

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT

**250 and 258 St Arnaud Street,
Amherstburg, Ontario**

January 9, 2026

Prepared by:



Tracey Pillon-Abbs, RPP
Principal Planner
Chatham, ON
226-340-1232
tracey@pillonabbs.ca
www.pillonabbs.ca

Table of Contents

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDING LAND USES	5
2.1	Legal Description, Ownership and Previous Use	5
2.2	Physical Features of the Site	6
2.2.1	Size and Site Dimension	6
2.2.2	Vegetation and Soil	7
2.2.3	Topography and Drainage	7
2.2.4	Other Physical Features	7
2.2.5	Municipal Services	7
2.2.6	Nearby Amenities	7
2.3	Surrounding Land Uses	8
3.0	PROPOSAL AND CONSULTATION	12
3.1	Development Proposal	12
3.2	Public Consultation Strategy	14
4.0	PROPOSED APPLICATION AND STUDIES	14
4.1	Official Plan Amendment	14
4.2	Zoning By-law Amendment	15
4.3	Other Application	15
4.4	Supporting Studies	15
4.4.1	Services	15
4.4.2	Noise	16
4.4.3	Dust and Odour	16
5.0	PLANNING ANALYSIS	18
5.1	Policy and Regulatory Overview	18
5.1.1	Provincial Planning Statement	18
5.1.2	County Official Plan	24
5.1.3	Town Official Plan	31
5.1.4	Town Zoning By-law	40

6.0	SUMMARY AND CONCLUSION	49
6.1	Context and Site Suitability Summary	49
6.1.1	Site Suitability	49
6.1.2	Compatibility of Design	49
6.1.3	Good Planning	49
6.1.4	Natural Environment Impacts	50
6.1.5	Municipal Services Impacts	50
6.1.6	Social, Cultural and/or Economic Conditions	50
6.2	Conclusion	50

1.0 INTRODUCTION

I have been retained by Valentino Mancini on behalf of Claudio Mancini (herein the 'Applicant'), to provide a land use Planning Justification Report (PJR) in support of a proposed residential development for property located at 250 and 258 St Arnaud Street (herein the "Site") in the Town of Amherstburg, County of Essex, Province of Ontario.

The Site is currently made up of 2 parcels of land and currently has one existing 2 storey multiple dwelling with 4 units on each parcel (8 units total).

The Applicant intends to merge the 2 parcels of land into 1.

The Applicant is proposing to further develop the Site for additional residential use.

The existing two multiple dwellings will remain.

A new 2 storey multiple dwelling with a total of 8 residential dwelling units is proposed to be constructed at the rear of the existing dwellings.

There will be a total of 16 residential dwelling units on the Site.

The tenure of the units will be rental.

A total of 24 parking spaces are proposed on-site for the entire Site.

There are currently 2 driveways which will be removed and 1 new driveway proposed.

The proposed development will be serviced by full municipal infrastructure, including water, storm and sanitary sewer.

Pre-submission (Town File PS-24/23) was completed by the Applicant. Comments dated November 30, 2023, were received and have been incorporated into the proposed application.

An application for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) is required in order to permit the proposed development, in addition to the identified support studies.

The OPA is required to change the designation from 'Low Density Residential' to 'Medium Density Residential'.

The ZBA is required to change the zoning from a 'Residential First Density (R1)' to a site specific 'Residential Multiple Second Density (RM2-XX)' zone (with special provisions).

The Town of Amherstburg is the approval authority for the ZBA, and the County of Essex is the approval authority for the OPA.

The purpose of this report is to review the relevant land use documents, including the Provincial Planning Statement (PPS) 2024, the County of Essex Official Plan (COP), the Town of Amherstburg Official Plan (OP) and the Town of Amherstburg Zoning By-law (ZBL) as they pertain to the OPA and ZBA applications.

This PJR will show that the proposed development is consistent with the PPS, conforms with the intent and purpose of the COP, OP and ZBL, and represents good planning.

2.0 SITE AND SURROUNDING LAND USES

2.1 Legal Description, Ownership and Previous Use

The Site has been owned by Claudio Mancini et al, the Applicant, since 1999.

The Site is currently made up of 2 parcels of land.

The Site is an interior parcel of land on the north side of St Arnaud St, between Balaclava St N. and Victoria S N (see the area in **red** in the Key Map on Figure 1a).



Figure 1a – Key Map (Source: Town GIS)

The previous use is unknown.

The Site is legally described and locally known as follows:

Address	ARN	Legal	PIN
250 St Arnaud Street	37293300000100000000	Part of Lot 71, Plan 240	01544-0534
258 St Arnaud Street	37293300000110000000	Part of Lots 70 and 71, Plan 240	01544-1125

The Applicant intends to merge the 2 parcels of land into 1.

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site consists of a total area of 2,719.27 m² or 0.27 ha.

The Site is a rectangular-shaped lot with a total frontage of 37.18 m along the north side of St Arnaud Street and a depth of 72.92 m (see street view of Site on Figure 1b).



Figure 1b – Street View, from St Arnaud Street (Source: Pillon Abbs Inc.)

2.2.2 Vegetation and Soil

The Site currently has a maintained lawn, landscaping and trees.

Soil is made up of Brookston Clay (Bc).

2.2.3 Topography and Drainage

The Site is flat and is outside the limit of the regulated area of the Essex Region Conservation Authority (ERCA).

The Site is part of the Amherstburg Area Drainage.

The Site is impacted by source water protection as an Event Based Area (EBA).

2.2.4 Other Physical Features

There is existing fencing (wood and chain link), and the front portion of the Site is paved (asphalt).

2.2.5 Municipal Services

The property has access to municipal water, storm and sanitary services.

There are fire hydrants located in the area.

Streetlights and sidewalks (north side) are located along St Arnaud Street.

St Arnaud is a 2-way east-west local roadway.

The Site is close to major transportation networks, including County Road 20 (Sandwich St S) and Alma Street.

There is active transportation in the settlement area.

The Site has access to transit, with the nearest bus stops (450 m) located at the corner of Alma Street and Victoria Street South (Stop ID: 2321, Bus #605).

2.2.6 Nearby Amenities

There are several schools close to the Site, including Stella Maris Catholic Elementary School and Amherstburg Public School.

There are many parks and recreation opportunities in proximity to the Site, including Amherstburg AK Park and Alma Street Waterfront Pocket Park.

There are nearby commercial uses, such as food service, personal service shops, and retail within the settlement area.

There are also nearby employment lands, places of worship, medical facilities, libraries and local/regional amenities.

2.3 Surrounding Land Uses

Overall, the Site is located in an existing built up area. There is a mix of existing industrial and residential uses.

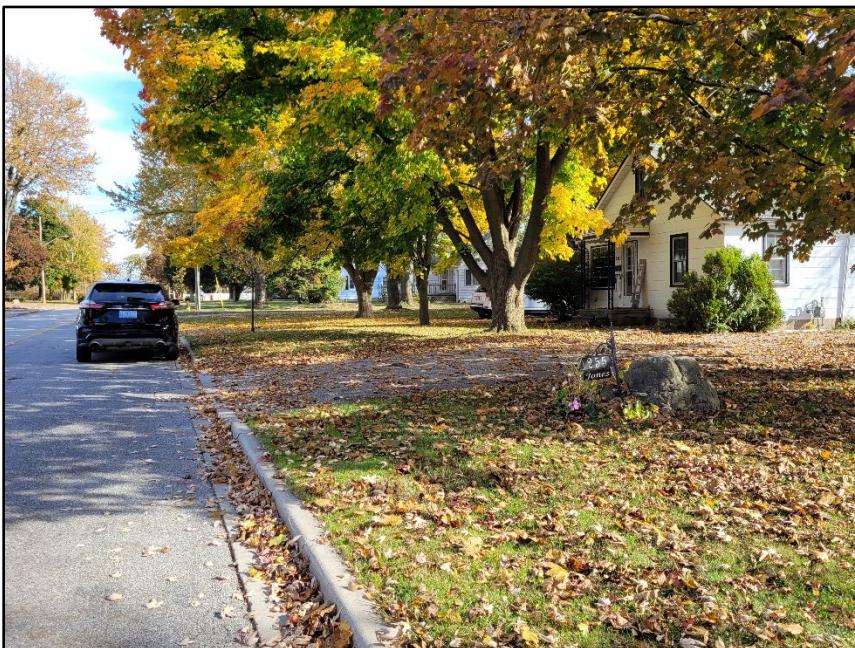
A site visit was conducted on October 28, 2024, by Pillon Abbs Inc.

North – The lands directly to the north of the Site are used for light industrial (warehouse facility) purposes (see Photo 1 - North).



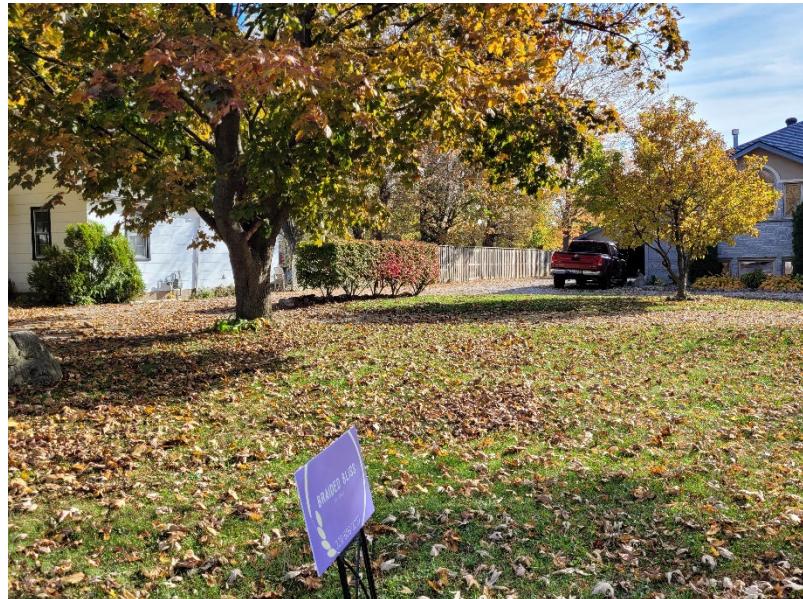
Photo 1 – North, from Victoria St N (Source: Google Maps)

East – The lands directly to the east of the Site are used for residential purposes (see Photos 2 – East).



Photos 2 – East (Source: Pillon Abbs Inc.)

South – The lands directly to the south of the Site are used for residential purposes (see Photos 3 - South).





Photos 3 – South (Source: Pillon Abbs Inc.)

West – The lands directly to the west of the Site are used for light industrial use (body shop and woodworking facility) (see Photo 4 – West).

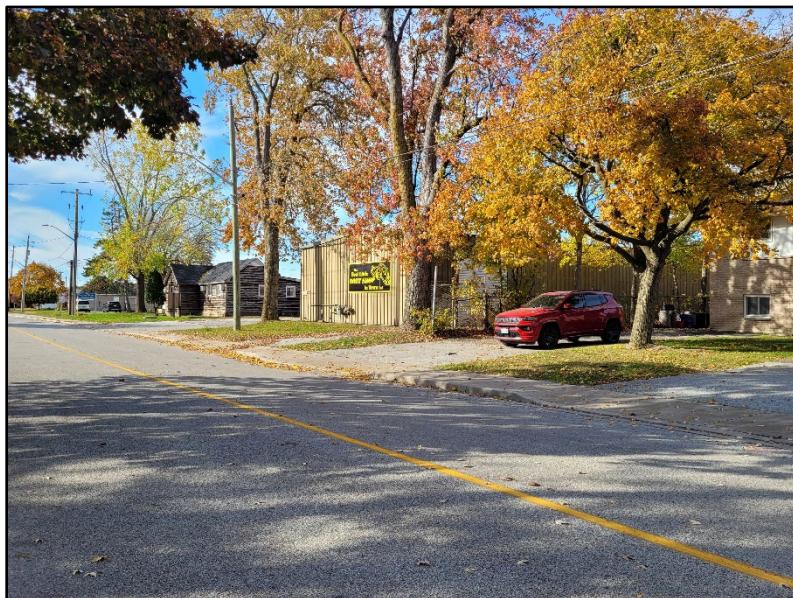


Photo 4 – West (Source: Pillon Abbs Inc.)

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site is currently made up of 2 parcels of land and currently has one existing 2 storey multiple dwelling with 4 units on each parcel (8 units total).

The Applicant intends to merge the 2 parcels of land into 1.

The Applicant is proposing to further develop the Site for additional residential use.

The existing two multiple dwellings will remain.

A new 2 storey multiple dwelling with a total of 8 residential dwelling units is proposed to be constructed at the rear of the existing dwellings.

There will be a total of 16 residential dwelling units on the Site.

A concept plan has been prepared (see Figure 2a – Concept Plan).

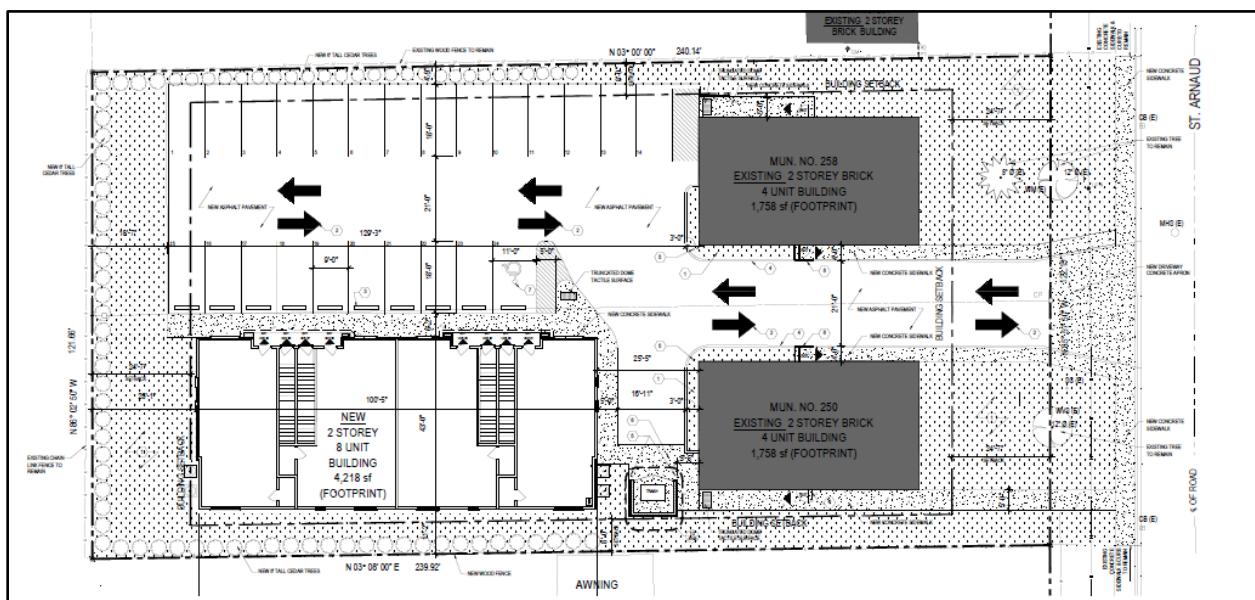


Figure 2a – Concept Plan

The concept plan illustrates the preliminary proposed lot layout.

A rendering has been prepared (see Figure 2b – Rendering).



Figure 2b – Rendering

The rendering illustrates the preliminary proposed elevation of the dwelling.

Based on the area of the Site (0.27 ha) and the number of total units on the Site (16), the proposed development will result in a gross density of 59.26 units per hectare (uph).

The total proposed building area (footprint) will be 392 m².

The existing building area (footprint) is 265 m² (258 St Arnaud) and 165 m² (250 St Arnaud).

The new total building area of the new building and the existing buildings will be 721 m², which represents a total lot coverage of 27% of the Site.

Tenure of the units will be rental.

Units will range in size and include 1 or 2 bedroom units.

There are currently 2 driveways which will be removed. One new asphalt driveway is proposed (to be constructed to municipal standards) with access from St Arnaud Street.

Parking on-site for 24 vehicles is proposed and will include barrier free and visitor parking spaces.

The existing fencing will remain.

The existing trees along St Arnaud St will remain.

Trees at the rear of the Site will be removed. New trees will be planted along a portion of the Site boundary.

The existing asphalt pavement in the front of the existing buildings will be removed and replaced with grass.

New paved sidewalks will be constructed to link the parking area with the proposed and existing buildings.

Refuse (garbage and recycling) will be stored in an enclosed trash area located on the Site.

The proposed development will be serviced by full municipal infrastructure, including water, storm and sanitary sewer.

3.2 Public Consultation Strategy

The Planning Act requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

As part of a public consultation strategy, the required statutory public meeting will be sufficient due to the small scale of the proposed development.

No informal open house is proposed by the Applicant.

4.0 PROPOSED APPLICATION AND STUDIES

Pre-submission (Town File PS-24/23) was completed by the Applicant. Comments dated November 30, 2023, were received and have been incorporated into the proposed application.

An application for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) is required in order to permit the proposed development, in addition to the identified support studies.

The Town of Amherstburg is the approval authority for the ZBA, and the County of Essex is the approval authority for the OPA.

The following is a summary of the purpose of the required applications and the support studies.

4.1 Official Plan Amendment

A site specific application for an Official Plan Amendment (OPA) is required in order to permit the proposed development.

The Site is currently designated "Low Density Residential" in the Town of Amherstburg OP.

It is proposed to change the current land use designation to "Medium Density Residential" in order to permit the proposed multiple dwelling.

Further analysis and additional information are provided in Section 5.1.3 of this PJR.

4.2 Zoning By-law Amendment

A site specific application for Zoning By-law Amendment (ZBA) is required in order to permit the proposed development.

The Site is currently zoned "Residential First Density (R1)" on Map 29 of the Town of Amherstburg Zoning By-Law.

It is proposed to change the current zoning to a site specific "Residential Multiple Second Density (RM2-XX)" in order to permit the proposed multiple dwellings.

All RM2 zone provisions shall comply with the exemption of certain provisions.

Further analysis and additional information are provided in Section 5.1.4 of this PJR.

4.3 Other Application

Prior to any construction or site alterations, the proposed development will be subject to Site Plan Control (SPC).

SPC will include a technical review of such details as building design, loading areas, screening, lighting, drainage, curbing, signage, landscaping, refuse and sidewalks.

The proposed development will also require building permits.

4.4 Supporting Studies

The following supporting studies have been completed as part of this PJR in support of the application for the zoning amendment.

4.4.1 Services

A Functional Servicing Report (FSR) was prepared by King Engineering and Design, dated June 25, 2025.

The purpose of the report is to assess the existing and proposed infrastructure, including storm, sanitary and water services.

It was concluded that appropriate stormwater management measures will be provided to satisfy water quality treatment and quantity criteria.

The sanitary service and water supply for the proposed development are through existing infrastructure along St. Arnaud St.

Furthermore, the new development will not impact existing services.

4.4.2 Noise

A Road/Rail Traffic and Stationary Noise Impact Study was prepared by JJ Acoustic Engineering Ltd., dated March 25, 2025.

The purpose of the report is to assess road, traffic and stationary noise source impacts on the Site.

The study determined that the potential environmental noise impact from road and rail traffic noise is significant.

It was recommended that the proposed development will need the following:

- a requirement for central air-conditioning, and
- noise warning clauses.

It was concluded that with the mitigation measures, there will be minimal noise impact from the neighbouring roads, railways, or buildings on the Site.

4.4.3 Dust and Odour

A Dust and Odour Assessment was prepared by Alliance Technical Group, dated August 11, 2025.

The purpose of the report is to address the potential air, odour, and dust impacts from existing industrial facilities within a 1 km radius of the Site.

A total of 5 facilities were assessed for dust and odour.

The report included a review of the Ministry of Environment, Conservation and Parks' (MECP's) D-6 Guidelines and the Ontario Environmental Protection Act (EPA) and Ontario Regulations 419/05.

Ministry Certificate of Approvals have also been provided by the Applicant for the abutting industrial uses.

It was determined that of the 5 facilities identified with separation distances less than the respective Area of Influence, 3 facilities are also considered to be within the Minimum Separation Distance and have some potential for dust and/or odour impacts at the proposed development.

Mitigation strategies for two of these Facilities, The Best Little Body Shop in Town and Custom Doors and Drawers, are recommended.

Mitigation strategies for the third Facility, Diageo Canada Inc. are not presented as the potential for odour impacts is primarily attributed to infrequent non-routine operations, which could occur.

Mitigation strategies include the following:

- Operable window or air intake along the west facing building exterior at the Site should be avoided. This condition could be removed pending further information on operations at the two facilities.
- The installation of carbon filters into the HVAC systems of the residential units could be implemented if operable windows or air intakes along the west facing building exterior are required.
- A warning clause should be included in the sale or rental agreement of residential units in consultation with the legal counsel, which clearly states that there is a potential for infrequent odours which may be detectable at the residential units, especially in open areas such as front and back yards, balconies.

5.0 PLANNING ANALYSIS

5.1 Policy and Regulatory Overview

5.1.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

The PPS was issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024.

Decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The Site is located within an existing 'Settlement Area'.

The following provides a summary of the key policy considerations of the PPS as they relate to the proposed development.

PPS Policy #	Policy	Response
Chapter 1 - Vision	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.	The proposed development provides more housing in the Town of Amherstburg.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:	The proposed development will help provide for more housing options and densities to meet the needs of the Town. Full municipal services are available.

PPS Policy #	Policy	Response
	<p>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.</p>	
2.1.6	<p>Planning authorities should support the achievement of complete communities by:</p> <p>a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;</p>	<p>The proposed development is consistent with the policy to achieve complete communities, as the Site is in close proximity to nearby amenities.</p> <p>The proposed development will provide for a new housing option for the Town.</p> <p>The Site has access to transportation options, public service facilities, libraries, other institutional uses, and parks.</p> <p>Accessibility will be addressed at the time of a building permit.</p>
2.2.1 - Housing	<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p>	<p>The proposed development is a new housing option for the area.</p> <p>The proposed development supports the County's targets.</p>

PPS Policy #	Policy	Response
	<p>a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p>	<p>The needs of the residents can be accommodated as the Site is located near local amenities.</p> <p>The Site offers an opportunity for intensification and infilling as the rear portion of the Site was underutilized.</p> <p>The proposed density is appropriate for the Site.</p> <p>Residents will have access to nearby transit and active transportation.</p>

PPS Policy #	Policy	Response
	d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.	
2.31.1 – Settlement Area	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The Site is located in an existing settlement area of the Town of Amherstburg.
2.3.1.2	<p>Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate 	<p>The total density of the proposed development is considered appropriate.</p> <p>The Site offers an opportunity for infilling by creating new residential dwelling units on a vacant portion of the parcel of land.</p> <p>The proposed height and massing of the dwellings will blend with the existing residential uses in the area, as it will be limited to 2 storeys.</p> <p>Residents will have immediate access to nearby shopping, employment, transit, active transportation, recreational areas and institutional uses.</p> <p>Transit is available for the area.</p> <p>Active transportation is available in the settlement area.</p>

PPS Policy #	Policy	Response
2.3.1.3	<p>Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.</p>	<p>The proposed development provides an infill opportunity for a vacant portion of the parcel of land.</p> <p>The Site was always intended for residential use.</p> <p>The design of the proposed development is subject to SPC and will provide a compact form.</p>
2.3.1.4	<p>Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.</p>	<p>The County has established housing targets for the region. The proposed development will assist in meeting those targets as the Site is located in an existing built up area and will add new residential housing.</p>
2.3.1.6	<p>Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.</p>	<p>The Site has access to existing infrastructure and nearby public service facilities.</p>
Chapter 3.1.1 – Infrastructure and Facilities	<p>Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.</p>	<p>The proposed development has access to full municipal services.</p> <p>There are nearby public service facilities.</p>
3.3.3 - Transportation	<p>Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.</p>	<p>The proposed development will not have a negative impact on nearby transportation and infrastructure corridors.</p> <p>A TIS was not warranted for the proposed development.</p>

PPS Policy #	Policy	Response
3.5.1 – Land Use Compatibility	<p>Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.</p>	<p>There are no anticipated concerns with land use compatibility as it pertains to the abutting industrial uses.</p> <p>The required support studies have been provided and summarized in Section 4.4 of this PJR.</p> <p>Mitigation measures have been recommended.</p>
3.5.1 - Avoidance	<p>Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.</p>	<p>The required support studies have been provided and summarized in Section 4.4 of this PJR.</p> <p>Mitigation measures have been recommended.</p>
3.6.2	<p>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health</p>	<p>The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of servicing for settlement areas.</p>

PPS Policy #	Policy	Response
	and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	An FSR has been provided and summarized in Section 4.4.1 of this PJR.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural heritage features that impact the Site. Some trees will be removed, and new trees will be planted.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	There are no anticipated concerns regarding water. An FSR has been provided and summarized in Section 4.4.1 of this PJR.
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public. The Site is outside the ERCA regulated area.

Therefore, the proposed development is consistent with the PPS.

5.1.2 County Official Plan

The County of Essex Official Plan (COP) was adopted by County Council on November 6, 2024, and has received approval by the Ministry of Municipal Affairs and Housing (MMAH).

The COP implements the PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the Town.

The Site is designated "Primary Settlement Area" according to Schedule "A2 – Settlement Structure Plan" attached to the COP (see Figure 4 – COP).



Figure 4 – COP

The Site is also subject to the following:

- Schedule 'C3' – Intake Protection Zones as "IPZ 2"
- Schedule 'C4' – Event-Based Areas
- Schedule 'E1' – Salt Deposits

The following provides a summary of the key policy considerations of the COP as they relate to the proposed development.

COP Policy #	Policy	Response
2.0 – Successful County	<p>Principle 2: Housing Supply, Housing Choice and Housing Affordability</p> <p>A wide range of housing options will be provided to meet the needs of the growing and increasingly diverse population in the County. Increasing housing supply and housing choices is important</p>	<p>The proposed development will support the County's vision for providing more housing.</p> <p>New housing is provided, which will support the needs of residents in the region.</p> <p>Housing for those starting out and for those who want to</p>

COP Policy #	Policy	Response
	<p>to support the growing economy, aging population, and to create housing that is affordable and equitable to County residents, to support Essex residents in staying in Essex and its communities throughout their lives, and to support the growing population.</p>	<p>downsize will be an option for the proposed development.</p>
4.0 – Growth and Settlement Areas	<p>a) Planning for the growth of population, housing and jobs in the County of Essex in keeping with the 30-year growth forecasts.</p>	<p>The proposed development will support the County's forecasts for more housing.</p>
	<p>c) Ensuring the efficient use of land and optimizing the supply of land in settlement areas, and minimizing the use and conversion of agricultural land for urban purposes;</p>	<p>The site will be compact and will effectively and efficiently utilize a large property that has vacant land located at the rear of the existing buildings.</p>
	<p>d) Planning for intensification with efficient use of existing land, infrastructure and services that supports the creation of: more affordable rental and ownership Housing; walkable, bikeable, and transit-ready main streets, districts and corridors; and mixed income neighbourhoods;</p>	<p>The Applicant is committed to redeveloping the Site in a manner that respects the uses of the abutting lands.</p> <p>Infrastructure and community services are available within the settlement area.</p> <p>The Site is located in an existing built up area, which makes it accessible to nearby amenities and pedestrian-friendly.</p>
	<p>e) Planning for densities and housing types that achieve a broader range of housing options for all household sizes, including affordable and market-based housing; and,</p>	<p>There is a market need for more housing, and it is set out as a priority in the PPS.</p> <p>Long-term rental housing will be provided.</p> <p>The tenure of the units will be rental.</p>

COP Policy #	Policy	Response
	f) Ensuring that growth takes place in a sustainable manner that contributes to the long-term financial, social and environmental well-being of the County of Essex and its constituent Local Municipalities.	The proposed development represents an opportunity for infilling and intensification within the vacant portion of the Site.
4.A.1.4 – Growth Management	Growth shall be accommodated within Settlement Areas, as shown in Schedule A-2.	The Site is located in an existing settlement area of the Town of Amherstburg.
4.A.2.1 – Primary Settlement Areas	Primary Settlement Areas are the largest communities and are the traditional centres of settlement and commerce in the County. It is a priority for the County to focus growth and investment in Primary Settlement Areas. The locations and boundaries of Primary Settlement Areas within the County have been identified on Schedule "A-2". Primary Settlement Areas are Strategic Growth Areas.	The Site is identified as being within a "Primary Settlement Area" in the COP, where there is a focus on growth.
4.A.2.5	All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local municipal Official Plan that are in effect at the time of approval of this Plan.	The Site has access to full municipal services, which is the preferred servicing option.
4.A.2.9	All types of land use are permitted within the "Primary Settlement Areas" designation subject to the specific land use policies of the local municipal Official Plans.	Housing opportunities are proposed uses for the Site, which is supported by this policy.
4.A.2.12	Development in Primary Settlement Areas will integrate land use planning, fiscal	The proposed development will provide for more housing.

COP Policy #	Policy	Response
	<p>planning, and infrastructure planning to responsibly manage forecasted growth and to support: a) A diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market bases and affordable housing needs. b) Opportunities for the integration of gentle density, and a mix and range of housing options that considers the evolving character of residential neighbourhoods.</p>	<p>Housing is intended to be long-term rental housing.</p> <p>Residential unit sizes will vary. A mix of 1 bedroom and 2 bedroom units is proposed.</p> <p>The proposed development will blend well with its surroundings as it relates to the proposed height.</p>
4.A.5.2 - Intensification	<p>Residential intensification shall be provided in every Primary Settlement Area. Residential intensification is to be provided in Secondary Settlement Areas where full servicing is available.</p>	<p>The proposed development represents an opportunity for infilling and intensification within the vacant portion of the Site.</p>
4.B.2.1 - Housing	<p>The County in collaboration with Local Municipalities, senior levels of government, the development industry, community partners and other stakeholders shall ensure a mix and range of housing options suitable for all ages, household sizes and abilities including: a) Affordable housing to address need throughout the income spectrum, including market and community housing; b) Emergency and transitional housing; c) Co-housing, group rooming and senior housing, special needs housing; and, d) Purpose-built rental housing.</p>	<p>The Town of Amherstburg OP does have policies which support collaboration.</p> <p>The proposed housing is suitable for the large and underutilized Site.</p>
4.B.2.3	<p>New residential development and residential intensification should incorporate universal design standards to meet</p>	<p>The design of the proposed development will respect the abutting land uses.</p>

COP Policy #	Policy	Response
	housing needs at all stages of life.	
4.B.2.4	<p>New residential development and residential intensification are to be planned and designed to mitigate and adapt to the impacts of climate change by: a) facilitating compact built form; b) ensuring that infrastructure is available to promote safe and convenient mobility for walking, cycling and other forms of non-motorized transportation; and c) incorporating sustainable housing construction materials or practices, green infrastructure, energy conservation standards, water efficient technologies, and low impact development.</p>	<p>The proposed development will be designed to be compact.</p> <p>Existing infrastructure will be used.</p> <p>The final construction of the building will be subject to the Ontario Building Code (OBC) requirements and will include energy efficiencies.</p> <p>An OPA and ZBA are required in order to permit the proposed residential use, as the density of the Site will increase.</p>
5.B - Aggregates	<p>In accordance with the Provincial Planning Statement, it is the policy of this Plan that mineral resources, including mineral aggregates, minerals, and petroleum resources, as generally depicted on Schedule "E1" of this Plan, will be protected for long-term use. In that regard, it is the policy of this Plan that local Official Plans shall include policies that ensure the following policy direction is realized.</p>	<p>The Site is within Schedule' E1' – Salt Deposits.</p> <p>There are no anticipated concerns as the Site currently has buildings and parking areas.</p>
6.A.1 – Cultural Heritage And Archaeological Resources	<p>It is the policy of this Plan that the County will identify, recognize, and conserve archaeological resources and built heritage resources, and cultural heritage landscapes.</p>	<p>There is no requirement to undertake any archaeological assessment as the Site currently has buildings and parking areas.</p>

COP Policy #	Policy	Response
7.B.2.2 –IPZ and EBA	<p>Intake Protection Zones are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Schedule "C3" maps the three Intake Protection Zones within and surrounding the County.</p>	<p>The Site is located within Schedule' C3' – Intake Protection Zones as "IPZ 2" and Schedule 'C4' – Event-Based Areas.</p> <p>Permits will be obtained if required.</p>
9.0 - Infrastructure	<p>The County promotes efficient and environmentally responsible development and encourages new development and redevelopment to proceed on the basis of full municipal sewage services and municipal water services, as per the Provincial Planning Statement.</p>	<p>The Site has access to full municipal services, which is the preferred form of servicing.</p> <p>The required support studies have been prepared and summarized in Section 4.4.1 of this PJR.</p>
10.0 – Energy, Air Quality and Climate Change	<p>Energy efficiency and energy conservation are important elements of sustainable communities. Reduced energy demand allows for a more sustainable approach to the management of energy use and improved housing affordability.</p>	<p>Energy efficiency and energy conservation will be addressed at the time of SPC approval and the required building permit.</p>
11.0 - Transportation	<p>The County supports the integration of land-use planning and transportation planning, recognizing that communities that move people and goods primarily by truck and automobiles lead to a sprawling and auto-centric urban form, whereas a human-centric and multi-modal approach creates vibrant, compact, and pedestrian-oriented communities.</p>	<p>The Site is located near major transportation networks.</p> <p>The Site is also pedestrian friendly and has access to regional transit and active transportation.</p>

Therefore, the proposed development conforms to the purpose and intent of the COP, and no amendment is required.

5.1.3 Town Official Plan

The Town of Amherstburg Official Plan (OP) was adopted by Council on April 14, 2009.

The OP implements the COP and the PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the Town.

The Site is currently designated "Low Density Residential" according to Schedule "B2 – Land Use" attached to the OP for the Town of Amherstburg (see Figure 5 –OP).



Figure 5 –OP

The Site is also subject to the following:

- Schedule 'D' – Road Classification, St Arnaud Street is a Local Road.

It is proposed to change the current land use designation to "Medium Density Residential" in order to permit the proposed multiple dwelling.

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

OP Policy #	Policy	Response
1.7.4 – Growth and Development	<p>The areas selected for new growth have been those areas that are currently or can be serviced with municipal sanitary sewer service and water supplies. For the most part areas selected for new development are extensions of established areas in order to efficiently provide (hard and soft) services to the residents of the community.</p>	<p>The proposed development will support the need for growth on full municipal services.</p> <p>There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal development opportunity.</p>
1.7.8 - Servicing	<p>It is a goal of the Town that the provision and extension of municipal services shall occur in an orderly sequence.</p>	<p>There will be no negative impacts on the municipal system as the residential development is limited to low profile and will not add to the capacity in a significant way.</p>
2.2 – Location of Development	<p>In order to minimize the cost of services provided by all public agencies, no new development in the Town will be permitted in any location where it would contribute to a demand for public services that are not economically feasible to provide, improve, or maintain. Instead, development will be permitted only in locations where demands on public services will be minimized, or where it can most effectively utilize existing services, or where new services can be economically provided and maintained either by the Town or by the developer.</p>	<p>Residential uses on the Site represent an efficient development pattern that optimizes the use of land in an existing built up area while respecting the existing land uses surrounding the Site.</p> <p>The Site is located within an existing built up area of the Town where there are existing municipal services and community amenities.</p>
2.3 – Site Suitability	<p>Prior to the approval of any development or amendment to this Plan or the Zoning By-Law, it shall be established to the satisfaction of Council and all other bodies having jurisdiction that: soil and</p>	<p>The proposed residential development will not put any additional stress on municipal infrastructure or the current Site.</p>

OP Policy #	Policy	Response
	<p>drainage conditions are suitable to permit the proper siting of buildings; the services and utilities, whether they be municipal or private, can adequately accommodate the proposed development; the road system is adequate to accommodate projected increases in traffic; the land fronts on a public road (unless specifically noted as an approved private road) which is of a reasonable standard of construction; lot frontage and area is suitable for the proposed use and conforms to the standard required by the implementing By-Law; and, adequate measures will be taken to alleviate or prevent any adverse effects that the proposed use may possibly have upon any proposed or existing adjacent use or on the natural environmental features and functions.</p>	<p>The Site is large enough to accommodate the additional residential building.</p> <p>The Site is flat, which is conducive to easy vehicular movement.</p> <p>A TIS was not warranted.</p> <p>There are no environmental concerns.</p> <p>The required support studies have been completed and are summarized in Section 4.4 of this PJR.</p>
2.6 – Water and Sewage	<p>Urban development or redevelopment in the Town of Amherstburg shall be directed to established Settlement Areas and developed on the basis of public piped water and sanitary sewer systems.</p>	<p>The Site is located in the settlement area and has access to full municipal services.</p> <p>The required support studies have been provided and summarized in Section 4.4.1 of this PJR.</p>
2.7 – Stormwater Management	<p>Stormwater management shall be required to ensure that runoff is controlled such that development does not increase peak flows to any greater extent than pre-development runoff in watercourses that impact on</p>	<p>The required FSR report will be provided as part of SPC review.</p> <p>The required support studies have been provided and summarized in Section 4.4.1 of this PJR.</p>

OP Policy #	Policy	Response
	<p>downstream flooding, to institute runoff control to prevent accelerated enrichment of watercourses from pollutants, and to enhance water quality and aquatic habitat.</p> <p>Prior to any development being allowed to proceed, and if required by the Town of Amherstburg and/or the Essex Region Conservation Authority, the developer shall undertake an Engineering Study to determine the effect of increased run-off due to development of the site, and to identify stormwater management measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, and to control the quality of the stormwater discharge from the site.</p>	
2.11 - Buffering	<p>The proposed development and redevelopment of all land in the Town must generally be compatible with adjacent land uses.</p> <p>The Town may use Site Plan Control in accordance with Section 7.5 of this Plan to require buffering between uses of land where there may be conflicts such that one use may detract from the enjoyment and functioning of the adjoining use</p>	<p>Buffering will be addressed as part of the SPC application review.</p> <p>Professional landscaping can be provided, as well as specific construction materials.</p> <p>Fencing and tree planting are proposed.</p> <p>The Applicant is committed to redeveloping the Site in a manner that respects the uses of the abutting lands.</p>

OP Policy #	Policy	Response
2.19 – Smart Growth	<p>The Town of Amherstburg will continue to encourage development and redevelopment that addresses the principles of "Smart Growth".</p>	<p>The proposed development will support the Town's policies on smart growth.</p> <p>The Site is within an existing built up area, pedestrian friendly and has access to nearby amenities.</p> <p>The proposed development represents an opportunity for infilling and intensification within the existing built boundary to effectively and efficiently utilize the large Site.</p>
4.1 – Settlement Areas, General	<p>The land use designations and policies are intended to accommodate the anticipated population increases in a variety of locations, densities, and housing types as well as provide for employment opportunities, economic growth, recreational needs and institutional needs.</p>	<p>The Site is located within the settlement area.</p>
4.2.2 – Residential Uses (goals)	<p>The following goals are established for the various Residential areas: (1) To ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the municipality; (2) To encourage the development of a greater variety of housing types; (3) To provide the opportunity for the provision of affordable housing in accordance with the Provincial Policy Statement and County of Essex Housing Study; (4) To encourage the provision of an adequate supply of draft approved and/or registered</p>	<p>The Site is currently designated "Low Density Residential" in the Town of Amherstburg OP.</p> <p>It is proposed to change the current land use designation to "Medium Density Residential" in order to permit the proposed multiple dwellings.</p> <p>The purpose is to increase the density of the Site in order to provide for more housing.</p>

OP Policy #	Policy	Response
	<p>lots and blocks on new plans of subdivision and/or registered lots which have been created in accordance with the policies of this Plan;</p> <p>(5) To provide the opportunity to increase the housing supply through residential intensification in appropriate and selected Residential designations. Residential intensification may include infilling, accessory apartments, conversions and redevelopment;</p> <p>(6) To encourage an adequate supply of new building lots to meet the anticipated demand for additional housing units over the next 20-year planning period as the capacity of the Town's services permit.</p>	
4.3.2 – Medium Density Residential Areas	<p>The uses permitted in areas designated Medium Density Residential shall be limited to single, duplex, triplex, conversions, and horizontal multiples, home occupation uses and public uses. In addition to these permitted uses, low-rise apartment buildings with a maximum height of five stories are permitted.</p> <p>The maximum density shall not exceed 70 units per gross hectare.</p>	<p>The proposed density is appropriate for the Site.</p> <p>Based on the area of the Site (0.27 ha) and the number of total units on the Site (16), the proposed development will result in a gross density of 59.26 units per hectare (uph).</p> <p>The proposed density does not exceed the maximum set out in the OP.</p>
	<p>Where a large dwelling would be converted to contain a number of additional dwelling units, this activity would be permissible provided that:</p> <p>(1) Required parking spaces can be provided on the site, other</p>	<p>The proposed building is not considered a large dwelling.</p> <p>The total proposed building area (footprint) will be 392 m2.</p>

OP Policy #	Policy	Response
	<p>than within the required front yard; (2) There is no change in the exterior character of the dwelling; (3) Adequate buffering and transition can be provided to surrounding lower density development; and, (4) There is no change in the character of existing development, using the criteria outlined above to determine the effect of the proposal. If the proposed development will result in a change in the character, an Official Plan amendment will be required, with a study being required and a public hearing being held to determine if the Official Plan amendment should be undertaken.</p>	<p>The existing building area (footprint) is 265 m² (258 St Arnaud) and 165 m² (250 St Arnaud). The new total building area of the new building and the existing buildings will be 721 m², which represents a total lot coverage of 27% of the Site.</p> <p>Parking is provided on-site.</p> <p>The proposed building will be designed to blend with the existing buildings on the Site as it relates to materials and finishings.</p> <p>Buffering can be provided, including appropriate setbacks, fencing and landscaping.</p> <p>The proposed development does not change the character of the surrounding area.</p>
5.2.3 – Local Roads	<p>Local roads are existing and proposed roads with two traffic lanes and a right-of-way width of 20 metres which are designed primarily to provide access to abutting properties. They should be designed so as to discourage the movement of through traffic and function as local distributors of traffic to the local roads, as well as to provide access to abutting properties.</p>	<p>The Site has access to an existing local road.</p> <p>A TIS is not warranted for this type of proposed development.</p>
5.4 – Off Street Parking	<p>This Plan proposes that sufficient off-street parking facilities be established as are</p>	<p>Parking on-site for a total of 24 vehicles is proposed for the proposed residential dwelling units.</p>

OP Policy #	Policy	Response
	required to serve the needs of the central business area. W	Parking requirements will be addressed as part of the proposed ZBA.
6.6 – Housing, General	The Town of Amherstburg is concerned about the availability, affordability and appropriateness of the existing and future housing stock of the Town.	The proposed development provides more housing opportunities for the Town of Amherstburg.
6.6.2 – Housing, Objectives	<p>To this end the Town of Amherstburg shall attempt to achieve the following objectives:</p> <ol style="list-style-type: none"> (1) To encourage a broad range of housing types which are suitable for the different age groups, lifestyles, and household structure of existing and future residents. (2) To encourage an adequate supply of affordable housing as required by the provincial policy statement on housing. (3) To encourage the rehabilitation and maintenance of the existing housing stock. (4) To provide housing opportunities for those people in need of specialized care. 	<p>The proposed development will provide for new long-term rental housing.</p> <p>The proposed tenure will be rental.</p> <p>Residential unit sizes will vary. A mix of 1 bedroom and 2 bedroom units is proposed.</p>
6.7 – Planning Impact Analysis	Proposals for changes in the use of land which require the application of a Planning Impact Analysis will be evaluated on the basis of:	<p>(1) Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area on the character and stability of the surrounding neighbourhood;</p> <p>(2) The height, location and spacing of any buildings in the proposed</p> <p>The Site is compatible with the surrounding area in terms of scale, massing, height and siting.</p> <p>The Applicant is committed to redeveloping the Site in a manner that respects the uses of the abutting lands.</p> <p>The proposed height is appropriate for the Site and does not cause any shadow or privacy issues.</p>

OP Policy #	Policy	Response
	<p>development, and any potential impacts on surrounding land uses; (3) The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contributes to the visual character of the surrounding area; (4) The proximity of any proposal for medium density residential development to public open space and recreational facilities, community facilities, municipal services, transit services, and the adequacy of these facilities and services to accommodate the development proposed; (5) The size and shape of the parcel of land on which a proposed development is to be located, and the ability of the site to accommodate the intensity of the proposed use; (6) The location of vehicular access points and the likely impact of traffic generated by the proposal on streets, on pedestrian and vehicular safety, including impact on the primary to secondary evacuation routes identified in the Amherstburg Emergency Plan, and on surrounding properties; (7) The exterior design and layout of buildings and the integration of these uses with present and future land uses in the area; (8) The location of lighting and screening, and the adequacy of parking areas; (9) The provisions for landscaping and</p>	<p>All zone provisions shall comply.</p> <p>There are nearby community facilities and services to accommodate the proposed development.</p> <p>The proposed development represents an opportunity for infilling and intensification on the vacation portion of the Site.</p> <p>A TIS was not warranted.</p> <p>The Applicant is committed to developing the Site in a manner that respects the abutting land uses.</p> <p>The Ministry's D-series guidelines have been assessed.</p> <p>Lighting and screening will be addressed as part of SPC review.</p> <p>Landscaping and tree plantings will be professionally incorporated into the proposed development and will be addressed as part of SPC review.</p> <p>Refuse and loading spaces are to be addressed as part of SPC review.</p> <p>The Site will be subject to SPC review.</p> <p>The design and location of directional and information</p>

OP Policy #	Policy	Response
	<p>fencing; (10) The location of outside storage, garbage and loading facilities; (11) Conformity with the provisions of the Site Plan Control By-Law; (12) The design and location of signs, and the compliance of signs with the Sign Control By-Law; (13) Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.</p>	<p>signs will be in compliance and subject to SPC review.</p> <p>The proposed development will blend well with its surroundings. No negative impacts are anticipated.</p>

Therefore, the proposed development conforms to the purpose and intent of the OP, with the proposed amendment.

5.1.4 Town Zoning By-law

The Town of Amherstburg Zoning By-law (ZBL) #1999-52 was passed by Council on May 2023.

A ZBL implements the PPS, the COP and the OP by regulating the specific use of property and providing for its day-to-day administration.

The Site is currently zoned "Residential First Density (R1)" on Map 29 attached to the ZBL for the Town of Amherstburg (see Figure 6 – ZBL).

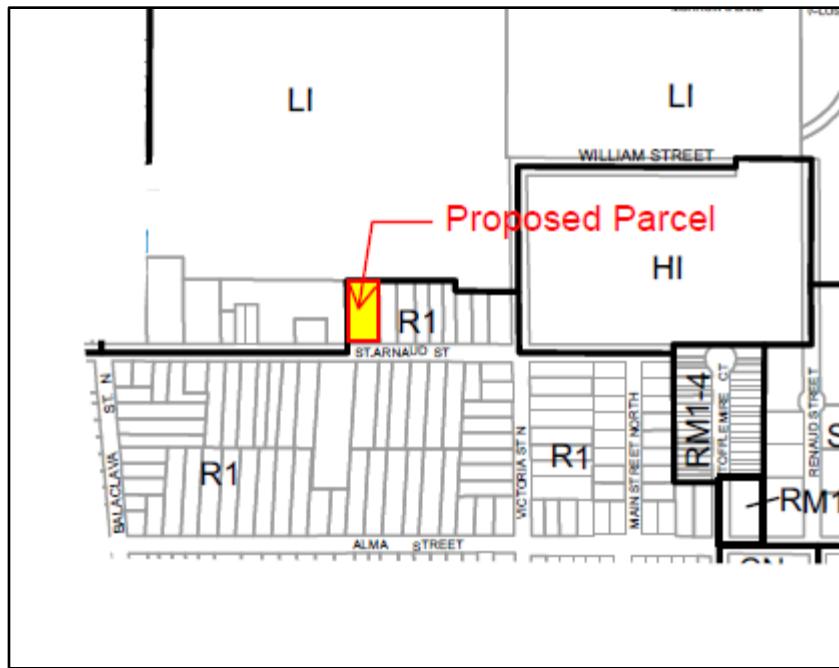


Figure 6 – ZBL

It is proposed to change the current zoning to a site specific "Residential Multiple Second Density (RM2-XX)" in order to permit the proposed multiple dwellings.

According to the ZBL, "*MULTIPLE DWELLING*" means a dwelling containing **more than three** dwelling units.

A review of the RM2 zone provisions, as set out in Section 11 of the ZBL, is as follows:

Zone Regulations (Section 11)	Required (RM2)	Proposed (RM2-XX)	Compliance and/or Relief Requested with Justification
Permitted Uses	multiple dwelling; continuum-of-care facility; home occupation; accessory uses; public use.	Multiple dwellings	<p>Shall comply, subject to the OPA and ZBA.</p> <p>The Site is large enough to accommodate the proposed development.</p> <p>The Applicant intends to merge the 2 parcels of land into 1.</p>

Zone Regulations (Section 11)	Required (RM2)	Proposed (RM2-XX)	Compliance and/or Relief Requested with Justification
			<p>The proposed height and massing of the dwellings will blend with the existing residential uses in the area, as it will be limited to 2 storeys.</p> <p>The proposed lot coverage will be low (27%).</p>
Minimum Lot Area	840 m ²	2,719.27 m ²	Complies
Minimum Lot Frontage	30 m	37.18 m	Complies
Minimum Front Yard Depth	7.5 m	South - 7.5 m (existing)	Complies
Minimum Interior Side Yard Width	6 m or half the height of the building, whichever is greater.	East – 2.5 m (proposed) West – 2.5 m (proposed)	<p>Relief required.</p> <p>Relief will allow the proposed building to be located in a way that will allow the addition of an on-site parking area.</p> <p>The general intent of a side yard width requirement is to ensure privacy, natural light, ventilation, aesthetics, utilities, fire safety, maintenance, and to prevent encroachments.</p> <p>Access to the side yards and rear yard for maintenance and emergency services can be provided.</p> <p>There is sufficient rear yard setbacks.</p>

Zone Regulations (Section 11)	Required (RM2)	Proposed (RM2-XX)	Compliance and/or Relief Requested with Justification
			<p>There are no encroachments proposed.</p> <p>Landscaping is proposed as a buffer to ensure there is privacy.</p> <p>Light, ventilation and utilities will not be impacted.</p> <p>Fencing can also be provided, subject to SPC approval.</p>
Minimum Exterior Side Yard Width	6 m or half the height of the building, whichever is greater.	N/A	N/A
Minimum Rear Yard Depth	7.5 m	North - 7.5 m (proposed)	Complies
Maximum Lot Coverage	40 % including parking structures	27 % (existing and proposed buildings)	Complies
Minimum Landscaped Open Space	30 %	30.5 % (proposed)	Complies
Minimum Dwelling Unit Area	Dwelling unit containing one bedroom - 50 m ² Dwelling unit containing two bedrooms – 65 m ²	Dwelling unit containing one bedroom Dwelling unit containing two bedrooms	Complies

Zone Regulations (Section 11)	Required (RM2)	Proposed (RM2-XX)	Compliance and/or Relief Requested with Justification
Maximum Main Building Height	22 m	8.8 m (2 storeys)	Shall Comply
Minimum Privacy Yards	A privacy yard shall be provided adjoining each exterior wall of every dwelling unit that contains habitable room window – 7 m	TBD	Shall Comply
Minimum Building Separation	(i) between two primary windows 15 m (ii) between a primary window and a secondary window 12 m (iii) between a primary window and an ancillary window 9 m (iv) between a primary window and a blank wall 7.5 m (v) between two secondary windows 9 m (vi) between a secondary window and an ancillary window 6 m (vii) between a secondary window and a blank wall 4 m	TBD	Shall Comply
Minimum Parking Requirements Section 3 (21)	Apartment Building – 1 per unit = 16	24	Complies

Zone Regulations (Section 11)	Required (RM2)	Proposed (RM2-XX)	Compliance and/or Relief Requested with Justification
<p>Yards Where Parking is Permitted Section 3(23)(g)</p> <p>Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the required road allowance and the required setback as follows:</p> <p>Multiple Residential Dwelling</p> <p>All yards provided that no multiple residential dwelling, part of any parking area, rowhouse other than a driveway, is located closer than 6 metres (19.68 ft.) to any street line and no closer than one metre (3.3 ft.) to any side lot line.</p>		<p>North – 7.5 m</p> <p>East – 1.45 m</p>	<p>Complies</p> <p>The Applicant is seeking setback relief to accommodate the reconfigured parking layout to the rear of the property.</p>
<p>Special Parking Provisions for Residential Zones Section 3(23)(j)(i)</p>	<p>In any residential zone, all parking spaces shall be located in a</p>	<p>All parking spaces is located in the side yard.</p>	<p>Complies</p>

Zone Regulations (Section 11)	Required (RM2)	Proposed (RM2-XX)	Compliance and/or Relief Requested with Justification
	garage or carport or in a side or rear yard , or only on a driveway in the front yard.		
Access to Parking Areas and Spaces Section 3(23)(i)(iii)	<p>Each required parking space shall be readily accessible at all times for the parking or removal of a vehicle and vehicular access to any such parking space shall be not impeded by any obstruction except as provided in Paragraph (iv) of this Clause except that this provision shall not apply to prevent the use as a parking space of any part of a driveway accessory to a single dwelling, provided that no parking space shall obstruct access to a parking area on any other lot.</p>	1 way access into the Site	<p>Complies No relief will be required. Refer to the Site Plan. It is proposed to accommodate (1) way access into the Site.</p>
Location of Parking Areas Section 3(23)(f)	With the exception of the Commercial Zones, all	All parking stalls have been removed from the ROW.	<p>Complies Refer to the Site Plan.</p>

Zone Regulations (Section 11)	Required (RM2)	Proposed (RM2-XX)	Compliance and/or Relief Requested with Justification
	<p>required parking spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces are required, and shall not form a part of any street or lane. Within the Commercial Zones, the required parking spaces may be supplied within 90 metres (288 ft.) of the main pedestrian access of the building, structure or use for which the parking spaces are required, provided a Site Plan Agreement is registered on title of the lands used for parking committing said parking spaces to the related commercial site.</p>		<p>The proposed reconfigured parking area is located at the rear of the Site.</p>

Therefore, the proposed development conforms to the purpose and intent of the OP, with the proposed amendment.

Further, all RM2 zone provisions shall comply with the following requested relief:

- Decrease the minimum interior side yard width from 6 m to 2.5 m (east and west side).

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

The Site is ideally suited for residential development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is flat, which is conducive to easy vehicular movement,
- The Site has access to full municipal water, storm and sewer systems,
- There are no anticipated traffic or parking concerns,
- There are no environmental concerns, and
- There are no hazards.

6.1.2 Compatibility of Design

The Site is compatible with the surrounding area in terms of scale, massing, height and siting.

The proposed building will be limited to 2 storeys.

The Ministry's D-series guidelines have been assessed.

The development pattern is proposed to be an efficient use of the Site.

The Site is large enough to accommodate the proposed additional residential dwelling.

The Applicant is committed to redeveloping the Site in a manner that respects the uses of the abutting lands.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the Town of Amherstburg to provide more housing.

The proposed additional residential units will contribute toward infilling requirements of the vacant portion of the Site, which is underutilized.

Residential use on the Site represents an efficient development pattern that optimizes the use of land in an existing built up area.

The additional residential units will not put any additional stress on municipal infrastructure or the current Site.

6.1.4 Natural Environment Impacts

The proposal does not have any negative natural environmental impacts, as there are no natural heritage features on the Site.

6.1.5 Municipal Services Impacts

There will be no negative impacts on the municipal system as the residential development is limited to low profile and will not add to the capacity in a significant way.

6.1.6 Social, Cultural and/or Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation networks, transit, parks, places of worship and community amenities.

The proposed development does not cause any public health and safety concerns.

The proposal represents a cost-effective development pattern that minimizes land consumption and servicing costs.

There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal development opportunity.

There are no cultural heritage constraints.

6.2 Conclusion

The proposed development on the Site is appropriate, and the OPA and ZBA applications should be approved by the Town of Amherstburg and the County of Essex.

This PJR has shown that the proposed development is consistent with the PPS, conforms with the intent and purpose of the COP, OP and ZBL, and represents good planning.

Planner's Certificate:

I hereby certify that this report was prepared by Tracey Pillon-Abbs, a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.


Tracey Pillon-Abbs, RPP
Principal Planner

