

COUNTERPOINT
LAND DEVELOPMENT BY

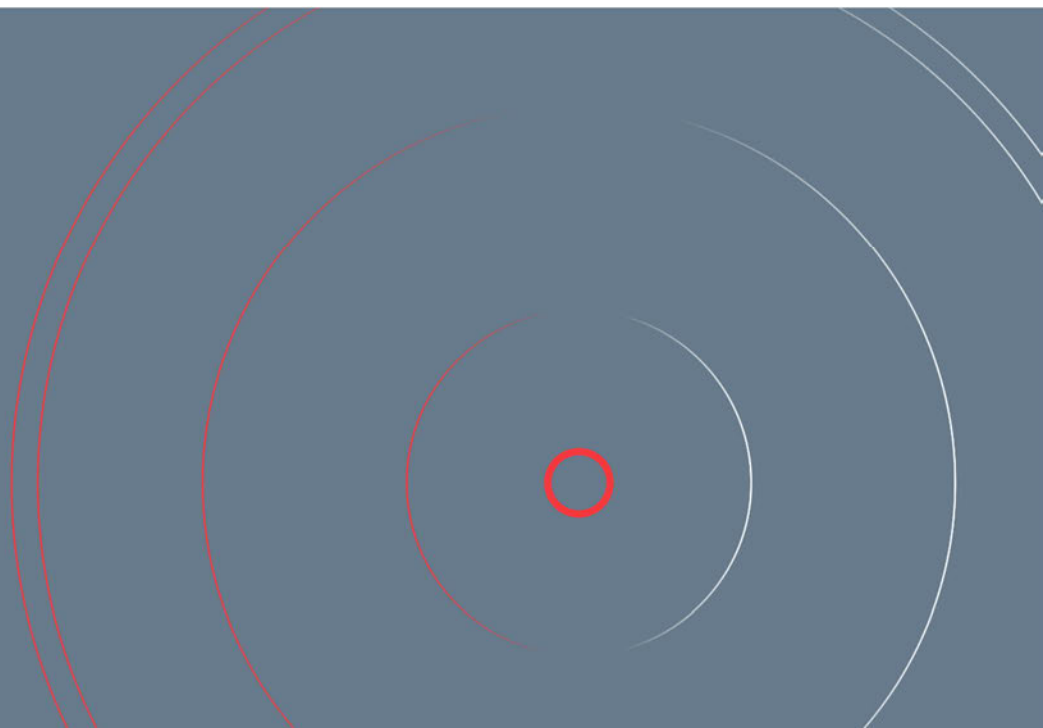
DILLON
CONSULTING

TRI-M HOLDINGS CORP.

PLANNING JUSTIFICATION REPORT

420 and 440 Texas Road
Town of Amherstburg
Zoning By-Law Amendment

July 2025, Revised April 2026 – 20-3950



EXECUTIVE SUMMARY

This Planning Justification Report ('PJR') has been prepared to support a site-specific Zoning By-law Amendment ('ZBA') application for the sites municipally known as 420 and 440 Texas Road, south of Pettypiece Drive (referred to as the 'Subject Site'). The report has been prepared on behalf of the applicant, Tri-M Holdings Corp. (or 'applicant'). The requested site-specific Zoning By-law Amendment would add the following site-specific regulations to its existing Residential Second Density (R2) Zone in the Town of Amherstburg Zoning By-law 1999-52:

- A reduction in the minimum lot area from 310m² to 300m² for semi-detached dwelling units;
- A reduction in the minimum frontage from 20m to 18m for semi-detached dwellings;
- A reduction in the minimum lot frontage from 9.5m to 8.5m for semi-detached dwelling units;
- A reduction in the minimum exterior side-yard from 6m to 4.0m for semi-detached dwellings; and
- An increase in the maximum lot coverage from 35% to 40% for single-detached dwellings and 55% for semi-detached dwellings.

This planning application has been submitted in support of the proposed Draft Plan of Subdivision featuring 15 single-detached dwellings and 56 semi-detached dwellings, totaling 71 dwelling units. Each unit features driveway access onto one of three proposed rights-of-ways which extend off Pettypiece Drive to intersect at Texas Road, providing two points of access to the subdivision.

This report demonstrates that the site-specific zone is suitable, will not negatively impact the surrounding residential and industrial uses, is consistent with the PPS, conforms to the intent and purpose of the Town of Amherstburg Official Plan, and represents good planning. As such, it is our professional opinion that it would be appropriate for the support of Town Council.

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1.0 INTRODUCTION

1.1 PURPOSE

Dillon Consulting Limited (Dillon) has been retained by Tri-M Holdings Corp., herein referred to as the 'Applicant', to assist in obtaining the necessary planning approvals associated with a proposed residential development on a parcel municipally known as a parcel of land on the north side of Texas Road located between Knobb Hill Drive and Concession 2 N herein referred to as the "Subject Site". The Subject Site is located within the Town of Amherstburg and has been identified in **Figure 1**.

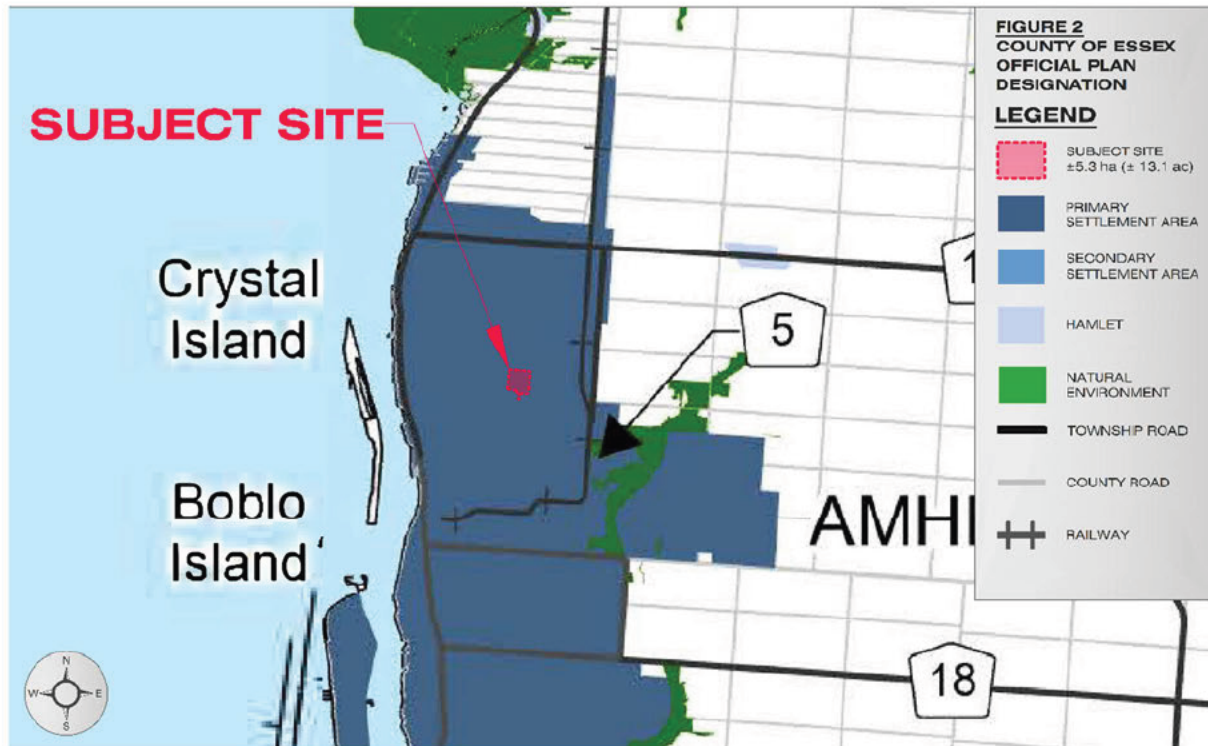
Figure 1 – Location Map



Source: County of Essex Online Mapping (2023), Prepared by Counterpoint Land Development by Dillon Consulting.

The Subject Site is designated as a Primary Settlement Area as identified on Schedule “A2” of the County of Essex Official Plan. This has been shown in **Figure 2**.

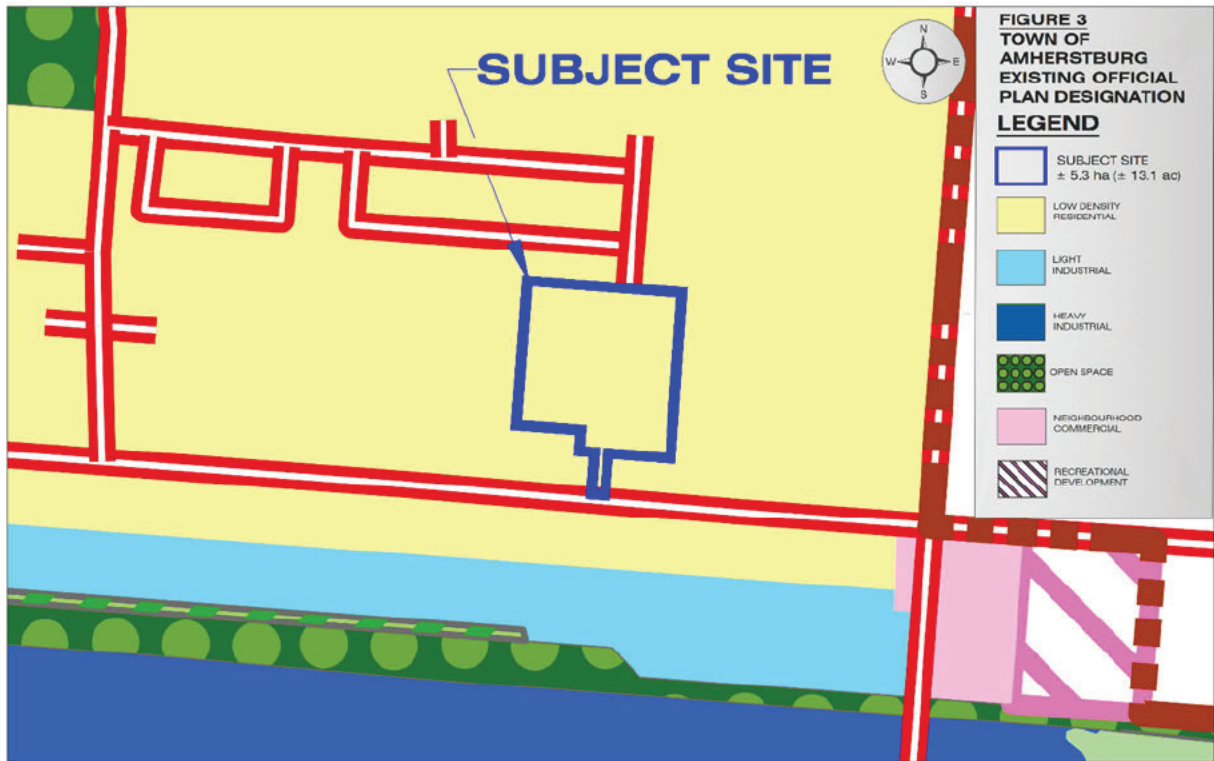
Figure 2 – County of Essex Existing Official Plan Designation



Source: County of Essex Official Plan (2024), Schedule “A2” Settlement Structure Plan, Prepared by Counterpoint Land Development by Dillon Consulting.

The Subject Site is designated as Low Density Residential through Schedule “A” of the Town of Amherstburg Official Plan. This has been illustrated in Figure 3.

Figure 3 – Town of Amherstburg Existing Official Plan Designation



Source: Town of Amherstburg Official Plan, Schedule “A” Land Use Plan, Prepared by Counterpoint Land Development by Dillon Consulting.

The Subject Site is zoned Residential Second Density (R2) through the Town of Amherstburg Zoning By-law 1999-52. This has been illustrated in [Figure 4](#).

Figure 4 – Existing Town of Amherstburg Zoning By-law Designation



Source: Town of Amherstburg Geocortex Mapping, Prepared by Counterpoint Land Development by Dillon Consulting.

The subject site underwent a rezoning in early 2023 to amend Zoning By-law 1999-52, from R1A zone to the current R2 zone. At that time, the proposed development consisted of single-detached dwellings. Since then, the market has changed, and the proposed development has undergone updates to introduce semi-detached dwellings to the neighbourhood; diversifying the types and densities of housing for the area. While the current zone permits semi-detached dwellings, the applicant is requesting that Council approve a site specific amendment to permit the smaller semi-detached lots with increases in the lot coverage permitted for both single detached and semi-detached as well as reduced lot area and exterior side yards.

Concurrent to the Zoning By-Law Amendment Application, a Draft Plan of Subdivision Application has been made.

1.2 DESCRIPTION OF SITE

The site is municipally known as a parcel of land on the north side of Texas Road located between Knobb Hill Drive and Concession 2 N in the Town of Amherstburg (refer to [Figure 1 – Location Map](#)). The property consists of two parcels that are legally described as Part Lot 7, Part of Part Lots 4 to 6 (incl.) on RP 12, also referred to as Part 4 on 12R-1806 and Part 1 on 12R-28679.

The total area of the subject site is approximately 5.29 hectares (13.08 acres) with 20 metres (241.8 ft.) of frontage onto Texas Road. The site is irregular in shape and is currently being used for agricultural purposes. The topography of the site is generally flat.

1.3 PROPOSED DEVELOPMENT

The proposed development will construct seventy-one (71) residential dwelling units. Fifteen (15) of these units will be developed as single-detached dwellings, and fifty-six (56) will be developed as semi-detached dwellings. The proposed semi-detached lots will range in frontage from 18.0m to 28.1m, and the single-detached lots will range in frontage from 14.9m to 30.4m.

The proposed development has been planned with two (2) vehicular access points, including one from Pettypiece Drive and one on Texas Road. The development intends to extend Pettypiece Drive to intersect at Texas Road through a 20.0m right-of-way. Two additional rights-of-ways are proposed to extend perpendicularly from Pettypiece Drive to circulate local traffic within the development. A dead-end barricade will be included on the northern-most right-of-way, with an opportunity to expand west at an appropriate time, should a neighbouring property owner pursue development opportunity. A 0.3m reserve is required at the western limit of this street, as shown on the Draft Plan of Subdivision. A sidewalk is proposed on one side of all proposed rights-of-ways to circulate pedestrian traffic within the site.

A 1.07 ha stormwater management pond, located along the eastern boundary, with a 4m wide accessway is proposed to service the pond area. The Morgan Drain runs parallel to the northern boundary of the site. A 9.5 municipal drain setback is proposed to direct development away from it.

The development details have been summarized through [Table 1-1](#).

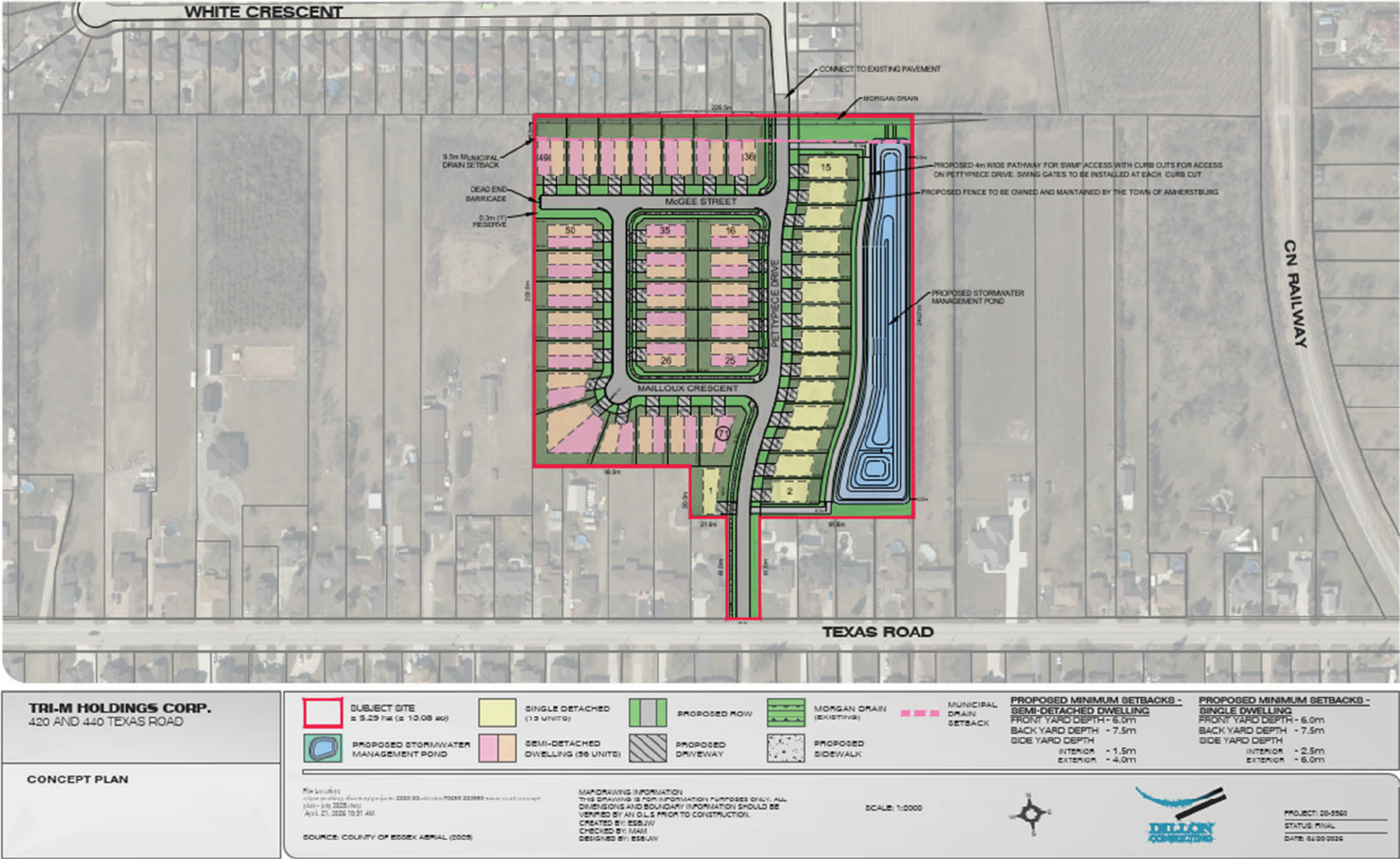
Table 1-1 - Proposed Development Details

TYPE	LOTS/BLOCKS
Single Detached Dwelling	15 Lots
Semi-Detached Dwelling	56 Lots
Stormwater Management Pond	1 Block
0.3m Reserve	1 Block

1.3.1 Policy Context

As demonstrated in [Section 3.0](#) of this report, the intensification of these lands for residential use is in keeping with pertinent local policies, provisions and guidelines of the Provincial Planning Statement, County of Essex Official Plan, Town of Amherstburg Official Plan, and the Town of Amherstburg Zoning By-law 1999-52, as amended. A Draft Plan of Subdivision Application is being applied for concurrently with the Zoning By-law Amendment.

Figure 5 – Proposed Concept Plan



2.0 EXISTING LAND USE

2.1 SUBJECT SITE

The physical attributes of the subject sites are as follows:

- A total area of 5.29 ha (13.08 ac);
- The site is irregular in shape with approximately 20m of frontage onto Texas Road;
- The property is generally flat;
- The Subject Site is currently being used as vacant agricultural land;
- No significant environmental areas or hazards; and
- The site has access to municipal services.

2.2 SURROUNDING LAND USE

The surrounding land uses are as shown in **Figure 6 – Surrounding Land Uses** and are described as follows:

North

- **Existing Uses:** Single detached dwellings;
- **Official Plan Designation(s):** Low Density Residential; and
- **Zone(s):** Residential First Density (R1), Agricultural (A).

East

- **Existing Uses:** Single-detached dwellings;
- **Official Plan Designation(s):** Low Density Residential; and
- **Zone(s):** Residential Type 1A (R1A).

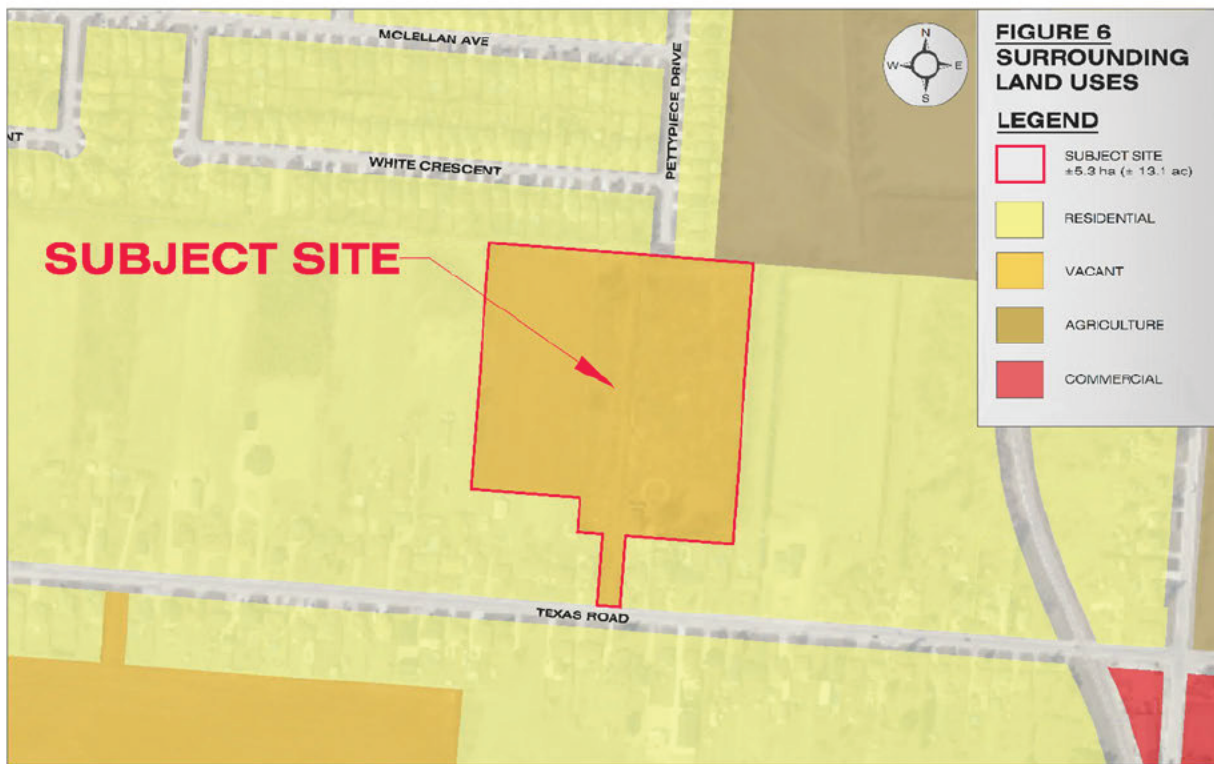
South

- **Existing Uses:** Single-detached dwellings, Industrial and Rail;
- **Official Plan Designation(s):** Residential, Light Industrial, Open Space and Heavy Industrial; and
- **Zone(s):** Residential 1A (R1A), Light Industrial (LI), Heavy Industrial (H-7 HI-3), and Heavy Industrial (HI).

West

- **Existing Uses:** Single-detached dwellings;
- **Official Plan Designation(s):** Low Density Residential; and
- **Zones(s):** Residential 1A (R1A).

Figure 6 – Surrounding Land Uses



Source: County of Essex Online Mapping (2023), Prepared by Counterpoint Land Development by Dillon Consulting.

3.0 PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Planning Statement (2024);
- The County of Essex Official Plan (2024) policies;
- Town of Amherstburg Official Plan policies & criteria;
- Town of Amherstburg Zoning By-law No. 1992-52 regulations; and
- Visual inspections of the site and surrounding lands.

Recognizing that overlaps exist between the various policies and criteria in the Official plan, the approach used attempts to consolidate the relevant policies and criteria and identify and evaluate the potential planning and land use related issues associated with the proposed residential development.

3.1 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement provides direction on matters of provincial interest related to land use planning and development providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments. The PPS was updated on October 20, 2024. All decisions affecting planning matters shall be consistent with the updated Provincial Planning Statement (refer to [Appendix B – Provincial/County/Amherstburg Policies](#)).

3.2 COUNTY OF ESSEX OFFICIAL PLAN (2024)

An updated County Official Plan (2024) has been approved by the County of Essex, and has been sent to the Ministry of Municipal Affairs and Housing for final approval. The County of Essex Official Plan (County OP) contains a holistic set of goals, objectives, and policies to manage and direct the growth of Settlement Areas. The primary principles of the County OP include the following:

- **Principle 1:** Economic Resilience, by planning for economic growth and job creation;
- **Principle 2:** Housing Supply, Housing Choice, and Housing Affordability, by providing a wide range of housing options;
- **Principle 3:** Agricultural Sustainability, and growing the agricultural economy;
- **Principle 4:** Commitment to Reconciliation, and reconciling with Indigenous communities;
- **Principle 5:** Environmental Stewardship, and protecting natural features and linkages;
- **Principle 6:** Climate Resilience, and adapting to a changing climate;
- **Principle 7:** Sustainable Transportation, and moving people and goods;
- **Principle 8:** Growing in Partnership, and partnering with local municipalities;

- **Principle 9:** Healthy Sustainable Communities, and planning for growth;
- **Principle 10:** Investing in Infrastructure, and providing infrastructure where growth will occur;
- **Principle 11:** A Connected Essex, and recognizing the economic connection to Pelee Island; and
- **Principle 12:** Engaging Citizens and Stakeholders, through meaningful ways.

The subject site is designated as a Primary Settlement Area through the County of Essex Official Plan. In keeping with the principles to guide the County through the 2051 planning horizon, the proposed development promotes an opportunity to *provide a range of housing options* and *promote healthy sustainable communities*. The proposal is consistent with the County OP policies.

3.3 TOWN OF AMHERSTBURG OFFICIAL PLAN

The local policy context is provided in the Town of Amherstburg Official Plan (Amherstburg OP) which contains a holistic set of goals, objectives, and policies to manage and direct growth across the Town. The Plan focuses on several areas to address, including Growth and Development and Servicing. The subject site is currently designated as Low Density Residential through the Official Plan. The proposed development conforms with the basic land use policies outlined in the OP (refer to [Appendix B – Provincial/County/Amherstburg Policies](#)).

3.4 TOWN OF AMHERSTBURG ZONING BY-LAW 1999-52, AS AMENDED

The Town of Amherstburg Zoning By-law 1999-52, as amended, provides specific standards and regulations for all developments within the Town. The Zoning By-law implements the policies of the Town of Amherstburg Official Plan by regulating built form and land uses throughout the Municipality.

The Subject Site is currently zoned Residential Second Density (R2) (refer to [Figure 4.0 – Town of Amherstburg Existing Zoning](#)). The applicant seeks a site-specific Residential Second Density (R2) zone to facilitate the proposed development. The site-specific reliefs being sought include:

- A reduction in the minimum lot area to 300m² for semi-detached dwelling units;
- A reduction in the minimum lot frontage to 18m for semi-detached dwellings;
- A reduction in the minimum lot frontage for semi-detached dwelling units to 8.5m;
- A reduction in the minimum exterior side-yard to 4.0m for semi-detached dwellings; and
- An increase in the maximum lot coverage to 40% for single-detached dwellings and 55% for semi-detached dwellings.

The site-specific provisions have been summarized through [Table 3-1](#) and [Table 3-2](#) below.

Table 3-1 - Proposed Single-Detached Dwellings Zoning Matrix

Provision	R2	Proposed
Permitted Uses	Single-detached	Single-detached
Lot Area (Minimum)	460m ²	535.28m ²
Lot Frontage (Minimum)	12.0m	15.0m
Front Yard Depth (Minimum)	6.0m	6.0m
Interior Side Yard Width (Minimum)	1.5m	1.5m
Exterior Side Yard Width (Minimum)	6.0m	6.0m
Rear Yard Depth (Minimum)	7.5m	7.5m
Lot Coverage (Maximum)	35%	40%
Landscaped Open Space (Minimum)	30%	30%
Dwelling Unit Area (Minimum)	75 m ²	265 m ²
Height (Maximum)	8.5 m	8.5 m

*Site-specific reliefs have been **bolded**.

Table 3-2 - Proposed Semi-detached Dwellings Zoning Matrix

Provision	R2	PROPOSED
Permitted Uses	Semi-detached	Semi-detached
Lot Area (Minimum)		
- Semi Detached Dwelling	650m ²	650m ²
- Semi-Detached Dwelling Unit	310m²	305m²
Lot Frontage (Minimum)		
- Semi Detached Dwelling	20m	18m
- Semi Detached Dwelling Unit	9.5m	8.5m
Front Yard Depth (Minimum)	6.0m	6.0m
Interior Side Yard Width (Minimum)	1.5m	1.5m
Exterior Side Yard Width (Minimum)	6.0m	4.0m
Rear Yard Depth (Minimum)	7.5m	7.5m
Lot Coverage (Maximum)	35%	55%
Landscaped Open Space (Minimum)	30%	39%
Dwelling Unit Area (Minimum)		
- Semi-Detached Unit	65m ²	153m ²
Height (Maximum)	8.5m	8.5m

*Site-specific reliefs have been **bolded**.

3.5 PLANNING ANALYSIS AND CONSIDERATIONS

The proposed rezoning of the subject site is consistent with the Provincial Planning Statement and the Town of Amherstburg Official Plan policies by encouraging the future growth of the community, while providing an opportunity for a greater diversity of housing types and uses in the area. The proposed development is compatible with the surrounding land uses.

3.5.1 Site Suitability

The subject site is ideally suited for the proposed zoning for the following reasons:

- The location of the proposed zone is appropriate that it is adjacent to existing residential uses, and is not adversely impacted by the light and heavy industrial uses to the south;
- The site is already zoned to permit single detached and semi-detached dwellings;
- Development on the site would have an opportunity to make use of existing servicing; and
- The increased density will positively contribute to the existing surrounding neighbourhoods and introduce a mix of housing to an established residential area.

3.5.2 Amendment Suitability

The proposed Zoning By-law Amendment maintains the current zoning while requesting the following site-specific reliefs:

- A reduction in the minimum lot area to 300m² for semi-detached dwelling units;
- A reduction in the minimum lot frontage of semi-detached dwellings to 18m;
- A reduction in the minimum lot frontage to 8.5m for semi-detached dwelling units;
- A reduction in the minimum exterior side-yard to 4.0m for semi-detached dwellings; and
- An increase in the maximum coverage to 40% for single-detached dwellings and 55% for semi-detached dwellings.

3.5.2.1 Minimum Lot Area – Semi-Detached Dwelling Unit

The proposed decrease in minimum lot area for the semi-detached dwelling units provision is being sought to permit the reduction of the required lot area from 310m² to 300m² for the individual dwelling units, upon part lot control approval. The reduction is required for only a few of the lots due to lot configuration and will allow for a standard unit size and type to be built across the entire subdivision. The reduction is minimal in nature and will not be noticeable between lots.

3.5.2.2 Minimum Frontage

A decrease in the minimum frontage is being requested to address shortfalls in frontage requirements for semi-detached dwellings and semi-detached dwelling units. As a result of the change in the market, the applicant is requesting the reduction to meet the local needs and make the development more marketable. This change will allow the semi-detached homes to have a street-facing width similar to the 15-meter

frontage of the single-detached homes, establishing a harmonious character to the proposed neighbourhood.

3.5.2.3 Minimum Exterior Side Yard

A site-specific minimum exterior side yard provision for the semi-detached dwellings is being sought from the existing 6.0m required setback to 4.0m. This relief is being sought to address the exterior side-yard of one unit (Lot 49) on the Conceptual Development Plan (refer to [Figure 5](#)). The side yard runs parallel to a proposed right-of-way, which extends to the dead-end road. The rear yard abuts a neighbouring side yard. Although the proposed 4.0m exterior side yard is in keeping with the other proposed side yards for the neighbourhood, the lot does not meet the exterior side yard condition as described through Section 3.33 of Zoning By-law 1999-52 that reads:

Notwithstanding the minimum exterior side yard requirements of this By-law, when a corner lot is sited so that its rear lot line abuts an adjacent interior side yard, the exterior side yard shall be subject to the regulations of a front yard. When a corner lot is sited so that its rear lot line abuts an adjacent rear lot line, the exterior side yard shall be subject to the regulations of an interior side yard.

Site-specific relief to permit the 4.0m exterior side yard for lot 49 will aid the proposed subdivision by promoting a cohesive and consistent character to the neighbourhood. The reduction in the side yard does not impact the neighbouring property or any of the surrounding lots.

3.5.2.4 Maximum Lot Coverage

The requested site-specific reliefs for lot coverage, 40% for single-detached and 55% for semi-detached, aim to allow for an increase in density while preserving the low-density character of the neighborhood. This increased coverage will have minimal impact on neighbors and the environment. The increase in lot coverage from 35% to 40% and 55% respectively will not be visually identifiable and will not impact the minimum landscaped open space required on each lot. In addition, upon obtaining Part Lot Control approval for the separation of the semi-detached dwellings into separate lots, the newly created lots will still meet the proposed maximum 55% of lot coverage requirement.

3.5.3 Mobility and Site Access

The proposed subdivision will have two points of access from Texas Road and Pettypiece Drive. The development proposes to extend the Pettypiece Drive right-of-way south to Texas Road. Two new rights-of-ways are proposed to circulate local traffic within the site at a standard right-of-way width of 20m, with sidewalks to facilitate pedestrian traffic on one side of the roads.

3.5.3.1 Daylight Triangles

Where possible, daylight triangles will be conveyed to the Town. To maintain the minimum 20m right-of-way standard, the applicant is unable to convey daylight triangles on the southernmost part of the property at the connection to Texas Road. The property is restricted to 20m of frontage on Texas Road, and the daylight triangles for this would exceed the frontage legally owned by the applicant. The Traffic Impact Memo was completed in May 2022, and updated in March 2025, concludes there are no sightline issues regarding a future Texas Road and Pettypiece Drive intersection. It recommends the Town should consider

acquiring the daylight triangles from Texas Road in future, should redevelopment occur on the neighbouring properties.

3.5.4 Desirable Planning

Keeping with the guiding principles of the PPS, County OP and the Amherstburg OP through **Appendix B**, the proposal promotes good planning through the development of a healthy and liveable community. The development introduces a semi-detached development in a predominantly single-detached neighbourhood, diversifying the housing mix in the inclusion of strategic gentle density.

3.6 BACKGROUND STUDIES

As identified through the Pre-Submission response from the Town of Amherstburg, a number supporting background studies were identified as required for the Zoning By-law Amendment. Key findings of the required studies are summarized in the following sections.

3.6.1 Functional Servicing Report

A Functional Servicing Report, dated July 2025 (revised January 2026), has been completed by Dillon Consulting Limited and has been provided under separate cover. This report outlines the preliminary grading, stormwater management, sanitary, water, hydro, gas and communication relating to the Subject Site. The report confirms the availability of the adjacent services.

3.6.2 Stormwater Management Report

A Stormwater Management Report, dated November 2021 and revised January 2026, has been completed by Dillon Consulting Limited. The stormwater management design meets the established stormwater management criteria for the site. Negative impacts due to the site development are not anticipated for the receiving system. This report has been provided under separate cover.

3.6.3 Noise Impact Assessment

A Noise Impact Assessment, dated April 2022, has been completed by Dillon Consulting Limited. No significant noise or vibration impacts have been noted for the proposed development. This assessment has been provided under separate cover.

3.6.4 Traffic Impact Memo

A Traffic Impact Memo dated May 2022, and updated July 2025, has been completed by Dillon Consulting Limited. No significant capacity or delay issues are anticipated during the AM and PM peak hours, and no sightline issues have been raised. This assessment has been provided under separate cover.

3.6.5 Environmental Impact Assessment

An Environmental Impact Assessment, dated March 2022, has been completed by Dillon Consulting Limited. The report concludes that provided the mitigation measures and best management practices outlined in

this EIA are followed, as well as advice from the MECP, the proposed development should result in no negative impacts on the natural features or their ecological function. This assessment has been provided under separate cover.

4.0 CONCLUSIONS

After reviewing relevant policies and guidelines it is my professional opinion that the proposed Zoning By-law Amendment and residential subdivision are consistent with the intent of the Provincial Planning Statement, County of Essex's Official Plan and the Town of Amherstburg's Official Plan. The proposed development offers residential infill in a high-quality, compact form within an already established area, conveniently located close to major public facilities and resources. The proposed residential development will make efficient use of existing services and introduce semi-detached dwellings to the area. Based on an extensive review of the technical planning and policy related issues, the proposed mixed use development is appropriate for the site and consistent with good planning principles.

The Subject Site is currently zoned Residential Second Density (R2) (refer to [Figure 4.0](#)) in the Town of Amherstburg Zoning By-law 1999-52. The current zone does not permit the draft plan of subdivision as proposed. As such, the applicant is seeking a site-specific Zoning By-law Amendment to a site-specific Residential Second Density (R2) zone where:

- The minimum lot area for semi-detached dwelling units is 300m².
- The minimum lot frontage for semi-detached dwellings is 18m;
- The minimum lot frontage of 8.5m for semi-detached dwelling units;
- The minimum exterior side-yard for semi-detached dwellings is 4.0m; and
- The minimum lot coverage for single-detached dwellings is 40%, and 55% for semi-detached dwellings.

We recommend that the Zoning By-law Amendment application as submitted, be approved for the following reasons:

1. The proposed use is consistent with the Provincial Planning Statement for reasons outlined in [Section 3.1](#);
2. The proposed Zoning By-law Amendment respects the land use compatibility and site suitability directives of the Official Plan, supporting healthy, complete neighbourhoods;
3. The proposed development will add to the vitality of the area while supporting the efficient use of land and existing infrastructure. The proposed development takes advantage of existing infrastructure;
4. The proposed infill development promotes compact form and intensification;
5. The site is physically suitable and strategically located along a Collector Road;
6. The proposed density will provide much needed housing mix to the area; and
7. The proposed development is compatible with the surrounding land uses and is consistent with the mix of land uses evident in the surrounding area.



Melanie Muir, MCIP RPP
Associate

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APPENDIX A

Development Applications

9. (a) Current Official Plan Land Use designation of subject land Low Density Residential
- (b) Explanation of how application conforms to the Official Plan The proposed subdivision consists of single detached and semi-detached dwellings which are permitted under the current designation (see Planning Justification Report, dated March 2025)
- (c) Does the application implement an alteration to the boundary of an area of settlement or implement a new area of settlement?

☐ Yes ☒ No

If yes, provide details of the official plan or official plan amendment that deals with this matter:

N/A

10. Current Zoning of subject land Residential Second Density (R2)
11. Nature and extent of rezoning requested Requesting site-specific provisions for lot area, lot frontage, exterior side yard width, and lot coverage (see Planning Justification Report dated April 2026).
12. Reasons why rezoning is requested To permit the single-detached and semi-detached dwellings on smaller lots as illustrated on the Conceptual Development Plan (dated April 20, 2026).
13. Current use of subject land Vacant Agricultural
14. Length of time current use of subject land has continued +/- 3 years.
15. Is the subject land within an area where the municipality has pre-determined:
- (a) minimum and maximum density requirements
- ☐ Yes ☒ No
- (b) minimum and maximum height requirements
- ☐ Yes ☒ No

If yes, state the requirements N/A

16. Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:
- 1 barn, approximately 60m from front lot line, 91m from west property line.
- Building is approximately 1.5 storeys in height
17. Date of construction of existing buildings and structures on the subject land:
- Unknown
18. Date subject land acquired by current registered owner November 2020
19. Proposed use of subject land Low Density Residential

20. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

The Conceptual Development Plan (dated July 15, 2025) includes 15 single-detached dwellings and 56 semi-detached dwelling units across 28 buildings, for a total of 43 structures on the subject site. Included in the development are two (2) new rights-of-ways, an extension of Pettypiece Drive to Texas Road, and one (1) stormwater management pond.

21. Type of water supply:

☒ municipally owned and operated piped water supply

☐ well

☐ Other (specify) _____

22. Type of sanitary sewage disposal:

☒ municipally owned and operated sanitary sewers

☐ septic system

☐ Other (specify) _____

If the requested amendment permits development on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent will be produced per day as a result of the development being completed the applicant is required to submit a:

- (i) servicing options report, and
- (ii) a hydrogeological report

23. Type of storm drainage:

☒ sewers

☐ ditches

☐ swales

☒ Other (specify) Stormwater Management Pond

24. If known, indicate whether the subject land is the subject of an application under the Planning Act for:

☐ consent to sever

☒ approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application:

Concurrent.

25. If known, indicate if the subject land has ever been the subject of an application for rezoning under Section 34 of the Planning Act:

N/A

If known, indicate whether the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order.

N/A

26. Does the requested amendment remove the subject land from an area of employment in the official plan?

☐ Yes

☒ No

If yes, state the current official plan policies, if any, dealing with the removal of land from an area of employment.

N/A

27. Is the subject land within an area where zoning with conditions may apply?

☐ Yes ☒ No

If yes, how does this application conform to the official plan policies relating to zoning with conditions?

N/A

28. Is the requested amendment consistent with policy statements issued under subsection 3(1) of the Planning Act (i.e. 2020 Provincial Policy Statement)?

☒ Yes ☐ No

Comments See attached Planning Justification Report for consistency with the Provincial Planning Statement (2024) (dated April 2026).

29. Is the subject land within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans?

N/A

30. Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?

☐ Yes ☒ No

If yes, an Environmental Impact Assessment is required, for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate, additional requirements may be made to the Guidelines in accordance with more detailed locally adopted terms of reference for an Environmental Impact Assessment.

31. Will the proposed project include the addition of permanent above ground fuel storage?

☐ Yes ☒ No

32. Is the land within 600 m of property that is designated as Extractive Industrial?

☐ Yes ☒ No

If yes, as per Section 3.3.3 of the Official Plan a noise and vibration study is required for approval by the Town, to be completed.

Dated at the _____ City _____ of _____ Windsor
PRINT NAME OF TOWN OR CITY

this _____ 20 _____ day of _____ April _____, 20 26 _____
DAY MONTH YEAR

Frank Hunt
SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Frank Hunt of the _____ Town of Amherstburg _____ in the
PRINT NAME PRINT NAME OF TOWN OR CITY

County/District/Regional Municipality of _____ Essex _____ solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _____ City _____ of _____ Windsor _____
PRINT NAME OF TOWN OR CITY

in the _____ County _____ of _____ Essex _____
PRINT COUNTY/REGION/DISTRICT

this _____ 20 _____ day of _____ April _____, 20 26 _____
DAY MONTH YEAR

Frank Hunt
APPLICANT, SOLICITOR OR AUTHORIZED AGENT

Melanie Anne Muir
A COMMISSIONER, ETC.
MELANIE ANNE MUIR,
a Commissioner, etc., Province of Ontario,
for Dillon Consulting Limited.
Expires May 16, 2028.

NOTES:

Each copy of the application must be accompanied by a sketch, drawn to scale, showing:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
- c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks/tile fields;
- d) the current uses on land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land.

NOTE:

A deposit of \$1,000 and a flat fee of \$5,627, along with an ERCA development review fee of \$400 for major ZBA applications, must accompany your completed application for a zoning by-law amendment. The total payable to the Town of Amherstburg is \$7027 for major ZBA applications.

A deposit of \$1,000 and a flat fee of \$2,815, along with an ERCA development review fee of \$275 for minor ZBA applications, must accompany your completed application for a zoning by-law amendment. The total payable to the Town of Amherstburg is \$4,090 for minor ZBA applications.

Any unused portion of the deposit will be returned after the passing of the ZBA.

A flat fee of \$1,171 plus an ERCA review fee of \$275, totalling \$1,446, must accompany your completed application for a Holding (h) Removal zone change, zone change from A to A-36, or zone change which is a condition of consent.

Engineering review fees are applicable in accordance with the Amherstburg User Fee By-law, which may include an additional review fees each time an application is resubmitted and rereviewed.

If the subject lands are located within 120 m of a Provincially Significant Wetland, Significant Woodland, Area of Natural or Scientific Interest or Significant Species at Risk Habitat, the applicant may be required to complete a natural heritage review. The initial pre-consultation cost of the natural heritage review is \$565 and should additional work, such as an Environmental Impact Assessment, be required, the applicant will be responsible for all costs associated with review. Costs associated with the review will be invoiced to the applicant through the Town of Amherstburg. The applicant will be responsible for finding their own qualified biologist to complete the Environmental Impact Assessment, if required, and will be responsible for all costs associated with the assessment.

FH

Initial confirming this page
has been read and understood

AUTHORIZATION

(Please see note below)

To: Clerk
Town of Amherstburg

Description and Location of Subject Land:

0 Texas Road, Amherstburg

Part lot 7, Part of Part Lots 4 to 6 (incl.) on RP 12, also referred to as Part 4 on 12R-1806 and Part 1 on 12R-28679

I/We, the undersigned, being the registered owner(s) of the above lands hereby

authorize Dillon Consulting Limited of the City

_____ of _____ Windsor _____ to:

- (1) make an application on my/our behalf to the Council for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town Council relevant to the application.

Dated at the _____ City _____ of _____ Windsor _____
Print Town or City Name

In the _____ County _____ of _____ Essex _____,
Print County Name

this 17 day of July, 2025.
Day Month year


Signature of Witness

Frank Hunt

Signature of Owner

Signature of Witness

Signature of Owner

* Note: This form is only to be used for applications which are to be signed by someone other than the owner.

**APPLICATION FOR SUBDIVISION/CONDOMINIUM AGREEMENT
TOWN OF AMHERSTBURG**

- N/A

8.

Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or for a consent under Section 53 of the Act, as amended, or its predecessors?

☐ yes

☒ no

If yes, please indicate the file number and the decision:

N/A

9.

Current Official Plan Land Use designation of subject land

Low Density Residential

10.

Please provide the following information pertaining to the draft plan of subdivision:

	No. of units or dwellings	No. of lots or blocks	Area in hectares	Units per hectare	Parking spaces
Residential					
detached	15	15	0.81	18.52	
semi-detached	56	3	2.14	26.17	
multiple attached					
apartment					
seasonal					
mobile home					
other residential					
Sub-total	71	18	2.95	24.07	
Non-residential					
commercial					
industrial					
institutional					
roads			1.27		
other use		1	1.07		
Sub-total		1	2.34		
TOTAL	71	19	5.29	13.42	

11.

If one of the proposed uses referred to in item 9 above is identified as other residential, institutional or other use, please describe the use below:

other residential

institutional

N/A

other use

Stormwater Management

12.

Access to subject parcel:

☒ Municipal Road

☐ County Road

☐ Provincial Highway

☐ Private

☐ Water

If access to the subject land is **by water** only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road.

N/A

13. Type of water supply:

☒ municipally owned and operated piped water supply

☐ well

☐ Other (specify) _____
14. Type of sanitary sewage disposal:

☒ municipally owned and operated sanitary sewers

☐ septic system

☐ Other (specify) _____
15. Type of storm drainage:

☒ sewers

☐ ditches

☐ swales

☒ Other (specify) see Stormwater Management Plan, revised January 2026
16. Please indicate whether the property is the subject of any other application for one of the following:

☐ official plan or official plan amendment approval

☒ zoning by-law amendment

☐ Minister’s zoning order amendment

☐ minor variance

☐ consent

☐ site plan

If known, indicate the file number and status of the foregoing application(s):

Submitted concurrently.

Plan of Condominium Approval

17. Has a site plan for the proposed condominium been approved and a site plan agreement been entered into?

☐ yes

☐ no
18. Has a building permit for the proposed condominium been issued?

☐ yes

☐ no
19. Is the proposed condominium:

under construction?

☐ yes

☐ no

completed?

☐ yes

☐ no
20. If the proposed condominium has been completed what was the date of completion?

Date

21. Is the proposed condominium a conversion of a building containing residential rental units?

☐ yes ☐ no

Number of units to be converted _____

Dated at the _____ City _____ of _____ Windsor _____ this _____ 21 _____ day of _____ April _____,
2026 .

Frank Hunt
(signature of applicant, solicitor or authorized agent)

I, _____ Frank Hunt _____ of the _____ Town of Amherstburg _____ in the
County/District/Regional Municipality of _____ Essex _____ solemnly declare that all
the statements contained in this application are true, and I make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _____ City _____ of _____ Windsor _____ in the _____ County _____
of _____ Essex _____ this _____ 21 _____ day of _____ April _____, 2026 .

Frank Hunt
Applicant, Solicitor or Authorized Agent

Y. Manjiv
A Commissioner, etc.

AUTHORIZATION

(Please see note below)

To: Clerk
Town of Amherstburg

Description and Location of Subject Lands:

420 and 440 Texas Road, Amherstburg

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

Dillon Consulting Limited of the City

of Windsor to:

- (1) make an application on my/our behalf to the Council for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town Council relevant to the application.

Dated at the City of Windsor

in the County of Essex, this 17 day of July, 2025.

Signature
Signature of Witness

Frank Hunt
Signature of Owner

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

* Note: This form is only to be used for applications which are to be signed by someone other than the owner.

FEE SCHEDULE AS PER By-law 2023-010

Application Type	Fee Basis	Minimum Deposit to Accompany Application	Flat Fee	ERCA FEE	Total
Consideration of an Application to the County of Essex for Approval of a Plan of Subdivision/ Condo - up to 20 Lots/ Blocks/ Units	Per Application	\$2,000	\$9,419	\$300	\$11,719
Consideration of an Application to the County of Essex for Approval of a Plan of Subdivision/ Condo - 21 to 50 Lots/ Blocks/ Units	Per Application	\$2,000	\$9,419	\$300	\$11,719
Consideration of an Application to the County of Essex for Approval of a Plan of Subdivision/ Condo - more than 50 Lots/ Blocks/ Units	Per Application	\$2,000	\$9,419	\$300	\$11,719

Engineering review fees of \$1500.00 per each time a file is reviewed may be applicable as per Amherstburg’s User fee by-law.

If the subject lands are located within 120 m of a Provincially Significant Wetland, Significant Woodland, Area of Natural or Scientific Interest or Significant Species at Risk Habitat, the applicant may be required to complete a natural heritage review. The initial pre-consultation cost of the natural heritage review is \$565 and should additional work, such as an Environmental Impact Assessment, be required, the applicant will be responsible for all costs associated with review. Costs associated with the review will be invoiced to the applicant through the Town of Amherstburg. The applicant will be responsible for finding their own qualified biologist to complete the Environmental Impact Assessment, if required, and will be responsible for all costs associated with the assessment.



Application for Approval of a Plan of Subdivision or Condominium Description Under Section 51 of the Planning Act

Note to Applicants: This application form is to be used if the County of Essex is the approval authority for the proposed plan of subdivision or condominium description. In this form, the term "subject land" means the land that is the subject of this application.

Instructions

Become familiar with the Provincial Policy Statement before completing this form and submitting the application.

Table B (Significant Features Checklist) is intended to assist the municipality or planning board to determine whether significant provincial features or circumstances may be affected by a plan amendment which proposes to change the use of a specific site. It describes potential information needs.

Completeness of the Application

The information in this form that **must** be provided by the applicant is indicated by **black arrows** (➤) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 196/96 made under the **Planning Act**. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information, including the draft plan and fee are not provided, the County will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the County and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Submission of the Application

The County needs:

- One (1) digital copy of the completed application form
- One (1) digital copy of each of the supporting studies/reports identified by the County and Municipality during pre-consultation
- Five (5) full-scale hard copies of the draft plan signed by the Owner and Surveyor.
- One (1) digital copy of the signed draft plan
- Measurements must be in metric units.
- Applicable fees as shown on the County's Fee Schedule
- Digital copies of material shall be flattened in PDF format and should be received through the County of Essex's ZendTo file transfer program. Contact the County Planning staff to request the link to submit the digital files through Zendto.

Please Note

The local municipality where the development proposal is situated may charge an additional fee for review of the plan of subdivision/condominium. Please contact the local municipality for more information.

For Help

To help you complete the application form and prepare a good draft plan, please consult your local municipality.

You can also contact the County of Essex Planning Services at the location listed below:

County of Essex
Rebecca Belanger, Manager of Planning Services
360 Fairview Avenue West, Essex, Ontario N8M 1Y6

Phone: 519-776-6441 (Ext. 1325)
Email: rbelanger@countyofessex.ca

Please Print and Complete or (✓) Appropriate Box(es)

1. Application Information

➤ 1.1 Name of Owner(s) An owner's authorization is required in Section 11.1, if applicant is not the owner.

Name of Owner(s) Tri-M Holdings Corp. c/o Greg Mailloux	Home Telephone No.	Business Telephone No. [REDACTED]
Address [REDACTED]	Postal Code [REDACTED]	Fax No.

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner.
(This may be a person or firm acting on behalf of the owner.)

Name of Contact Person Dillon Consulting Limited c/o Melanie Muir	Home Telephone No.	No. [REDACTED]
Address [REDACTED]	Postal Code [REDACTED]	Fax No. [REDACTED]

2. Location of the Subject Land (Complete applicable boxes in section 2.1)

➤ 2.1 County/Region/District Essex	Local Municipality/Unorganized Township Amherstburg	Former Municipality	Section or Mining Location No.
Concession Number(s)	Lot Number(s)	Registered Plan No. 12	Lot(s)/Block(s) Part Lot 7, Pt Part Lots 4 to 6
Reference Plan No. 12R-1806; 12R-28679	Part Number(s) Part 4; Part 1	Name of Street/Road Texas Road	Street No. 0

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land?

☒ No ☐ Yes If **yes**, describe the easement or covenant and its effect.

N/A

3. Proposed and Current Land Use

- 3.1 Check whether this application is for approval of: ☒ A Plan of Subdivision or, ☐ A Plan of Condominium of type: ☐ Standard ☐ Amalgamations ☐ Vacant Land ☐ Phased ☐ Common Elements ☐ Leaseholds

➤ 3.2 Complete Table A on Proposed Land Use

Table A - Proposed Land use

Proposed Land Use		Number of Units or Dwellings	Number of Lots and/or blocks on the Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential	Detached	15	15	0.81	18.52	(1)
	Semi Detached	56	3	2.14	26.17	(1)
	Multiple Attached					
	Apartment					
	Seasonal					
	Mobile Home					
	Other (specify)					
	Commercial					
	Industrial					
	Park, Open Space	nil			nil	nil
	Institutional (specify)				nil	nil
	Roads	nil		1.27		
	Other (specify) (Stormwater Management)		1	1.07		
Totals		71	19	5.29	13.42 (gross)	

(1) Complete only if for approval of condominium description

3.3 What is the current use of the subject land?

Agricultural

➤ 3.4 How is the subject land currently designated in any applicable official plan?

Local Official Plan
Low Density ResidentialCounty Official Plan
Primary Settlement Area

3.5 Has there been an industrial or commercial use, or an orchard on the subject land or adjacent land?

☐ Yes ☒ No If **Yes**, specify the uses.

3.6 Has the grading of the subject land been changed by adding earth or other material?

Yes No Unknown

☐ ☒ ☐

3.7 Has a gas station been located on the subject land or adjacent land at any time?

☐ ☒ ☐

Has there been petroleum or other fuel stored on the subject land or adjacent land?

☐ ☒ ☐

3.8 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

☐ ☒ ☐

3.9 What information did you use to determine the answers to the above questions?

Aerial Imagery (2000 onwards).

3.10 If Yes, to (3.5), (3.6), (3.7) or (3.8), a previous use inventory showing all former uses of the subject land or, if appropriate, of the adjacent land, is needed. Is the previous use inventory attached?

Yes No
☐ ☐

4. Additional Information for Condominium Applications Only

A. General Information for all Types

	Yes	No
> 4.1 Has a site plan for the proposed condominium been approved?	☐	☐
> 4.2 Has a site plan agreement been entered into?	☐	☐
> 4.3 Has a building permit for the proposed condominium been issued?	☐	☐
> 4.4 Has construction of the development started?	☐	☐
> 4.5 If construction is completed, indicate the date of completion.		
> 4.6 Is this a conversion of a building containing rental residential units?	☐	☐

If Yes, indicate the number of units to be converted, _____ units.

B. Information Specific to each Type

- > 4.7 **Amalgamations** Where 2 or more corporations may amalgamate.
Provide a plan showing the relationship of the previous condominiums to be amalgamated. Provide file numbers, approval dates etc.
- > 4.8 **Vacant Lands** Condominiums in which each owner may decide what type of structure, if any, will be built on his or her lot. This kind of development may be suitable for a mobile home development, for example.
Provide information on proposed servicing and status of required permits etc.
- > 4.9 **Phased** Condominium developments which would allow a single condominium to be built in phases.
Provide a summary outline of the number of units and common elements to be developed in each specific phase and any common elements to be made available in subsequent phases.
- > 4.10 **Common Elements** Condominiums in which common elements are defined but the land is not divided into units.
Provide a map showing the affected freehold properties outside the specific condominium site.
Identify common elements and property ownerships.
- > 4.11 **Leaseholds** The initial term of the lease must be from 40 years to 99 years and the leasehold unit owner could sell the unit without the consent of the landlord.
Provide information regarding what happens at the end of lease period. Give dates.

5. Consultation with Local Planning Authority(ies)

5.1 Has the draft plan of subdivision or condominium description that is subject of this application been presented to Council or other local planning authority?

☐ Yes ☒ No

5.2 Have you confirmed with the municipality/planning board that the proposed development meets all the requirements of the applicable official plans?

☒ Yes ☐ No (If an official plan amendment is needed, it should be submitted prior to or concurrently with this application.)

6. Status of Other Applications under the Planning Act

> 6.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?

☐ Yes ☒ No ☐ Unknown If Yes and If Known, indicate the application file number and the decision made on the application.

> 6.2 Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval?

☐ Yes ☒ No ☐ Unknown If Yes and If Known, indicate the file number and the status of the application

- **6.3** Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or zoning order amendment?
- ☐ Yes ☒ No ☐ Unknown If **Yes** and **if Known**, indicate the type of application, the file number and the status of the application.

- **6.4** If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

- **6.5** Are the water, sewage or road works associated with the proposed development subject to the provisions of the **Environmental Assessment Act**?

☐ Yes ☒ No

If **Yes**, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the **Planning Act** and the **Environmental Assessment Act**?

☐ Yes ☐ No

7. Provincial Policy

- 7.1** Briefly explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the **Planning Act**.

Regard to the principles of the Provincial Planning Statement (2024) has been discussed through the attached Planning Justification Report (dated July 2025, updated January 2026)

- 7.2** Table B below lists the features or development circumstances of interest to the Ministry. Complete Table B and be advised of the potential information requirements in noted section.

Table B - Significant Features Checklist

Features or Development Circumstances	(a) If a features, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
Non-farm development near designated urban areas or rural settlement area		X		Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlement areas
Class 1 industry ¹		X	_____ metres	Assess development for residential and other sensitive uses within 70 metres
Class 2 industry ²		X	_____ metres	Assess development for residential and other sensitive uses within 300 metres
Class 3 industry ³		X	_____ metres	Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site		X	_____ metres	Address possible leachate, odour, vermin and other impacts
Sewage Treatment Plant		X	_____ metres	Assess the need for a feasibility study for residential and other sensitive land uses
Waste Stabilization pond		X	_____ metres	Assess the need for a feasibility study for residential and other sensitive land uses
Active railway line	X		250 metres	Evaluate impacts within 100 metres
Controlled access highways or freeways, including designated future ones		X	_____ metres	Evaluate impacts within 100 metres
Operating mine site		X	_____ metres	Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres		X	_____ metres	Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?

Airports where noise exposure forecast (NEF or noise exposure projection (NEP) is 30 or greater		X		Demonstrate feasibility of development above 30 NEF for redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses.
Electric transformer station		X	_____ metres	Determine possible impacts within 200 metres
High voltage electric transmission Line		X	_____ metres	Consult the appropriate electric power service
Transportation and infrastructure corridors		X		Will the corridor be protected?
Prime agricultural Land		X		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated
Agricultural operations	X		<u>200</u> metres	Development to comply with the Minimum Distance Separation Formulae
Mineral aggregate resource areas		X		Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations		X	_____ metres	Will development hinder continuation of extraction?
Mineral and petroleum resource areas		X		Will development hinder access to the resource or the establishment of new resource operations
Existing pits and quarries		X	_____ metres	Will development hinder continued operation or expansion?
Significant wetlands south and east of the Canadian Shield		X	_____ metres	Development is not permitted
Significant wetlands in the Canadian Shield		X		Demonstrate no negative impacts
Significant portions of habitat of endangered and threatened species		X	_____ metres	Development is not permitted
Significant: fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat		X	_____ metres	Demonstrate no negative impacts
Sensitive groundwater recharge areas, headwaters and aquifers		X		Demonstrate that groundwater recharge areas, head-waters and aquifers will be protected
Significant built heritage resources and cultural heritage landscapes		X		Development should conserve significant built heritage resources and cultural heritage landscapes
Features or Development Circumstances	(a) If a features, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
Significant archaeological resources		X		Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analysed prior to development
Great Lakes - St. Lawrence River System and Large Inland Lakes: - within defined portions of dynamic beach and 1:100 year flood level along connecting channels - on lands subject to flooding and erosion		X		Development is not permitted Development may be permitted; demonstrate that hazards can be safely addressed
Erosion hazards		X		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams
Floodplains		X		Where one-zone flood plain management is in effect, development is not permitted within the flood plain Where two-zone flood plain management is in effect, development is not permitted within the floodway Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA
Hazardous sites ⁴		X		Demonstrate that hazards can be addressed

Rehabilitated mine sites		X		Application for approval from Ministry of Northern Development and Mines should be made concurrently
Contaminated Sites		X		Assess an inventory or previous uses in areas of possible soil contamination

1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays (Leda), organic soils) or unstable bedrock (Karst topography).

7.3 For applications that include permanent housing (i.e. not seasonal) complete Table C - Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach on a separate page.

Table C - Housing Affordability

For example: Semi-detached - 10 units; 1000 sq. ft./5.5 metres, \$119,900

Housing Type	# of Units	Unit Size (sq. Ft.) and/or Lot Frontage	Estimated Selling Price/Rent
Single Detached	14	14.9-15.8m wide lots	
Semi-Detached	56	18.0-28.1m wide lots	
Townhouse			
Apartment Block			
Other Types or Multiples			

7.4 Is there any other information which may relate to the affordability of the proposed housing, or the type of housing needs served by the proposal?

☐ Yes ☒ No If **Yes**, explain in Section 9.1 or attach on a separate page.

8. Servicing

8.1 Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from **Table D**. Attach and provide the title of the servicing information/reports as indicated in Table D.

➤ a) Indicate the proposed sewage disposal system

Public Piped Sewage System

➤ b) Indicate the proposed water supply system

Public Piped Water System

c) Title of servicing information/reports ☒ Attached

Table D - Sewage Disposal and Water Supply

Service Type	Potential Information/Reports
Sewage Disposal	
a) Public piped sewage system	Municipality should confirm that capacity will be available to service the development at the time of lot creation or re-zoning
b) Public or private communal septic	Communal systems for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² , and indication whether a public body is willing to own and operate the system ³ Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent : hydrogeological report ²
c) Individual septic system(s)	Individual septic systems for the development of more than 5 lots/units : servicing options statement ¹ and hydrogeological report ² Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent : hydrogeological report ²

	d) Other	To be described by applicant
Water Supply	a) Public piped water system	Municipality should confirm that capacity will be available to service development at the time of lot creation or re-zoning
	b) Public or private communal well(s)	Communal well systems for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² and indication whether a public body is willing to own and operate the system ³ Communal well systems for non-residential development where water will be used for human consumption : hydrogeological report ²
	c) Individual well(s)	Individual wells for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² Individual wells for non-residential development where water will be used for human consumption : hydrogeological report ²
	d) Communal surface water	Approval of a "water taking permit" under section 34 of the Ontario Water Resources Act is necessary for this type of servicing
	e) Individual surface water	Service options report
	f) Other	To be described by applicant

- Notes:**
1. Confirmation that the municipality concurs with the servicing options statement will facilitate the review of the proposal
 2. Before undertaking a hydrogeological report, consult The County of Essex about the type of hydrogeological assessment that is expected given the nature and location of the proposal
 3. Where communal services are proposed (water and/or sewage), these services must be owned by the municipality
 4. A certificate of approval from the local Health Unit or MOEE submitted with this application will facilitate the review.

8.2 Indicate in a), b) and c) the proposed type of storm drainage and access for the subject land. Select the appropriate type from **Table E**. Attach and provide the servicing information as indicated in Table E.

➤ a) Indicate the proposed storm drainage system
Stormwater Management Pond and Storm Sewers

➤ b) Indicate the proposed road access
A proposed municipal ROW maintained year-round, with access to Pettypiece Drive and Texas Road.

➤ c) Is water access proposed?

☐ Yes ☒ No If **Yes**, attach a description of the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road ☐ Attached

d) Is the preliminary stormwater management report attached?

☒ Yes ☐ No If not attached as a separate report, in what report can it be found? _____

Table E - Storm Drainage, Road Access and Water Access

	Service Type	Potential Information/Reports
Storm Drainage	a) Sewers	A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the application. A stormwater management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval
	b) Ditches or Swales	
	c) Other	
Road Access	a) Provincial highway	Application for an access permit should be made prior to submitting this application. An access permit is required from MTO before any development can occur
	b) Municipal or other public road maintained all year	Detailed road alignment and access will be confirmed when the development application is made
	c) Municipal road maintained seasonally	Subdivision or condominium development is not usually permitted on seasonally maintained roads
	d) Right of way	Access by right of ways on private roads are not usually permitted, except as part of condominium
Water Access		Information from the owner of the docking facility on the capacity to accommodate the proposal will assist the review

9. Other Information

- 9.1** Is there any other information that may be useful to the County in reviewing this development proposal (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

N/A

10. Affidavit or Sworn Declaration

➤ I, Frank Hunt of the Town of Amherstburg

in the County of Essex make oath and say (or solemnly declare) that the information contained in this

application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the City of Windsor

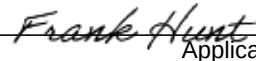
in the County of Essex

this 21 day of April 20 26



Commissioner of Oaths

MELANIE ANNE MUIR,
a Commissioner, etc., Province of Ontario,
for Dillon Consulting Limited.
Expires May 16, 2028.



Applicant

11. Authorizations

11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.



Authorization of Owner for Agent to Make the Application

I, Frank Hunt c/o Tri-M Holdings Corp., am the owner of the land that is the subject of this application for approval

of a plan of subdivision (or condominium description) and I authorize Dillon Consulting Limited
to make this application on my behalf.

April 21, 2026

Date

Frank Hunt
Signature of Owner

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below

Authorization of Owner for Agent to Provide Personal Information

I, Frank Hunt c/o Tri-M Holdings Corp., am the owner of the land that is the subject of this application for approval

of a plan of subdivision (or condominium description) and for the purposes of the **Freedom of Information and Protection of Privacy Act**,

I authorize Dillon Consulting Limited, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

April 21, 2026

Date

Frank Hunt

Signature of Owner

12. Consent of the Owner

Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Frank Hunt c/o Tri-M Holdings Corp., am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

April 21, 2026

Date

Frank Hunt

Signature of Owner

The County will assign a File Number for complete applications and this number should be used in all communications with the County.

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APPENDIX B

Provincial/County/ Amherstburg Policies

PROVINCIAL PLANNING STATEMENT POLICIES

The Provincial Planning Statement is a consolidated statement of the government’s policies on land use planning. It gives provincial policy direction on key land use planning issues that affect communities, such as:

- Efficient use and management of land and infrastructure;
- The provision of sufficient housing to meet changing needs, including affordable housing;
- The protection of the environment and resources including farmland, natural resources (for example, wetlands and woodlands) and water;
- Opportunities for economic development and job creation;
- The appropriate transportation, water, sewer and other infrastructure needed to accommodate current and future needs; and
- The protection of people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

Essentially, the PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The following table provides a summary of the key policy considerations of the PPS, as it pertains to the proposed re-use of the subject site.

Our analysis concludes that the proposed development is consistent with the policies included below:

PPS POLICY	POLICY	RESPONSE
2.0 Building Homes, Sustaining Strong and Competitive Communities		
2.1 Planning for People and Homes		
2.1.6	Planning authorities should support the achievement of complete communities by: 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, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;	The proposed development introduces semi-detached dwellings to an area that primarily consists of single-detached dwellings (as discussed through Section 1.3). The introduction of semi-detached dwellings diversifies the housing mix to accommodate an appropriate mix of housing options, while mindful of the existing context of the surrounding area.

PPS POLICY	POLICY	RESPONSE
2.2 Housing		
2.2.1	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: c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and	The site-specific ZBA sought for this development encourages residential density that would efficiently use the land, resources, infrastructure, and public service facilities located in the area.
2.3 Settlement Areas and Settlement Area Boundary Expansions		
2.3.1 General Policies for Settlement Areas		
2.3.1.1	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 proposed development is located within the Primary Settlement Area, as identified by the County of Essex Official Plan (see Figure 2). The introduction of semi-detached dwellings diversifies the housing mix to accommodate an appropriate mix of housing options, while mindful of the existing context of the surrounding area to create a <i>complete community</i>. The site-specific Zoning By-law Amendment sought by this development encourages residential density that would efficiently use the land, resources, infrastructure, and public service facilities located in the area.
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities;	
2.3.1.3	Planning authorities should 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 <i>infrastructure and public service facilities</i>.	
3.0 Infrastructure and Facilities		
3.5 Land Use Compatibility		
3.5.1	<i>Major facilities and sensitive land uses</i> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with provincial guidelines, standards and procedures.	The Essex Rail Switching Yard is located south of the subject site. A Noise Impact Assessment (dated April 2022) was prepared to monitor the noise impacts of the yard on the subject site. The assessment found that no mitigation measures were necessary to facilitate the proposed development.

PPS POLICY	POLICY	RESPONSE
3.6 Sewage, Water and Stormwater		
3.6.1	Planning for <i>sewage</i> and <i>water services</i> shall: a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing <i>municipal sewage services</i> and <i>municipal water services</i> and existing <i>private communal sewage services</i> and <i>private communal water services</i>; b) ensure that these services are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. is feasible and financially viable over their life cycle; 3. protects human health and safety, and the natural environment, including the <i>quality</i> and <i>quantity of water</i>; and 4. aligns with comprehensive municipal planning for these services, where applicable. c) promote water and energy conservation and efficiency; d) integrate servicing and land use considerations at all stages of the planning process; e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of <i>municipal water services</i> and <i>municipal sewage services</i> to support efficient use of these services to meet current and projected needs for increased housing supply; and f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.	A Functional Servicing Report was completed for the proposed development (dated July 2025), prepared for the proposed development. The report found that adjacent services are sufficient to support the proposal. Additionally, a Stormwater Management Report was completed for the proposed development (dated November 2021, and updated in July 2025). The Stormwater Management Pond proposed for the site meets the Stormwater Management Criteria for the site, and adverse affects are not expected as a result of this development.
3.6.2	<i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for <i>settlement areas</i> to support protection of the environment and minimize potential risks to human health and safety. For clarity, <i>municipal sewage services</i> and <i>municipal water services</i> include both centralized servicing systems and decentralized servicing systems.	A Functional Servicing Report was completed for the proposed development (dated July 2025), prepared for the proposed development. The report found that adjacent municipal services are sufficient to support the proposal.
3.6.8	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized,	A Stormwater Management Report was completed for the proposed development (dated November 2021,

PPS POLICY	POLICY	RESPONSE
	retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) minimize erosion and changes in water balance including through the use of <i>green infrastructure</i>; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and <i>low impact development</i>; and align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a <i>watershed scale</i>.	updated in July 2025). The Stormwater Management Pond proposed for the site meets the Stormwater Management Criteria for the site, and adverse affects are not expected as a result of this development

THE COUNTY OF ESSEX OFFICIAL PLAN (2024)

Our analysis concludes that the proposed residential subdivision is consistent with the policies included below:

COUNTY OP POLICY	POLICY	RESPONSE
2.0 SUCCESSFUL COUNTY		
Principle 2: Housing Supply, Housing Choice and Housing Affordability	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 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.	The proposed development introduces semi-detached dwellings to the surrounding neighbourhood, encouraging a housing mix to meet a variety of needs.
4.0 GROWTH AND SETTLEMENT AREAS		
4.A GROWTH MANAGEMENT		
4.A.1.7.	The housing units shall be implemented utilizing a forecasted housing mix as follows: Low Density Residential 48% Medium Density Residential 27% High Density Residential 25%	The proposed development introduces low-density housing options, promoting gentle density with a diverse mix of housing types. This approach allows for responsible transitions to higher densities in the future.
4.A.2 PRIMARY SETTLEMENT AREAS		
4.A.2.1	Primary Settlement Areas are the largest communities and are the traditional centres of settlement and commerce in the County. It 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 subject site is located within the Primary Settlement Area of the County OP (see Figure 2).
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.	A Functional Servicing Report (dated July 2025) was prepared for the proposed development. The report found that adjacent services are sufficient to support the proposal.

COUNTY OP POLICY	POLICY	RESPONSE
4.A.2.12	Development in Primary Settlement Areas will integrate land use planning, fiscal 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.	The proposed development introduces low-density housing options, promoting gentle density with a diverse mix of housing types. This approach allows for responsible transitions to higher densities in the future.
4.B HOUSING		
GOALS	a) Providing an adequate supply of housing; b) Providing housing to meet changing needs throughout all stages of life; f) Supporting a mix and range of housing; h) Providing a range and mix of housing options that are essential for the creation of complete communities.	The proposed development introduces low-density housing options, promoting gentle density with a diverse mix of housing types. This approach allows for responsible transitions to higher densities in the future.
4.B.2.4.	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	The reliefs being sought facilitates compact built form. A sidewalk will be available to promote safe and convenient mobility for pedestrian traffic.
6.0 COMMUNITY DEVELOPMENT		
GOALS	a) Promoting inclusive, healthy, and resilient communities; c) Supporting residents' basic and daily needs by providing adequate and convenient access to a range of housing, employment, services, community infrastructure, and facilities; d) Managing, protecting, and distributing resources responsibly and equitably; and, e) Fostering and co-ordinating the desirable physical improvements and maintenance of community areas for environmental, social, or	The proposed development introduces low-density housing options, promoting gentle density with a diverse mix of housing types. This approach allows for responsible transitions to higher densities in the future.

COUNTY OP POLICY	POLICY	RESPONSE
	community economic reasons through Local Municipal Official Plans.	
6.E COMPLETE COMMUNITIES		
6.E.1.	b) planning for all ages, incomes, abilities, and populations; c) supporting walkable and bikeable neighbourhoods and districts through active transportation; e) providing a full range of housing types and tenures including supportive housing;	The proposed development introduces semi-detached homes, offering a wider range of housing options for various ages, incomes, and abilities. The addition of a sidewalk promotes a walkable and bikeable neighborhood.
6.G HEALTHY AND ACTIVE LIFESTYLES		
6.G.2.	New developments will need to be designed to be walkable and bike friendly by including interconnected trails, sidewalks, and/or paved shoulders, dedicated cycle tracks, and multi-use paths where appropriate to integrate with the overall complete transportation system.	The proposed development introduces a sidewalk to support the development of a walkable and bikeable neighbourhood.
9.0 INFRASTRUCTURE		
9.A WATER AND WASTEWATER SERVICING		
9.A.1.	Full municipal wastewater services and municipal water services are the preferred form of servicing for all settlement areas. New plans of subdivision shall only be approved if municipal water and wastewater is the form of servicing.	A Functional Servicing Report (dated July 2025) was prepared for the proposed development. The development will be fully serviced by municipal wastewater and water services.
9.B STORMWATER		
9.B.4.	Stormwater management reports/plans, acceptable to the County, Local Municipalities, local Conservation Authorities, and the Ministry of the Environment will generally be required in advance of draft approval of subdivision plans or site plans, in accordance with acceptable design principles and practices. For those developments located adjacent to or in the vicinity of a Provincial Highway, Stormwater Management plans and reports must be reviewed and approved by the Ministry of Transportation.	A Stormwater Management Report, dated November 2021 and updated in July 2025, was prepared in support of the proposed application. The stormwater management pond proposed meets established Stormwater Management criteria, and no negative impacts with the development of the site are anticipated on the receiving system.

COUNTY OP POLICY	POLICY	RESPONSE
9.B.6.	Stormwater management reports and plans shall be prepared to the satisfaction of the County using the 2003 Ministry of the Environment Stormwater Management Guidelines, as amended, the Windsor/Essex Region Stormwater Management Standards Manual, and other resource materials.	
9.D UTILITIES		
9.D.12	The County and Local Municipalities will confirm as part of the development process that utility services are available to support the proposed development in a timely manner.	A Functional Servicing Report (dated July 2025) was prepared for the proposed development. The report found that adjacent services are sufficient to support the proposal.
11.0 TRANSPORTATION		
GOALS	a) Supporting a comprehensive and integrated multi-modal transportation system network throughout the County that provides transportation choice, promotes sustainability, and provides efficient movement of people and goods; b) Promoting vibrant and safe streetscapes and complete streets that integrate transportation planning with land-use planning and urban design, attracts commercial and recreational opportunities, and creates healthy, liveable, and people-centric communities;	The proposed development enhances transportation options by establishing new rights-of-ways. These include vehicular roadways, and a pedestrian sidewalk network. The rights-of-ways will adhere to the Town's complete streets design standards.
11.B ROADS		
11.B.13	As a condition of a development approval, land for road widenings or daylight triangles shall be conveyed at no expense to the County in accordance with the provisions of the Planning Act.	All daylight triangles within the subject site will be conveyed at no expense to the County or Town. While two (2) daylight corners would be ideal at Texas Road, however the applicant currently own only 20m of frontage, which cannot accommodate the suggested daylight corners.
11.F COMPLETE STREETS AND CONTEXT SENSITIVE DESIGN		
11.F.1	All County and local municipal roads are to adopt a complete streets approach. The complete streets approach is encouraged for Highways 3 and 77. The	The proposed development will have two (2) access points, one from Pettypiece drive and one from

COUNTY OP POLICY	POLICY	RESPONSE
	complete streets approach shall be implemented through the following: a) providing for the safe and efficient movement of all vehicles and modes of travel, including automobiles, goods movement, emergency vehicles, transit, active transportation (walking and cycling), and users of all ages and abilities; b) integrating landscaping, street trees, and green infrastructure within the public right-of-way; e) providing space for other street elements such as utilities and services, on-street parking, stormwater management, snow storage, wayfinding signage, and street furniture, where appropriate; and, f) ensuring a design that reflects the local context and character of the community and balances the needs of different users.	Texas Road. This will provide safe and efficient movement for automobiles and emergency vehicles. The proposed rights-of-ways provides space for utilities, services, and access to stormwater management facilities as appropriate. The design of the proposed rights-of-ways reflects the local context and character of the community, while balancing the needs of different users.
11.G RAIL AND MARINE		
11.G.4	New sensitive land uses will not be encouraged adjacent or in proximity to rail facilities.	The proposed development keeps with the existing sensitive land use adjacent to the Essex Rail Switching Yard.
11.G.5	All proposed residential or other sensitive use development within 300 metres of a railway right-of-way will be required to undertake noise studies, to the satisfaction of the local municipality in consultation with the appropriate railway and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified. All available options, including alternative site layouts and/or attenuation measures, will be thoroughly investigated and implemented if practicable to ensure appropriate sound levels are achieved, particularly with respect to the 55 dBA outdoor living area criterion.	The Essex Rail Switching Yard is located south of the subject site. A Noise Impact Assessment (dated April 2022) was prepared to monitor the noise impacts of the yard on the subject site. The assessment found that no mitigation measures were necessary to facilitate the proposed development.

THE TOWN OF AMHERSTBURG OFFICIAL PLAN

Our analysis concludes that the proposed residential subdivision is consistent with the policies included below:

TOWN OP POLICY	POLICY	RESPONSE
1.0 GENERAL		
1.7.5	The main areas identified for residential development are: lands to the north of Texas Road (up to the Edgewater sewage treatment facility);	The subject site is north of Texas Road, and has been identified as an area for residential development through the Amherstburg OP (see Figure 3).
2.0 LAND USE MANAGEMENT STRATEGY FOR DEVELOPMENT		
2.3	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: a) soil and drainage conditions are suitable to permit the proper siting of buildings; b) the services and utilities, whether they be municipal or private, can adequately accommodate the proposed development; c) the road system is adequate to accommodate projected increases in traffic; d) the land fronts on a public road (unless specifically noted as an approved private road) which is of a reasonable standard of construction; e) lot frontage and area is suitable for the proposed use and conforms to the standard required by the implementing By-Law.	A Functional Servicing Report (dated July 2025) was prepared for the proposed development. The report found that adjacent services are sufficient to support the proposal. A Traffic Impact Memo was prepared on behalf of the proposed development (dated May 4, 2022 and updated in July 2025), noting there is enough capacity on the surrounding street network to support the proposed development. The land fronts a public road and proposes two new public rights-of-ways to service the development. A Zoning By-law Amendment is being sought to address the lot frontage deficiencies for semi-detached dwellings and units through the proposed development. The Amendment is suitable for the proposed use and encourages gentle density to support the housing needs of the Town.
2.6.4	New proposals shall not be granted development approvals unless adequate uncommitted reserve	A Functional Servicing Report (dated July 2025) was prepared for

TOWN OP POLICY	POLICY	RESPONSE
	water and sewage treatment capacity is demonstrated to be available to be allocated to accommodate the development of the site.	the proposed development. The report found that adjacent services are sufficient to support the proposal.
2.7	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 downstream flooding, to institute runoff control to prevent accelerated enrichment of watercourses from pollutants, and to enhance water quality and aquatic habitat. It shall be the responsibility of the developer to install the stormwater management measures identified in the study as part of the development of the site, to the satisfaction of the Town and the Essex Region Conservation Authority. The preparation of stormwater management plans on a watershed or subwatershed basis is encouraged; consideration shall be given to the recommendations of any Watershed and Subwatershed Studies. These studies will provide guidance when dealing with any new development within the watershed or subwatershed area. Subwatershed planning will be supported in areas experiencing urban development pressures and in areas where significant environmental concerns are identified. Priority areas for subwatershed studies will be established in consultation with the Essex Region Conservation Authority and the Ministry of the Environment. Significant findings and recommendations from these studies may result in amendments to this Plan.	A Stormwater Management Report, dated November 2021 and updated in July 2025, was prepared on behalf of the proposed application. The stormwater management pond proposed meets established Stormwater Management criteria, and no negative impacts with the development of the site are anticipated on the receiving system.
2.10 PUBLIC PARKLAND		
2.10.3	Cash-in-lieu of land dedication shall be considered by Council when: a) Existing park and recreational facilities in the vicinity of the site are, in the opinion of Council, already adequate to serve the projected increase in population; or	The development will be providing cash-in-lieu of land dedication. The site is within 700 m of Pat Thrasher Park.

TOWN OP POLICY	POLICY	RESPONSE
4.0 SETTLEMENT AREAS LAND USE POLICIES		
4.2 RESIDENTIAL USES		
4.2.2	The following goals are established for the various Residential areas: a) 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; g) To encourage the development of a greater variety of housing types; d) To encourage the provision of an adequate supply of draft approved and/or registered lots and blocks on new plans of subdivision and/or registered lots which have been created in accordance with the policies of this Plan; e) 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; f) 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.	A Functional Servicing Report (dated July 2025) was prepared for the proposed development. The report found that adjacent services are sufficient to support the proposal. The proposed development introduces semi-detached dwellings to the surrounding neighbourhood, encouraging a housing mix to meet a variety of needs. The subdivision will increase the housing supply of Amherstburg, ensuring an adequate supply of draft approved blocks have been created.
4.2.3.4	In vacant areas proposed for residential development, a suitable mix of housing types should be provided while ensuring that the overall density restrictions are not exceeded and that conflicts do not occur between housing types. Internal road networks should be designed to ensure good access to the major road network while discouraging through traffic. Section 4.3.1, Low Density Residential outlines the criteria that must be met to allow lands designated Low Density Residential to be developed as Medium or High Density Residential without an amendment to this Plan.	The proposed development introduces semi-detached dwellings to the surrounding neighbourhood, encouraging a housing mix to meet a variety of needs.
4.2.3.6	In those cases where development is proposed on existing lots with less than the minimum frontage	A reduced lot frontage has been requested to accommodate the

TOWN OP POLICY	POLICY	RESPONSE
	and/or area required, the development shall be regulated by either the Committee of Adjustment or by site specific zoning by-law amendment if the proposed development is compatible with existing surrounding development in terms of site coverage, housing size, and character, as well as lot size and building setback.	proposed development. Reduced frontages have been proposed to meet the needs of the market and provide a more compact design. This creates a compatible and consistent character to the neighbourhood
4.3.1	Areas designated as Low Density Residential shall be limited to single detached, semidetached, duplex, or converted dwelling units, home occupation uses and public uses.	The development proposes single and semi detached dwellings, consistent with the permitted uses in the Low Density Residential Designation.
4.3.1.1	Although the existing densities within areas designated Low Density Residential are in the order of 6 to 12 units per hectare, smart growth encourages a more cost-effective development pattern to better utilize services and the land base. In a desire to promote more efficient use of the land, the maximum density for single detached developments shall be 15 units per hectare and the maximum density for semi-detached development and conversions shall be 22 units per hectare. The overall maximum density shall not exceed 19 units per gross hectare. ¹ In keeping with the Provincial Policy Statement regarding intensification, in the older established portions of Amherstburg, a reduced lot frontage may be considered in the Zoning By-law where sufficient lot depth is available to accommodate new low-density residential units/lots.	The gross density proposed for the subject site is 13.2 units per hectare. The proposed density is consistent with the vision for density through the Official Plan and well within the maximum density of 19 units per gross hectare. A reduced lot frontage has been requested to accommodate the irregular lot depths of the development as well as the needs of the market.
5.0 TRANSPORTATION POLICIES		
5.2 CLASSIFICATION		
5.2.3	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.	The proposed rights-of-ways feature a width of 20 m and will be consistent with local standards as directed by the town's development manual.

TOWN OP POLICY	POLICY	RESPONSE
6.0 DEVELOPMENT POLICIES		
6.1.1	With the exception of land severances granted by the consent-granting authority, all land divisions in the Planning Area shall take place by registered plan of subdivision. It shall be the policy of the municipality to recommend only those plans of subdivision which comply with the policies of this Plan. Before recommending a plan of subdivision for approval, the municipality will ensure that the area to be subdivided can be provided with necessary services and amenities, and that the proposed development would not adversely affect the economy of the Planning Area. Reference should also be made to Section 2 of this Plan.	A Draft Plan of Subdivision has been submitted concurrent to the Zoning By-law Amendment application.
6.6 HOUSING POLICIES		
6.6.2	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.	The proposed development introduces semi-detached dwellings to the surrounding neighbourhood, encouraging a housing mix to meet a variety of needs.
6.6.3	In order to support the creation of a livable, sustainable community and in keeping with the County of Essex Affordable Housing Action Plan the Town of Amherstburg wishes to ensure that there is an available mix of housing types for all household types, income levels and for persons with special needs. In approving development proposals, the housing needs, both type and tenure, shall be considered for low, medium and high-income groups and all age-related housing needs and all lifestyle needs of Amherstburg residents.	