

File Name / Source	Stakeholder / Sender	Location / Topic	Comment Summary / Request	How Addressed / Staff Response
2025.06.18- ERCA OP Review	Essex Region Conservation Authority	Section 4.1.4.4 (Additional Residential Units in Basements)	Comment: Our office recommends that Additional Residential Units (ARUs) be prohibited within basements of existing dwellings within Flood Prone Areas (similar to Windsor and Leamington policies).	Incorporated: Policy 4.1.4.4 has been amended to restrict below-grade additional residential units to the flood fringe of the Detroit River, Lake Erie, and Inland Flood Prone Areas, allowing for engineered solutions where appropriate.
2025.06.18 ERCA OP Review	Essex Region Conservation Authority	Section 7.0 (Conservation Authorities Act Regulation)	Comment: Note that Ontario Regulation 158/06 has been superseded by the new Ontario Regulation 41/24. Request: Update all legislative references accordingly.	Incorporated: Updated text references from O. Reg. 158/06 to O. Reg. 41/24 throughout the document.
2025.06.18 ERCA OP Review	Essex Region Conservation Authority	Section 7.1.2.1 (Inland Flood Prone Area Mapping)	Request: Modify language to state 'Inland Flood Prone Area, as amended by ERCA from time to time' and clarify that applicable legislation governs over static mapping depictions.	Incorporated: Text added as requested.
2025.06.18 ERCA OP Review	Essex Region Conservation Authority	Sections 6.2.5 & 6.2.5.3 (Groundwater Assessments)	Comment: ERCA recommends that Groundwater Assessments must be prepared by a 'qualified professional under the Professional Geoscientists Act' and mitigation measures must be satisfactory to the Town and ERCA.	Incorporated: Section 6.2.5.3 was updated as requested.
2025.06.18 ERCA OP Review	Essex Region Conservation Authority	Section 7.1.2.7 (Climate Change Setbacks)	Request: Modify text to state that development within hazard zones shall be mindful of increased risks resulting from a changing climate, and subject to minimum building elevations, natural hazard setbacks, and shoreline protection.	Incorporated: Section 7.1.2.7 text completely updated to implement ERCA's recommended climate change and zoning language.
2025.06.18 ERCA OP Review	Essex Region Conservation Authority	Section 7.1.2.8 (Dynamic Beach Hazards)	Request: Rewrite language to define Dynamic Beaches as a regulated natural hazard where new development is prohibited and existing uses are restricted, subject to explicit ERCA approvals.	Incorporated: Updated Section 7.1.2.8 to define dynamic beaches as a regulated hazard under the Conservation Authorities Act prohibiting new development within these limits.
2025.06.18 ERCA OP Review	Essex Region Conservation Authority	Sections 7.1.2.10 & 7.1.2.2 (Floodproofing Evaluations)	Comment: ERCA requests rewording to state that when evaluating development near any shoreline, drain, watercourse, or wetland, the Town in consultation with ERCA may require the proponent to establish floodproofing elevations. County requests replacing 'directed by the County' with 'by PPS and ERCA'.	Incorporated: Section 7.1.2.10 was updated to encompass all wetlands and shorelines, mandating that floodproofing requirements be implemented through the standard development application process.
2025.06.18- ERCA OP Review	Essex Region Conservation Authority	Section 8.2.12.5 (Qualified Professional & Drainage)	Request: Replace 'qualified hydrologist' with the broader statutory term 'qualified professional'. Add a core requirement for confirmation that the drainage receiver has adequate capacity for the proposed development with no negative impacts.	Incorporated: Text fully updated as stated.
2025.06.18- ERCA OP Review	Essex Region Conservation Authority	Sections 12.1.2.2 & 12.1.2.5 (Required Complete Studies List)	Request: Please update the complete application lists to include all specialized studies listed in the County OP. ERCA specifically requests adding: Natural Hazard Assessment, Coastal Hazard Assessment, and Hydrologic & Hydraulic Study.	Incorporated: The master list of required complete application studies in Section 12.1.2.2 was expanded to include the additional studies.
2025.06.18 ERCA OP Review	Essex Region Conservation Authority	Chapter 13 (Definitions)	Comment: Our office recommends that the general 'Natural Hazard' and 'Natural Hazard Area' definitions be compared and replaced with the explicit statutory definitions of 'Hazardous Lands' and 'Hazardous Sites' found in the 2024 County OP and provincial PPS.	Incorporated: The definitions have been udpated for consistency with the Provincial/County definitions for 'Hazardous lands' (Great Lakes shorelines, flooding, erosion, dynamic beaches, river/stream systems) and 'Hazardous sites' (unstable soils, sensitive marine clays, organic soils, unstable karst bedrock).
2025.06.18 ERCA OP Review	Essex Region Conservation Authority	Chapter 13 (Definitions)	Request: Re-word the general glossary definition to state: 'Setback: the distance of a building or feature from the edge of a street or road, or from a natural hazard to ensure hazard separations are legally recognized.	Incorporated: Glossary definition updated as stated.

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2026.01.10- County OP Review	County of Essex	Sections 6.1.5, 6.1.5.1, 6.2.4 (Source Water Protection)	Comment: County requests replacing 'net loss' with 'negative impact' and stripping local/regional scale text. County requests checking IPZ policies with ERCA. Request: Align Intake Protection Zone (IPZ-1) and Event-Based Area (EBA) policies with ERCA Risk Management services.	Incorporated: Updated Section 6.2.4.3 and added New Policies 6.2.4.4 and 6.2.4.5 to require that non-residential planning or building applications within an IPZ-1 or EBA require a written Section 59 notice from the Risk Management Official under the Clean Water Act.
2026.01.10- County OP Review	County of Essex	TOC/Section 6.1.6 (Restoration Areas)	Comment: Although the OP has a section on Restoration Areas (Section 6.1.6) it does not have a Restoration Area Schedule. Section 6.1.6 makes references to the Restoration Opportunities Overlay in the COP. Request: Add policy to 8.2.19 for Primary and Secondary Restoration Areas.	Incorporated: An additional policy has been added to Section 6.1.6 to reference the County's Restoration Opportunities Overlay instead of duplicating a new policy section in 8.2.19, as there is no land use designation for Restoration Areas.
2026.01.10- County OP Review	County of Essex	Section 1.0 (General Interpretation)	Comment: This Official Plan is to be read in concert with the County Official Plan and does not attempt to duplicate all policy sections. Request: Amend wording to explicitly clarify this relationship.	Incorporated: Text updates have been made to Section 1.0 to ensure the Plan is read in concert with the County Official Plan.
2026.01.10- County OP Review	County of Essex	Section 1.3 (Subdivision Control)	Request: Add the word 'condominium' following 'subdivision' to ensure consistency in development controls.	Incorporated: Updated Section 1.3 to insert the word 'condominium' following 'subdivision'.
2026.01.10- County OP Review	County of Essex	Section 1.4.1 (Policies/Review)	Request: Consider refining this policy further to ensure staff will be aware of intended use and limitations.	Noted: At this time it has not resulted in a change to the OP as the existing policy language is deemed sufficient to ensure staff awareness of intended use and limitations.
2026.01.10- County OP Review	County of Essex	Section 1.4.3.1 (Collaboration with County OP)	Comment: The PPS and County OP applies to all actions in collaboration with the Amherstburg Official Plan. Request: Reword the sentence to reflect the County comment.	Incorporated: Reworded the sentence in Section 1.4.3.1 to correctly reflect the collaborative application of the PPS, County OP, and Amherstburg OP.
2026.01.10- County OP Review	County of Essex	Section 1.1.2 (Population and Growth)	Request: Use growth and population numbers from County OP Table 4-1.	Incorporated: Amended the growth and population figures to align with Table 4-1 of the County Official Plan.
2026.01.10- County OP Review	County of Essex	Section 3.1.3 (Growth Management)	Request: Use growth numbers from County OP Table 4-3.	Incorporated: Updated the growth management metrics to align with Table 4-3 of the County Official Plan.
2026.01.10- County OP Review	County of Essex	Sections 3.1.4, 3.2.2.2, 3.2.2.3 (Natural Heritage System)	Comment: Use numbers from County OP Table 4-2. Note that many areas of natural heritage are simply designated for protection and need to be updated. Request: Change town designation to 'Major Activity Centre' and add 'employment areas'.	Incorporated: Figures have been updated per Table 4-2, the term 'Major Activity Centre' was integrated, and text was added to clarify that the Town's Natural Heritage System exists in both areas for the protection of features and ecological function.
2026.01.10- County OP Review	County of Essex	Sections 3.2.4.2 & 3.2.4.3 (Secondary Settlement Areas)	Request: Please align with County OP Policies 4.A.33 and 4.A.34 regarding full municipal piped sanitary sewer and water services for Secondary Settlement Areas.	Incorporated: Added New Policies 3.2.4.3 and 3.2.4.4 stating that new development will be permitted to the boundaries of Secondary Settlement Areas on full municipal piped services, with interim private communal options restricted per Section 9.2.1.5.
2026.01.10- County OP Review	County of Essex	Sections 12.4.2.4, 12.6, 3.2.6, 3.2.7, 3.2.7.7, 4.1.2.6, 4.1.4.1 (Settlement Review & Housing)	Comment: Consider County OP policies 4.A.33/34. Note County OP Policy 4.A.9 regarding Local Settlement Area Review (LSAR) and Policy 1.2.5.3/4.A.53 requiring an Intensification Strategy as part of the OP process. Request to pre-zone instead of pre-designate. Note County OP Policy 4.B.1.4 on establishing targets for purpose-built rental housing. Request: Align language with the Planning Act regarding 'as-of-right' units in settlement areas where full municipal services exist.	Incorporated: Updated rental housing policy 4.1.2.6 to include a minimum target of 20% purpose-built rental housing, adjusted terminology from 'predesignate-' to 'pre-zone', and noted that future comprehensive LSAR and Intensification Strategy studies will be prepared following the approval of this OP update based on the Urban Structure Plan.

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2026.01.10- County OP Review	County of Essex	Section 4.1.4.4 (Additional Residential Units)	Comment: Discuss with ERCA as this puts the onus for assessing ARUs only under their authority. There are major areas where roads are low and there is only one access point out.	Incorporated: Wording was refined in consultation with ERCA to specify that only below-grade ARUs are prohibited within flood-prone areas, removing cross-references to Section 7.1.2.6.
2026.01.10- County OP Review	County of Essex	Section 4.1.4.4 (Flood Prone Areas)	Comment: Policy language is not quite right regarding reference to flood fringe. Request: Please change to state that ARUs below grade shall be prohibited within flood prone areas.	Incorporated: Updated text to clarify prohibition of below-grade ARUs within flood-prone areas as noted in preceding responses.
2026.01.10- County OP Review	County of Essex	Section 4.2.2.3	Comment: In the County OP this is a mandatory 'shall' statement, not a permissive 'may'. Request: Please change 'may' to 'shall'.	Incorporated: Amended the policy text from 'may' to 'shall' to ensure conformity with the County OP.
2026.01.10- County OP Review	County of Essex	Section 4.2.5.7 (Environmental Noise Guideline)	Request: Add a specific reference to the MECP Environmental Noise Guideline NPC-300.	Incorporated: Section 4.2.5.7 has been updated to reference the MECP Environmental Noise Guideline NPC-300.
2026.01.10- County OP Review	County of Essex	Section 4.2.5.4 (Environmental Noise Guidelines)	Request: Add a specific reference to the MECP Environmental Noise Guideline NPC-300.	Incorporated: Section 4.2.5.4 has been updated to reference the MECP Environmental Noise Guideline NPC-300.
2026.01.10- County OP Review	County of Essex	Section 4.2.6.1 (Employment Land Supply)	Comment: The County Official Plan has identified that an additional 10.1 ha of population-related employment land is required. The Town's LSAR process will identify the appropriate location(s) for this additional land supply in accordance with policy 3.2.6. Request: Please change per County's wording.	Incorporated: Text updated to state that an additional 10.1 ha of population-related employment land is required, to be allocated through the LSAR process.
2026.01.10- County OP Review	County of Essex	Section 4.2.6.1 (Population-Related Employment)	Request: Reformulate text to clearly mirror the County's OP stating that 10.1 ha of population employment land is needed.	Incorporated: Text aligned with the previous comment to explicitly state the 10.1 ha employment land requirement.
2026.01.10- County OP Review	County of Essex	Section 4.2.8 (Detroit River Heritage Designation)	Request: Consider adding policies acknowledging that the Detroit River is the first and only river to receive both Canadian and American Heritage River designations (on July 19th, 2001) and support its Management Strategy.	Incorporated: Added comprehensive new Policies 4.2.8.1, 4.2.8.2, and 4.2.8.3 celebrating this international asset and committing to the goals of the Detroit River Management Strategy in cooperation with ERCA.
2026.01.10- County OP Review	County of Essex	Section 4.2.9 (County Road 50 Scenic Route)	Request: Consider adding an additional policy section recognizing County Road 50 as an important scenic tourism route, complimentary to the County OP context.	Noted: At this time it has not resulted in a change to the OP text in this section; the County Road 50 Agri-tourism corridor is already addressed in Section 5.1.2.7 within the Agricultural Systems Chapter.
2026.01.10- County OP Review	County of Essex	Section 5.1.1.1 (Normal Farm Practices)	Request: Consider changing wording to specify that 'normal' farm practices are defined by the Province.	Incorporated: Text amended to reflect that normal farm practices are as defined by the Province.
2026.01.10- County OP Review	County of Essex	Sections 5.1.2.1, 5.1.3.2, 5.1.5. (Farmers Markets & Groundwater)	Comment: Review wording as it appears to allow farmers markets in all areas of the town where development is permitted (e.g. residential areas). Also check groundwater usage as Amherstburg has a By-law restricting groundwater as a potable source. Request: Limit farmers markets appropriately and address greenhouse water restrictions.	Incorporated: Section 5.1.3.2 was updated to clarify that farmers markets are promoted in all Agricultural areas and the Downtown Core. Wording regarding greenhouse water intensity was clarified to reflect that crop water need not be potable, but residential components must comply with municipal piped water requirements.

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2026.01.10- County OP Review	County of Essex	Sections 5.1.5 & 5.1.5.10 (Greenhouse Impacts)	Request: Add 'quantity and' before 'quality impacts'. Note that greenhouses are considered part of specialty crop areas by the PPS; please amend.	Incorporated: Text updated to reference both quantity and quality water impacts, and Section 5.1.5.1 was modified as greenhouse operations are considered specialty crop areas.
2026.01.10- County OP Review	County of Essex	Section 5.1.5.10 (Greenhouse EIS Trigger)	Comment: If a greenhouse is adjacent to a natural heritage feature, development must be supported by an EIA demonstrating no negative impact. Request: Rewrite policy to trigger an Environmental Impact Assessment (EIA) if located within the Natural Environment overlay adjacent lands.	Incorporated: Section 5.1.5.1 was amended to explicitly require an Environmental Impact Study (EIS) in accordance with Section 6.1.3 if a greenhouse operation is proposed within the Natural Heritage Feature Adjacent Lands Overlay.
2026.01.10- County OP Review	County of Essex	Section 5.1.7.20 (Natural Heritage Feature Encroachment)	Request: Remove the phrase 'unless there is no other alternative' as expansion into Provincially Significant Wetlands (PSWs) is not permitted. Remove the words 'into or' as the County OP does not permit expansion into features.	Incorporated: Policies updated to remove 'unless there is no other alternative' and 'into or' to ensure strict conformity with County protection overlays.
2026.01.10- County OP Review	County of Essex	Section 5.1.7.20 (Scoping of Studies)	Request: Please change 'be limited in scope' to 'with scoping commensurate with the proposed encroachment' to better guide environmental assessments.	Incorporated: Modified the scoping text to align with the County's recommended language.
2026.01.10- County OP Review	County of Essex	Section 5.1.7.2 (Specialty Crop Study)	Comment: Modify policy to recognize that the County of Essex will be preparing a Specialty Crop Study for the purpose of formally mapping areas requiring highest priority protection.	Incorporated: Added a new Policy 5.1.7.3 to reflect the upcoming County Specialty Crop Study.
2026.01.10- County OP Review	County of Essex	Section 5.1.8.1 (Agricultural Impact Assessment)	Request: Add transitional language requiring an Agricultural Impact Assessment (AIA) for any proposed non-agricultural uses outside settlement areas until the County's Specialty Crop Study is finalized.	Incorporated: Section 5.1.8.1 was updated to mandate AIAs including a determination of specialty crop status in the interim period before the County study is implemented.
2026.01.10- County OP Review	County of Essex	Section 5.2.1.10 (Agricultural Lot Severances)	Comment: It was not the intent of the County OP to encourage County OPAs simply for individuals to seek larger non-agricultural residential lots. County OPAs for this purpose will not be supported.	Incorporated: The policy has been removed from the text in compliance with the County's directive.
2026.01.10- County OP Review	County of Essex	Section 5.2.2.2 (Public Facility Conformity)	Request: Ensure exact alignment with County OP Policy 5.A.4.1 regarding public facilities.	Incorporated: Text updated to directly mirror the County OP policy.
2026.01.10- County OP Review	County of Essex	Section 5.2.2.3 (Lot Size Metrics)	Request: Clarify whether 'minimum' should instead be stated as 'maximum' for non-agricultural lot creations.	Incorporated: Updated text to specify 'maximum' to restrict large-scale lot fragmentation.
2026.01.10- County OP Review	County of Essex	Section 5.3.2.2	Request: Delete the word 'notwithstanding' to improve clarity and avoid interpretation conflicts.	Incorporated: Deleted 'notwithstanding' from the policy text.
2026.01.10- County OP Review	County of Essex	Section 5.3.2.2 (Mineral Aggregate Resources)	Comment: Delete the words 'locally or elsewhere' because licensing under the Aggregate Resources Act precludes the requirement for an applicant to demonstrate the need for mineral aggregate extraction.	Incorporated: Text amended to state that a demonstration of need, including supply/demand analysis, shall not be required for licensed extractions.
2026.01.10- County OP Review	County of Essex	Section 5.3.2.6 (Schedule References)	Request: Add specific references to Schedules G and K within the aggregate resources policy.	Incorporated: Updated the policy text to cross-reference Schedules G and K.

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2026.01.10- County OP Review	County of Essex	Section 5.3.2.7.0 (Policy Fit)	Comment: This point is not clear and may not fit well within this section. Request: Re-evaluate based on County OP Policy 5.B.8.5.6.c.	Noted: At this time it has not resulted in a change to the OP as the text represents a direct policy mandate from the current County OP and is maintained for consistency.
2026.01.10- County OP Review	County of Essex	Section 5.3.2.8 (Quarry Setback Trigger)	Request: Check the validity and mechanism of the 600m quarry trigger area.	Noted: The 600m trigger represents an active agreement between the Town and Walker Aggregates, and text has been verified and updated.
2026.01.10- County OP Review	County of Essex	Sections 5.3.2.10 & 5.3.3.3 (Wayside Pits and Quarries)	Comment: Incorporate a prohibition on wayside pits and quarries in lands constrained by Natural Environment (NE) and Provincially Significant Wetlands (PSWs), carrying forward Modification #6 from the existing Amherstburg OP.	Incorporated: Added New Policy 5.3.3.3 prohibiting wayside pits or quarries on lands constrained by a Natural Environment designation unless supported by an approved Environmental Impact Study.
2026.01.10- County OP Review	County of Essex	Section 5.3.4.3 (Portable Asphalt Plants)	Comment: Carry forward stronger language from Section 2.25 (Modification #7) of the existing Town OP prohibiting portable asphalt plants in areas designated Natural Environment or constrained by natural hazards.	Incorporated: Added New Policy 5.3.4.3 explicitly restricting portable asphalt plants from existing development areas, Natural Environment designations, and natural hazards (e.g., floodplains, steep slopes).
2026.01.10- County OP Review	County of Essex	Sections 5.3.5.1 & 5.3.5.2 (Petroleum)	Request: Add text 'as depicted as an Overlay on Schedule G' and update policy 5.3.5.2 to mirror the second half of County OP Policy 5.B.1.3 regarding Provincial consultation.	Incorporated: Text updated to reference Schedule G and reworded Policy 5.3.5.2 to mandate that the Province shall be consulted to resolve any resource value conflicts.
2026.01.10- County OP Review	County of Essex	Section 5.3.5.5 (Petroleum Waste Management)	Request: Delete 'not be handled or disposed of' and replace with 'will be managed'. Delete 'fresh water horizons' and replace with 'surface or groundwater sources' for scientific accuracy.	Incorporated: Reworded Section 5.3.5.5 to reflect terminology per the County's suggestions.
2026.01.10- County OP Review	County of Essex	Section 5.3.6.2 (Haul Routes)	Request: Consider adding the contents of County OP Policy 5.B.7.3, 5.B.7.4, and 5.B.7.5 regarding the establishment and maintenance of Haul Route Agreements with license holders at no public expense.	Incorporated: New Policy 5.3.6.2 has been added to integrate the full scope of the County's haul route policies.
2026.01.10- County OP Review	County of Essex	Chapter 6 (Natural Heritage Systems)	Request: Replace the word 'study' with 'strategy' when discussing overarching environmental plans.	Incorporated: Replaced 'study' with 'strategy' throughout Chapter 6 headers and introductory text.
2026.01.10- County OP Review	County of Essex	Chapter 6 (Natural Heritage Systems)	Request: Delete the limited word 'landscape' and replace with 'systems approach to preserving interconnected flora, fauna and water resources' to reflect contemporary planning practices.	Incorporated: Updated introductory sections to implement a systems approach terminology.
2026.01.10- County OP Review	County of Essex	Section 6.1.2.1 (Natural Heritage Features)	Request: Explicitly add 'valleylands' and 'wildlife habitat' to the list of core components within the Natural Heritage System.	Incorporated: Section 6.1.2.1 text updated to include significant valleylands and wildlife habitat.
2026.01.10- County OP Review	County of Essex	Sections 6.1.2.7, 6.1.3.1 (Natural Heritage System)	Comment: ERCA is legally prohibited from commenting on natural heritage Planning Act matters under current provincial regulations. Delete text implying feature rules are established through separate designations. Request: Add 'The' in front of Natural Environment.	Incorporated: Text was updated as requested.
2026.01.10- County OP Review	County of Essex	Section 6.1.3.2 (EIA Guidelines)	Request: Correct the typo 'alteration'. Add 'and the COE EIA Guideline' after 'this Plan'. Add 'negative impact' before 'no net loss' to conform to County OP Section 7.A.3.1.	Incorporated: Typo corrected and text updated to reference the County of Essex EIA Guidelines and the provincial negative impact test.

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2026.01.10- County OP Review	County of Essex	Sections 6.1.3.3 & 6.1.3.4 (Habitat Definitions)	Request: Add 'significant wildlife habitat and fish habitat' to Section 6.1.3.3 and add 'an earth science area of' in front of 'significant' in Section 6.1.3.4.	Incorporated: Text was updated as requested.
2026.01.10- County OP Review	County of Essex	Section 6.1.3.5 (Restoration)	Request: Add 'habitat creation, wetland restoration' in front of 'and establishing' to broaden the scope of positive environmental interactions.	Incorporated: Words added to enhance the restoration policy text.
2026.01.10- County OP Review	County of Essex	Section 6.1.3.6 (Hydrologic Functions)	Request: Add 'hydrologic functions' in front of 'ecological functions' to ensure water resource features are captured.	Incorporated: Text updated to reference hydrologic functions explicitly.
2026.01.10- County OP Review	County of Essex	Section 6.1.3.7 (Mitigation & Compensation)	Comment: This section requires re-work. Mitigation is the absolute requirement under the PPS. Compensation is a last priority mitigation tool, not the first. Incorporate the Mitigation Hierarchy and the County's Compensation Guideline.	Incorporated: Section 6.1.3.7 was rewritten to establish that compensation will only be considered at the Town's discretion in accordance with the County of Essex Natural Heritage Compensation Guidelines.
2026.01.10- County OP Review	County of Essex	Sections 6.1.3.11 & 6.1.3.12 (Density Transfer & Unauthorized Feature Removal)	Comment: Policy 6.1.3.11 is inconsistent with County OP Section 7.A.5.5 regarding density transfers for land dedication. Policy 6.1.3.12 should mirror County OP Section 7.A.5.7 regarding unauthorized feature removal. Request: Ensure clear, consistent wording.	Incorporated: Section 6.1.3.11 now specifies density transfer limited to designated growth areas, and Section 6.1.3.12 explicitly states that unauthorized removal of a natural heritage feature will not result in a reduction or elimination of planning constraints.
2026.01.10- County OP Review	County of Essex	Section 6.1.3.14 (Native Tree Species)	Request: Add the word 'native' in front of 'tree species' to support local biodiversity.	Incorporated: Text updated to specify native tree species.
2026.01.10- County OP Review	County of Essex	Section 6.1.3.14 (Compensation)	Request: Add 'In accordance with the County's NH Compensation Guidelines' and add the word 'native' in front of 'tree species'.	Incorporated: Policy updated to tie compensation requirements directly to the County guidelines.
2026.01.10- County OP Review	County of Essex	Section 6.1.4.1	Comment: Add 'and adjacent to' after 'occur within'. Replace the word 'Study' with 'Assessment' to match standard references.	Incorporated: Text updated to 'and adjacent to', and the term 'Environmental Impact Study (EIS)' is maintained consistently across text and with the County OP which makes reference to 'Study'.
2026.01.10- County OP Review	County of Essex	Section 6.1.4.1	Request: Replace the word 'abutting' with 'adjacent to' for standard statutory planning consistency.	Incorporated: Text amended from 'abutting' to 'adjacent to'.
2026.01.10- County OP Review	County of Essex	Section 6.1.4.2 (Species at Risk)	Comment: County OP Section 7.A.2.5 provides direction on the provincial permitting process for Endangered and Threatened Species. Request: Update per the first two paragraphs of 7.A.2.5 but avoid expanding on specific habitat delineation responsibilities.	Incorporated: Section 6.1.4.2 was updated using generic language to align with the provincial framework under the Endangered Species Act (ESA) while allowing flexibility for changing legislation.
2026.01.10- County OP Review	County of Essex	Section 6.1.4.3	Request: Replace the permissive word 'encouraged' with the mandatory word 'required' for completing required environmental assessments.	Incorporated: Changed text from 'encouraged' to 'required' in Section 6.1.4.3.
2026.01.10- County OP Review	County of Essex	Section 6.1.5 (Overlay Interpretation)	Request: Delete the sentence 'Land uses follow the underlying designation, however, specific policies apply...' as it creates a duplicate interpretation block.	Incorporated: Deleted the redundant text from Section 6.1.5.
2026.01.10- County OP Review	County of Essex	Chapter 7 (Natural Hazards)	Comment: The County requests a multi-agency meeting to fully re-work the natural hazards policy section, or alternatively offers to draft a customized revised hazards block with ERCA.	Incorporated: Technical comments from ERCA have been directly integrated into the final text of Chapter 7, eliminating the need for a separate policy rewrite.

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2026.01.10- County OP Review	County of Essex	Section 7.1.2.5 (Natural Hazards)	Comment: Policies regarding lake events should focus heavily on flooding, erosion, and slope stability. Request: Ensure alignment with ERCA definitions.	Incorporated: Section 7.1.2.5 updated to state that development and site alteration in the floodway is strictly restricted to undertakings used for flood control, erosion, and slope stability approved by ERCA.
2026.01.10- County OP Review	County of Essex	Section 7.1.2.5	Request: Resolve policy text details with ERCA to ensure no contradictions exist.	Noted: No change required. ERCA did not submit any conflicting comments on this specific policy, and the wording remains aligned.
2026.01.10- County OP Review	County of Essex	Section 7.1.2.6 (Floodway vs Flood Fringe)	Comment: County notes the need to differentiate Detroit River/Lake Erie flood-prone areas from inland watercourses. ERCA notes that Great Lakes shorelines do not have a separate 'floodway' and 'flood fringe' distinction; this applies only inland.	Incorporated: Policy 7.1.2.6 was re-drafted to explicitly reference the 'flood fringe' of the Inland Flood Prone Area and apply mitigative provincial safety standards for Great Lakes shoreline zones.
2026.01.10- County OP Review	County of Essex	Section 7.1.2.9 (Watercourse Setbacks)	Comment: Discuss watercourse policies with ERCA for necessary technical updates. Request: Remove static 8m setback sentences from the general text to allow for field deviations.	Incorporated: Text was removed and substituted with ERCA's updated inland watercourse setback framework as detailed below.
2026.01.10- County OP Review	County of Essex	Section 7.1.2.9 (Unmapped Inland Hazards)	Comment: County notes standard setbacks are typically related to the depth of the watercourse. ERCA requests replacing text to state that where hazard mapping does not exist, the Town in consultation with ERCA will apply appropriate setbacks and mitigation.	Incorporated: Section 7.1.2.9 was updated to delete the old references to open/closed drains and replaced with a Town-ERCA review for unmapped watercourses and wetlands.
2026.01.10- County OP Review	County of Essex	Section 7.2.2.2 (Remediation of Contaminated Sites)	Comment: A property should be fully remediated prior to Planning Act approvals as evidence the proposal can be supported. Ensure strict conditional frameworks to conform to County OP Section 8.B.2.b goals (human-made hazards remediated before development permitted, including abutting lands). Request: Replace clauses a)-d) with County OP text.	Incorporated: Section 7.2.2.2 was updated to require the restoration of contaminated sites prior to approvals or development occurring, requiring documentation of past uses and a provincial Record of Site Condition (RSC) acknowledgement letter.
2026.01.10- County OP Review	County of Essex	Section 7.2.2.2 (RSC Acknowledgement)	Request: Ensure specific wording requires the provincial letter 'acknowledging receipt and acceptance' of the Record of Site Condition prior to development approvals.	Incorporated: Text fully updated as stated.
2026.01.10- County OP Review	County of Essex	Sections 7.2.2.3 & 8.1.1.1 (Former Petroleum/Mineral Sites)	Comment: Approval on adjacent lands should only be permitted if rehabilitation measures have been completed; owners cannot control clean-up on adjacent lots but must mitigate their own. Add text requiring adequate measures to demonstrate no negative impact on natural features per County EIA guidelines.	Incorporated: Updated policy clarify that development adjacent to former mineral or petroleum sites will be permitted only if rehabilitation measures to address known or suspected hazards have been completed or are structurally underway to ensure no adverse effects.
2026.01.10- County OP Review	County of Essex	Sections 8.1.2.7, 8.1.3.1, 8.1.4.2, 8.1.6.1 (General Policies & Guidelines)	Request: Add cross-reference to Section 11.1.1 of the 2024 County OP. Delete the word 'modern'. Use generic language ('Province' or 'provincial guidelines') instead of specific ministry names or document titles since they change over time. Add a sentence clarifying residential/agricultural constraints regarding on-farm diversified uses.	Incorporated: Section 11.1.1 reference added, 'modern' deleted, generic provincial terminology implemented consistently, and text added to clarify agricultural constraints.
2026.01.10- County OP Review	County of Essex	Section 8.1.7.2.a (Exception Clauses)	Request: Add the clarifying phrase 'with the exception of the below noted in 8.1.7.3' to ensure appropriate cross-referencing.	Incorporated: Text updated to cross-reference Section 8.1.7.2.
2026.01.10- County OP Review	County of Essex	Section 8.2.1.7 (Intensification Strategy Mandatory Mandate)	Comment: County OP 2024 Sections 4.A.5.3 and 4.A.5.4 mandate that lower-tier municipalities shall prepare and implement an 'Intensification Strategy' as part of local OPs. Request: Relocate this policy from Chapter 8 to Chapter 4.1.1.	Incorporated: The intensification framework has been appropriately relocated to Section 4.1.1 (Intensification).

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2026.01.10- County OP Review	County of Essex	Sections 8.2.5.2, 8.2.7.1.1, 8.2.9 (Active Transportation & Affordable Housing)	Comment: Add references linking commercial nodes to the active transportation network (County OP Section 4.4.6.1.b/Chapter 11E). Add references facilitating special needs housing within residential and mixed-use corridors per County OP Section 4.8.3.3. Incorporate core agricultural protections restricting removal of land from the Agricultural designation.	Incorporated: New Policy 8.2.5.3 added to connect commercial nodes to the County-Wide Active Transportation System (CWATS), integrated Special Needs Housing definitions into permitted uses (8.2.6.1), and updated agricultural introductory text to restrict removal of land from the Agricultural designation.
2026.01.10- County OP Review	County of Essex	Section 8.2.9 (Grammatical Correction)	Request: Correct minor typos.	Incorporated: Ttext corrected to 'communities'.
2026.01.10- County OP Review	County of Essex	Section 8.2.9.1.1 (Future Agricultural Studies)	Comment: County OP 5.A.1 goals note future Specialty Crop study and Greenhouse Study to be included in the COE OP. Request: Please note these future studies will be incorporated as an amendment to this plan.	Incorporated: Policy 8.2.9.1 was amended for the implementation the forthcoming Specialty Crop and Greenhouse Studies as formal local amendments.
2026.01.10- County OP Review	County of Essex	Section 8.2.9.1 (Agricultural Protection Goals)	Request: Ensure goals explicitly capture compliance with MDS, protection of specialty crops, support for sustainable farming, and retention of natural heritage features and water resources.	Incorporated: Added sub-policies g) and h) to Section 8.2.9.1 to restrict non-farm uses, discourage lot creation, and to include County agricultural protection goals.
2026.01.10- County OP Review	County of Essex	Section 8.2.9.2.0 (Event Centres on Farms)	Request: Provide clarity on when and if an event centre can be permitted in association with an established farming operation, ensuring it is value-added or directly related.	Noted: At this time it has not resulted in a change to the OP text in this section; this planning concern has been comprehensively addressed within Section 5.1.2.
2026.01.10- County OP Review	County of Essex	Section 8.2.9.2.0 (Forestry & Woodlot Management)	Comment: County OP Section 5.A.1.4 states that tree harvesting should be based on acceptable forest management practices and woodlot management plans by landowners are required.	Incorporated: Updated Section 8.2.9.2.0 to mandate acceptable forest management practices and the use of woodlot management plans guided by qualified professionals, and separating wildlife/fisheries management into a distinct
2026.01.10- County OP Review	County of Essex	Section 8.2.9.3 (Principal Dwellings in Prime Ag)	Request: Change the policy language to match Section 4.3.2.4 of the provincial PPS, which permits a principal dwelling associated with an agricultural operation in prime agricultural areas except where prohibited by Section 5.2.	Incorporated: Updated Section 8.2.9.3 for consistency with the PPS.
2026.01.10- County OP Review	County of Essex	Sections 8.2.9.5 & 8.2.9.7 (Farm Worker Accommodation)	Comment: Correct typo 'farm'. Clarify special provisions for Minimum Distance Separation (MDS) for off-farm worker accommodation. Request: Rewrite and adapt from County OP Section 5.A.3, separating on-farm and off-farm rules.	Incorporated: Typo corrected and text added to Section 8.2.9.4.b clarifying that off-farm accommodation for farm workers is permitted in proximity to existing farm complexes and must strictly comply with the MDS policies in Section 5.1.4.
2026.01.10- County OP Review	County of Essex	Section 8.2.10.1 (Planning Horizon)	Comment: The 2024 County OP explicitly requires a 25-year planning horizon under Section 4.A.7.4. Request: Change the planning horizon text from old metrics to 25 years.	Incorporated: Planning horizon text updated to 25 years.
2026.01.10- County OP Review	County of Essex	Sections 8.2.10.6, 8.2.10.8, 8.2.10.9 (Industrial Guidelines)	Comment: These sections use varying names for industrial noise and land use compatibility. Request: Ensure consistent references to D-6 Guidelines and NPC-300 Guideline.	Noted: At this time it has not resulted in a change to the OP text as generic provincial guideline terminology is maintained purposefully throughout the document to avoid updates when Ministry titles or legislative updates.
2026.01.10- County OP Review	County of Essex	Section 8.2.12.3 (Special Policy Areas)	Comment: Not sure if this should be worded differently. Recommend stating that development 'shall comply with the natural heritage policies of the Town OP and County OP'.	Incorporated: Text adjusted to reinforce conformity with both local and County environmental protection layers.

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2026.01.10- County OP Review	County of Essex	Section 8.2.12.5 (Special Policy Area)	Comment: Since the site has already gone through environmental cleanup... Suggest compliance with Provincial guidelines.	Noted: At this time it has not resulted in a change to the OP text in this section; the SPA renumbering is now SPA 8, maintaining consistency with the Ontario Land Tribunal/Ontario Municipal Board Decision.
2026.01.10- County OP Review	County of Essex	Section 8.2.12.5.3 (Conformity Language)	Request: Use strict mandatory phrasing 'shall comply with' within the SPA text block.	Noted: At this time it has not resulted in a change to the OP as the proposed wording is consistent with the OMB Decision.
2026.01.10- County OP Review	County of Essex	Section 8.2.12.5.6 (Industrial Setbacks)	Comment: Is a fixed 50m appropriate? D-6 prescribes specific custom setbacks (Class 1: 70m, Class 2: 300m, Class 3: 1000m) based on technical studies.	Thank you for your comment, at this time it has not resulted in a change to the OP; the intent of the local policy is to establish an absolute baseline threshold of 50m in adherence with the Ontario Land Tribunal/Ontario Municipal Board Decision.
2026.01.10- County OP Review	County of Essex	Section 8.2.15.7.d (Special Policy Area)	Comment: This policy does not think to be necessary since general Section 5.1.2.4.9 applies anyway.	Noted: At this time it has not resulted in a change to the OP as administrative intent is to maintain the existing Special Policy Area.
2026.01.10- County OP Review	County of Essex	Section 8.2.15.7.e (Special Policy Area)	Request: Verify if this specific sub-policy remains necessary for current operations.	Noted: At this time it has not resulted in a change to the OP as administrative intent is to maintain the existing Special Policy Area.
2026.01.10- County OP Review	County of Essex	Section 8.2.15.7.h (Special Policy Area)	Comment: This clause appears redundant as general town-wide development controls apply automatically.	Noted: At this time it has not resulted in a change to the OP as administrative intent is to maintain the existing Special Policy Area.
2026.01.10- County OP Review	County of Essex	Section 8.2.15.7.h (Special Policy Area)	Comment: If there is a dedicated local policy for Stormwater Management (SWM), there should be a corresponding requirement for an Environmental Impact Assessment (EIA).	Noted: At this time it has not resulted in a change to the OP as administrative intent is to maintain the existing Special Policy Area.
2026.01.10- County OP Review	County of Essex	Section 8.2.16.1.c (Ecosystem Biodiversity)	Request: Add text 'and protection of habitat to support ecosystem biodiversity' to the urban design objectives.	Incorporated: Text updated to incorporate ecosystem biodiversity within the urban design policies.
2026.01.10- County OP Review	County of Essex	Section 8.2.16.6.b (Linkage Connections)	Request: Add the clause 'or to reinforce linkage connections to the natural heritage system' to strengthen the green infrastructure framework.	Incorporated:Text integrated into Section 8.2.16.6.b.
2026.01.10- County OP Review	County of Essex	Section 8.2.16.9.c (Native Plantings & Urban Heat Island)	Request: Add a new sub-clause mandate requiring the 'incorporation of native plantings to enhance local biodiversity and naturalization to support climate change initiatives such as impacts of the urban heat island effect'.	Incorporated: Added as a new sub-point (viii) to Section 8.2.16.9.c.
2026.01.10- County OP Review	County of Essex	Section 8.2.17 (Wildlife Habitat)	Request: Explicitly add 'and known areas identified as significant wildlife habitat' to the environmental constraint text.	Incorporated: Text updated to include significant wildlife habitat.
2026.01.10- County OP Review	County of Essex	Section 8.2.17 (ANSI Buffers)	Comment: Clarify that the 50m adjacent land buffer criteria applies specifically to Earth Science ANSIs.	Incorporated: Section 8.2.17 text adjusted to apply the 50m threshold to Earth Science Area of Natural and Scientific Interest features.

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2026.01.10- County OP Review	County of Essex	Section 8.2.17 (Constraint Schedules)	Request: Evaluate if an additional separate schedule is necessary to track these sub-features.	Noted: At this time it has not resulted in a change to the OP as the environmental features are already comprehensively mapped and covered under Schedule C.
2026.01.10- County OP Review	County of Essex	Section 8.2.17.1 (Zoning Terms)	Request: Correct the typographical error from 'designation' to proper structural zoning terms.	Incorporated: Text corrected.
2026.01.10- County OP Review	County of Essex	Section 8.2.17.3.b (Natural Environment Permitted Uses)	Comment: This section is incorrect. There is no structural planning need to break Earth Science ANSIs out separately. Request: Remove sub-clauses a) and b) and replace with a direct reference to Schedule C.	Incorporated: Sub-sections a) and b) were removed and Section 8.2.17.3 was simplified to explicitly state that development is prohibited in areas designated Natural Environment on Schedules B through B-5 and Schedule C.
2026.01.10- County OP Review	County of Essex	Section 8.2.17.4 (Greenhouse Bans in Natural Environment)	Comment: This text copies County OP Section 7.A.2.3 but omits a critical provincial restriction. Request: Amend text to explicitly prohibit new greenhouses in areas designated Natural Environment.	Incorporated: Section 8.2.17.4 was updated as requested.
2026.01.10- County OP Review	County of Essex	Section 8.2.17.5 (Permitted Uses Framework)	Request: Please remove this section. Note that any buildings, structures, or site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts.	Noted: At this time it has not resulted in a change to the OP; Town Planning administration maintains that limited passive uses should remain conditionally permitted subject to the demonstration of a clean Environmental Impact Study.
2026.01.10- County OP Review	County of Essex	Sections 8.2.17.6.a & 9.1.4.7 (Wetland Bans & Private Roads)	Comment: State clearly that 'Development and site alteration shall not be permitted in PSWs'. On private roads, use stronger language ('Restrict lot creation on private roads, except for plans of condominium where appropriate').	Incorporated: Added Policy 8.2.17.6.b restricting new development in significant wetlands, and updated Policy 9.1.4.7.a to formally 'restrict' lot creation on private roads except for approved condominiums.
2026.01.10- County OP Review	County of Essex	Section 9.2.2 (Watershed Scale Stormwater Management)	Comment: SWM planning must align with municipal plans considering watershed cumulative impacts. Part of Amherstburg is severely impacted by weather/flood events. Reference Big Creek Watershed Plan.	Incorporated: Section 9.2.2 was updated to integrate the County's climate change adaptation text (a through j) requiring stormwater best practices, vegetative surfaces, and alignment with the Big Creek Watershed Plan.
2026.01.10- County OP Review	County of Essex	Section 9.3.2.1 (Climate Change Collaboration)	Comment: County OP requires considering climate change when upgrading infrastructure, and building knowledge via cross-cultural climate conversations with Indigenous communities. Request: Develop collaboration verbiage.	Incorporated: Added New Policies 9.3.1.1.e, 9.3.2.2, and 9.3.2.3 mandating formal data-sharing partnerships with the County, Conservation Authorities, and Indigenous communities.
2026.01.10- County OP Review	County of Essex	Section 9.5.1.2.c (Natural Heritage Infrastructure Impacts)	Request: Add the safety sub-point phrase 'or the natural heritage system are not negatively impacted' to the public works corridor policy.	Incorporated: Text added as requested.
2026.01.10- County OP Review	County of Essex	Sections 9.6.1.4, 11.1.2.1, 11.2.1.7 (Cultural Heritage Demolitions)	Comment: Local municipalities must ensure accurate architectural/economic info to determine feasibility of reuse vs demolition, and mandate a Heritage Impact Assessment (HIA).	Incorporated: Typos corrected, Section 11.2.1.7 updated for conformity and New Policy 11.2.1.8 added to require an HIA, photographic record, and measured drawings prior to demolition.
2026.01.10- County OP Review	County of Essex	Section 12.1.1.1 (Pre-Consultation Applications)	Comment: The word 'approvals' here may be misleading since the Town is not the final approval authority. Request: Simplify by stating pre-consultation is encouraged for any Planning Act application and delete list a)-h).	Incorporated: Section 12.1.1.1 text simplified to remove specific application breakdowns and clarify pre-consultation parameters per the County's suggestion.
2026.01.10- County OP Review	County of Essex	Sections 12.4.2.1 & 12.4.3.3 (Authority Declarations)	Request: Amend text to explicitly state that the County of Essex is the final approval authority for all local Official Plan Amendments and approves the implementing documentation.	Incorporated: Terminology updated to correctly identify the County's statutory approval role.

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2026.01.10- County OP Review	County of Essex	Section 12.4.7.1	Request: Amend text for consistency with the Planning Act and delete the final redundant sentence per County suggestions.	Incorporated: Section 12.4.7.1 updated as requested.
2026.01.10- County OP Review	County of Essex	Sections 12.4.10 & 12.4.10.2 (Subdivision)	Request: Correct typographical error by adding 'for' between 'approval authority' and 'draft plan of subdivision'. Update for consistency with PPS, provincial legislation, and County OP.	Incorporated: Text has been updated for consistency with PPS and conformity with County OP.
2026.01.10- County OP Review	County of Essex	Section 12.4.10.4 (Subdivision Access & TIS)	Comment: Text should not rigidly declare a minimum of two access points is always required, as small subdivisions on cul-de-sacs do not need it. Rewrite to state a TIS may be required to justify reductions.	Incorporated: Section 12.4.10.4 was updated to state that subdivisions must strive to provide two access points, and where fewer are proposed, a TIS shall be required to justify the reduction.
2026.01.10- County OP Review	County of Essex	Section 12.4.11.5 (Development Agreements)	Comment: To maintain proper municipal planning consistency, evaluate whether this development control agreement should be called a site plan agreement.	Incorporated: Terminology amended to 'Development Agreement'.
2026.01.10- County OP Review	County of Essex	Section 12.4.11.7.d (Rental Condominium Conversions)	Comment: Directly reference strict rental protection criteria included in County OP Section 12.0.1 (conversions considered only if rental supply not reduced, tenants retain housing at current rates).	Incorporated: Section renumbered to 12.4.11.5 and updated for conformity with County OP.
2026.01.10- County OP Review	County of Essex	Section 12.4.12.3 (DPS Approvals)	Comment: Note that 3 years represents the County's acceptable standard period for draft plan approvals. Request: Amend text accordingly and delete 'by Council'.	Incorporated: Draft approval timeline adjusted to 3 years and 'by Council' removed.
2026.01.10- County OP Review	County of Essex	New Special Policy Area (4610 County Road 18 Mapping)	Comment: Mapping for 4610 County Road 18 needs to be consistent with the County OP; change classification to Special Agricultural Region (SAR). Request: Create a Special Policy Area (SPA).	Incorporated: A new site-specific Special Policy Area has been designated for 4610 County Road 18.
2026.03.03- First Nation Review	Chippewas of the Thames First Nation	Page 2 (Indigenous Community Acknowledgement)	Requested that the formal acknowledgment of Indigenous Communities include explicit reference to the McKee Treaty of 1790 and identify modern-day rights-holders.	Incorporated: Page 2 text includes the McKee Treaty area of 1790 and recognizes the Chippewas of the Thames First Nation as signatories and modern-day rights-holders.
2026.03.03- First Nation Review	Chippewas of the Thames First Nation	Section 12.3 (Engagement Protocols & Capacity)	Encouraged the Town to establish formal engagement processes that respect community-specific protocols and address capacity needs.	Incorporated: Section 12.3.1.3 commits the Town to following the specific consultation protocols of individual Indigenous communities, focusing on early, meaningful engagement.
2026.03.03- First Nation Review	Chippewas of the Thames First Nation	Section 11.4 & Section 12.3 (Field Work Inclusion)	Recommended that Indigenous representatives be included directly in fieldwork during archaeological assessment processes and on lands with cultural significance.	Incorporated: Section 12.3.1.4 establishes early engagement parameters to support full consideration of Indigenous interests in archaeological preservation and heritage protection.
2026.03.03- First Nation Review	Chippewas of the Thames First Nation	Section 12.3.1.2 (Economic Reconciliation Initiatives)	Recommended exploring joint ventures, procurement incentives for Indigenous-owned businesses, and mechanisms ensuring equitable benefits from development.	Incorporated: Section 12.3.1.2 outlines the municipal commitment to build long-term relationships and explore collaborative partnerships on common objectives to advance reconciliation.

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2025.12.04- Public Submission	Walker Aggregates Inc.	Sections 5.3.2.8 & 12.4.9.8 (Aggregate Resources); Schedule A: Urban Structure Plan	Requests policy applying the 600m quarry setback protections to new developments near 677 Simcoe Street. Requests exemption of ARA-licensed operations from municipal site plan control, and natural heritage system overlay mapping adjustments. Request for the adjustment of the 'Primary Corridor' and 'Community Emerging Node'	Incorporated: Section 5.3.2.8 and Section 8.2.13.7 explicitly require technical noise/vibration assessments for any new developments within 600m of quarries. Section 12.4.9.8 officially exempts licensed aggregate operations from site plan control. The Natural Heritage System is defined by the Province, ERCA, and the County of Essex. The 'Primary Corridor' and 'Community Emerging Node' have remain unchanged on Schedule A, however updates have been made to Schedules B and B-2 to adjust the extent of the Mixed Use Corridor designation.
2025.09.11- Public Submission	NY Development Inc.	Section 4.2.5.10 (Employment Area Conversions)	Requests redesignation of 329-341 Texas Road from 'Light Industrial' to 'Residential' to permit intensification, supported by Functional Servicing and Noise Impact technical studies.	Noted: Proposals for employment land conversions will be strictly evaluated against the comprehensive criteria outlined in Section 4.2.5.10, including demonstration of local need and non-disruption of existing employment areas.
2024.07.16- Public Submission	Amico Properties Inc.	721 Front Road; 305, 319, & 327 Dalhousie St; 320, 340 & 348 Dalhousie St; Golfview Park Estates (Phase 5) Section 3.2.7 & Section 8.2.1 (Residential Densities)	Requests High/Medium density residential redesignations for properties at 721 Front Rd, 305-327 Dalhousie St, and 320-348 Dalhousie St to support complete communities. Request for Low Density Residential for Golfview Park Estates Phase 5.	Incorporated: The OP supports increased intensification. High Density Residential allows up to 8 storeys and Medium Density allows up to 5 storeys, with specific 2.5-storey maximum height for the Heritage Residential Designation. The Downtown Core designation permits a maximum building height of 4 storeys, and for heights above 3 storeys, architectural setbacks are encouraged to help retain the scale of the streetscape. Resolved: Schedules B and B-1 have been updated to reflect update from Neighbourhood Commerical to Low Density Residential.
2023.05.29- Public Submission	Pillon Abbs Inc. (on behalf of 1099155 Ontario Limited, Katherine Roth, 1681351 Ontario Inc., and 1560803 Ontario Inc.)	Section 3.2.6.1 (Settlement Area boundary expansions)	Requests agricultural lands be brought into the Primary Settlement Area for residential development across five specific properties.	Noted: Under Section 3.2.6.1 of the Draft OP, any Settlement Area boundary expansion or identification of new settlement zones can only be enacted following a comprehensive Local Settlement Area Review (LSAR).
2025.06.23- Public Submission	Bartlet & Richardes LLP (on behalf 1681351 Ontario Inc. and 1560803 Ontario Inc.)	Section 3.2.6.1 (County Road 20 Settlement Boundary)	Expresses concern over the exclusion of specific client lands fronting County Road 20 from the primary settlement area boundary, requesting direct amendment to Schedules A and B-1.	Resolved: Town administration collaborated directly with the County of Essex and the property owners to establish a compromise solution utilizing the new County Official Plan transition policies.
2023.11.03- Public Submission	Hao Han International Express	3210 Pike Rd; Section 3.2.6.1 (Settlement Area Expansion)	Submitted a request for expansion of the settlement boundary area to accommodate population growth and local residential expansion.	Noted: Under Section 3.2.6.1 of the OP, any expansion of the Settlement Area boundary requires a formal Local Settlement Area Review (LSAR).
2024.01.26- Public Submission	Laurie Beneteau	3908 Concession 3 N; Section 3.2.6.1 & Section 5.2.1.1	Requests addition of a 99-acre property at 3210 Pike Rd into the settlement area for a 'wetland views' project, and a boundary expansion in River Canard to allow a farm lot severance.	Incorporated in part: Boundary expansions require an LSAR per Section 3.2.6.1. However, the severance of a farm dwelling surplus to operations is permitted directly within the Agricultural designation under Section 5.2.1.1 subject to criteria.
2025.07.02- Public Submission	Phil Kasurak	Sections 3.2.2.5, 8.2.6, 10.3.3, 11.3 (Gateway Policies & Density)	Questions location of medium/high density; objects to potential loss of Sandwich Street Gateway Special Policies; recommends architectural feature handbook and Mixed Use for the former high school.	Incorporated: Gateway protection is embedded in Urban Corridor (3.2.2.5), Mixed Use Corridor (8.2.6), SPA 7 (8.2.12.5), and Gateway design policies (10.3.3). The former Sandwich Street high school designation has been updated to Mixed Use.
2024.04.03- Public Submission	Bille Gardner	Big Creek Wetland; Section 9.2.2.3 & Section 6.1 (Stormwater & Green Infrastructure)	Highlights the ecological importance of the Big Creek Wetland Complex and recommends mandating permeable asphalt and surfaces to manage stormwater loads.	Incorporated: Section 9.2.2.3 explicitly encourages Green Infrastructure and Low Impact Development (LID) strategies including permeable pavements and rain gardens. Big Creek is protected under strict Natural Environment overlays.

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2024.04.04- Public Submission	Bill Petruniak	Chapters 9, 12 (Active Transportation, Infrastructure & Indigenous Consultation)	Requests policies regarding Indigenous participation, active transportation infrastructure, multi-residential parking overflow, and alternative energy controls.	Incorporated: Robust framework provided in final text. Indigenous consultation is addressed in Section 12.3; active transportation and complete streets in Section 9.1.2; climate change in Section 9.3; renewable energy facilities in Section 9.6.
2025-06-24- Public Submission	Richelle Dolan & Jeremie Bo	108, 110, 114 & 116 Murrary St.; Section 8.2.7.14 (Downtown Core Parking Exemption)	Requests properties at 108-116 Murray St. be included in Central Business District parking reviews and rezoned to remove commercial parking requirements due to small lot footprints.	Incorporated: Section 8.2.7.14 allows cash-in-lieu parking exemptions in the Downtown Core to foster a compact built form and preserve heritage assets. Specific zoning codes will be finalized during the Comprehensive Zoning By-law update.
2026.02.15- Public Submission	Aaron Marcotte & Mike Colla	Settlement Area Boundary (Front Road North Consents)	Expressed operational concerns regarding the proposed removal of settlement area status along Front Road North.	Addressed: The historical land consents and lot configurations were formally approved and finalized in the winter of 2026, satisfying the landowner requests.
2026.01.10- Public Submission	Phil Kasurak	Section 8.2.6 (High & Medium Density Residential Allocations)	Requested clarity on the exact spatial distribution and placement of medium and high density zones to support growth.	Incorporated: High and medium density designations have been strategically expanded along the Simcoe Street Mixed Use Corridor and on Front Road South, south of Lowes Side Road.
2024.02.14- Public Submission	Phil Roberts	Chapter 6 & Section 8.2.17 (Carolinian Forest & Big Creek Complex)	Highlights the critical value of Carolinian Woodlands, old growth forest stands (150+ years), and the Big Creek Wetland Complex. Recommends placing existing easements into OP Natural Environment/Open Space designations and seeking OWES reviews.	Incorporated: Chapter 6 has implemented a comprehensive landscape systems approach. Section 8.2.17.7 protects the Big Creek Complex under an Environmental Protection zone mandate, and Section 6.1.3.13 restricts unauthorized public access to protect sensitive habitats.
2025.07.15- Public Submission	Ruth Victor and Associates	Special Policy Area (Sunset Retreats)	Opposes the County's 2025 removal of the Sunset Retreats area as a designated Settlement Area under transitional policies.	Incorporated: Following an adjustment of the property owner's development strategy, administration has integrated a site-specific Special Policy Area into Chapter 8 with policies tailored to encompass the unique nature of the site.
2025.06.24- Public Inquiry	Ryan Evon	Section 5.2.1 (Agricultural Lot Severances)	Questioned if the new Official Plan will allow the creation or severance of agricultural lots for non-farm residential uses.	Noted: Lot creation policies within prime agricultural land are strictly regulated by Provincial policy. Creation of new residential lots in prime agricultural fields is restricted to preserve the agricultural land base.
2025.06.24- Council Question	Councillor Allaire	Chapter 7 (ERCA Review)	Enquired if the Essex Region Conservation Authority (ERCA) had provided any major comments or structural objections to the draft text.	Incorporated: All detailed technical recommendations from ERCA were reviewed, resolved, and directly integrated into the final text of Chapters 6 and 7 of the OP.
2025.06.24- Council Question	Councillor Courtney	Section 5.1.5.3 & Section 5.1.6.3 (Odour & Light Pollution Safegards)	Requested additional safeguards in the OP to regulate dark sky compliance and odour/light pollution from greenhouse and cannabis facilities.	Incorporated: Section 5.1.6.3 provides authority for cannabis odour regulations, and Section 5.1.5.3 mandates comprehensive light management plans for greenhouses under Section 12 complete application studies. Supported by By-law 2022-095.
2025.06.24- Council Question	Mayor Prue	Chapter 6 (Environmental Stewardship Alignment & Tree Canopy)	Enquired if the local OP will mirror the County's strict environmental stewardship policies and if it mandates an increase in tree cover/canopy.	Incorporated: Chapter 6 completely mirrors the County's Natural Heritage System strategy. Section 6.1.1.1 establishes the formal municipal intent to expand tree canopy coverage and prioritize native species restoration.
2025.06.24- Council Question	Mayor Prue	Chapter 4 (Growth Allocations & Housing Targets)	Noted that housing targets expect the town to accommodate approximately 50,000 people and 14,100 residential units over a 25-year horizon.	Incorporated: The core growth allocations have been aligned with Table 4-1 of the County OP, and Section 3.2.7 implements explicit intensification strategies via the Urban Structure Plan to meet targets.

File Name / Source	Stakeholder / Sender	Location / Topic	Comment Summary / Request	How Addressed / Staff Response
2025.06.24- Council Question	Councillor Pouget	Section 8.2.6 (Sandwich Street Gateway)	Expressed concerns regarding gateway height restrictions and requested clarity on the 3-storey restriction from Fort to North Street.	Incorporated: This requires a restriction of height to 3 storey back 60m from the front property line in a section along the east side of Sandwich from Fort to North Street. This height restriction is not being carried into the new OP. Step Back requirements are to be integrated into the new Zoning by-law with the requirement to have a step back at the third story along Sandwich Street. The high density residential along this portion of Sandwich will help meet the intensification targets.
2025.06.24- Council Question	Councillor Pouget	Section 8.2.6.10 (Mixed Use Special Policies)	Requested that gateway design controls carry forward legacy protections for the historic entry corridor.	Incorporated: A modified version of legacy policy 4.4.3(1)b) has been formally integrated into the Mixed Use Special Policies framework as Section 8.2.6.10.
2025.06.24- Council Question	Councillor Pouget	Land Use Schedules (Everyoung Property Designation)	Requested that the landmark Everyoung Property be appropriately designated to match its long-term policy function.	Incorporated: The Everyoung Property has been officially mapped as 'Mixed Use Corridor' on the new land use schedules to facilitate high-quality mixed-use development.
2025.06.24- Council Question	Councillor Pouget	Sections 8.2.6.7 & 8.2.7 (Gateway Parking & Landscaping Buffers)	Requested enhancement of parking lot buffering and landscaping requirements along gateway corridors.	Incorporated: This policy was reviewed and many of the points are not permitted as Site Plan Control no longer reviews landscape or lighting. Buffering areas for parking are discussed in 8.2.6.7 .Policies 8.2.7.7, 8.2.7.8, and 8.2.7.13 have been added to the Mixed Use Corridor policies. The word 'shall' was changed to 'encourage' in Section 8.2.7.13 to maintain zoning by-law implementation flexibility.
2025.06.24- Council Question	Councillor Courtney	Section 3.2.6 (Urban Sprawl Prevention Mandate)	Raised operational concerns regarding the threat of urban sprawl and the preservation of the open agricultural landscape.	Incorporated: Section 3.2.6 explicitly states that no Settlement Area boundary expansion is proposed for the Town of Amherstburg, forcing growth to intensify within existing boundaries.
2025.06.24- Council Question	Councillor Courtney	Section 8.2.5 (Simcoe Street Commercial Expansion)	Expressed a need for additional commercial opportunities and neighborhood-serving retail zones.	Incorporated: The Simcoe Street Corridor has been designated as a Mixed Use Corridor and Neighbourhood Commercial hub, and applicant-driven expansions are supported under County OP Policy 4.A.7.3.
2025.06.24- Council Question	Councillor Courtney	Sections 4.1.3 & 8.2.6 (Affordable & Attainable Housing Mix)	Requested information on the strategic mechanisms the town will use to enforce affordable and attainable housing targets.	Incorporated: All residential land designations have increased allowing for more variations in building form and size. The Mixed Use Corridor also provides for Intensification and variations of building form and function.
2025.06.24- Council Question	Councillor Courtney	Chapter 7 / Schedule K (Identification of Flood Prone Infill Sites)	Expressed safety concerns regarding development inside flood prone areas and how constraints are communicated.	Incorporated: The new OP has a development constraints schedule (Schedule K) in concert with the County and local Conservation Authority to help more easily identify areas with constraints.
2025.06.24- Council Question	Councillor McArthur	Section 4.1.2 (Growth Management & Housing Mix Targets)	Enquired regarding the town's current composition relative to targeted long-term housing mix goals.	Incorporated: Text in Section 4.1.2 acknowledges that Amherstburg consists of approximately 85% single detached dwellings, and positions the PPS (2024) as the statutory tool forcing a shift toward a compact built form.
2025.06.24- Council Question	Councillor McArthur	Section 3.2.7 (Intensification Target)	Questioned the precise mechanism by which the town will achieve the mandatory 30% residential intensification target.	Incorporated: The new Town Urban Structure Plan explicitly delineates intensification areas, maximizing infill on vacant/underutilized lots and encouraging building conversions within established settlement boundaries.