

**AMENDMENT NO. 26  
TO THE OFFICIAL PLAN  
FOR THE CORPORATION OF THE TOWN OF AMHERSTBURG**

**SPECIAL POLICY AREA and CHANGE OF SCHEDULE 'A', and 'B-2' FOR 300  
VICTORIA STREET**

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**DECISION**

**With respect to Official Plan Amendment No. 26 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. 26 to the Official Plan 2009-30 for The Corporation of the Town of Amherstburg, as adopted by By-law 2025-024.

Dated at Essex, Ontario this day                      of                      , 2025.

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

AMENDMENT NO. 26 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. 26 to the Official Plan of the Town of Amherstburg.

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CLERK – Kevin Fox

**The Corporation of the Town of Amherstburg  
By-law 2025-024**

**Being a by-law to adopt Official Plan Amendment No. 26  
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. 26 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. 26 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 24<sup>th</sup> day of March, 2025.

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Michael Prue, Mayor

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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. 26 to the Official Plan for The Corporation of the Town of Amherstburg.

**AMENDMENT NO. 26**  
**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. 26 will re-designate lands known as 300 Victoria Street from 'Low Density Residential' to 'General Commercial with Special Policy Area #24' 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, and B-2 in the Official Plan:

- i) Legal description: Part Lot 2, Concession 1; Part 2 on 12R-18093, Town of Amherstburg;
- ii) Municipal address: 300 Victoria Street, 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 'General Commercial with Special Policy Area #24' to allow for a mixed-use building with ground floor commercial and residential.

An Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) were received from Valente Development Corporation and requested to support the development of the site for mixed-use building.

The subject lands are currently occupied by the structure formerly known as the Amherstburg Fighting Island Boxing Club. The existing structure will be demolished. The site will accommodate a new mixed-use building.

Review and evaluation of the proposed development was placed in context of the Provincial Planning Statement 2024 (PPS, 2024) and was considered to be consistent with provincial policy direction.

Official Plan Amendment No. 26 establishes a policy framework within the 'General Commercial' policies for the subject lands and 'Special Policy Area #24' establishes

permissions for some ground floor residential to be permitted in addition to the commercial use(s) on the ground floor.

The proposed development, through the adoption of the Official Plan Amendment No. 26, will conform with the relevant policies of the County of Essex Official Plan 2014 and the adopted County of Essex Official Plan 2024 (pending Approval) policies and the Town of Amherstburg Official Plan policies to allow for a mixed-use development that intensifies the land use on a primary corridor that is an area in transition located next to a secondary school and in proximity to two elementary schools and in a pedestrian-friendly neighbourhood. Furthermore, the proposed development will contribute to the Simcoe Street Primary Corridor being developed as a complete community with compact built form.

The Official Plan Amendment No. 26 will provide a policy framework for the implementing bylaw amendment 2025-025. By-law 2025-025 provides a regulatory framework that will establish regulations under the 'Commercial General Special Provision 20(CG-20)' zone provisions.

## **4.0 PART B – THE AMENDMENT**

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

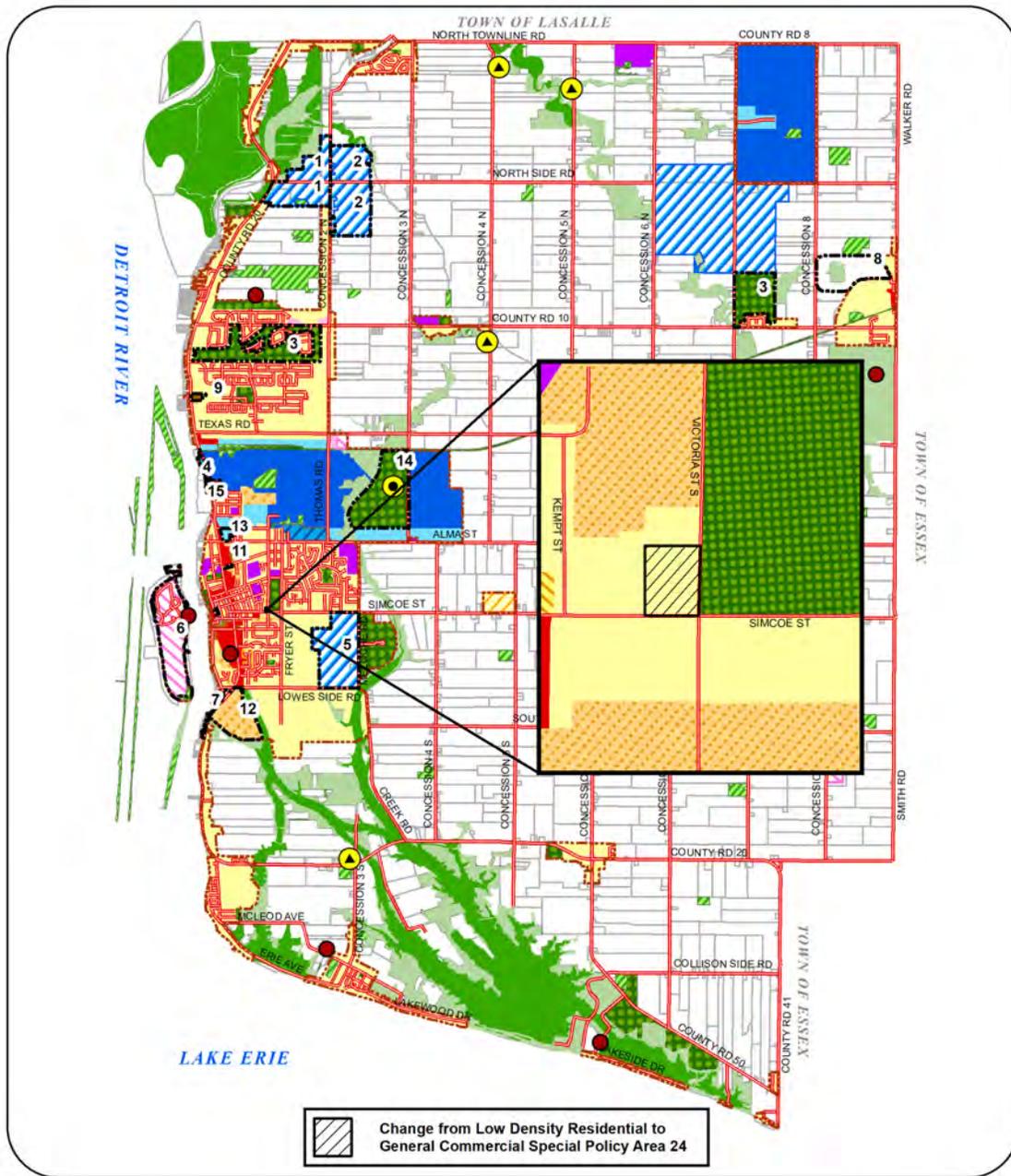
All of this part of the document, entitled 'Part B – The Amendment' consisting of the following text and Schedule 'A' constitutes Official Plan Amendment No. 26 to the Official Plan for the Town of Amherstburg.

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

1. "Property known municipally as 300 Victoria Street is hereby re-designated from 'Low Density Residential' designation to 'General Commercial Special Policy Area #24' designation on Schedule 'A', and 'B-5' to the Official Plan for the Town of Amherstburg and as shown on Schedule 'A', and 'B-2' attached hereto."
2. Section 4.4.3 Commercial Special Policy Areas is amended by adding the following text after subsection (9):
  - a. "Lands designated as Special Policy Area 24 on Schedules "A" and "B-2", located at the municipal address known as 300 Victoria Street, shall be developed in accordance with the 'General Commercial' policies, with the addition to permit both commercial uses on the first floor with residential uses on the first floor and above. The intent of this Special Policy Area is that commercial uses will exist on the first floor and residential uses may also exist on the first floor in addition to the commercial uses."

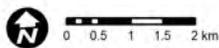
### **4.2 Implementation of the Amendment**

Official Plan Amendment No. 26 will be implemented through Bylaw 2025-025, an amendment to Zoning By-law 1999-52.

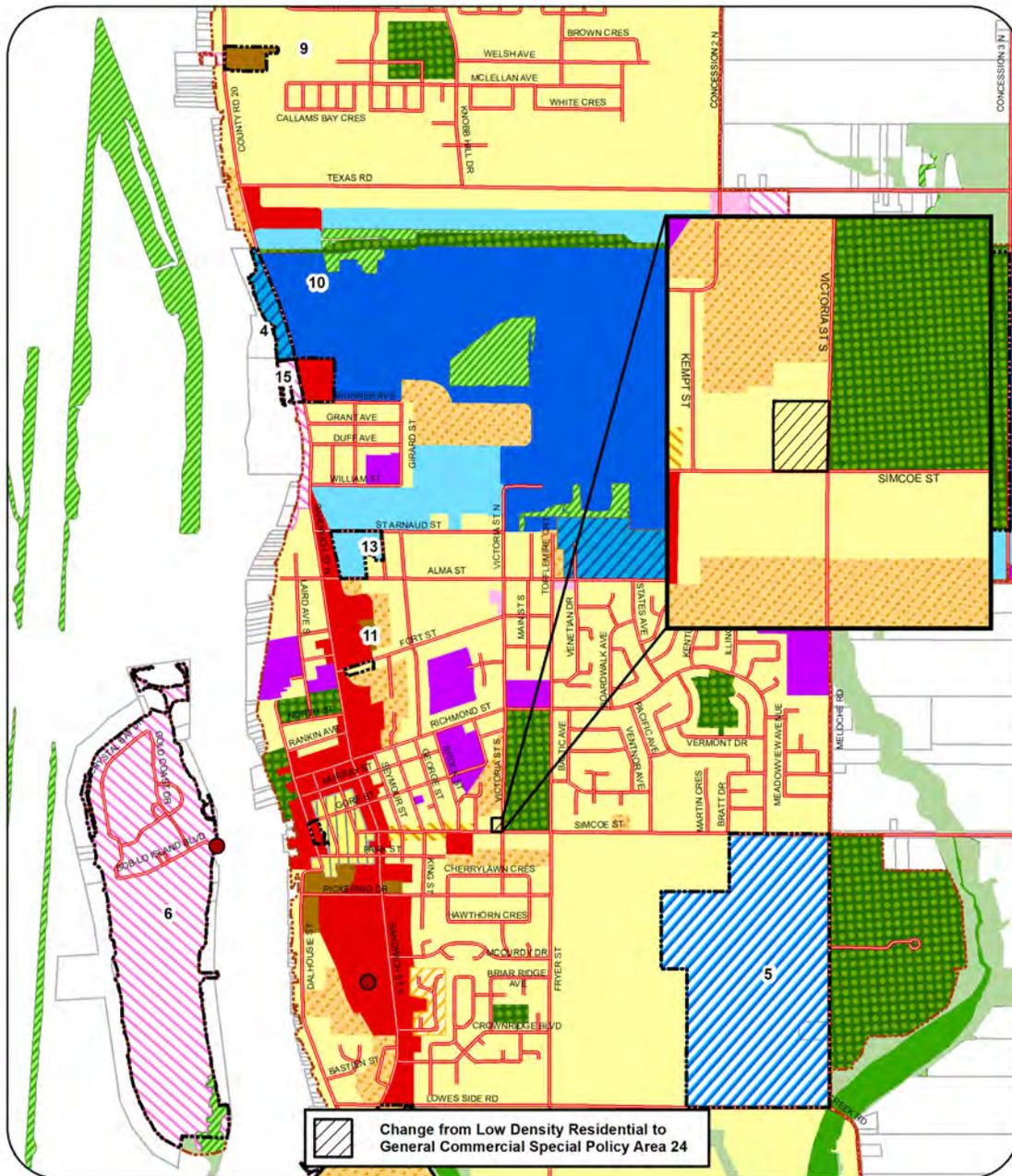


**TOWN OF AMHERSTBURG  
OFFICIAL PLAN**

**SCHEDULE "A"  
LAND USE PLAN**



- |                                   |                          |                           |
|-----------------------------------|--------------------------|---------------------------|
| Agricultural                      | Heritage Residential     | Recreational Development  |
| Settlement Area Boundary          | Modular Home Residential | Open Space                |
| Provincially Significant Wetlands | Neighbourhood Commercial | Special Policy Area       |
| 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-2"  
LAND USE PLAN**



- |                                   |                          |                           |
|-----------------------------------|--------------------------|---------------------------|
| Agricultural                      | Heritage Residential     | Recreational Development  |
| Settlement Area Boundary          | Modular Home Residential | Open Space                |
| Provincially Significant Wetlands | Neighbourhood Commercial | Special Policy Area       |
| 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            |                           |