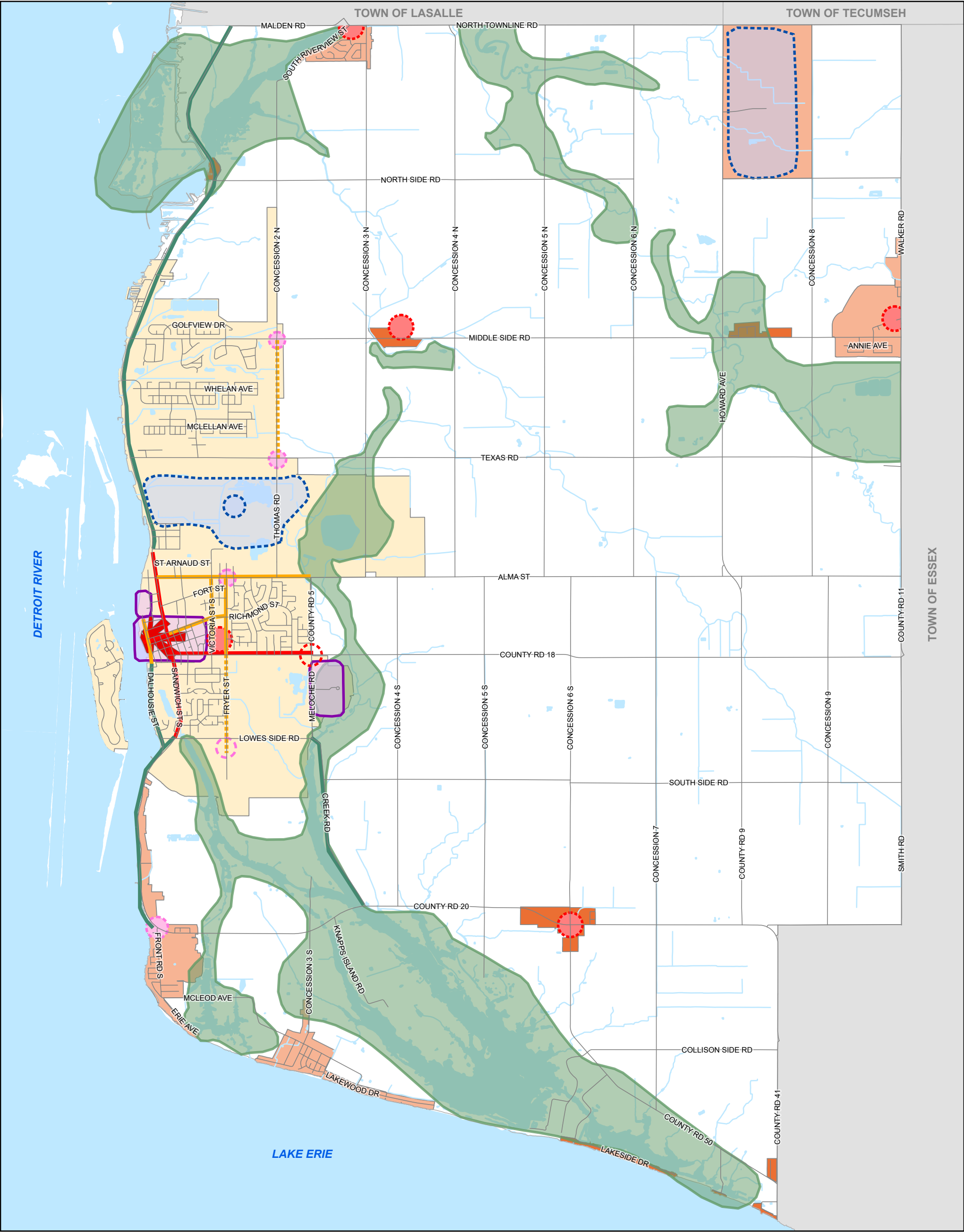




TOWN OF AMHERSTBURG

SCHEDULE "A"

URBAN STRUCTURE PLAN



SETTLEMENT STRUCTURE PLAN OP 2024	COMMUNITY NODES	NEIGHBOURHOOD NODES	MAJOR ACTIVITY CENTRE	URBAN CORRIDORS
PRIMARY	DOWNTOWN NODE	NEIGHBOURHOOD EXISTING NODE	EMPLOYMENT AREAS	PRIMARY CORRIDOR
SECONDARY	COMMUNITY EXISTING NODE	NEIGHBOURHOOD EMERGING NODE	CULTURALLY SIGNIFICANT AREAS	SECONDARY CORRIDOR
HAMLET	COMMUNITY EMERGING NODE		MAJOR OPEN SPACE	SCENIC CORRIDORS
				EMERGING SECONDARY CORRIDOR

SCALE: 1:55,000

00.511.52

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NAD 1983 UTM ZONE 17N

MAP CREATED BY: AMHERSTBURG GIS

DATE: MAY 5, 2026

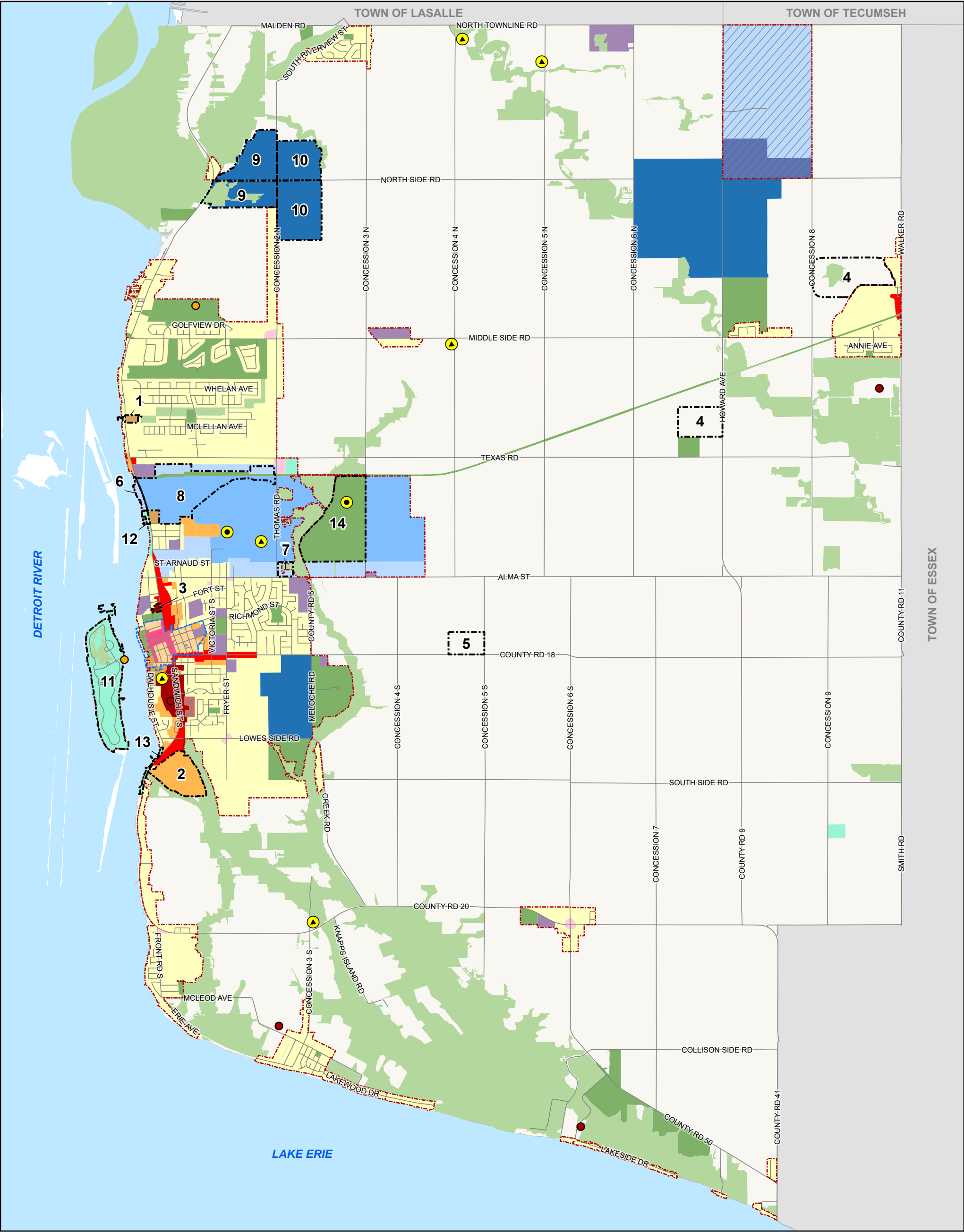
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "B"

LAND USE PLAN



OPEN WASTE DISPOSAL SITE	SPECIAL POLICY	LOW DENSITY RESIDENTIAL	NEIGHBOURHOOD COMMERCIAL	LIGHT INDUSTRIAL	OPEN SPACE
CLOSED/HISTORIC WASTE DISPOSAL SITE	HERITAGE CONSERVATION DISTRICT	MEDIUM DENSITY RESIDENTIAL	DOWNTOWN CORE	HEAVY INDUSTRIAL	NATURAL ENVIRONMENT
SEWAGE TREATMENT FACILITY	SETTLEMENT AREA BOUNDARY (OP 2024)	HIGH DENSITY RESIDENTIAL	GENERAL COMMERCIAL	EXTRACTIVE INDUSTRIAL	AGRICULTURAL
SEWAGE TREATMENT FACILITY (NOT ACTIVE)	HOWARD INDUSTRIAL PARK DISTRICT	HERITAGE RESIDENTIAL	MIXED USE CORRIDOR	SPACE EXTENSIVE INDUSTRIAL	
		MODULAR HOME RESIDENTIAL	INSTITUTIONAL	RECREATIONAL DEVELOPMENT	

SCALE: 1:55,000

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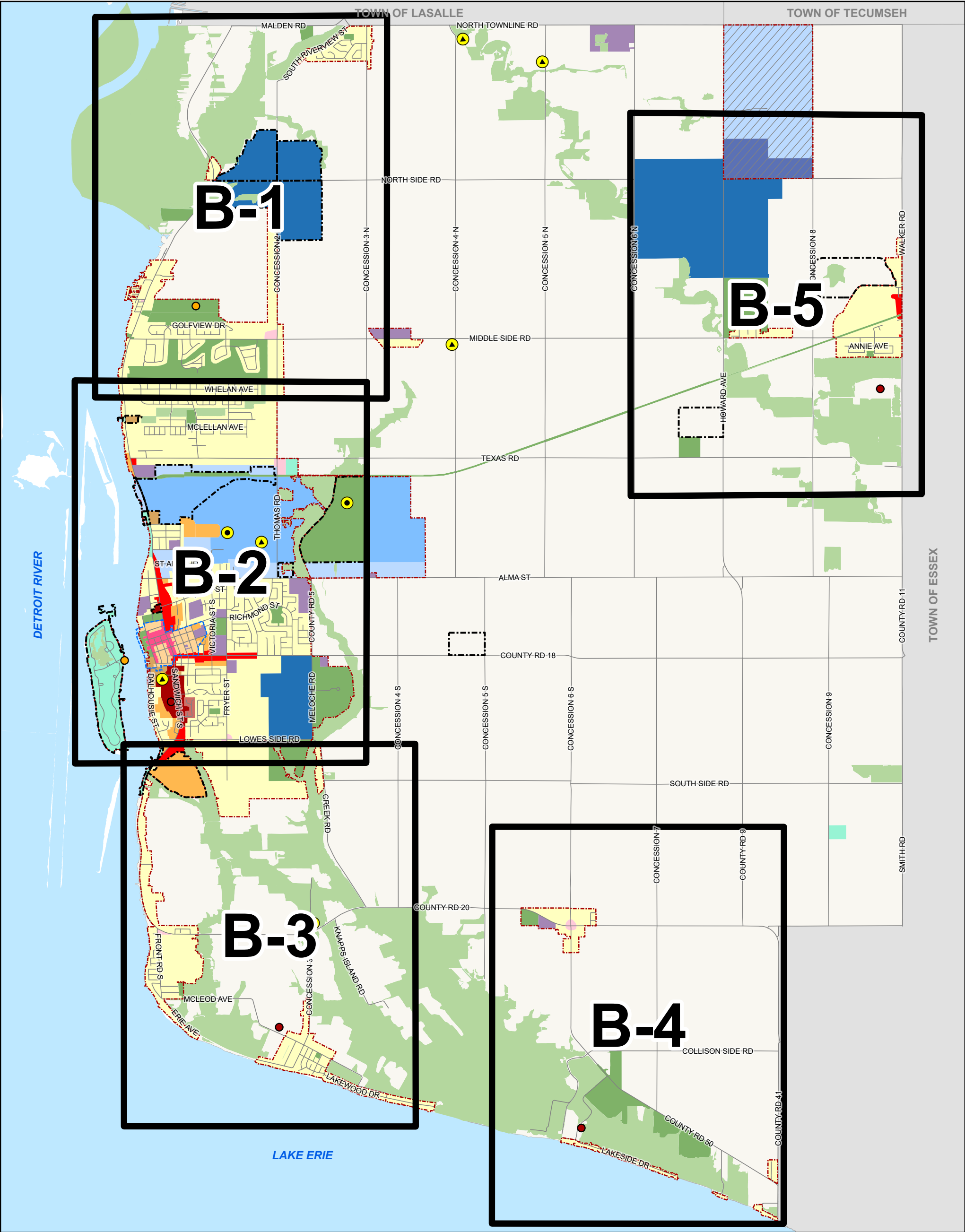
NAD 1983 UTM ZONE 17N
MAP CREATED BY: AMHERSTBURG GIS
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG, MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "B" INDEX MAP

LAND USE PLAN



	OPEN WASTE DISPOSAL SITE		SPECIAL POLICY		LOW DENSITY RESIDENTIAL		NEIGHBOURHOOD COMMERCIAL		LIGHT INDUSTRIAL		OPEN SPACE
	CLOSED/HISTORIC WASTE DISPOSAL SITE		HERITAGE CONSERVATION DISTRICT		MEDIUM DENSITY RESIDENTIAL		DOWNTOWN CORE		HEAVY INDUSTRIAL		NATURAL ENVIRONMENT
	SEWAGE TREATMENT FACILITY		SETTLEMENT AREA BOUNDARY (OP 2024)		HIGH DENSITY RESIDENTIAL		GENERAL COMMERCIAL		EXTRACTIVE INDUSTRIAL		AGRICULTURAL
	SEWAGE TREATMENT FACILITY (NOT ACTIVE)		HOWARD INDUSTRIAL PARK DISTRICT		HERITAGE RESIDENTIAL		MIXED USE CORRIDOR		SPACE EXTENSIVE INDUSTRIAL		
					MODULAR HOME RESIDENTIAL		INSTITUTIONAL		RECREATIONAL DEVELOPMENT		

SCALE: 1:55,000

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NAD 1983 UTM ZONE 17N

MAP CREATED BY: AMHERSTBURG GIS

DATE: MAY 5, 2026

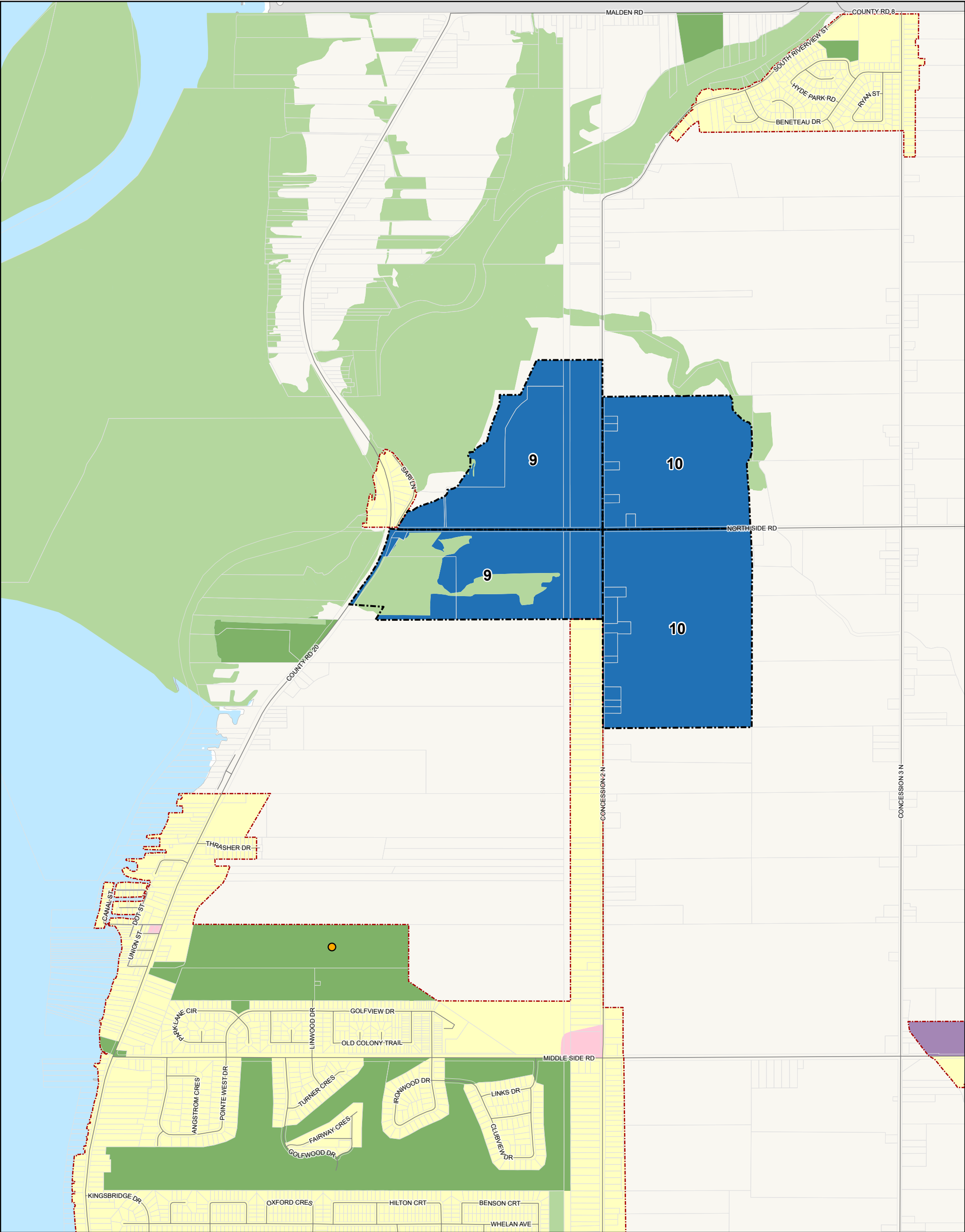
DATA PROVIDED BY TOWN OF AMHERSTBURG, MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "B-1"

LAND USE PLAN



	OPEN WASTE DISPOSAL SITE		SPECIAL POLICY		LOW DENSITY RESIDENTIAL		NEIGHBOURHOOD COMMERCIAL		LIGHT INDUSTRIAL		OPEN SPACE
	CLOSED/HISTORIC WASTE DISPOSAL SITE		HERITAGE CONSERVATION DISTRICT		MEDIUM DENSITY RESIDENTIAL		DOWNTOWN CORE		HEAVY INDUSTRIAL		NATURAL ENVIRONMENT
	SEWAGE TREATMENT FACILITY		SETTLEMENT AREA BOUNDARY (OP 2024)		HIGH DENSITY RESIDENTIAL		GENERAL COMMERCIAL		EXTRACTIVE INDUSTRIAL		AGRICULTURAL
	SEWAGE TREATMENT FACILITY (NOT ACTIVE)		HOWARD INDUSTRIAL PARK DISTRICT		HERITAGE RESIDENTIAL		MIXED USE CORRIDOR		SPACE EXTENSIVE INDUSTRIAL		
					MODULAR HOME RESIDENTIAL		INSTITUTIONAL		RECREATIONAL DEVELOPMENT		

SCALE: 1:16,500

0 0.1 0.2 0.3 0.4 KM

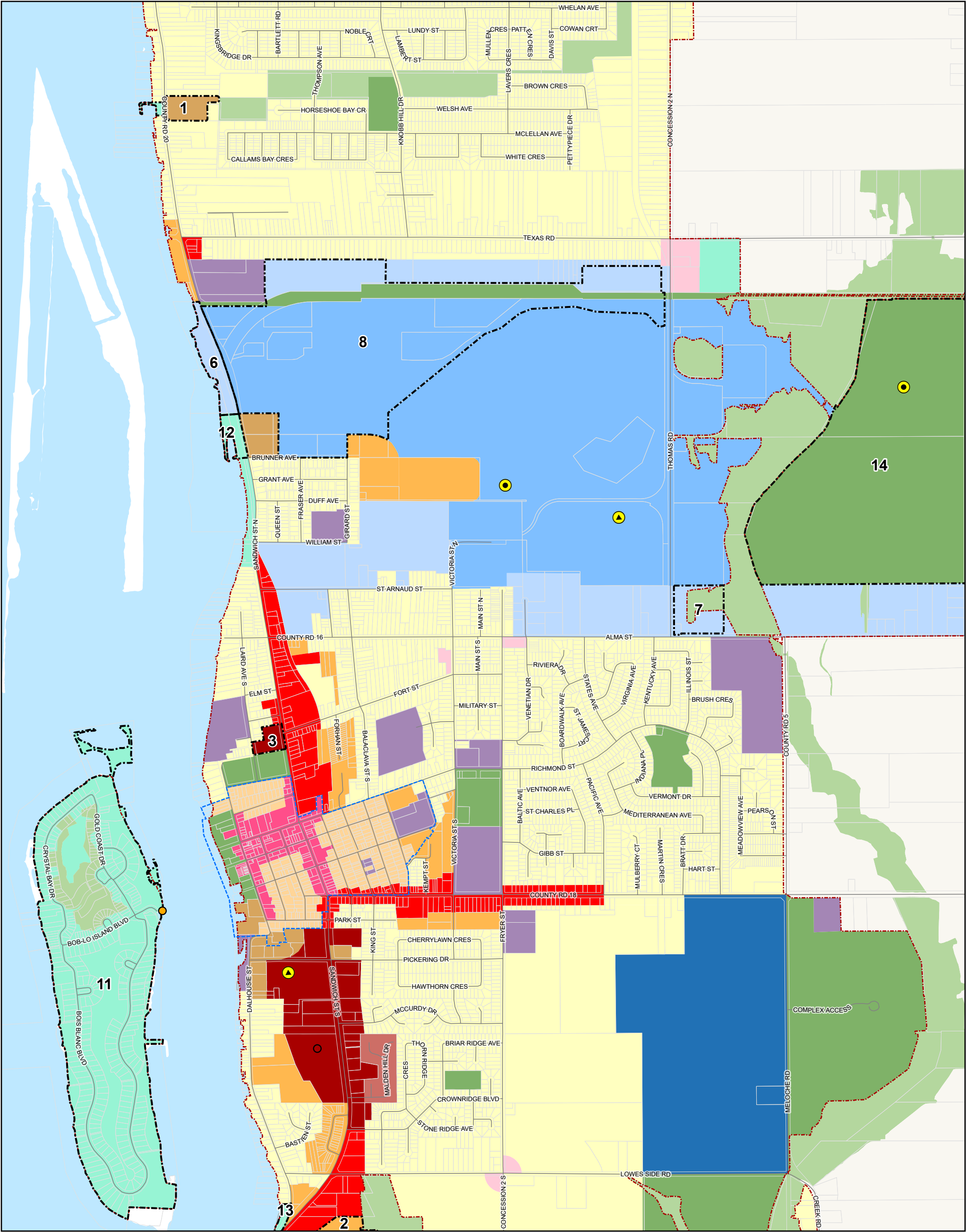
NAD 1983 UTM ZONE 17N
MAP CREATED BY: PH
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "B-2"

LAND USE PLAN



OPEN WASTE DISPOSAL SITE	SPECIAL POLICY	LOW DENSITY RESIDENTIAL	NEIGHBOURHOOD COMMERCIAL	LIGHT INDUSTRIAL	OPEN SPACE
CLOSED/HISTORIC WASTE DISPOSAL SITE	HERITAGE CONSERVATION DISTRICT	MEDIUM DENSITY RESIDENTIAL	DOWNTOWN CORE	HEAVY INDUSTRIAL	NATURAL ENVIRONMENT
SEWAGE TREATMENT FACILITY	SETTLEMENT AREA BOUNDARY (OP 2024)	HIGH DENSITY RESIDENTIAL	GENERAL COMMERCIAL	EXTRACTIVE INDUSTRIAL	AGRICULTURAL
SEWAGE TREATMENT FACILITY (NOT ACTIVE)	HOWARD INDUSTRIAL PARK DISTRICT	HERITAGE RESIDENTIAL	MIXED USE CORRIDOR	SPACE EXTENSIVE INDUSTRIAL	
		MODULAR HOME RESIDENTIAL	INSTITUTIONAL	RECREATIONAL DEVELOPMENT	

SCALE: 1:16,500

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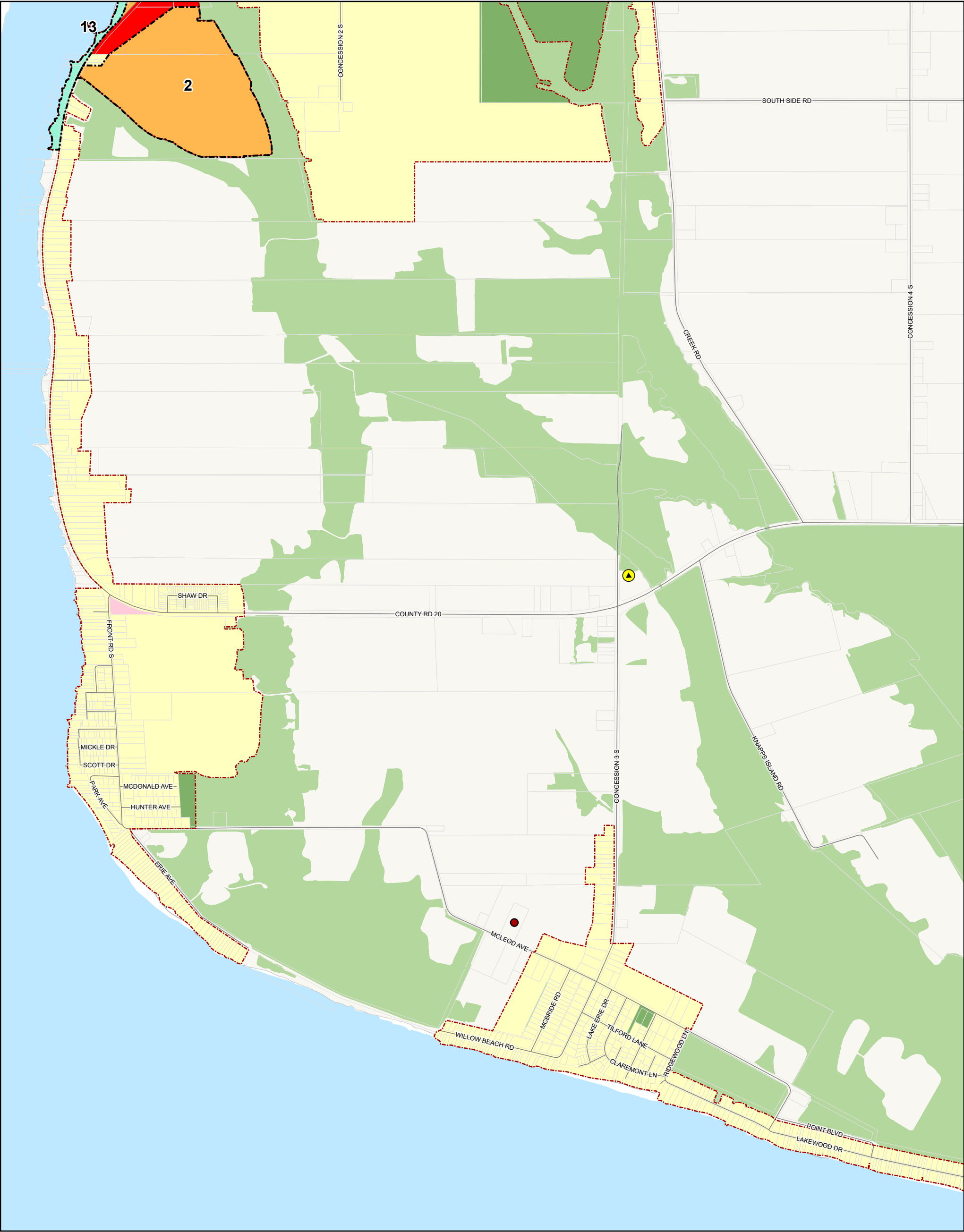
NAD 1983 UTM ZONE 17N
MAP CREATED BY: PH
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "B-3"

LAND USE PLAN



	OPEN WASTE DISPOSAL SITE		SPECIAL POLICY		LOW DENSITY RESIDENTIAL		NEIGHBOURHOOD COMMERCIAL		LIGHT INDUSTRIAL		OPEN SPACE
	CLOSED/HISTORIC WASTE DISPOSAL SITE		HERITAGE CONSERVATION DISTRICT		MEDIUM DENSITY RESIDENTIAL		DOWNTOWN CORE		HEAVY INDUSTRIAL		NATURAL ENVIRONMENT
	SEWAGE TREATMENT FACILITY		SETTLEMENT AREA BOUNDARY (OP 2024)		HIGH DENSITY RESIDENTIAL		GENERAL COMMERCIAL		EXTRACTIVE INDUSTRIAL		AGRICULTURAL
	SEWAGE TREATMENT FACILITY (NOT ACTIVE)		HOWARD INDUSTRIAL PARK DISTRICT		HERITAGE RESIDENTIAL		MIXED USE CORRIDOR		SPACE EXTENSIVE INDUSTRIAL		
					MODULAR HOME RESIDENTIAL		INSTITUTIONAL		RECREATIONAL DEVELOPMENT		

SCALE: 1:16,500

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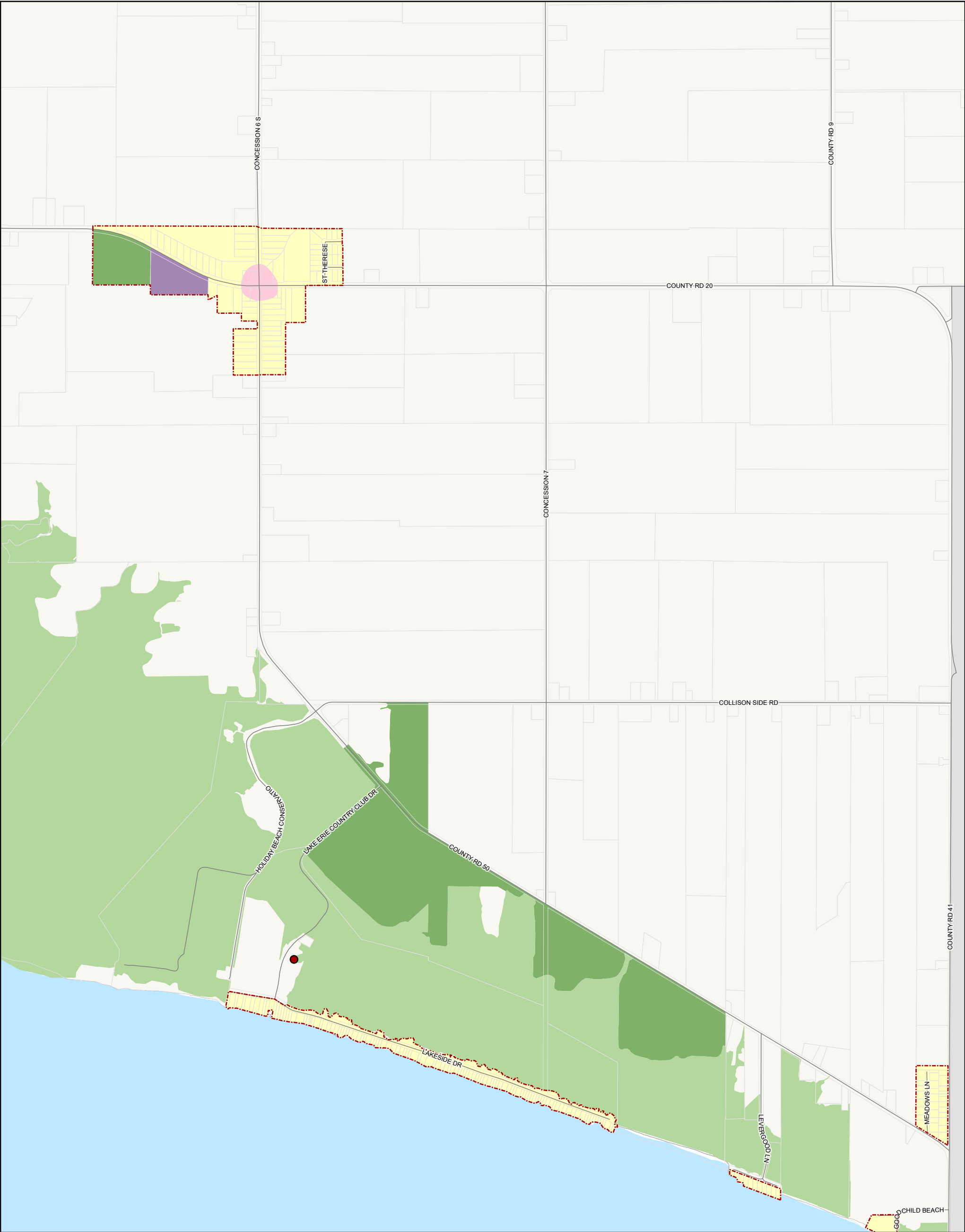
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MAP CREATED BY: PH
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "B-4"

LAND USE PLAN



	OPEN WASTE DISPOSAL SITE		SPECIAL POLICY		LOW DENSITY RESIDENTIAL		NEIGHBOURHOOD COMMERCIAL		LIGHT INDUSTRIAL		OPEN SPACE
	CLOSED/HISTORIC WASTE DISPOSAL SITE		HERITAGE CONSERVATION DISTRICT		MEDIUM DENSITY RESIDENTIAL		DOWNTOWN CORE		HEAVY INDUSTRIAL		NATURAL ENVIRONMENT
	SEWAGE TREATMENT FACILITY		SETTLEMENT AREA BOUNDARY (OP 2024)		HIGH DENSITY RESIDENTIAL		GENERAL COMMERCIAL		EXTRACTIVE INDUSTRIAL		AGRICULTURAL
	SEWAGE TREATMENT FACILITY (NOT ACTIVE)		HOWARD INDUSTRIAL PARK DISTRICT		HERITAGE RESIDENTIAL		MIXED USE CORRIDOR		SPACE EXTENSIVE INDUSTRIAL		
					MODULAR HOME RESIDENTIAL		INSTITUTIONAL		RECREATIONAL DEVELOPMENT		

SCALE: 1:16,500

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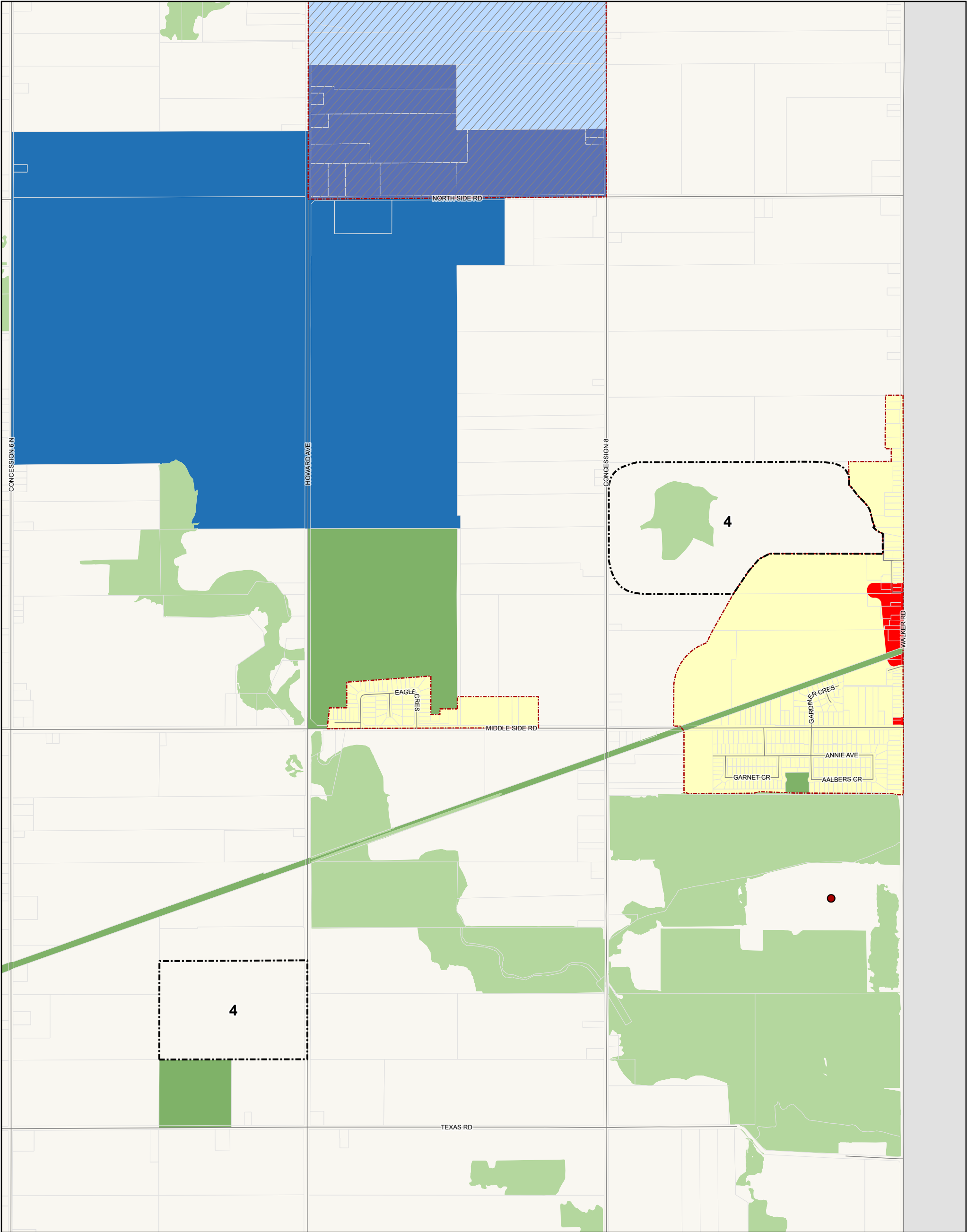
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MAP CREATED BY: PH
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "B-5"

LAND USE PLAN



	OPEN WASTE DISPOSAL SITE		SPECIAL POLICY		LOW DENSITY RESIDENTIAL		NEIGHBOURHOOD COMMERCIAL		LIGHT INDUSTRIAL		OPEN SPACE
	CLOSED/HISTORIC WASTE DISPOSAL SITE		HERITAGE CONSERVATION DISTRICT		MEDIUM DENSITY RESIDENTIAL		DOWNTOWN CORE		HEAVY INDUSTRIAL		NATURAL ENVIRONMENT
	SEWAGE TREATMENT FACILITY		SETTLEMENT AREA BOUNDARY (OP 2024)		HIGH DENSITY RESIDENTIAL		GENERAL COMMERCIAL		EXTRACTIVE INDUSTRIAL		AGRICULTURAL
	SEWAGE TREATMENT FACILITY (NOT ACTIVE)		HOWARD INDUSTRIAL PARK DISTRICT		HERITAGE RESIDENTIAL		MIXED USE CORRIDOR		SPACE EXTENSIVE INDUSTRIAL		
					MODULAR HOME RESIDENTIAL		INSTITUTIONAL		RECREATIONAL DEVELOPMENT		

SCALE: 1:16,500

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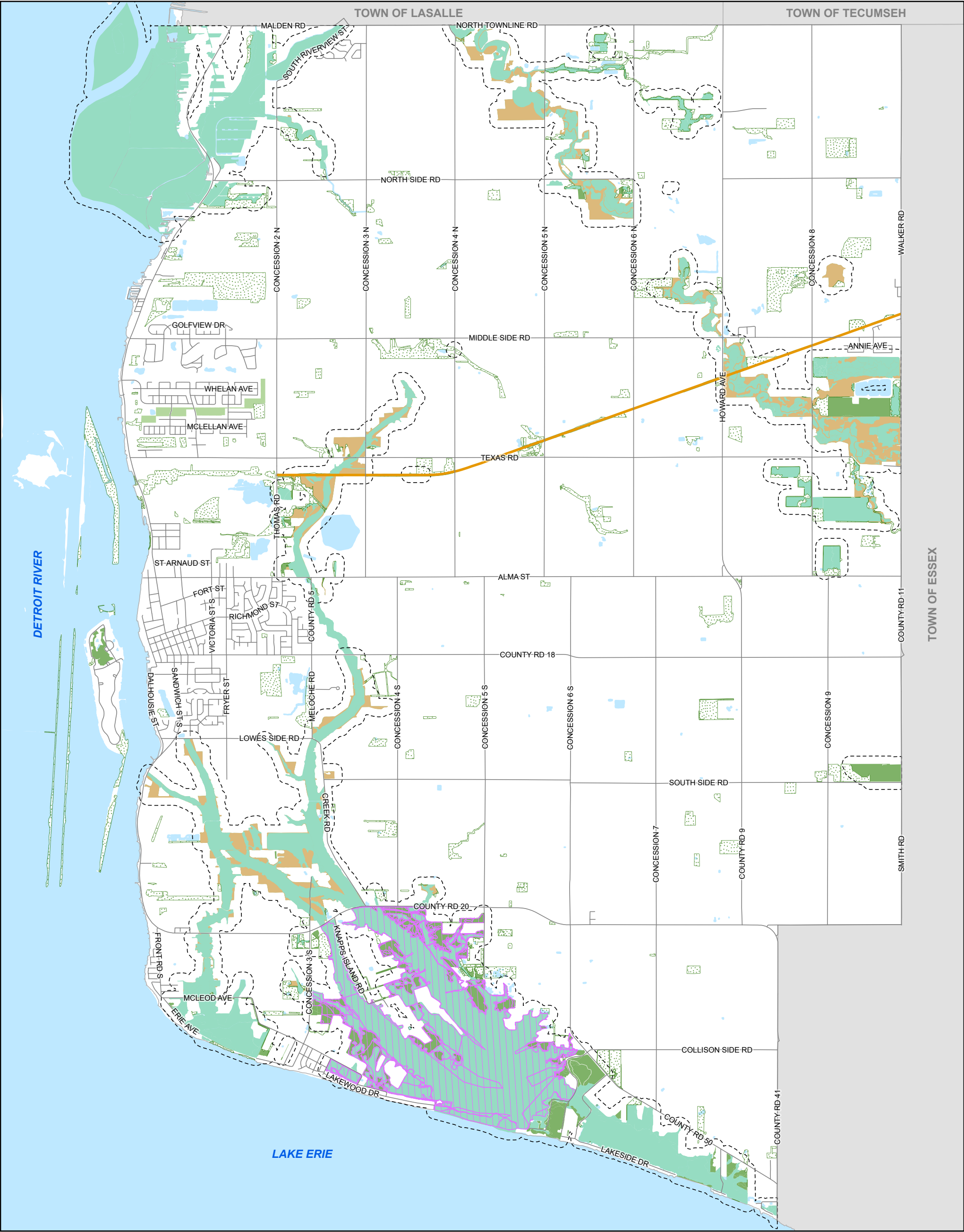
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MAP CREATED BY: PH
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "C"

NATURAL HERITAGE SYSTEM



WILDLIFE CORRIDORS

NATURAL HERITAGE FEATURE ADJACENT LANDS OVERLAY (120M FROM SIGNIFICANT FEATURES 50M FROM ANSI))

NATURAL ENVIRONMENT OVERLAY

SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

SIGNIFICANT VALLEYLANDS

SIGNIFICANT WETLANDS

SIGNIFICANT WOODLANDS

SIGNIFICANT WILDLIFE HABITAT

SCALE: 1:55,000

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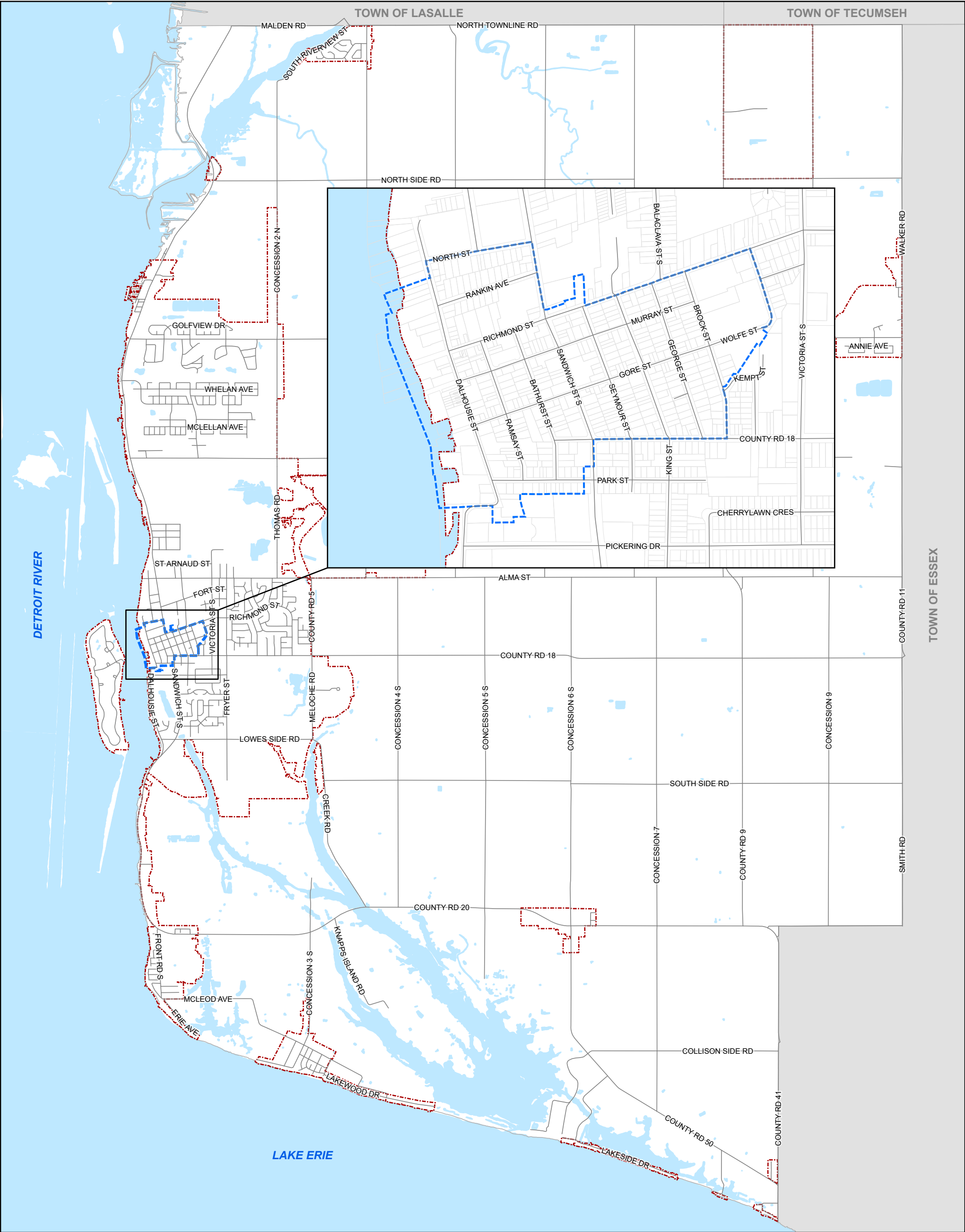
NAD 1983 UTM ZONE 17N
MAP CREATED BY: AMHERSTBURG GIS
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "D"

HERITAGE CONSERVATION DISTRICT



-  SETTLEMENT AREA BOUNDARY (OP 2024)
-  HERITAGE CONSERVATION DISTRICT

SCALE: 1:55,000

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NAD 1983 UTM ZONE 17N

MAP CREATED BY: AMHERSTBURG GIS

DATE: MAY 5, 2026

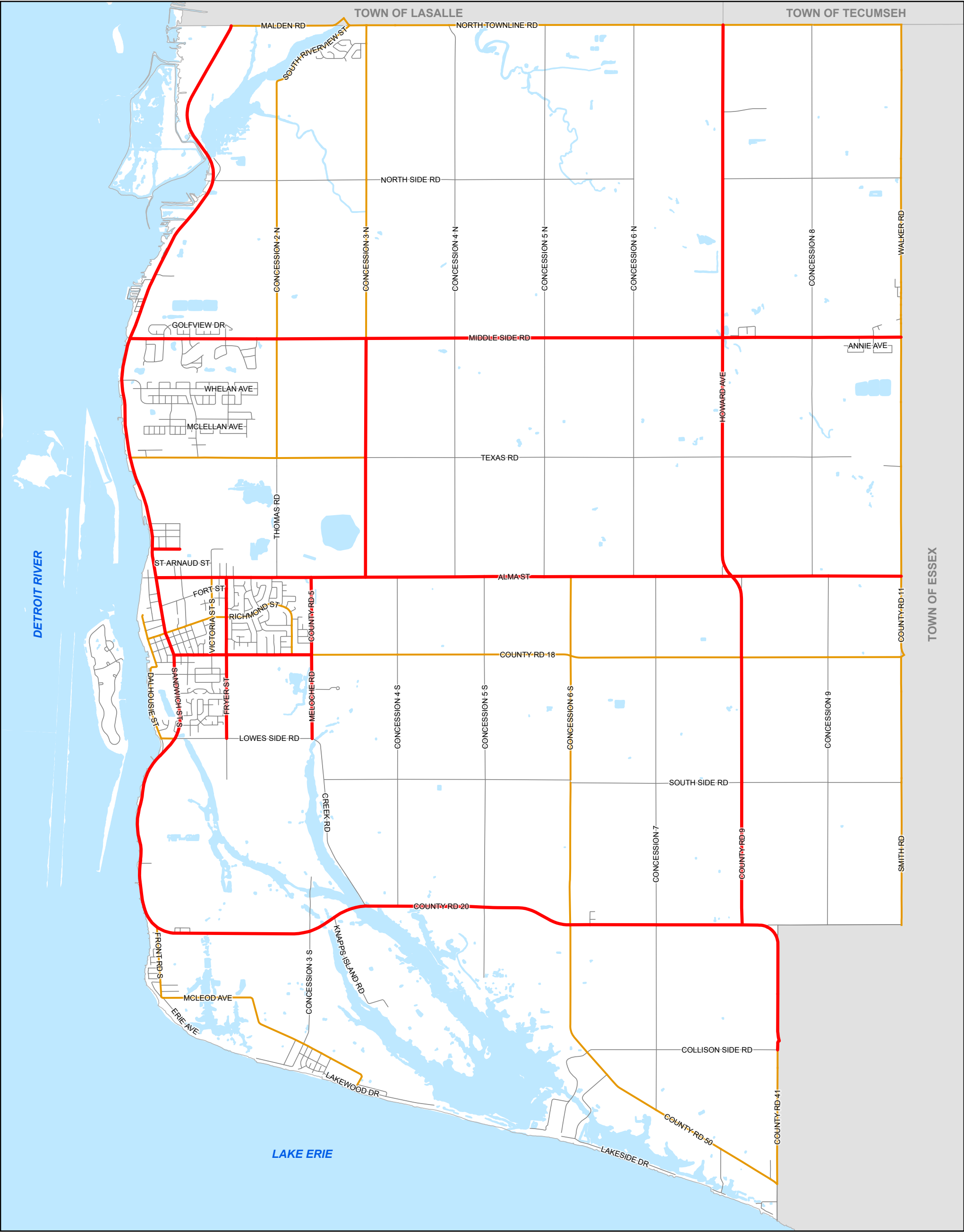
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MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

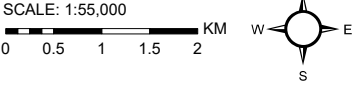
SCHEDULE "E"

ROAD SYSTEM



ROAD CLASSIFICATION

- ARTERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD



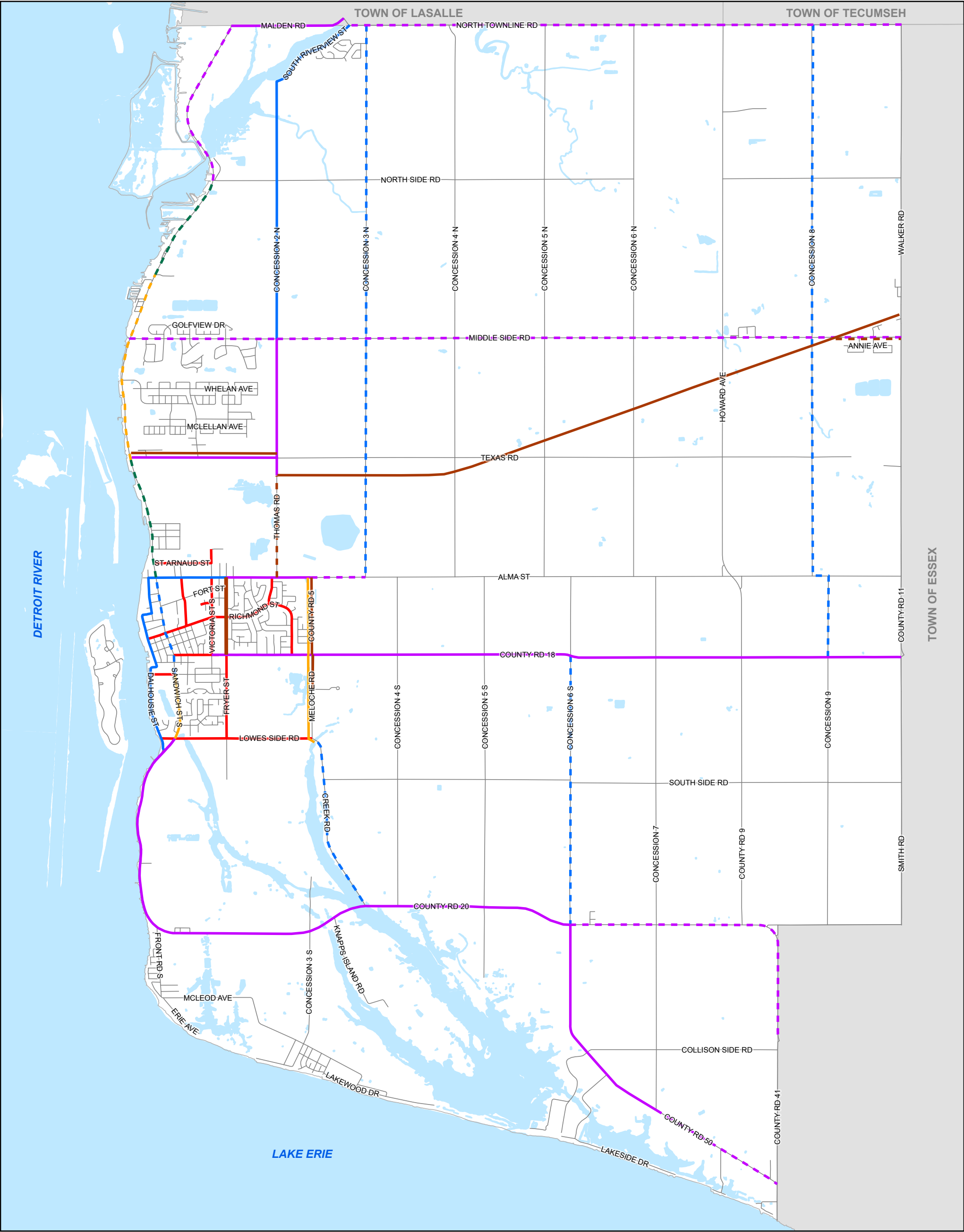
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MAP CREATED BY: AMHERSTBURG GIS
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TOWN OF AMHERSTBURG

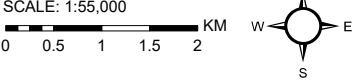
SCHEDULE "F"

ACTIVE TRANSPORTATION



COUNTY WIDE ACTIVE TRANSPORTATION SYSTEM (CWATS)

- | | | | |
|--------------------------------------|---------------------|---------------------------|--------------------------|
| PROPOSED CYCLING NETWORK | BIKE LANE, EXISTING | MULTI-USE TRAIL, EXISTING | PAVED SHOULDER, PROPOSED |
| | BIKE LANE, PROPOSED | MULTI-USE TRAIL, PROPOSED | SIGNED ROUTE, EXISTING |
| CONTEXT SENSITIVE SOLUTION, PROPOSED | | PAVED SHOULDER, EXISTING | SIGNED ROUTE, PROPOSED |

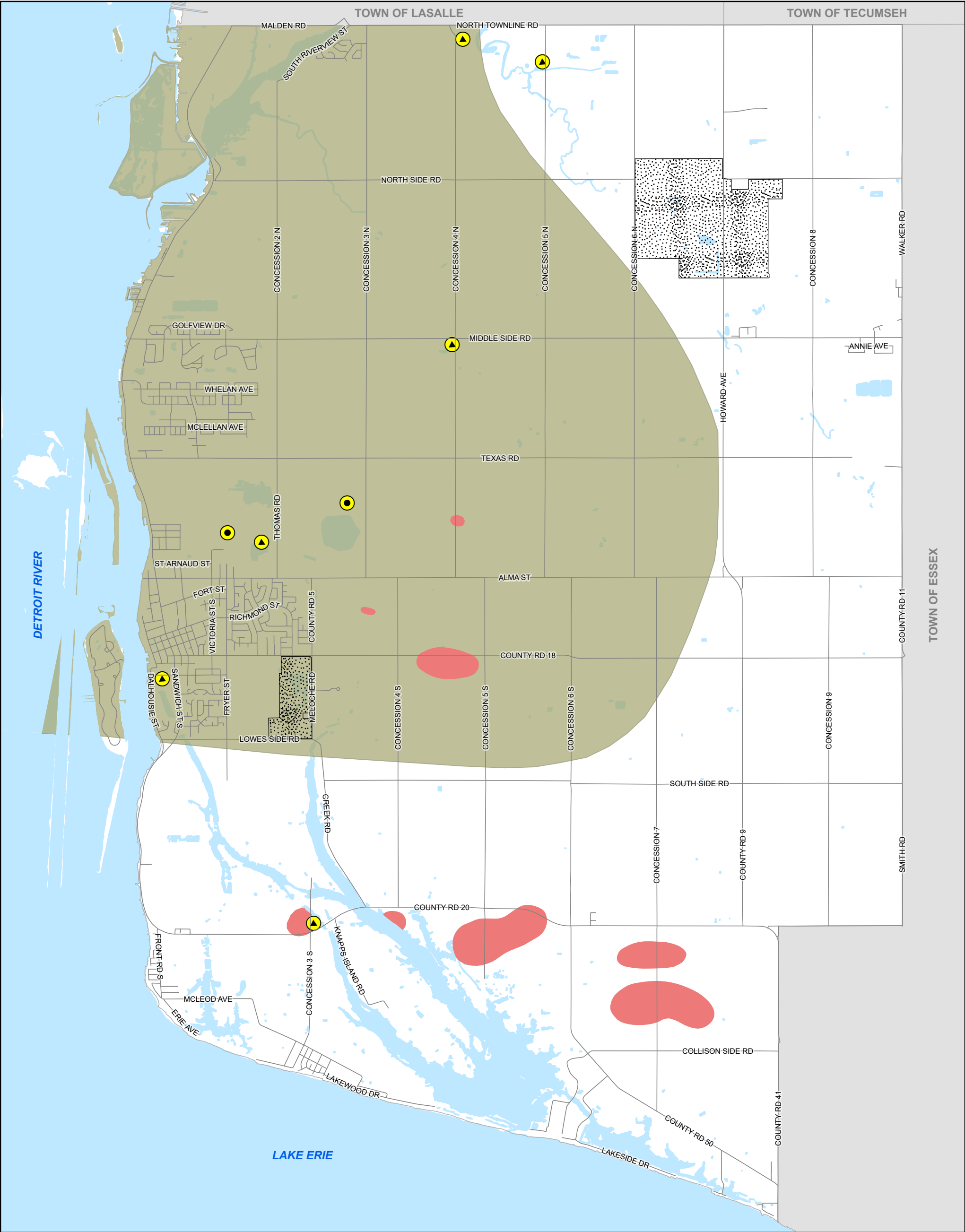


NAD 1983 UTM ZONE 17N
MAP CREATED BY: AMHERSTBURG GIS
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG, MNRF LIO, 2024, COUNTY OF ESSEX.

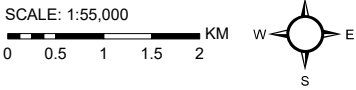


TOWN OF AMHERSTBURG

SCHEDULE "G" RESOURCES



- | | | | |
|--|-------------------------------------|--|-------------------|
| | OPEN WASTE DISPOSAL SITE | | MINERAL AGGREGATE |
| | CLOSED/HISTORIC WASTE DISPOSAL SITE | | PETROLEUM |
| | | | SALT DEPOSITS |



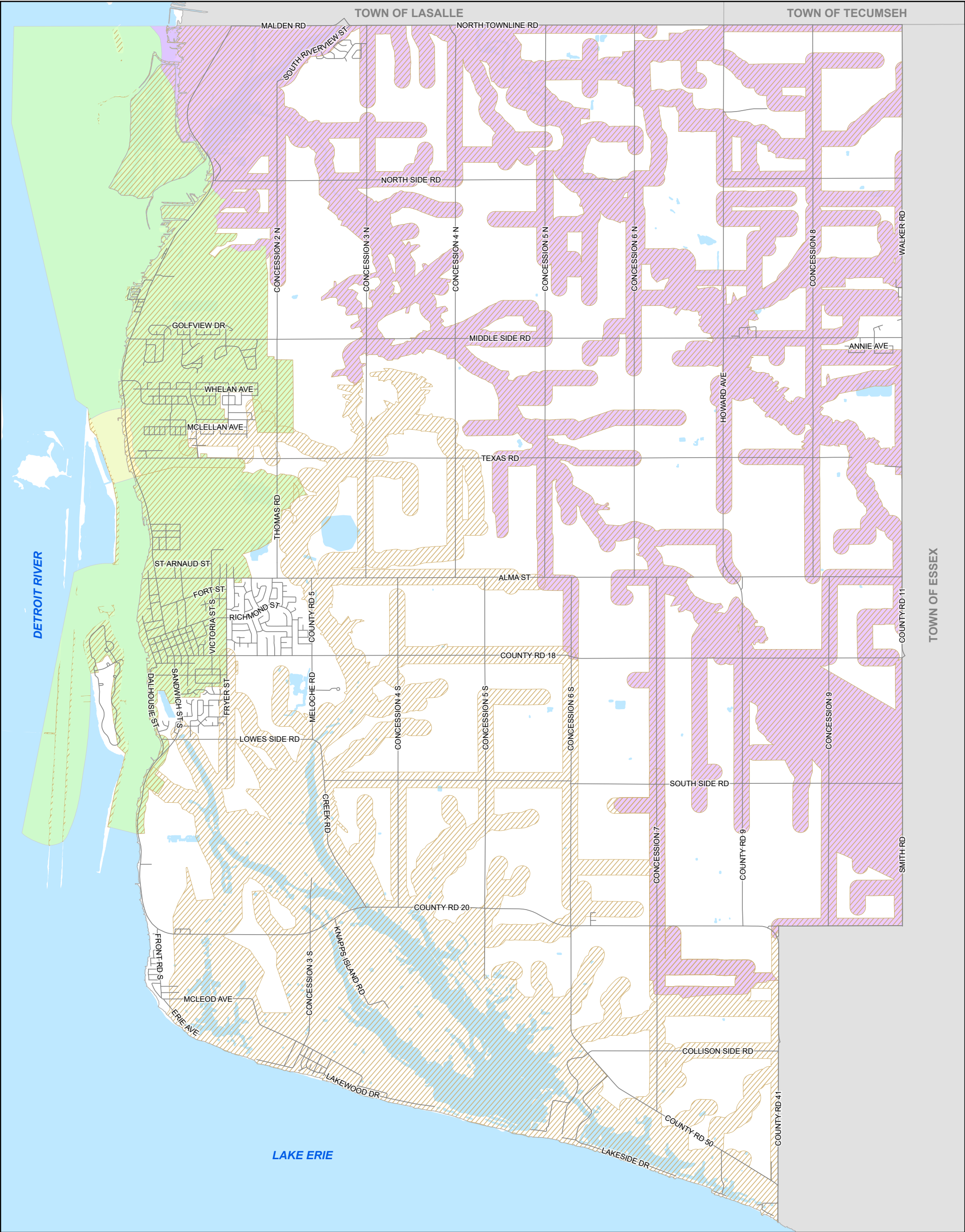
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MAP CREATED BY: AMHERSTBURG GIS
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "H"

INTAKE PROTECTION ZONES & EVENTS BASED AREAS



EVENTS-BASED AREAS
UNDER CLEAN WATER ACT

1

2

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INTAKE PROTECTION ZONES UNDER THE CLEAN WATER ACT

SCALE: 1:55,000

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NAD 1983 UTM ZONE 17N

MAP CREATED BY: AMHERSTBURG GIS

DATE: MAY 5, 2026

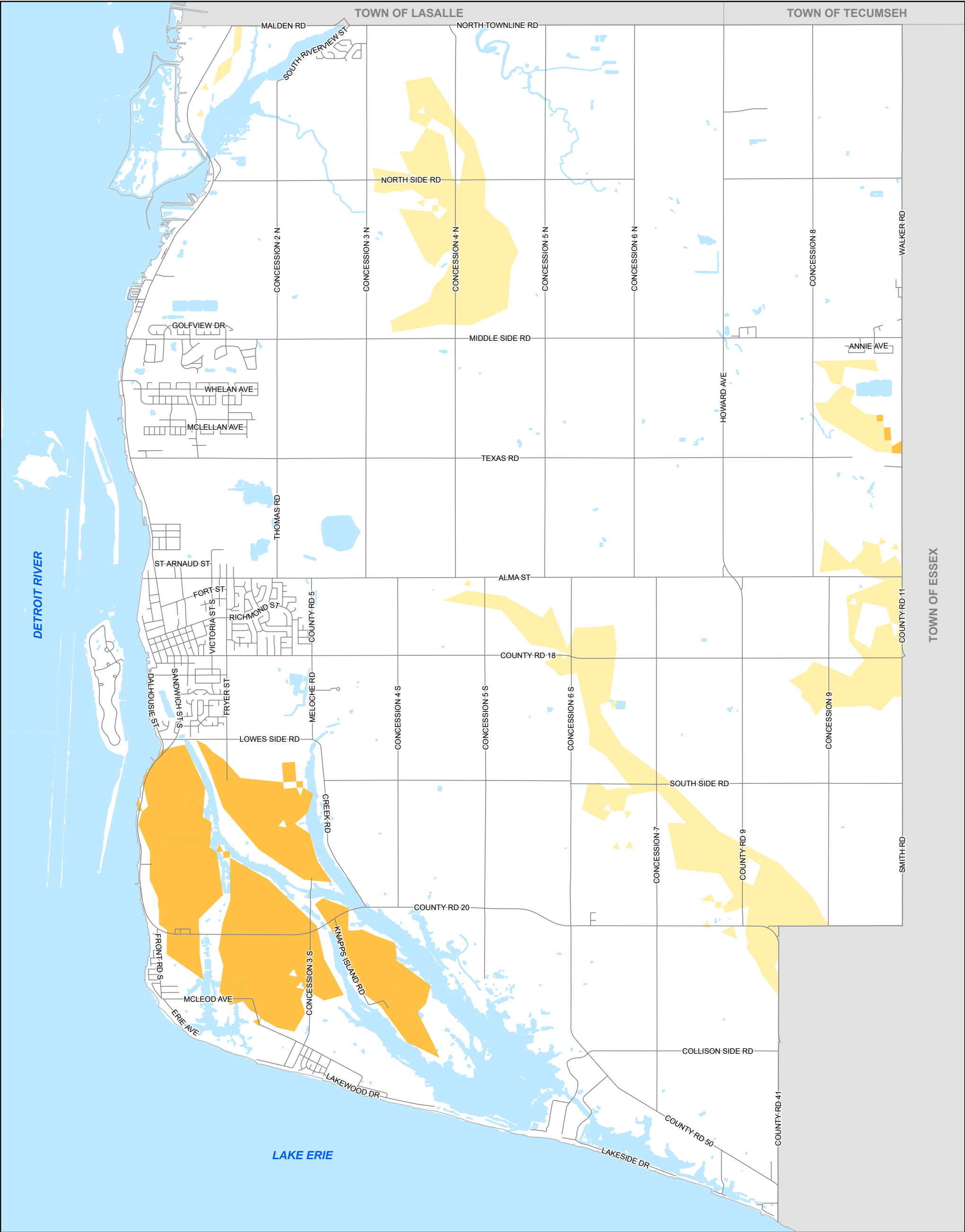
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

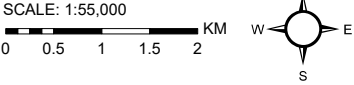
SCHEDULE "I"

SIGNIFICANT GROUNDWATER RECHARGE AREAS



GROUNDWATER VULNERABILITY

- LOW
- MEDIUM



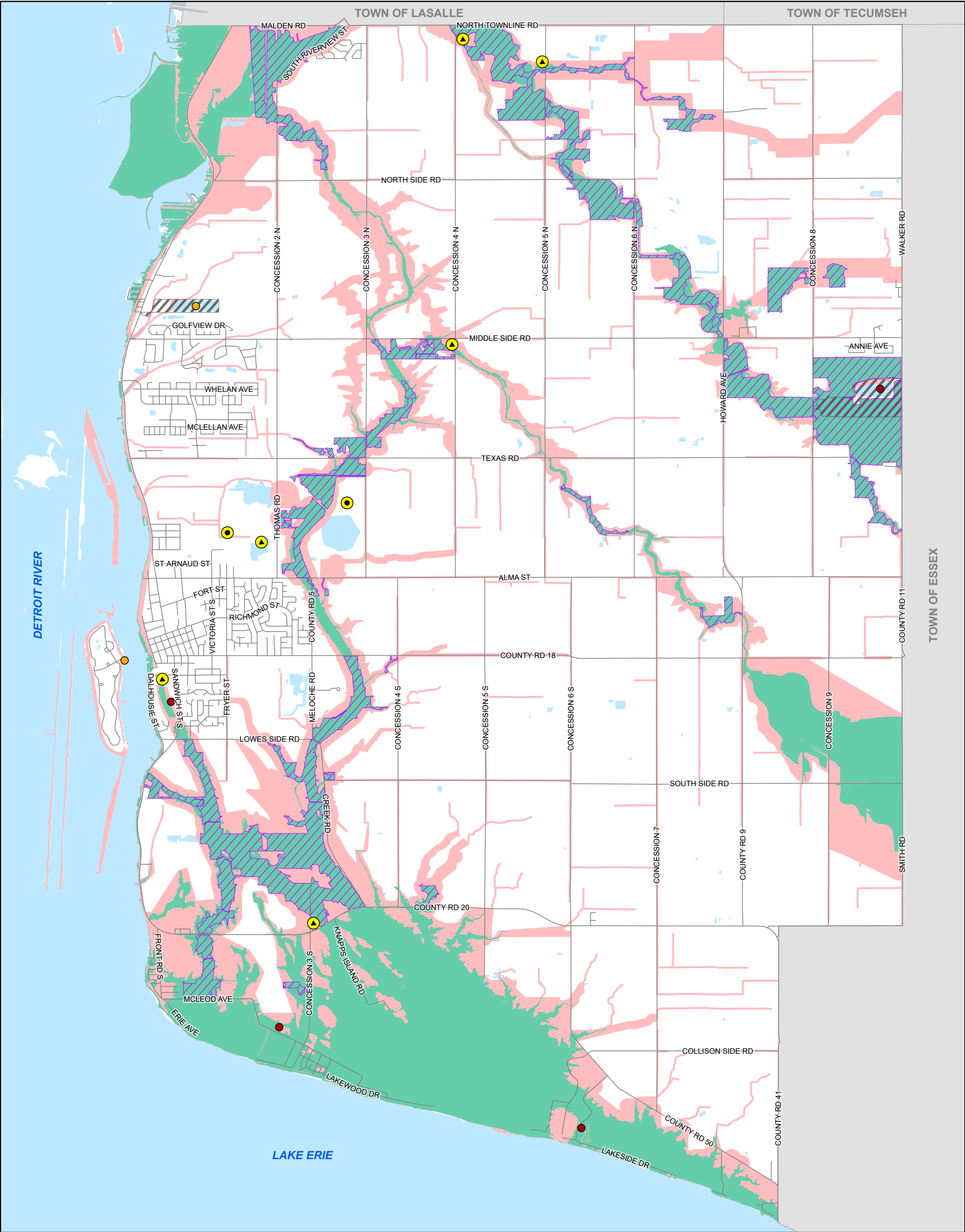
NAD 1983 UTM ZONE 17N
MAP CREATED BY: AMHERSTBURG GIS
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "J"

HAZARDS & REGULATED AREAS



SEWAGE TREATMENT FACILITY

SEWAGE TREATMENT FACILITY (NOT ACTIVE)

OPEN WASTE DISPOSAL SITE

CLOSED/HISTORIC WASTE DISPOSAL SITE

INLAND FLOOD PRONE AREAS

DETROIT RIVER, LAKE ERIE FLOOD PRONE AREA

LIMIT OF REGULATED AREA (ESSEX REGION CONSERVATION AUTHORITY)

SEWAGE LAGOON

NOTE: THE LIMIT OF REGULATED AREA DEPICTED ON THIS MAP IS APPROXIMATE AND SUBJECT TO CONFIRMATION WITH ERCA ON A SITE-SPECIFIC BASIS.

SCALE: 1:55,000

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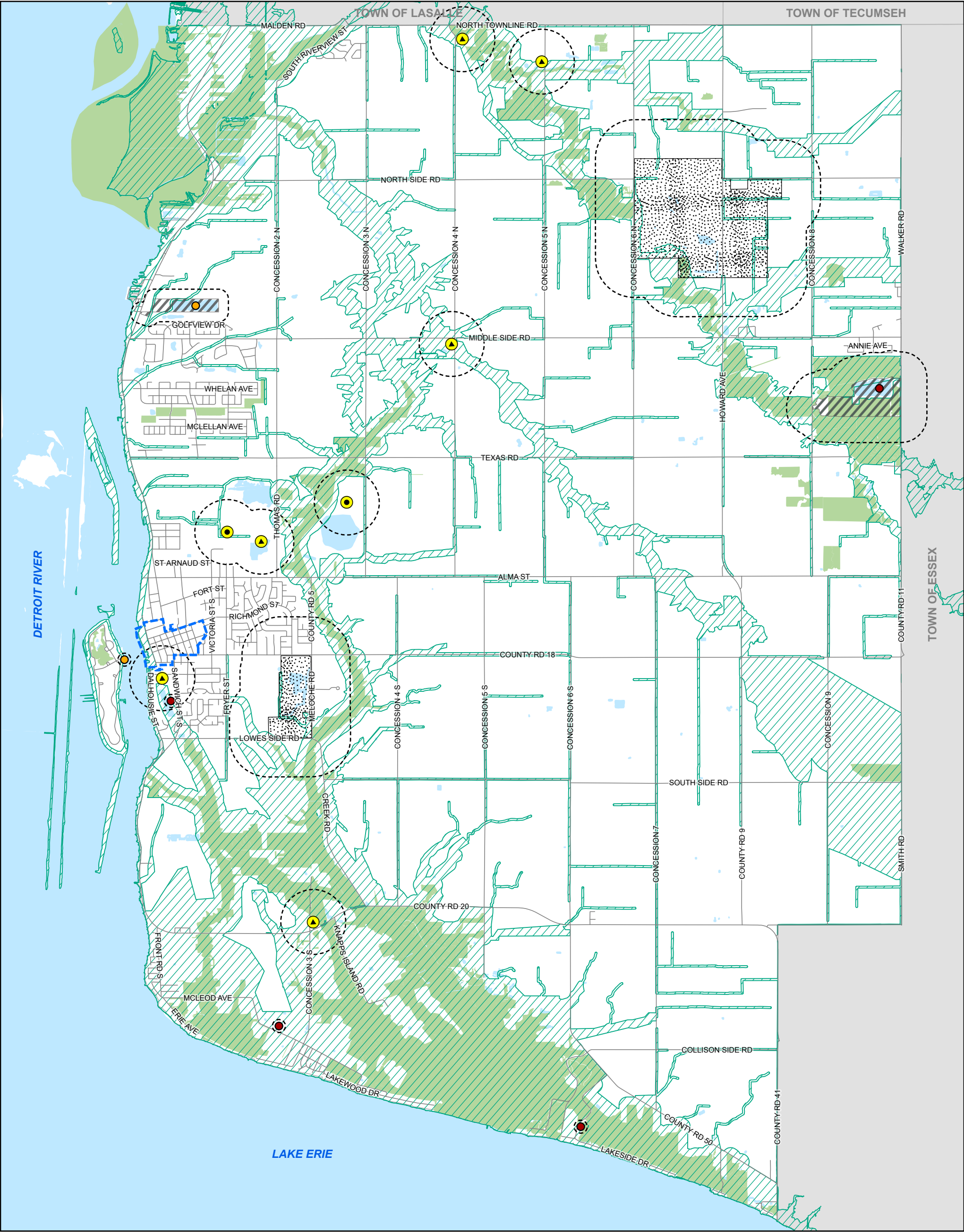
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MAP CREATED BY: AMHERSTBURG GIS
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG, MNRF LIO, 2024, COUNTY OF ESSEX.



TOWN OF AMHERSTBURG

SCHEDULE "K"

DEVELOPMENT CONSTRAINTS



- HERITAGE CONSERVATION DISTRICT
- RESTRICTED DEVELOPMENT

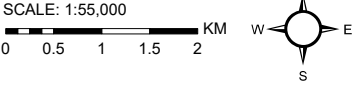
HUMAN-MADE HAZARDS

- SEWAGE TREATMENT FACILITY
- SEWAGE TREATMENT FACILITY (NOT ACTIVE)
- OPEN WASTE DISPOSAL SITE
- CLOSED/HISTORIC WASTE DISPOSAL SITE

- SEWAGE LAGOON

NATURAL HAZARDS

- MINERAL AGGREGATE
- SEE SCHEDULE "J" FOR HAZARD DETAIL
- NATURAL ENVIRONMENT



NAD 1983 UTM ZONE 17N
MAP CREATED BY: AMHERSTBURG GIS
DATE: MAY 5, 2026
DATA PROVIDED BY TOWN OF AMHERSTBURG,
MNRF LIO, 2024, COUNTY OF ESSEX.