amherstburg, consisting of the attached explanatory text and map, is hereby adopted;
2. That the Clerk is hereby authorized and directed to make application to the Corporation of the County of Essex for approval of Amendment No. 15 to the Official Plan for the Corporation of the Town of Amherstburg;
3. This By-law shall come into force and take effect on the final passing thereof.

Read a first, second and third time and finally enacted this 13<sup>th</sup> day of June, 2022.)



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Aldo DeCarlo, Mayor



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Valerie Critchley, Clerk

**AMENDMENT NO. 15**  
**TO THE OFFICIAL PLAN**  
**FOR THE**  
**TOWN OF AMHERSTBURG**

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# DECISION

**With respect to Official Plan Amendment No. 15  
Official Plan of the Town of Amherstburg  
Subsection 17(34) of the Planning Act**

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I hereby approve Amendment No. 15 to the Official Plan for the Town of Amherstburg, as adopted by By-Law 2022-062.

Dated at Essex, Ontario this 6th day of September, 2022



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Rebecca Belanger, MCIP, RPP  
Manager, Planning Services  
County of Essex

AMENDMENT NO. 15 TO THE OFFICIAL PLAN OF AMHERSTBURG

I, Valerie Critchley, Clerk of the Town of Amherstburg, certify that this is a/the original/duplication original/certified copy of Amendment No. 15 to the Official Plan of the Town of Amherstburg.

A handwritten signature in blue ink that reads "Valerie Critchley". The signature is written in a cursive style with a large, looping initial 'V'.

CLERK – Valerie Critchley

## **THE CONSTITUTIONAL STATEMENT**

PART A – THE PREAMBLE does not constitute part of this amendment.

PART B – THE AMENDMENT consisting of the following text and map, constitutes Amendment No. 15 to the Official Plan for The Corporation of the Town of Amherstburg.

## **PART A - THE PREAMBLE**

### **Purpose of the Amendment**

Official Plan Amendment No. 15 will redesignate lands known as 219 Brock Street from 'Institutional' to 'Medium Density Residential' designation in the Official Plan for the Town of Amherstburg.

### **Location of Lands**

This OPA applies to the following land use designations depicted on Schedule A in the Official Plan:

- i) Legal description: Lots 9 and 10 (E/S Brock Street), Lots 11 and 12 (W/S Kempt Street), Parts Lots 5 and 6 (E/S Kempt Street), and Part of Kempt Street closed by unregistered Bylaw and Part of Murray Street (Closed by Bylaw R10039955), Plan 1 Amherstburg, designated as Part 4 Plan 12R25406, Town of Amherstburg;
- ii) Municipal address: 219 Brock Street, Town of Amherstburg.

### **Basis of the Amendment**

An Official Plan Amendment (OPA) was requested to change the policy framework applied to the subject property from 'Institutional' to 'Medium Density Residential' to support the proposed residential development.

An Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) were proponent initiated and requested to support the development of the site for

**The former school site** is proposed with a new, 4 storey building containing 75 unit residential rental apartment building with 112 parking spaces and 4 Barrier Free (BF) spaces.

Review and evaluation of the proposed development was placed in context of the Provincial Policy Statement 2020 (PPS) and was considered to be consistent with provincial policy direction. Specifically, the development is consistent with provincial housing policies, provides for healthy community initiatives, and supports the healthy, walkable community policies of the province.

The proposed development will provide for a low profile building on site that is heritage complimentary to the existing neighbourhood, provides for alternative housing greatly needed in the community, provides for housing that will support senior members of the neighbourhood to age in place, and conforms with healthy community initiatives of the municipality and province. After extensive review, the proposed building is determined compatible with the neighbourhood and the community of Amherstburg.

Official Plan Amendment No. 15 establishes a policy framework within the 'Medium Density Residential' policies for the subject lands. The Official Plan Amendment No. 15 establishes residential policy framework for the proposed new development that is intended as a medium density residential condominium development.

The proposed development, through the adoption of the Official Plan Amendment No. 15, will conform with the relevant policies of the County of Essex Official Plan policies and the Town of Amherstburg Official Plan policies by: providing alternative housing tenure and style while supporting a diversification in housing in Amherstburg; by efficiently and effectively utilizing existing infrastructure for the development of new rental residential apartment units; and by providing for a moderate intensification of land use with a new building containing 75 residential apartment units as a medium density development well suited for the neighbourhood.

The Official Plan Amendment No. 15 will provide a policy framework for the implementing bylaw amendment 2022-063. By-law 2022-063 provides a regulatory framework that will establish site specific regulations under the 'Residential Multiple Second Density (RM2)' zone provisions.



## **PART B – THE AMENDMENT**

### **Details of the Amendment**

All of this part of the document, entitled 'Part B – The Amendment' consisting of the following text and Schedule 'A' constitutes Official Plan Amendment No. 15 to the Official Plan 2009-03 for the Town of Amherstburg.

The Official Plan of the Town of Amherstburg is amended as follows:

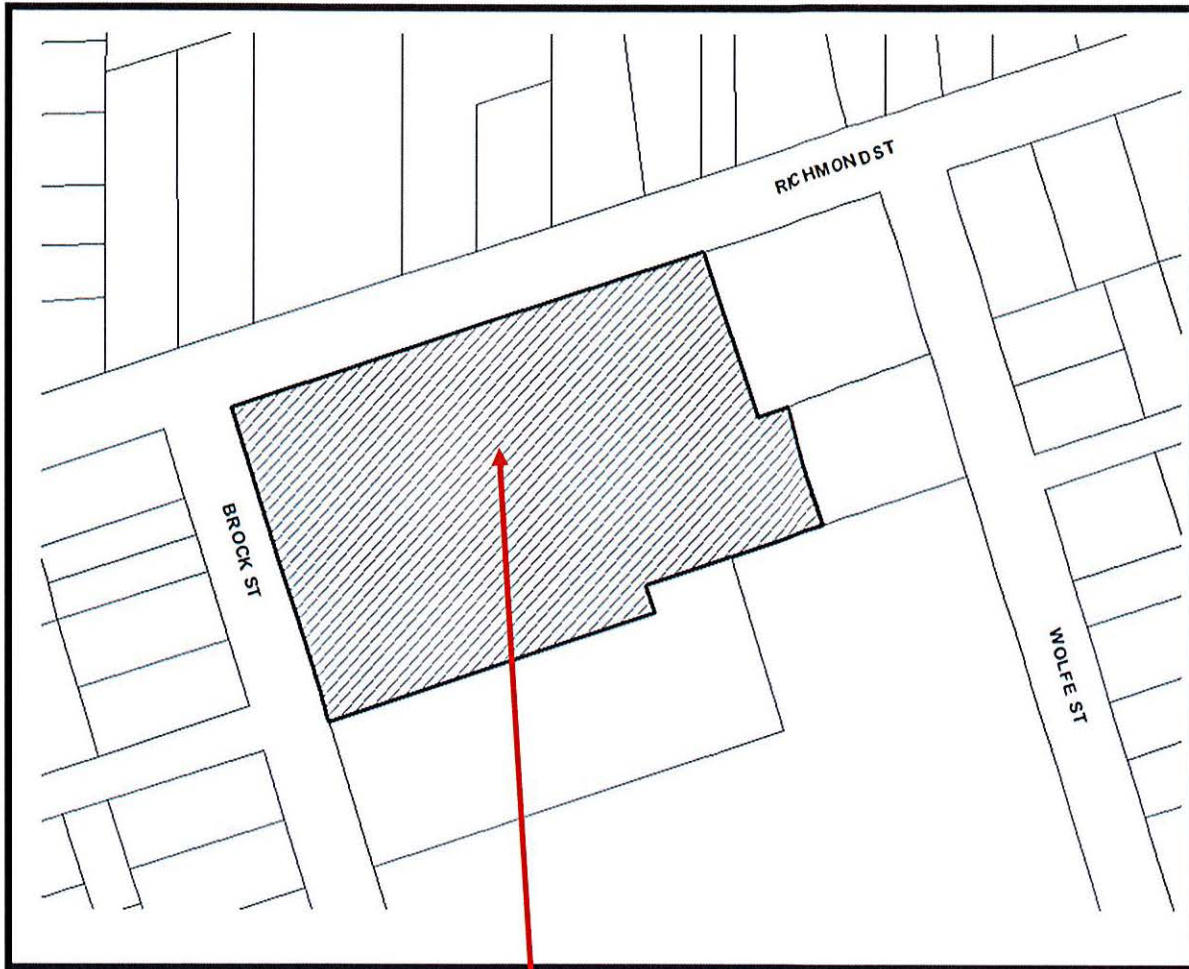
“Property known municipally as 219 Brock Street is hereby redesignated from 'Institutional' designation to 'Medium Density Residential' designation on Schedule 'A' to the Official Plan 2009-03 for the Town of Amherstburg and as shown on Schedule 'A' attached hereto.”

### **Implementation of the Amendment**

Official Plan Amendment No. 15 will be implemented through Bylaw 2022-063, an amendment to Zoning By-law 1999-52, and Site Plan Control by-law.

OPA No. 15

SCHEDULE A



'MEDIUM DENSITY RESIDENTIAL'