

**AMENDMENT NO. 23**  
**TO THE OFFICIAL PLAN**  
**FOR THE CORPORATION OF THE TOWN OF AMHERSTBURG**  
**CHANGE OF SCHEDULE 'A', 'B' and 'B-5' FOR PART OF 9538 WALKER ROAD**  
**(WOODLAND TRAILS SUBDIVISION)**

DRAFT

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**DECISION**

**With respect to Official Plan Amendment No. 23 to the Official Plan for  
The Corporation of the Town of Amherstburg  
Subsection 17(34) of the Planning Act**

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I hereby approve Amendment No. 23 to the Official Plan 2009-30 for The Corporation of the Town of Amherstburg, as adopted by By-law 2023-088.

Dated at Essex, Ontario this day            of            , 2023.

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Rebecca Belanger, MCIP, RPP  
Manager, Planning Services  
County of Essex

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AMENDMENT NO. 23 TO THE OFFICIAL PLAN OF AMHERSTBURG

I, Kevin Fox, Clerk of the Town of Amherstburg, certify that this is a/the original/duplication original/certified copy of Amendment No. 23 to the Official Plan of the Town of Amherstburg.

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CLERK – Kevin Fox

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**The Corporation of the Town of Amherstburg  
By-law 2023-088**

**Being a by-law to adopt Official Plan Amendment No. 23  
to the Official Plan for the Town of Amherstburg**

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**NOW THEREFORE** the Council of The Corporation of the Town of Amherstburg, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 23 to the Official Plan 2009-30 for the Corporation of the Town of Amherstburg, consisting of the attached explanatory text and map, is hereby adopted;
2. That the Clerk is hereby authorized and directed to make application to the Corporation of the County of Essex for approval of Amendment No. 23 to the Official Plan for the Corporation of the Town of Amherstburg;
3. This By-law shall come into force and take effect on the final passing thereof.

Read a first, second and third time and finally enacted this 11<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
Michael Prue, Mayor

\_\_\_\_\_  
Kevin Fox, Clerk

## **2.0 THE CONSTITUTIONAL STATEMENT**

PART A – THE PREAMBLE does not constitute part of this amendment.

PART B – THE AMENDMENT consisting of the following text and map, constitutes Amendment No. 23 to the Official Plan for The Corporation of the Town of Amherstburg.

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**AMENDMENT NO. 23**  
**TO THE OFFICIAL PLAN**  
**FOR THE CORPORATION OF THE TOWN OF AMHERSTBURG**

**3.0 PART A - THE PREAMBLE**

**3.1 Purpose of the Amendment**

Official Plan Amendment No. 23 will re-designate lands known as Part of 9538 Walker Road (Woodland Trails Subdivision) from 'Low Density Residential' to 'Woodlots' designation in the Official Plan for the Corporation of the Town of Amherstburg.

**Location of Lands**

This OPA applies to the following land use designations depicted on Schedule A, B and B-5 in the Official Plan:

- i) Legal description: Part Lot 7, Concession 8; Part 1 on 12R-22304, Town of Amherstburg;
- ii) Municipal address: Part of 9538 Walker Road, Town of Amherstburg.

**3.2 Basis of the Amendment**

An Official Plan Amendment (OPA) is requested to change the policy framework applied to the subject property from 'Low Density Residential' to 'Woodlots' to protect the existing woodlots from development. The OPA is requested as fulfillment of one of the conditions for development for the Woodland Trails Subdivision.

An Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) were received by MGV Developments (McGregor) Inc. and requested to support the development of the site for residential development. The OPA and ZBA will protect the existing woodlots from development while permitting the remainder of the site to be developed as a residential subdivision.

The subject lands are currently vacant. The site will accommodate two phases of residential development, with the first phase accommodating 74 lots for single detached residential units, one block for a pumping station, three blocks for future residential development, two blocks for commercial uses, four blocks for natural heritage protection and one block for a stormwater management facility.

Review and evaluation of the proposed development was placed in context of the Provincial Policy Statement 2020 (PPS) and was considered to be consistent with

provincial policy direction. Specifically, the development is consistent with provincial housing policies and provides for healthy community initiatives. The OPA provides for the protection of natural features for the long term.

Official Plan Amendment No. 23 establishes a policy framework within the 'Woodlots' policies for the subject lands. The Official Plan Amendment No. 23 establishes a natural heritage protection framework for the woodlot areas within the proposed development.

The proposed development, through the adoption of the Official Plan Amendment No. 23, will conform with the relevant policies of the County of Essex Official Plan policies and the Town of Amherstburg Official Plan policies by: promoting development that is pedestrian oriented with services and amenities available for residents from all cultural, social and economic background; by efficiently and effectively utilizing existing infrastructure for the development of new residential units; and by providing for residential intensification of land within a secondary settlement area. The proposed OPA will provide for protection of the woodlots and will recognize the special environmental features of the subject lands, as they relate to one another and will protect these areas as components of a larger landscape feature.

The Official Plan Amendment No. 23 will provide a policy framework for the implementing bylaw amendment 2023-087. By-law 2023-087 provides a regulatory framework that will establish regulations under the 'Environmental Protection (EP)' zone provisions.

## **4.0 PART B – THE AMENDMENT**

### **4.1 Details of the Amendment**

All of this part of the document, entitled ‘Part B – The Amendment’ consisting of the following text and Schedule ‘A’ constitutes Official Plan Amendment No. 23 to the Official Plan for the Town of Amherstburg.

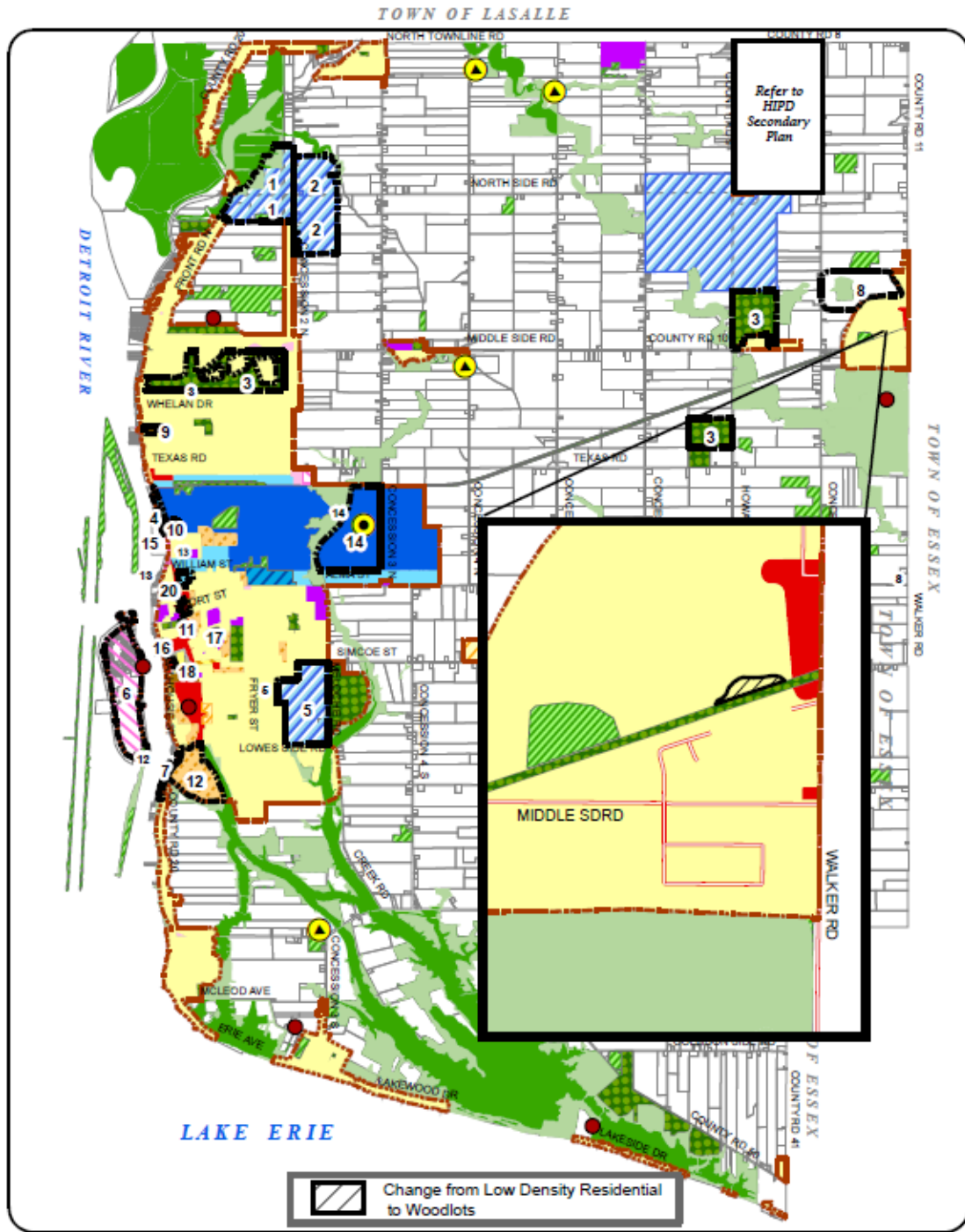
The Official Plan of the Town of Amherstburg is amended as follows:

“Property known municipally as Part of 9538 Walker Road is hereby re-designated from ‘Low Density Residential’ designation to ‘Woodlots’ designation on Schedule ‘A’, ‘B’ and ‘B-5’ to the Official Plan for the Town of Amherstburg and as shown on Schedule ‘A’, ‘B’ and ‘B-5’ attached hereto.”

### **4.2 Implementation of the Amendment**

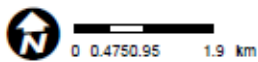
Official Plan Amendment No. 23 will be implemented through Bylaw 2023-087, an amendment to Zoning By-law 1999-52.

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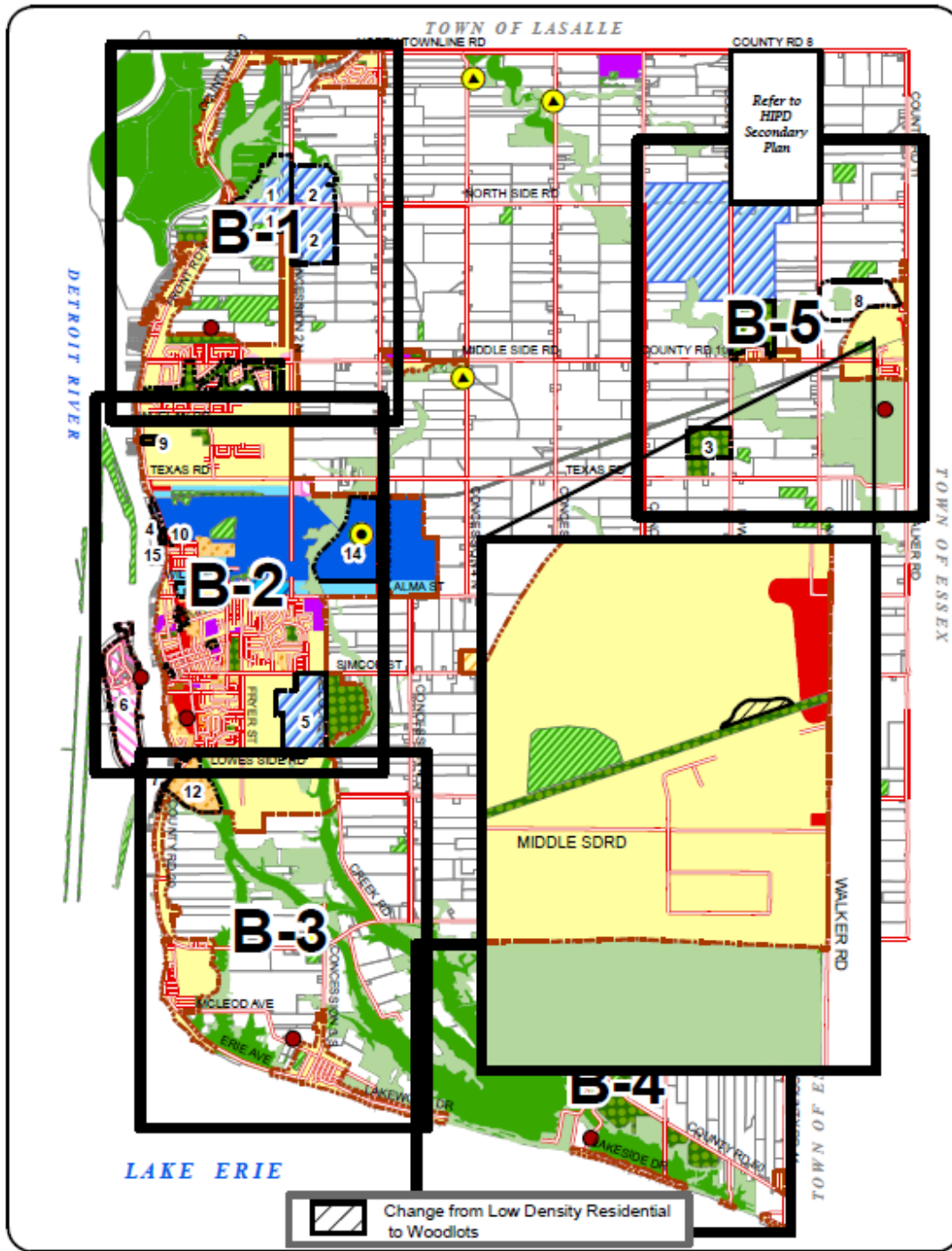
**TOWN OF AMHERSTBURG  
OFFICIAL PLAN**

**SCHEDULE "A"  
LAND USE PLAN**



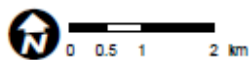
**Legend**

- Agricultural
  - Settlement Area Boundary
  - Provincially Significant Wetlands
  - Natural Environment
  - Woodlots
  - Low Density Residential
  - High Density Residential
  - Medium Density Residential
  - Office Residential
- Heritage Residential
  - Modular Home Residential
  - Neighbourhood Commercial
  - General Commercial
  - Special Industrial
  - Light Industrial
  - Heavy Industrial
  - Extractive Industrial
  - Institutional
- Recreational Development
  - Open Space
  - Special Policy
  - Closed Landfill Site
  - Open Landfill Site
  - Sewage Treatment Facility



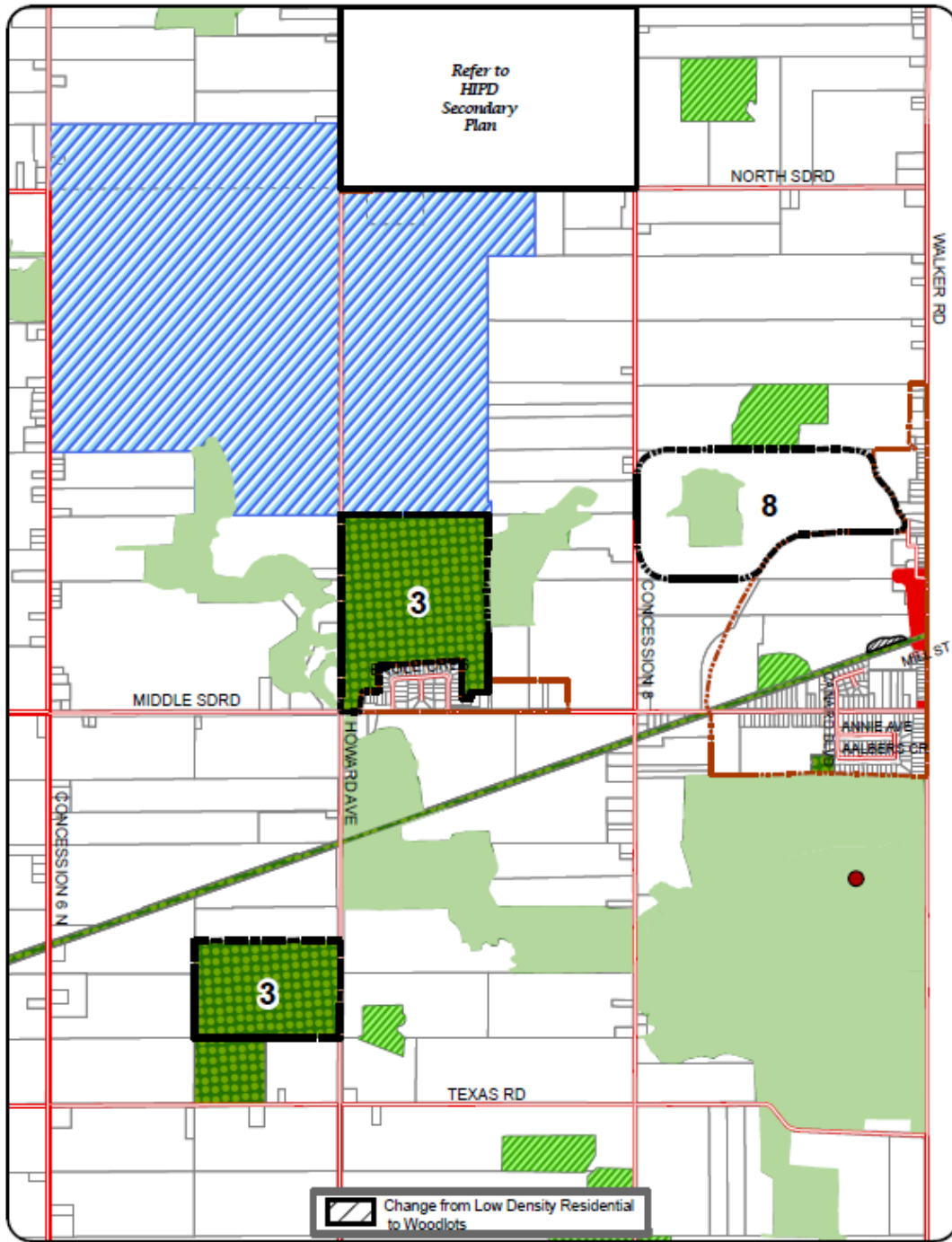
**TOWN OF AMHERSTBURG  
OFFICIAL PLAN**

**SCHEDULE "B"  
(Index Map)  
LAND USE PLAN**

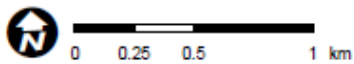


**Legend**

Agricultural	Heritage Residential	Recreational Development
Settlement Area Boundary	Modular Home Residential	Open Space
Provincially Significant Wetlands	Neighbourhood Commercial	Special Policy
Natural Environment	General Commercial	Closed Landfill Site
Woodlots	Special Industrial	Open Landfill Site
Low Density Residential	Light Industrial	Sewage Treatment Facility
Medium Density Residential	Heavy Industrial	
High Density Residential	Extractive Industrial	
Office Residential	Institutional	



**TOWN OF AMHERSTBURG**  
**OFFICIAL PLAN**  
**SCHEDULE "B-5"**  
**LAND USE PLAN**



Legend					
	Agricultural		Heritage Residential		Recreational Development
	Settlement Area Boundary		Modular Home Residential		Open Space
	Provincially Significant Wetlands		Neighbourhood Commercial		Special Policy
	Natural Environment		General Commercial		Closed Landfill Site
	Woodlots		Special Industrial		Open Landfill Site
	Medium Density Residential		Light Industrial		Sewage Treatment Facility
	High Density Residential		Heavy Industrial		
	Office Residential		Extractive Industrial		
			Institutional		