



PLANNING JUSTIFICATION REPORT
Northwest Corner of Meloche Road and
Simcoe Street, Amherstburg ON

May 7, 2026

Prepared for:
Great Lakes Properties

Prepared by:
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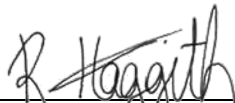
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1 Introduction

Stantec is acting as agent for great Lakes Properties who is applying for an Official Plan Amendment and a Zoning By-law Amendment for a proposed mixed-use development located at the intersection of County Rd 5 (Meloche Road) and Simcoe Street in the Town of Amherstburg (Lot 23, Concession 2, Malden Twp). The mixed-use development has been planned as part of the larger Meadow View Estates Subdivision (37-T-16001), which consist of a mix of single detached and semi-detached residential units.

The subject site is currently designated as Low Density Residential on Schedule B-2 of the Town of Amherstburg Official Plan, 2010 (March 2023 Consolidation) and Residential Second Density (R2/R2-5) in the Town of Amherstburg Zoning By-law 1999-52, as amended. The proponent is requesting an Official Plan Amendment to redesignate the subject site to Special Policy Area General Commercial designation and a Zoning By-law Amendment to zone the subject site as Commercial General (CG) Zone with Special Provisions.

This Planning Justification Report outlines the proposed development's response to the applicable Provincial, County, and local Town land use planning policies in support of the requested amendments.

2 Site Description and Surrounding Land Uses

The subject site is located at the northwest corner of the County Rd 5 (Meloche Road) and Simcoe Street intersection in the Town of Amherstburg (see Figure 1). The entire Meadow View Estates Subdivision site is around 14.5 ha in area with approximately 440 m of frontage on County Rd 5 (Meloche Road) and 250 m of frontage on Simcoe Street. The Meadow View Estate Subdivision is a phased development. Phases 1 and 2 of the Meadow View Estates Subdivision has been constructed. The subject site is part of the proposed third phase of approximately 2.4 ha in size and having approximately 84 metres of frontage on County Rd 5 (Meloche Road) and 105 m of frontage on Simcoe Street.

The roads and site servicing for Phases 1 and 2 of the Meadow View Estates Subdivision have been constructed. County Rd 5 (Meloche Road) and Simcoe Street are owned and maintained by the County of Essex and Town of Amherstburg, respectively, and are classified as arterial roads within the Amherstburg Official Plan. County Rd 5 (Meloche Road) and Simcoe Street are two-lane rural roads along the full frontage of the subject site with a four way stop intersection. The subject site is proposed to be accessed by County Rd 5 (Meloche Road) and Simcoe Street.



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2 Site Description and Surrounding Land Uses



Figure 1: Site Context Map

There are a range of land uses surrounding the subject site, including agricultural lands to the east, open space (recreational) and extractive industrial to the south, and low density residential to the west and north. The subject site is also located within an area identified as a Salt Deposit by the County of Essex Official Plan.

Immediately to the west of the subject site are single detached homes constructed in the 1990s and early 2000s. To the north of the proposed mixed-use site is the remainder of the Meadow View Estates Subdivision, which consists of a range of detached and semi-detached residential units. Meadow View Estates Subdivision (37-T-16001) received Final Approval on March 5, 2018. To the east of the subject site is County Road 5 (Meloche Road) and land designated as Agricultural. To the southeast of the subject site is land designated as Open Space currently used as soccer pitches and is the location for the Libro Credit Union multi-use recreational facility. To the south of the subject site is Simcoe Street and land designated as Extractive Industrial on which sits the Amherstburg Quarry owned by Walker Aggregates.





Figure 2: Surrounding Use Map

3 Concept Overview

The proposed mixed-use development is approximately 2.17 ha in area and is located at the south limit of the Meadow View Estates Subdivision. The subdivision will be serviced by a stormwater management (SWM) facility, measuring approximately 0.65 ha in area. The SWM facility will separate part of the proposed mixed-use development from the Municipal Road (Simcoe Street). The SWM facility is located adjacent to County Rd 5 (Meloche Road) to allow easy access to the SWM facility from public roads. It also creates an additional separation between proposed buildings and the quarry operations, allowing the proposed development to meet the setback requirements.



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3 Concept Overview

The proposed development contains one five-storey hotel and three four-storey mixed-use buildings. The mixed-use buildings will contain a minimum of 33% commercial uses on the main floor, with the remaining floors being residential. Access to the site is proposed from two entrances: Country Rd 5 (Meloche Road) and Simcoe Street. Adequate parking, loading and emergency access will be provided for the proposed uses, as well as landscaping and buffering within the parking areas and from adjacent uses. The proposed development will respect the character of the surrounding uses and built form, providing a compatible mix of uses to serve the adjacent residential community.

A concept plan is provided in Figure 3 for reference; while for ease of legibility, the concept plan is also provided as Appendix A.

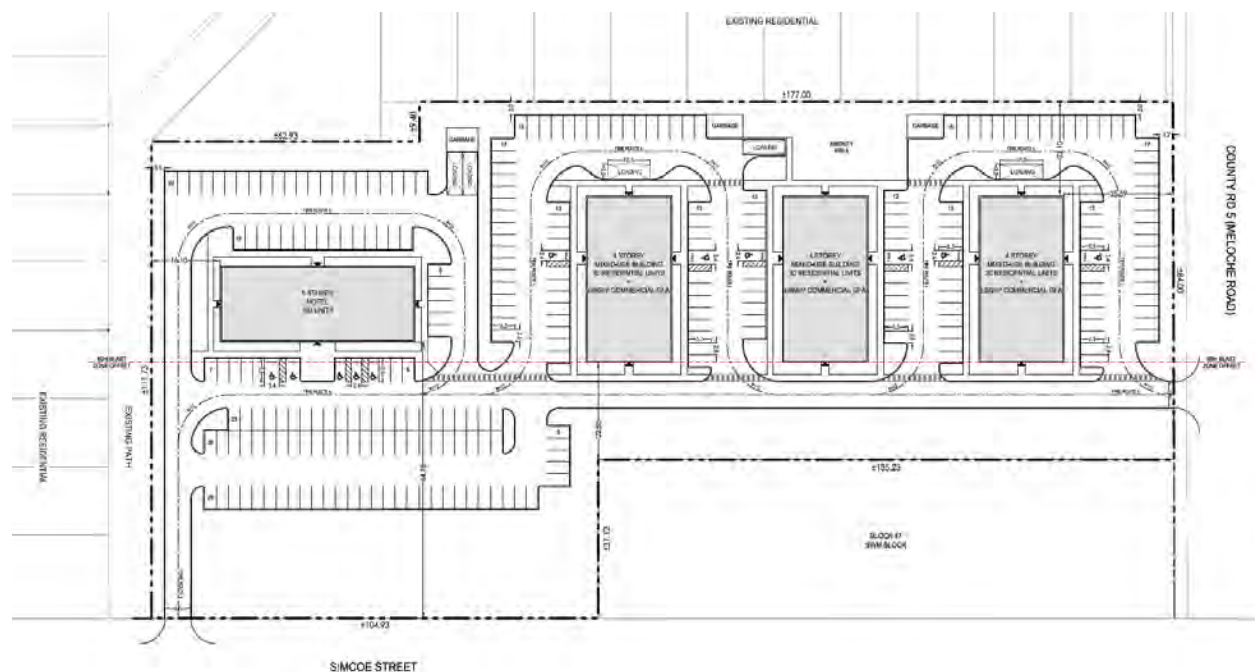


Figure 3: Conceptual Site Plan



4 Land Use Policy Framework

Planning policies exist within a hierarchy of plans directed by the Ontario *Planning Act*. Figure 4 provides an overview of the hierarchy of planning policies that are relevant for the proposed development. There are several adjacent legal frameworks which exist in parallel to the planning legislation; as such, this list is not exhaustive, but rather provides direction for which policies must conform with the higher order in the planning process.

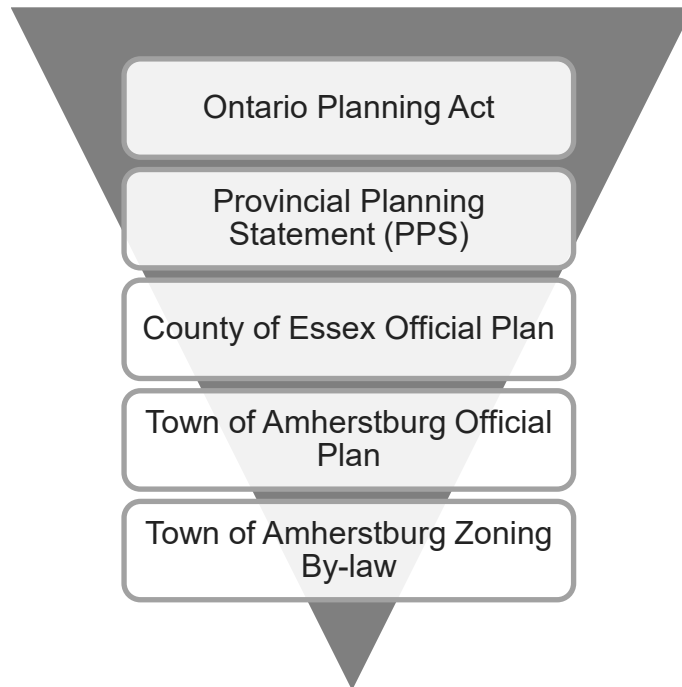


Figure 4: Planning Policy Hierarchy

4.1 Provincial Planning Statement

The Provincial Planning Statement (PPS) is issued under the authority of Section 3 of the *Planning Act*. It provides direction on matters of provincial interest related to land use planning and development. *The Planning Act* requires all decisions affecting land use planning matters "be consistent with" the PPS. A comprehensive review of PPS policies through the lens of this application is provided as Appendix B.

The Provincial Policy Framework encourages development that is designed to be sustainable, compact in form, and pedestrian oriented. The PPS also promotes economic development and competitiveness by encouraging compact, transit-supportive development that optimizes investments in infrastructure and public service facilities that support convenient access to housing, quality employment, services, and recreation for Ontarians. The proposed mixed-use development is an intensification project within an existing settlement area that is well-suited and contextually appropriate for the surrounding neighbourhood.



Section 2.2 of the PPS includes policies on housing, which includes provision of an appropriate range and mix of housing options and densities to meet the projected market-based and affordable housing needs for current and future residents. The proposed development could potentially add higher-density housing types that diversify the housing mix for the surrounding neighbourhood which is predominantly single- and semi-detached houses. The higher-density housing types in the proposed development can also support efficient use of land and existing infrastructure. Additionally, the proposed development increases the supply and variety in housing forms, providing more choices for future residents and supporting the attainable housing goals.

The subject site is located within a settlement area, which is where the PPS directs growth and development, including intensification to support the achievement of complete communities, per Section 2.3.1. The commercial component of the proposed development will promote economic competitiveness and provide employment opportunities to the Town, by developing a mixed-use and compact community for local residents.

Section 3.5.1 of the PPS discusses land use compatibility, where sensitive land uses shall be planned and developed to avoid, minimize, and mitigate any potential adverse effects from odour, noise, and other contaminants. As part of this application, a Noise and Vibration Assessment and an Air Quality Impact Study were completed, where it was found that the proposed development is compatible with the neighbouring quarry. A summary of these reports can be found in Section 6 of this Report.

Mineral aggregate resources shall be protected for long-term use per Section 4.5.1 of the PPS. This development does not hinder the mineral aggregate operation, as all required setbacks are met, and Walker Aggregates has been consulted throughout the process of this application.

It is our professional opinion that the proposed Official Plan and Zoning By-law Amendments are consistent with the PPS 2024. The development proposed in this submission is located and designed in a manner that facilitates the implementation of the broad provincial interests outlined by the PPS 2024.

4.2 Local Planning Framework

4.2.1 County of Essex Official Plan

The County of Essex Official Plan (OP) establishes how and where growth and development will occur across the lower-tier municipalities within the County, including the Town of Amherstburg. The OP contains broader policies that promote the development of complete communities that provide housing for people of all ages and abilities, and communities that are connected, with access to valuable services, jobs, and public spaces in the County. The following policy review is based on the August 15, 2025 County Official Plan. The lower tier OP is to be in conformity with the County OP and contain more specific policy directions for proposed developments in the Town.

The subject site is located within the Settlement Area of Amherstburg and identified as Primary Settlement Area on Schedule A2-Settlement Structure Plan of the County of Essex OP. The subject site has no natural heritage or source water protection impacts, according to the corresponding Schedules of



the County OP. The subject site is within an area identified for Salt Deposit as shown on Schedule E1 Resources Map of the County OP.

Relevant policies from the County OP that support the development of the subject site have been highlighted below.

4.A.2. – Primary Settlement Areas

4.A.2.2 *Primary Settlement Areas are characterized by the following:*

- a) Largest in geographic area and generally the largest settlement areas in terms of population;*
- b) Full municipal servicing is provided/expected;*
- c) A broad mix and the highest concentration of commercial uses and services intended to meet the daily needs of residents is provided. This should include a commercial core or downtown;*
- d) Employment lands are included in the Primary Settlement Area;*
- e) Institutional uses such as schools, hospital/health care, day care and government services are located in Primary Settlement Areas; and,*
- f) The broadest mix of housing is located in Primary Settlement Areas, including areas of intensification for housing.*

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.*

4.A.2.10 *Cost effective development patterns and those which will minimize land consumption and reduce servicing costs are supported and shall be the preferred form of development county-wide. Land use patterns which may be detrimental to the environment, to agricultural lands, and to the conservation of cultural heritage resources or public health and safety shall be avoided.*

4.A.2.12. *Development in Primary Settlement Areas will integrate land use planning, discal 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.*
- c) Implementation of Infrastructure Master Plans for planned growth, including a financial strategy to implement the Infrastructure Master Plans.*
- d) Asset Management Plans.*



Response: The subject site is within the County's Primary Settlement Area and is proposed mixed-use development. The proposed development will contribute to housing stock with residential units. It will also serve the commercial needs of the development's residential units and the surrounding community with retail, restaurant, and hotel space. The proposed mixed-use development aligns with the County's policy for intensification and investment within existing fully serviced urban settlement areas. The proposed development will broaden the range of housing choices within the Town and provide leisure opportunities in close proximity to residential neighbourhoods thus achieving a pedestrian oriented compact development. The proposed commercial component of the development including a hotel can increase employment opportunities close to where people live.

The subject site is within the Primary Settlement Area and is on full municipal water and sewage services, utilizing the existing municipal infrastructure to accommodate future growth in a cost effective manner. This represents properly managed long-range land use planning and infrastructure use which will support the needs of the growing Amherstburg community to 2031.

4.A.5 – Intensification

4.A.5.2 Residential intensification shall be provided in every Primary Settlement Area. Residential intensification is to be provided in Secondary Settlement Areas where full servicing is available.

Response: The subject site is within the Primary Settlement Area and is serviced by existing water and sewage. Its location will also be able to accommodate future growth by providing a range of commercial and housing land uses and densities which represents a well-planned intensification project.

The proposed uses on the site would have economic and social benefits for the community, providing employment opportunities and an easily accessible commercial centre thus achieving a compact, pedestrian oriented and cost-effective urban form within an existing subdivision.

5.B.2 – Mineral Aggregate Resources

5.B.2.1 It is the policy of this Plan that as much of the mineral aggregate resources as is realistically possible will be made available to supply mineral resource needs as close to markets as possible. To that end, mineral aggregate operations will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact. In areas adjacent to or in known deposits of mineral aggregate resources, shown on Schedule "E1" and including salt deposits, agricultural development will be permitted however, development which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:

- a) resource use would not be feasible; or*
- b) the proposed land uses or development serves a greater long term public interest; and*
- c) issues of public health, public safety and environmental impact are addressed.*



Response: The proposed development is located within an area identified as a Salt Deposit as shown on Schedule E1 Resources of the County OP. The proposed development will not hinder existing or future use of the adjacent mineral extraction operation and provides an appropriate land use buffer to the existing residential neighbourhood.

The Salt Deposit Area includes the entirety of the settlement area of the Town of Amherstburg. Since the subject site is located within the settlement area and adjacent to a sensitive use, the development of the minerals on this area is not feasible and therefore the development of the subdivision on the subject site will not be hindering the extraction of minerals.

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.

Response: The stormwater management measures for the subject site have been developed as part of the Meadow View Estates Subdivision. Local and MECP approval have been obtained for the subject site. The stormwater management facility servicing the entire Meadow View Estates Subdivision has been constructed and is in service.

11.1 – Noise and Vibration

11.1.2 Setbacks, berming, fencing or other safety measures may be required to the satisfaction of the Approval Authority, Ministry of Transportation, and/or local municipality. The conclusions and recommendations of the noise and vibration studies shall be incorporated as conditions of approval in all development agreements.

Response: A Noise and Vibration Assessment was prepared by Akoustik Engineering Limited in 2026 for the Meadow View Estates Subdivision, to address the subject site's proximity to the quarry operation south of Simcoe Street. The Report demonstrated that the noise and vibration impacts on the proposed development are within the limits set by the Ontario Ministry of the Environment, Conservation and Parks.

4.2.2 Town of Amherstburg Urban Structure Plan

The Town of Amherstburg's Urban Structure Plan, 2024 is a guiding background report compiled as part of the Official Plan Update process. The principles of the urban Structure Plan align with the four pillars of the 2022-2026 Strategic Plan for the Municipality of Amherstburg.

The Subject Site is located within the Primary Settlement Area, which includes key features such as the highest concentration of municipal population, regional commercial services, and tourism (hotels, restaurants, major open space). The Subject Site is also located at the intersection identified as an



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4 Land Use Policy Framework

emerging community node, per Map 4 of the Plan, and located on a primary corridor (Simcoe Street). Emerging Community Nodes are along primary Corridors and have the potential to be residential, commercial, institutional, and recreational hubs for the community. The Simcoe Street primary Corridor is a mix of residential typologies, commercial, institutional, and open space.

Response: The location of the Subject Site and the proposed development conforms to the direction the Town would like the settlement area, community node, and primary corridor to go. This mixed-use development provides both residential and commercial uses, serving not only the existing residents, but also future residents, and visitors to the community.

4.2.3 Town of Amherstburg Official Plan

The Town of Amherstburg's Official Plan regulates the extent, type, and pattern of development within the Town, and provides direction regarding the management of resources and land use in efforts to achieve and maintain a high quality of life for residents. The following policy review is based on the March 2023 consolidation of the 2010 Official Plan.

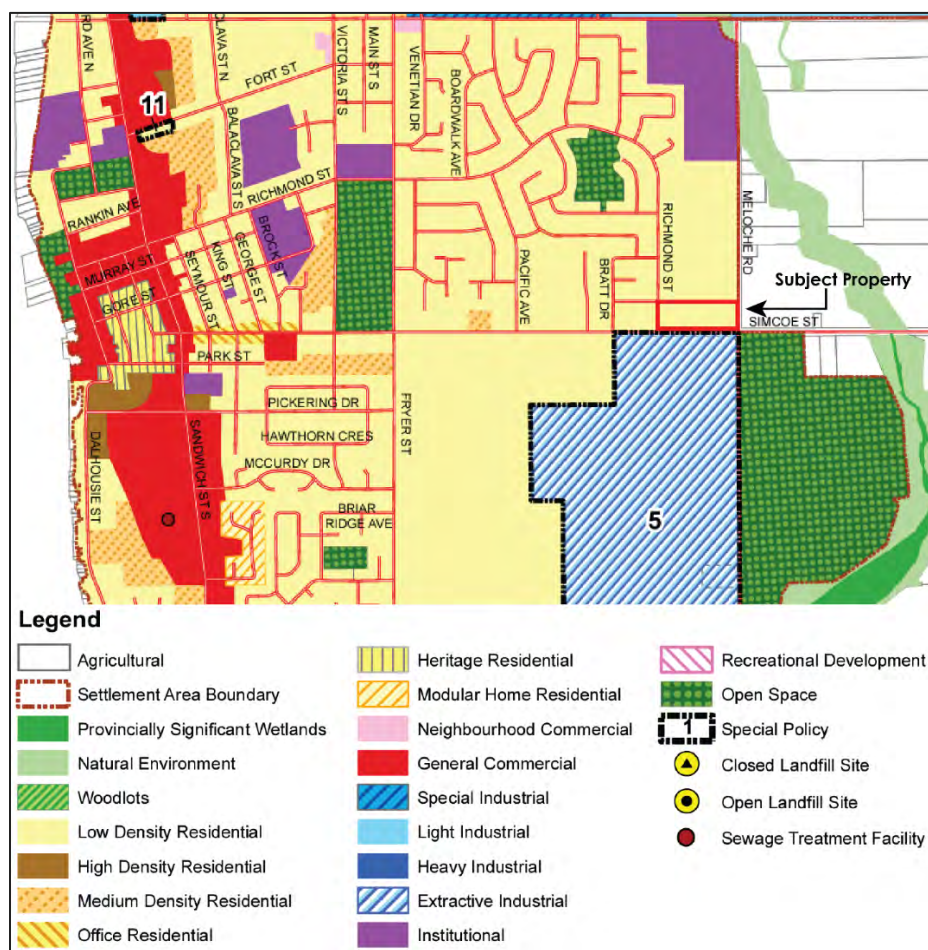


Figure 5: Town of Amherstburg Official Plan Schedule B2 - Land Use Plan



The subject site is designated as Low Density Residential as shown in Schedule A and B-2 Land Use Plan in the Town's OP. The proposed development is entirely contained within the Settlement Area Boundary. As per Section 4.3.1 of the OP, areas designated as Low Density Residential shall be limited to single detached, semi-detached, duplex, or converted dwelling units, home occupation uses, and public uses.

An Official Plan Amendment is being requested to redesignate the subject site to Special Policy Area General Commercial designation to facilitate the proposed development, as discussed in Section 5.1 of this Report.

As per Section 4.4.2 of the OP, the General Commercial designation permits commercial establishments offering goods and services which primarily serve the whole of the municipality's market area and shall include such uses as retail commercial establishments, places of entertainment, assembly halls, eating establishments, hotels, motels, community facilities, public uses, recreational uses, convenience stores whether in the form of individual stores or in a shopping centre form of construction and/or ownership, and residential uses above the first floor. Multi-family residential development is also permitted limited to 5 storeys, per Section 4.4.2.

Through the requested Official Plan Amendment, the proposed development will conform to the policies of the Amherstburg Official Plan and the General Commercial designation. Relevant policies from the Official Plan that support the development of the subject site have been highlighted below:

2.5 Industrial and Commercial Services:

The Town of Amherstburg wishes to encourage businesses and industries to locate within the community to provide employment opportunities and to increase the assessment base. The Town also wishes to encourage the retention of disposable spending dollars within Essex County and Amherstburg in particular. In order to achieve these objectives, the Town may identify an area suitable for new format retail or service commercial opportunities while having regard for the existing commercial development.

Response: There are limited retail and service commercial land uses within this area of the Town, as well as a notable lack of hotel accommodations. The proposed development will contribute to objectives of Section 2.5 by contributing to the assessment base, providing employment opportunities, encouraging tourism, and providing services to local residents and businesses.

2.6 Water Supply and Sewage Disposal

Urban development or redevelopment in the Town of Amherstburg shall be directed to established Settlement Areas and developed on the basis of public piped water and sanitary sewer systems.

2.6.4 Servicing Strategy/Full Municipal Services

New proposals shall not be granted development approvals unless adequate uncommitted reserve water and sewage treatment capacity is demonstrated to be available to be allocated to accommodate the development of the site.



Response: The proposed development is within an established Settlement Area. It has been determined that adequate reserve water and sewage capacity is available for the proposed development within the municipal infrastructure systems, as noted in the Functional Servicing Report, summarized in Section 6.8 of this report.

2.7 Stormwater Management Policy

Prior to development being allowed to proceed, and if required by the Town of Amherstburg and/or the Essex Region Conservation Authority, the developer shall undertake an Engineering Study to determine the effect of increased run-off due to development of the site, and to identify stormwater management measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, and to control the quality of stormwater discharge from the site.

Response: The stormwater management measures for the subject site have been developed as part of the Meadow View Estates Subdivision. Local and MECP approval have been obtained for the subject site. The stormwater management facility servicing the entire Meadow View Estates Subdivision have been constructed and is in service. An updated Stormwater Management Brief has been provided as part of this complete application, and is summarized in Section 6.5 of this report.

3.3.3 Extractive Industrial Policies

Quarry operations also exist in the former Town of Amherstburg west of County Road 5 (Meloche Road) and south of Simcoe Street. These lands are designated Extractive Industrial on Schedule "A" of this Plan. Blasting frequently occurs at these locations. The resultant noise and vibration due to quarry operations may negatively impact on development within the influence area of these operations. Accordingly, to ensure the safety of any person and enjoyment of use of surrounding lands, any new development within 600 metres of a quarry operation, excluding the limited development permitted by virtue of the Agricultural and Natural Environment designations which surround the quarry, shall be required to carry out a noise and vibration assessment/study and to implement the attenuation and mitigation measures as recommended by the study.

Response: This area of aggregate extraction is also identified as Special Policy Area #5 within the OP (policy 3.3.4.3). Similar to the above policy, the Special Policy area requires a noise and vibration assessment/study and the implementation of attenuation and mitigation measures as recommended. In addition, all new development within 600 m of the operation shall be serviced by municipal piped water.

A Noise and Vibration Assessment (Akoustik Engineering Limited, 2026), along with an Air Quality Impact Study (Stantec Consulting Ltd., 2025) have been completed as part of the Meadow View Estates Subdivision to address the site's location in proximity to the quarry operation south of Simcoe Street (Sections 6.3 and 6.4). The reports indicate that the noise and vibration impacts on the proposed development are within the limits set by MECP, and that the maximum predicted concentrations of the assessed contaminants at the development site resulting from the Quarry operations are below their MECP air quality standards.



It is recommended that the development be given approval with respect to noise and vibration impacts, and determined that the development is not predicted to interfere with the Quarry's ability to demonstrate compliance with applicable air quality criteria.

4.4.2 General Commercial Areas:

The uses permitted in the General Commercial designation shall include those commercial establishments offering goods and services which primarily serve the whole of the municipality's market area and shall include such uses as retail commercial establishments, places of entertainment, assembly halls, eating establishments, hotels, motels, community facilities, public uses, recreational uses, convenience stores whether in the form of individual stores or in a shopping centre form of construction and/or ownership, and residential uses above the first floor.

Multi-family residential development will be considered as an alternative form of land use on lands designated General Commercial. Unless otherwise specified, the height of multi-family residential development within the General Commercial designation shall be limited to 5 story's and unless a site-specific zoning by-law states otherwise, residential units will not occupy the first floor abutting Richmond Street or Dalhousie Street.

Adequate buffer planting shall be provided between the commercial use and any adjacent residential areas and such buffer planting may include provisions for grass strips, berms, screening and appropriate planting of trees and shrubs, or distance, and all development will be subject to Site Plan Control and any lighting or signs shall be designed and arranged so as to be as least distracting as possible to adjoining residential uses.

Adequate parking facilities shall be provided for all permitted uses and access to such parking shall be designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.

Response: The proposed development will consist of retail commercial establishments, eating establishments, and hotels, as well as medium-density residential uses. It should be noted that specific commercial tenants have not been identified at this time, but may include general retail, restaurant, and/or hotel establishment. These types of neighbourhood-servicing commercial development will support future population growth, including short and long-term demand of the surrounding neighbourhoods, both existing and proposed. It will create convenient access to goods and services, address compatibility concerns with the neighbouring extraction use, and provide commercial opportunities at the intersection of a County Road.

The height of the mixed-use development will not exceed 4 storeys. Adequate buffer planting between the subject site and the adjacent residential area will be provided, as well as adequate parking facilities that minimize danger to both vehicular and pedestrian traffic. The SWM facility also serves as a visual and physical buffer from the adjacent aggregate extraction operation. Landscaping, buffering and parking details will be provided at the Site Plan Control stage.



5.2.1 Arterial Roads:

The right-of-way for Simcoe Street and County Rd 5 (Meloche Road) should be 26 metres whenever possible. New industrial, commercial, institutional, and multiple family residential uses may have access to arterial roads but in each instance an attempt shall be made to group developments, in order to reduce the number of access points which could hinder the movement of traffic. Strip or linear development shall be discouraged. Where such conditions exist, the number of access points shall be reduced wherever possible.

Response:

Two access points, off County Rd 5 (Meloche Road) and Simcoe Street, are proposed to facilitate safe vehicular access and circulation within the subject site while minimizing the number of access points.

6.5 Economic Development

The Town shall encourage the expansion and diversification of the Town's economic base in order to maximize the number and types of employment opportunities and to stabilize the impacts of cyclical and long-term economic trends in various agricultural, industrial, service and commercial sectors upon the Town and its residents.

Response: It should be noted that within the Economic Development policies of the Official Plan (6.5.1), the Town shall encourage the expansion and diversification of its economic base in order to maximize the number and types of employment opportunities, as well as the tourism sector. As part of its on-going planning process, the Town will consider the short and long-term, direct and indirect, economic impacts of various types of development. The proposed commercial development will contribute to these goals by providing for employment opportunities as well as servicing local industrial and tourism sectors.

Further to this, the Town of Amherstburg has great potential as a tourist destination, as it offers many attractions and a diverse range of dining options. A recent study notes that Amherstburg lacks a mid-range hotel for visitors looking for overnight accommodations¹. This will help to build on the existing attraction of the Town and increase overnight guests to the region.

6.6 Housing Policies

The Town of Amherstburg shall attempt to achieve the following objectives:

- (1) To encourage a broad range of housing types which are suitable for the different age groups, lifestyles, and household structure of existing and future residents.*

Response: The proposed development will introduce gentle densities and alternative housing typologies that is currently lacking in this area of the Town, which is predominantly low-density single-family housing. The proposed development can accommodate residents of different lifestyles, age groups, and household

¹ Windsor, Essex County and Pelee Island: A Premier-ranked Tourist Destinations Evaluation. McKinnon, Mary-Jo, et al. Available at http://www.mtc.gov.on.ca/en/publications/PR_Windsor.pdf.



structures by providing more housing options within the Town. Proximity to nearby recreational uses and a residential subdivision and its location within a mixed-use site make it an attractive location for medium-density residential uses.

6.7 Planning Impact Analysis

Proposals for changes in the use of land which require the application of a Planning Impact Analysis will be evaluated on the basis of:

- (1) Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area on the character and stability of the surrounding neighbourhood;*

Response: The proposed development is located adjacent to existing and planned residential uses, as well as an aggregate extraction operation. The proposal will create a suitable buffer between the extraction operation and residential land uses and will diversify the land use mix in the area which currently has limited service commercial and medium-density residential options. The proposed development is planned such that it will set the medium density residential units away from the road to minimize compatibility concerns with the aggregate extraction site. The proposed mixed-use development will service the needs of both the local neighbourhood and the Town.

- (2) The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;*

Response: The proposed mixed-use buildings will be 4 storeys high, and the proposed hotel will be 5 storeys high. The height and spacing of these buildings respect the existing character of the surrounding area, ensuring the buildings are beyond the blast zone offset, but also providing as large as possible set back from the existing single detached dwellings to the north. The development will be designed to serve as a physical and aesthetic buffer from the extraction operation, to benefit of surrounding land uses.

- (3) The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contributes to the visual character of the surrounding area;*

Response: Currently there are no desirable vegetation or natural features located on the subject site. Appropriate landscaping and streetscaping detailed at Site Plan Control will enhance and add to the visual character of this cross section of County Rd 5 (Meloche Road) and Simcoe Street.

- (4) The proximity of any proposal for medium density residential development to public open space and recreational facilities, community facilities, municipal services, transit services, and the adequacy of these facilities and services to accommodate the development proposed;*



Response: The proposed development will have medium density residential units. The Town's Libro Community and Recreation Centre is located southeast of the subject site, while a park and playground are less than 1 km in the northwest direction. Further, the subject site is already on full municipal services as it is part of the existing Meadow View Estates Subdivision. While there are no bus stops near the subject site, there is a paved bicycle lane on Simcoe Street and County Rd 5 (Meloche Road). As the subject site is on an arterial road, it provides easy access to the Town's downtown area.

- (5) *The size and shape of the parcel of land on which a proposed development is to be located, and the ability of the site to accommodate the intensity of the proposed use;*

Response: The subject site is conducive to a mixed-use development with a wide range of commercial and residential uses with respect to size and layout.

- (6) *The location of vehicular access points and the likely impact of traffic generated by the proposal on streets, on pedestrian and vehicular safety, including impact on the primary to secondary evacuation routes identified in the Amherstburg Emergency Plan, and on surrounding properties;*

Response: A Traffic Impact Assessment has been prepared as part of the Meadow View Estates Subdivision, summarized in Section 6.1 of this Report. The report determined that the proposed development will not adversely impact area traffic operations, and geometric and/or traffic control improvements are not required to support the proposed development. Recommendations of the report will be incorporated into the design and confirmed during Site Plan Control based on site-specific land use.

- (7) *The exterior design and layout of buildings and the integration of these uses with present and future land uses in the area;*

Response: More detailed information on building layout and façade will be determined during Site Plan Control.

- (8) *The location of lighting and screening, and the adequacy of parking areas;*

- (9) *The provisions for landscaping and fencing;*

- (10) *The location of outside storage, garbage and loading facilities;*

- (11) *Conformity with the provisions of the Site Plan Control By-law;*

- (12) *The design and location of signs, and the compliance of signs with the Sign Control By-law;*

Response: The detailed information regarding the above items (8) through (12) will be determined during Site Plan Control.

- (13) *Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.*



Planning Justification Report | Meloche/Simcoe Mixed-use Development

4 Land Use Policy Framework

Response: As noted earlier in this report, a Noise and Vibration Assessment and Air Quality Impact Study have been completed. The proposed development is approximately 255 metres from the quarry excavation location, which is determined to be an appropriate setback to comply with the MECP limits for blasting operations. Additionally, a 3 metre buffer with a fence and row of trees will be provided on the north and west edges of the site to provide separation from the existing residential uses and proposed commercial uses.

4.2.4 Town of Amherstburg Zoning By-law

The subject site is currently zoned Residential Second Density (R2/R2-5) Zone according to the Town of Amherstburg Zoning By-law No. 1999-52 (see Figure 6). The R2 Zone permits the following uses:

- Single detached dwelling
- Semi-detached dwelling
- Duplex dwelling
- Home occupation
- Accessory uses
- Public use
- Supportive community home

The R2-5 special provision facilitates the semi-detached dwellings within the Meadow View Estates Subdivision.

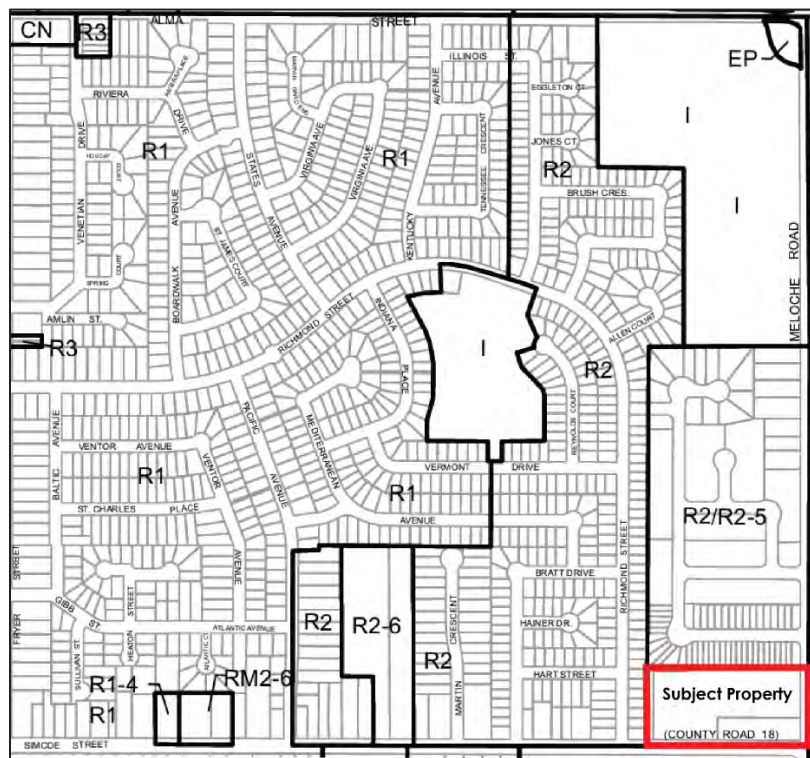


Figure 6: Zoning Map



The current zoning does not permit commercial uses and medium-density residential uses and, as such, an amendment to the Zoning By-law will be required to permit the proposed development.

The proposed zoning for the subject site will be a Commercial General Zone with special provisions (CG-x). This will facilitate a wide range of commercial uses, including restaurants, retail stores, hotels, and other service commercial uses. The special provision would apply to the entire site and allow for a mixed-use development that permits up to 67% of the first floor to be residential uses, with a minimum of 33% of the first floor to be commercial uses.

4.2.4.1 Parking Regulations

The Town of Amherstburg's Zoning By-law 1999-52 provides parking regulations that are applicable to the proposed development. Parking space requirements for residential uses apply to the residential portion of the three mixed-use buildings (Section 23(b)(i)) while requirements for non-residential uses apply to the hotel and the commercial portion of the three mixed-use buildings (Section 23(c)). The requirements are as follows in Table 1.

Table 1: Parking Space Requirements Per Town of Amherstburg Zoning By-law

Use		Parking Space Requirements
Mixed-use Building	Residential	1 per unit = 90 spaces
	Non-Residential - Commercial	1 per 25 m ² = 48 spaces
Non-Residential – Hotel		1.25 per unit = 125 spaces

In addition to the above parking requirements, there are also accessible parking space requirements in the Zoning By-law. The applicable requirements are summarized in Table 2 below:

Table 2: Accessible Parking Requirements per Section 3 of Town of Amherstburg Zoning By-law

Section:	Provision:
23(a)(i)	Off-street parking facilities must provide the following two types of parking spaces for the use of persons with disabilities: a. Type A, a wider parking space which has a minimum width of 3,400 mm and signage that identifies the space as “van accessible”.



	b. Type B, a standard parking space which has a minimum width of 2,400 mm.
23(a)(ii)	Access aisles, that is the space between parking spaces that allows persons with disabilities to get in and out of their vehicles, must be provided for all parking spaces for the use of persons with disabilities in off-street parking facilities
23(a)(iii)	Access aisles may be shared by two parking spaces for the use of persons with disabilities in an off-street parking facility and must meet the following requirements: a. They must have a minimum width of 1,500 mm. b. They must extend the full length of the parking space. c. They must be marked with high tonal contrast diagonal lines, which discourages parking in them, where the surface is asphalt, concrete or some other hard surface.
23(a)(iv)	Off-street parking facilities must have a minimum number of parking spaces for the use of persons with disabilities, in accordance with the following requirements: d. Two parking spaces for the use of persons with disabilities and an additional two percent of parking spaces for the use of persons with disabilities, where there are between 201 and 1,000 parking spaces must be parking spaces for the use of persons with disabilities in accordance with the following ratio, rounding up to the nearest whole number: i. Where an even number of parking spaces for the use of persons with disabilities are provided in accordance with the requirements of this paragraph, an equal number of parking spaces that meet the requirements of a Type A parking space and a Type B parking space must be provided. ii. Where an odd number of parking spaces for the use of persons with disabilities are provided in accordance with the requirements of this paragraph, the number of parking spaces must be divided equally between parking spaces that meet the requirements of Type A parking



	space and a Type B parking space, but the additional parking space, the odd-numbered space, may be a Type B parking space.
--	--

According to these regulations, the parking requirements for the proposed development are:

Hotel: 100 units x 1.25 = **125 spaces total**

Mixed-use (per building) – Residential: 30 units x 1 = **30 spaces total per building**

Mixed-use (per building) – Commercial: 1 per 25 m² = **16 spaces total per building**

Total required parking = **263 spaces total**

2 accessible spaces + 263 spaces x 2% accessible spaces = 7.26 accessible spaces → **8 accessible spaces (4 x Type A; 4 x Type B)**

The proposed development currently includes 279 parking spaces (including 11 accessible) at the hotel. The proposed development provides for more than the minimum required parking at both the hotel and the mixed-use buildings.

5 Development Applications

5.1 Official Plan Amendment

The subject site is designated Low Density Residential in Schedule “A” and B2 - Land use Plan in the Official Plan of Amherstburg. County Rd 5 (Meloche Road) and Simcoe Street are classified as arterial roads in Schedule D Road Classification of the OP. The proponent is requesting an amendment to Schedule A and B2 of the Town of Amherstburg Official Plan from the existing Low-Density Residential land use designation to Special Policy Area General Commercial designation.

As per Section 4.4.2 of the OP, the General Commercial designation permits commercial establishments offering goods and services which primarily serve the whole of the municipality’s market area and shall include such uses as retail commercial establishments, places of entertainment, assembly halls, eating establishments, hotels, motels, community facilities, public uses, recreational uses, convenience stores whether in the form of individual stores or in a shopping centre form of construction and/or ownership, and residential uses above the first floor. Multi-family residential development is also permitted limited to 5 storeys.

This mixed-use development will be designed to provide service commercial and retail uses, adequate parking facilities, landscape buffering through the stormwater treatment facility and required setbacks. The proposal is for a mixed-use commercial development consisting of retail and service commercial uses in addition to residential uses. The proposed development will work as a suitable transition to the



adjoining resource extraction operation and existing low density residential development and provide the needed commercial opportunities in a currently deficient location of the Town.

The following Special Policy Area General Commercial designation is being requested:

Lands designated as Special Policy Area [#X] on Schedules "A" and "B-2" of the Official Plan, located to the northwest of the County Rd 5 (Meloche Road) and Simcoe Street intersection shall be developed in accordance with the policies of the underlying General Commercial designation, with the addition of a hotel use permitted to a maximum height of five (5) storeys and mixed-use buildings permitted to a maximum height of four (4) storeys. Within mixed-use buildings, a minimum of 33% of the first storey shall be devoted to commercial uses and a maximum of 67% of the first storey may be used for residential purposes. All buildings and structures shall comply with the 60-metre blast zone offset from the neighbouring quarry. Development shall be subject to site plan control.

Based on the foregoing, and as elaborated in Section 4.2.3 of this report, the proposed development conforms to the policies of the Amherstburg Official Plan and General Commercial designation. An Official Plan Amendment application is being made to support the proposed mixed-use development with ground floor commercial and residential uses, and upper floor residential uses in a Special Policy Area General Commercial designation.

5.2 Zoning By-law Amendment

A Zoning By-law Amendment is being proposed to amend the existing Residential Second Density (R2/R5) zone on the subject site to a Commercial General Zone with special provisions (CG-x). The Commercial General Zone will permit a wide range of service commercial uses, including a hotel, motel, restaurant, and other retail and commercial uses on the subject site. The CG zone currently does not permit dwelling units on the first floor. A Special Provision is being requested to allow for up to 67% of the first floor to be residential units as part of the proposed mixed-use development.

5.2.1 Draft Zoning By-law Amendment

The proposed CG-X Zone with special provisions for the subject site will read as follows:

CG-X (MIXED-USE DEVELOPMENT)

Notwithstanding any provisions of this By-law to the contrary, within any area designated CG-X on Schedule 'A' hereto the following special provisions shall apply:

i. Uses Permitted

1. Any use permitted in the CG Zone;
2. A maximum of 67% residential uses and minimum of 33% commercial uses on the ground floor of mixed-use buildings.



3. Maximum height – 22 metres

6 Supporting Studies

Supporting studies have been completed as part of the Meadow View Estates Subdivision and support the requested Official Plan Amendment and Zoning By-law Amendment. These studies are being provided under separate cover to the Town and are summarized below for further information on these reports.

6.1 Transportation Impact Study

A Transportation Impact Study (TIS) was prepared for the Meadow View Estates Subdivision by RC Spencer Associates Inc. in July 2025. Based on the TIS analysis, the following conclusions were reached:

- The existing northbound stop-controlled tee intersection of Meloche Road at Alma Street will operate at a satisfactory level of service post-buildout;
- The proposed eastbound stop-controlled tee intersection of the site access at Meloche Road will operate at a good level of service post-buildout;
- The soon-to-be all-way stop-controlled (four-legged) intersection of Meloche Road at Simcoe Street / Pike Road (County Road 18) will operate at a satisfactory level of service post-buildout;
- The proposed southbound stop-controlled tee intersection of the site access at Simcoe Street will operate at a good level of service post-buildout;
- Neither site access meets the warrants for implementation of a dedicated left turn lane for ingress into the site;
- There is sufficient sight distance for safe egress from the proposed site accesses; and
- Some brush extends close to the roadway on the east side of the proposed Simcoe Street driveway location; to ensure that sight lines are not obstructed, this brush should be scaled back prior to construction.

Based on the results, it is the engineers' opinion that the proposed development will not adversely impact area traffic operations. Geometric and/or traffic control improvements are not required to support the proposed residential development.

6.2 Shadow Impact Study

A Shadow Impact Study was prepared for the Meadow View Estates Subdivision by Meloche Architecture Studio in 2024 to understand the impact of shadows on the surrounding development and solar impact on the façade throughout the year. The study analyzed variations in weather, wind, and daylight, as well as the heating/cooling need, across the seasons and identified overall recommendations to maximize the



glazing ratio for the optimization of all the façades. Based on the analysis, it is recommended for the south, east, and west, façades to consider shading to avoid blocking beneficial sunlight. While shading is recommended for the northwest façade, it is not suggested for the north and northeast façades. Upon finalization of the site plan, these recommendations will help inform aspects of building design, such as the internal layout of units, overall building façade, and strategies for energy efficiency.

6.3 Noise and Vibration Assessment

A Noise and Vibration Assessment was prepared by Akoustik Engineering Limited in 2026 for the Meadow View Estates Subdivision, where it was demonstrated that the noise and vibration impacts on the proposed development are within the limits set by the Ontario Ministry of the Environment, Conservation and Parks. This is provided that the Walker Aggregates Amherstburg Quarry does not exceed the given weight of charge per delay and minimum setback distances outlined in this report when blasting. It should be noted that the limiting charge at the nearest proposed property line is almost four times the charge used during a previous measured blast, thus a future exceedance is extremely unlikely. Recommended warning clauses must be implemented to mitigate road traffic noise. It was also demonstrated in this report that the proposed development is not adversely impacted by the operations of the Walker Aggregates Amherstburg Quarry in consideration of the Ontario Ministry Guideline D-6: Compatibility between Industrial Facilities. Given the above, it is recommended that the development be given approval with respect to noise and vibration impacts.

6.4 Air Quality Impact Study

An Air Quality Impact Study was prepared for the Meadow View Estates Subdivision by Stantec Consulting Ltd. in 2025. All dispersion modelling was conducted using an operational emissions scenario that is expected to provide conservative (i.e., over-estimate) air quality predictions at the Development relative to the actual Quarry operations. The maximum predicted concentrations of the assessed contaminants at the Development site resulting from the Quarry operations are below their MECP air quality standards. Consequently, it was determined that the Development is not predicted to interfere with the Quarry's ability to demonstrate compliance with applicable air quality criteria.

6.5 Stormwater Management Report

A Stormwater Management Report was prepared by Stantec Consulting Ltd. for the Meadow View Estates Subdivision in 2017, with an updated brief prepared in 2026. The 2017 report indicates that a wetland SWM facility is proposed to address the SWM requirements of the development. The wetland will function primarily as a water quality/erosion control facility. More frequent storms up to the quality storm (25 mm storm) will be stored in the wetland and released over a minimum 24-hour period. Less frequent storms will fill the wetland above the quality / erosion control elevation and excess runoff will spill over the proposed bypass weir into a 750 mm dia. outlet storm sewer running southerly along Meloche Road and draining to a 500 m long new roadside ditch which will convey runoff to the Norbury Drain. The wetland will provide a normal level of quality control for 14.62 ha of residential / commercial development with an overall 55% impervious level. The wetland will include a 1.5 m deep sediment forebay at the inlet. The



SWM Report recommends that the commercial area storm drainage must outlet to the sediment forebay. The sediment forebay will require a yearly visual inspection to determine sediment accumulation.

As new technical guidelines governing stormwater management have been updated, along with changes to the concept since 2017. As a result, the stormwater impacts associated with the proposed Phase 3 development were reassessed in accordance with current standards. The updated analysis was performed to confirm that the proposed Phase 3 development does not result in adverse changes to the previously approved stormwater management performance.

The revised overall imperviousness of the subdivision is 70.5 percent, while the original stormwater management pond was design to accommodate up to 60 percent imperviousness for the entire subdivision, including up to 90 percent imperviousness for the Phase 3 development lands.

The existing wetland stormwater management facility was evaluated for water quality and erosion control and quantity control, as outlined in the WERSM. The analysis demonstrates that the wet pond provides sufficient active storage to achieve greater than 24-hour detention of runoff under the WQS. In addition, modelling results indicate that, for the 100-year storm events, the maximum hydraulic grade line within the wetland remains below the high-water level of 183.05 m identified in the 2017 SWM Report. The modelling results further indicate that for the UST event, the stormwater is contained within the banks of the wet pond at 183.20 m.

Overall, the proposed Phase 3 development is consistent with the originally approved stormwater management design capacity and is not anticipated to result in any additional adverse flooding impacts or an increase in flood risk.

6.6 Environmental Impact Assessment

An Environmental Impact Assessment (EIA) was prepared by Sage Earth Environmental/Restoration Services in 2015. The EIA indicated that no Provincially Significant Wetlands, Significant Woodlands or Areas of Natural and Scientific Interest fall within the subject site, or within 120 m of the property. Further, Big Creek runs semi-parallel to Meloche Road on the east side of the road, approximately 200 m from the subject site. The Upper Big Creek Wetland and the Big Creek Marsh, which are both provincially significant wetlands associated with Big Creek, are located greater than 120 m from the subject site. The Detroit River is over 2 km to the west. The EIA states that given the distance of these features, the subdivision would not involve direct impacts. The subject site is outside of any significant groundwater recharge areas or highly vulnerable aquifers. The EIA found that generally the subject site is not suitable habitat for the various species found during the assessment. Overall, the EIA found that there will be no negative impact on the natural heritage features, potential species at risk individuals, potential habitat and potential habitat features.



6.7 Archaeological Assessment

A Stage 3 Archaeological Assessment was prepared by AECOM in 2014 for the Meadow View Estates Subdivision in 2014. The report documents the assessment of the study area and recommends the following:

- Stage 4 mitigation of impacts is recommended for the west locus of the Meloche Site (AaHs-108) based on the early date of occupation in this area. Avoidance and protection are the preferred options for Stage 4 mitigation, through project redesign or excluding or incorporating the area of the archaeological site into the development plan. The proponent evaluated the possibility of avoiding and protecting the site and found that it was not viable to avoid this area as it is integral to the development.
- As avoidance and protection is not a viable option it is recommended that the west locus of the Meloche Site (AaHs-108) be subject to mitigation through excavation. The purpose of Stage 4 mitigation through excavation is to document the archaeological context, cultural features and artifacts; document the removal of the archaeological sites; and to preserve the information about the archaeological site for future study. The Stage 4 mitigation must adhere to the standards presented in Section 4.2 of the Standards and Guidelines for Consultation Archaeologists (Ontario Government 2011). The excavation strategy should consist of the hand excavation of a series of one metre units in the western locus of the site placed in the areas of greatest artifact concentration and where known cultural features are located. Following hand excavation, the topsoil should be removed from the sites area by an excavator with a straight edged ditching bucket under the supervision of a licensed archaeologist. When cultural features are identified they should be fully documented and excavated by hand with soils samples collected for analysis.

The MTCS was asked to review the results and recommendations presented in this report and provide their endorsement through a Letter of Review and Entry in the Ontario Register of Archaeological Report. Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences.

6.8 Functional Servicing Report

A Functional Servicing Report was prepared by Stantec Consulting Ltd. for the Meadow View Estates Subdivision in 2026. The Report demonstrates that adequate watermain, sanitary sewer, storm sewer, and Stormwater management (SWM) infrastructure can be provided in conformity with the Town of Amherstburg Zoning By-law, Official Plan, and other relevant ordinances.

Based on the review completed, the existing and adjacent municipal servicing infrastructure has been determined to be sufficient to accommodate the proposed Meadow View Estates Subdivision Phase 3 development. The proposed development can be adequately serviced without adverse impact to the existing systems.



The design of the internal servicing infrastructure will be finalized during the detailed design stage. All sanitary and storm sewers, watermains, and stormwater management facilities will be designed in accordance with the applicable standards and requirements of the approving authorities, including the Town of Amherstburg, County of Essex, Essex Region Conservation Authority, and the Ministry of the Environment, Conservation, and Parks.

7 Planning Justification and Conclusion

The development proposal has been prepared in coordination with the Meadow View Estates Subdivision to meet the evolving needs and demands in the Town of Amherstburg. Based on the analysis of the existing policy framework, supporting studies, the planning justification discussed within this report and the recommendations provided herein, we provide the following conclusions:

- That this Planning Justification Report, along with other supporting studies, be considered as part of a complete application for an Official Plan Amendment and a Zoning By-law Amendment with consideration for the requested special provision.
- The proposed development will provide greater benefits to the broader community as it will act as a commercial focal point for the community at a major intersection, providing employment and tourism opportunities close to residents, contributing to local and provincial goals for intensification, housing supply, and the efficient use of land.
- With the addition of a medium density residential use, the proposed development would represent a compact mixed-use development that offers a wider range of housing options for all age groups, lifestyles and family structures within the community.
- The proposed development is supported by existing infrastructure and the form and character are compatible with surrounding uses.
- The proposed development will incorporate setbacks outlined in the Noise and Vibration Assessment and Air Quality Impact Study and thus is not expected to have any adverse impacts on quarry operations. In addition, the mixed-use development represents an appropriate buffer both physically and aesthetically between the residential areas and the aggregate extraction operation south of Simcoe Street.
- The EIA found that the proposed development would have no negative impacts on natural heritage features. The subject site is also not located within any significant groundwater recharge areas or highly vulnerable aquifers, making it a suitable location for a new development.
- The proposed Official Plan Amendment and Zoning By-law Amendment conforms with the purpose and vision of the Town of Amherstburg Official Plan and is consistent with the intent of the current County Official Plan and will help implement the proposed mixed-use development.
- The proposed development is consistent with the Provincial Planning Statement, 2024.



Planning Justification Report | Meloche/Simcoe Mixed-use Development
7 Planning Justification and Conclusion

- The proposed development as part of this application represents sound planning principles and aligns with Provincial and local interests. In our opinion the proposed development is in the public interest.



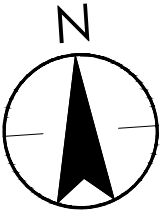
Appendix A Preliminary Concept Plan



Key Map NTS.



- Legend
- SITE BOUNDARY
 - - - 60m BLAST ZONE OFFSET
 - ▼ BUILDING ENTRANCE



MEADOWVIEW ROAD

EXISTING RESIDENTIAL

COUNTY RD 5 (MELOCHE ROAD)

RICHMOND STREET

EXISTING RESIDENTIAL

EXISTING PATH

SIMCOE STREET

EXISTING QUARRY



Stantec
400-1305 Riverbend Road
London ON N6K 0J5
Tel. 519-645-2007
www.stantec.com

Liability Note

The Contractor shall verify and be responsible for all dimensions.
DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Design Data

Proposed Use:	Commercial General (CG) with special provisions	
Units:	90 Residential units ±1,176 Commercial GFA 100 Hotel Units	
Site Area (m²)	23,468 m² / 2.347 ha	
Regulation	Required	Proposed
Lot Area (m²)	No minimum	23,468 m²
Lot Frontage (m)	No minimum	84.0 m (Meloche Road)
Front Yard Depth (m)	No minimum	25.59 m
Interior Side Yard Depth (m)	No minimum	22.10 m
Exterior Side Yard Depth (m)	No minimum	64.78 (Simcoe Street)
Rear Yard Depth (m)	7.5 m	16.10 m
Dwelling Unit Area (Minimum)	55 m²	> 55 m²
Height (Maximum)	10 m	22 m
Parking	Apartment - 1 per unit = 90 Commercial - 1 per 25m² = 48 Hotel - 1.25 per unit = 125 Total = 263	
Accessible Parking	2 spaces + 2% of the provided parking spaces = 8	Type A - 5 Type B - 6

Notes

- THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
- ONTARIO BASE MAPPING USED FOR AREAS AND DIMENSIONS. LEGAL PLAN REQUIRED FOR PRECISE CALCULATIONS.
- CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE MUNICIPALITY.
- ZONING BY LAW AMENDMENT MAY BE REQUIRED.

Revision

	By	Appd.	YY.MM.DD

Issued

File Name: 165601289_r.dwg	RT	RH	RT	26.05.11
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Permit-Seal

Client/Project

GREAT LAKES PROPERTIES
MELOCHE / SIMCOE MIXED USE DEVELOPMENTS

AMHERSTBERG, ON

Title

SITE PLAN

Project No.
165601289

Drawing No.

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Revision

SP-1

1 of 1

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Appendix B PPS 2024 Review

<i>Section</i>	<i>Policy</i>	<i>Application comments</i>
1	Introduction	
	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Prioritizing compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians.	The proposed development establishes a mixed-use building within an established settlement area, promoting the long-term sustainability of the community through increased employment and tourism opportunities. The proposed development is located to provide direct access to the existing road network without requiring additional investment in major public infrastructure. Nearby active transportation routes would be supported by additional residential density.
2.1	Planning for People and Homes	
2.1.4	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.	The proposed development includes an opportunity for residential intensification with higher-density housing types that diversify the housing mix for the surrounding neighbourhood which is predominantly single- and semi-detached houses. Additionally, the proposed development increases the supply and variety in housing forms, providing more choices for future residents and supporting the attainable housing goals. The lands are also currently available and designated for residential development, with sufficient servicing capacity.



2.1.6 a)	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 is within the growth area of the Town and provides an additional mix of commercial uses, including hotel, restaurant and retail uses, along with medium-density residential uses. The proposed development provides a compact mix of uses that provides employment opportunities for the local community.
2.2	Housing	
2.2.1b)	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 permitting and facilitating: 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents; and 2. All types of residential intensification.	The proposed development will contribute to providing a range and mix of housing options to meet project market-based housing needs of current and future residents of the Town. A higher density development provides more housing variety in an otherwise predominantly single-family residential area.
2.2.1 c)	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 promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.	The County is expected to experience population and employment growth over the planning period to 2031. Based on the County's population projection, Amherstburg should reach 25,860 population by 2031. Based on the 2021 Census data, the Town has a population of 23,524. As such, significant growth is anticipated closer to the end of the 20-year planning period. The subject site is within the Primary Settlement Area and is on full municipal water and sewage services, utilizing the existing municipal infrastructure to accommodate future growth. This represents properly managed long-range land use planning and infrastructure use which will support the needs of the growing Amherstburg community to 2031.



2.3	Settlement Areas and Settlement Area Boundary Expansions	
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 subject site is within the County's settlement area, where the land is part of an existing residential subdivision, offering road network connections to existing roads and paths.
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; c) Supportive active transportation.	The proposed development is located within a settlement area; adds residential density, supporting commercial uses such as restaurants and retail, and a hotel to the area; and optimizes the existing infrastructure in place.
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The proposed uses on the site would have economic and social benefits for the community, providing employment opportunities and an easily accessible commercial centre thus achieving a compact, pedestrian oriented and cost-effective urban form within an existing subdivision.
3.1	General Policies for Infrastructure and Public Service Facilities	
3.1.2	Before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized.	The Functional Servicing Report summarized within Section 6.8 of this report confirms that the existing and adjacent infrastructure has been determined to be sufficient to accommodate the proposed development.
3.5	Land Use Compatibility	
3.5.1	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.	A Noise and Vibration Assessment and an Air Quality Impact Study were completed, where it was found that the proposed development is compatible with the neighbouring quarry. The proposal conforms to all required setbacks from the quarry, ensuring that the long-term operation of the quarry does not impact this mixed-use development or risk to public health, and that this mixed-use development does not have an impact on the operation of the quarry.
3.6	Sewage, Water, and Stormwater	

3.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	The subject site is within the settlement area of Amherstburg, and the development will be serviced using municipal sewage and water services.
3.6.8	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, 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 green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) increase the extent and function of vegetative and pervious surfaces; f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.	The existing wetland stormwater management facility was evaluated for water quality and erosion control and quantity control, as outlined in the WERSM. The analysis demonstrates that the wet pond provides sufficient active storage to achieve greater than 24-hour detention of runoff under the WQS. In addition, modelling results indicate that, for the 100-year storm events, the maximum hydraulic grade line within the wetland remains below the high-water level of 183.05 m identified in the 2017 SWM Report. The modelling results further indicate that for the UST event, the stormwater is contained within the banks of the wet pond at 183.20 m.
4.5	Mineral Aggregate Resources	
4.5.1	Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.	The proposal conforms to all required setbacks from the quarry, ensuring that the long-term operation of the quarry is protected with the development of this site. In addition, Walker Aggregates has been consulted throughout this process.
4.5.2.4	Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.	The design of the proposed development took into consideration the operation of the quarry, ensuring that all setbacks are met for not only the public health and safety, but also to not hinder or impact the quarry.

