



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF DEVELOPMENT SERVICES

Mission Statement: As stewards of the Town of Amherstburg, we strive to improve the quality of life of all residents through the delivery of effective, efficient, and affordable services.

Author's Name: Sarah French	Report Date: April 11, 2025
Author's Phone: 519 736-5408 ext. 2145	Date to Council: April 29, 2025
Author's E-mail: sfrench@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Zoning By-law Amendment ZBA-06-25 for V/L Victoria Street S.

1. **RECOMMENDATION:**

It is recommended that:

1. **By-law 2025-021** being a by-law to amend Zoning By-law No. 1999- 52, to amend the zoning for the subject lands located at V/L Victoria Street S., be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

2. **BACKGROUND:**

The Town is in receipt of an application for a Zoning By-law Amendment to By-law 1999-52, as amended, from 2713271 Ontario Inc. c/o Akbar Bapoo and associated agents, Imperium Builds c/o Antonio Neves and Dillon Consulting Limited c/o Melanie Muir. The subject lands are located on the east side of Victoria Street S., north of 320 Richmond Street, and are municipally known as V/L Victoria Street S.

A Statutory Public Meeting under the Planning Act was held March 24, 2025, at which comments and questions were received from members of Council that are addressed in the Discussion portion of this report.

In preparing this report to Council, administration has reviewed the submission and the following documents:

- Planning Act, R.S.O. 1990
- Provincial Planning Statement 2024

- County of Essex Official Plan (2014)
- Locally Adopted County of Essex Official Plan (2024)
- Town of Amherstburg Official Plan
- Town of Amherstburg Zoning By-law 1999-52
- Written and Oral comments received

3. DISCUSSION:

This rezoning, if approved, change the zoning of the subject lands noted above from the “**Residential First Density (R1) Zone**” to “**Special Provision Residential Third Density (R3-4) Zone**”.

The effect of the amendment will be to allow additional residential uses on the subject lands, specifically semi-detached dwellings, and all other residential uses as permitted by the Residential Third Density (R3) zone, with a special provision to allow a minimum lot frontage of 16.75 m for a semi-detached dwelling and a minimum lot frontage of 8 m for a semi-detached dwelling unit.

The current R1 zoning does not permit a semi-detached dwelling, therefore the rezoning will facilitate the development of two semi-detached dwellings on the subject lands for a total of four (4) dwelling units, where two (2) single detached dwelling units are currently permitted. All other requirements of the Residential Third Density (R3) Zone provisions will be maintained.

Statutory Public Meeting Follow-up

Administration has addressed the questions and concerns raised at the Statutory Public Meeting through a table located below.

Table 1: Comments from the Statutory Public Meeting regarding the Zoning By-law Amendment proposed for VL Victoria St. S.

Comments and Concerns Received	Administrative Response
<p>What is the general density of housing in the area? Are there other semi-detached dwellings?</p>	<p>There are multiple uses along or abutting Victoria Street S., in the general area of the proposed development. Multiple residential dwelling units exist at 286 Victoria Street S. and 184 Victoria Street S. North Star High School is located at 330 Simcoe, the Town’s hub community center is located at 320 Richmond and a wide variety of other uses exist in the area. The property is also located in close proximity to the apartment building on the corner of Brock Street and Richmond Street. The surrounding area of the subject site has a wide variety of uses. The uses to the north of the subject site are predominately single detached dwellings. The proposed development provides a transition between the higher density uses located to the south of the</p>

	subject site and the lower density uses to the north. Additionally, semi-detached dwellings are considered a low density residential use in the Town's Official Plan.
Are the existing lots wide enough to accommodate a semi-detached dwelling?	The requested relief is to reduce the lot frontage for the semi-detached dwelling from 18 m to 16.75 m, a 1.25 m reduction in required lot frontage. Additionally, the requested relief will reduce the frontage of the individual units from 8.5 m to 8 m, a reduction of 0.5 m. The existing lots on the subject land are fairly deep (approximately 58 m), meaning that the lots are larger than the minimum lot size required by the R3 Zone for a semi-detached dwelling. Each lot is approximately 970 sq.m. The R3 zone requires a minimum lot size of 650 sq.m. for a semi-detached dwelling and 280 sq.m. for the semi-detached dwelling unit. Additionally, the applicants were able to design the dwellings to comply with all other provisions of the zoning by-law, including lot coverage, minimum landscaped open space and setbacks. Therefore, it was determined that the lots were the appropriate size to accommodate the proposed semi-detached dwellings.
How many parking spots are being proposed?	The dwelling units are being designed to allow for three parking spots on the driveway in front of the dwelling and one parking space within the garage. The Zoning By-law requires two parking spaces per semi-detached dwelling unit. Therefore, the proposal will provide the required parking as per the Zoning By-law plus additional parking spots.
Is there enough landscaped open space on the property? It appears that a large amount of the front yard is paved.	The proposal provides for a maximum driveway width of 50% of the lot frontage from the front property line to the required front yard setback (6 m) where it is then permitted to flare out behind the 50% maximum. Each unit will have a portion of the front yard as landscaped open space and the rear yard maintained as landscaped open space. The future home owners will be required to maintain a minimum of 30% of the property as landscaped open space.

PLANNING ANALYSIS

Planning Act (R.S.O. 1990)

The purposes of the Planning Act are;

“(a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
(b) to provide for a land use planning system led by provincial policy;
(c) to integrate matters of provincial interest in provincial and municipal planning decisions;
(d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
(e) to encourage co-operation and co-ordination among various interests;
(f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 3-50”

The proposal is consistent with Section 2 of the Planning Act which requires that the Council have regard to matters of provincial interest including (the following are excerpts from Section 2 of the Planning Act that apply to this development):

- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems
- the orderly development of safe and healthy communities
- the adequate provision of a full range of housing, including affordable housing
- the appropriate location of growth and development

The development is located within the settlement area with full municipal services. The proposed rezoning is providing for intensification of the land within the existing serviced area. There is adequate municipal water and municipal sanitary and storm sewer capacity to service the development. The amendment provides for additional housing in an alternative form to the predominately single detached dwelling found throughout much of the Town.

Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 is a policy statement issued under the authority of section 3 of the *Planning Act* and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The Provincial Planning Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Planning Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The following policy excerpts from the Provincial Planning Statement are particularly applicable to the subject application:

In Chapter 1, the Introduction summarizes the vision for the province and includes the following statement, “Ontario’s land use planning framework, and the decisions that are made, shape how our communities grow and prosper. 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.”

Chapter 2 discusses housing and is entitled, Building Homes, Sustaining Strong and Competitive Communities.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

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.

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) support active transportation;

d) are transit-supportive, as appropriate; and

e) are freight-supportive.

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.

4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.

6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

The proposed zoning by-law amendment is consistent with the Provincial Planning Statement as it facilitates greater residential intensification within a settlement area. The lots will be serviced with municipal water, municipal storm sewers and municipal sanitary sewers. The application is consistent with the Provincial Planning Statement which speaks to managing and directing land use to achieve efficient development and land use patterns. The Provincial Planning Statement encourages compact built form and intensification in areas with full municipal services. The proposal encourages efficient use of land and higher density than what was previously permitted on the subject lands.

The above sections of the Provincial Planning Statement, 2024 have been reviewed and taken into consideration in the formulation of the professional planning recommendations in Section 1 of this report.

County of Essex Official Plan 2014

The County of Essex Official Plan was adopted on February 19, 2014 and was approved by the province on April 28, 2015. All lower tier Official Plans or amendments must comply with the policies of the upper tier Official Plan (County). The applicable County policies that should be considered when assessing the merits of the subject Zoning By-law Amendment include:

Section 1.5 Goals for a Healthy County outline the following:

- To direct the majority of growth (including intensification and affordable housing), and investment (infrastructure and community services and facilities) to the County's Primary Settlement Areas. These Primary Settlement Areas will serve as focal points for civic, commercial, entertainment and cultural activities.*
- To encourage reduced greenhouse gas emissions and energy consumption in the County by promoting built forms and transportation systems that create more sustainable, efficient, healthy, and liveable communities.*
- To create more mixed use, compact, pedestrian-oriented development within designated and fully serviced urban settlement areas.*

- *To provide a broad range of housing choices, employment and leisure opportunities for a growing and aging population.*
- *To prohibit urban forms of development outside of designated “Settlement Areas” and discourage urban development in areas with partial municipal services.*

Section 2.2 Growth Management notes the following:

The health of the County requires that long-range land use planning and infrastructure investment are properly managed in a way that will:

- *Direct non-resource related growth and development to settlements where it can be serviced, with a particular emphasis on Primary Settlement Areas.*
- *It is the fundamental policy of this Plan to promote healthy and diverse communities where County residents can live, work and enjoy recreational opportunities. In this regard, every attempt should be made to optimize and make efficient use of existing infrastructure.*

Section 3.2.4.1 Primary Settlement Areas Policies outline the following:

The following policies apply to Primary Settlement Areas:

- Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.*
- Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).*
- Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan.*
- 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 Official Plan that are in effect at the time of approval of this Plan.*
- Expansions of the boundaries of a Primary Settlement Area shall only occur in accordance with the Local Comprehensive Review policies in Section 3.2.3.1 of this Plan. An amendment to this Plan and the local Plan shall be required to alter the boundary of any “Settlement Area”.*
- Downtown/Uptown areas should maintain and/or enhance the existing character of these areas. Mixed-use development and an accessible pedestrian oriented streetscape are encouraged. The preparation of Community Improvement Plans are also encouraged.*
- The County encourages the redevelopment of brownfield properties.*
- All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.*
- Cost effective development patterns and those which will minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.*
- The County supports universal physical access and encourages the building industry to incorporate such features into new structures.*

The proposed Zoning By-law Amendment is in conformity with the 2014 County of Essex Official Plan as it provides for intensification of residential development on full services within the existing primary settlement area.

County of Essex Official Plan 2024

The County of Essex adopted a new Official Plan on November 6, 2024. The Official Plan is awaiting final adoption by the Ministry of Municipal Affairs and Housing.

All lower tier Official Plans or amendments must comply with the policies of the upper tier Official Plan (County). The applicable County policies that should be considered when assessing the merits of the subject Zoning By-law Amendment include:

Principle 2: Housing Supply, Housing Choice and Housing Affordability

A wide range of housing options will be provided to meet the needs of the growing and increasingly diverse population in the County. Increasing housing supply and housing choices is important to support the growing economy, aging population, and to create housing that is affordable and equitable to County residents, to support Essex residents in staying in Essex and its communities throughout their lives, and to support the growing population.

4.0 Growth and Settlement Areas

The County of Essex has a strong foundation for growth for housing and jobs. Growth is identified for every municipality in the County, providing opportunities for a range of housing, broader choices in employment, access to services and public spaces – supporting complete communities in every municipality.

The County's growth strategy is focused on Settlement Areas. Primary Settlement Areas are those communities in the County where the majority of growth will be concentrated. These areas include places for housing, schools, parks, commercial areas, industrial areas, trails, and more. Primary Settlement Areas are the communities where most of the County's residents live, work, play, and shop. Primary Settlement Areas provide municipal sewer and water services, and support greater access to parks, schools, and multimodal transportation, including active transportation options.

- a) Ensuring the efficient use of land and optimizing the supply of land in settlement areas, and minimizing the use and conversion of agricultural land for urban purposes;*
- b) Planning for intensification with efficient use of existing land, infrastructure and services that supports the creation of: more affordable rental and ownership Housing; walkable, bikeable, and transit-ready main streets, districts and corridors; and mixed income neighbourhoods;*
- c) Planning for densities and housing types that achieve a broader range of housing options for all household sizes, including affordable and market-based housing; and,*

- d) *Ensuring that growth takes place in a sustainable manner that contributes to the long-term financial, social and environmental well-being of the County of Essex and its constituent Local Municipalities.*

4.A.2 – Primary Settlement Areas

4.A.2.1 Primary Settlement Areas are the largest communities and are the traditional centres of settlement and commerce in the County. It a priority for the County to focus growth and investment in Primary Settlement Areas. The locations and boundaries of Primary Settlement Areas within the County have been identified on Schedule “A-2”. Primary Settlement Areas are Strategic Growth Areas.

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.2.3 Primary Settlement Areas shall provide full municipal sewage services, municipal water services, stormwater management services, and a wide range of land uses and densities with a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups. Primary Settlement Areas shall be designed to be walkable communities with densities, land uses, road patterns and built forms that can support active transportation and public transit.

4.A.2.4 Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan for Primary Settlement Areas to achieve complete communities.

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.2.7 Downtown/Uptown areas should maintain and/or enhance their existing character. Mixed-use development and an accessible pedestrian-oriented streetscape are supported through the identification of Mixed-Use Corridors in Primary Settlement Areas. The preparation of Community Improvement Plans are also encouraged.

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.2.11 The County supports universal accessibility in the built environment and encourages the building industry to incorporate such features into new structures that support potential for all residents to equitably participate in the community.

4.A.2.12 Development in Primary Settlement Areas will integrate land use planning, fiscal planning, and infrastructure planning to responsibly manage forecasted growth and to support:

- a) A diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market bases and affordable housing needs.*
- b) Opportunities for the integration of gentle density, and a mix and range of housing options that considers the evolving character of residential neighbourhoods.*
- c) Implementation of Infrastructure Master Plans for planned growth, including a financial strategy to implement the Infrastructure Master Plans.*
- d) Asset Management Plans.*

4.A.5 – Intensification

4.A.5.1 The County and the Local Municipalities shall plan for a residential intensification target of 30% of new housing units to be achieved. Intensification shall consider the density targets in Policy 4.A.6.2 as a minimum.

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.

4.A.5.5 Local Municipalities shall identify where the “missing middle” can be accommodated to provide more affordable medium density options for Essex County, and should pre-zone such lands to expedite and streamline the approval of this important housing built form.

The proposed Zoning By-law Amendment is in conformity with the 2024 County of Essex Official Plan as it provides for intensification of residential development on full services within the existing primary settlement area.

Town of Amherstburg Official Plan

The subject lands are designated Low Density Residential in the Town of Amherstburg’s Official plan. The applicable excerpts from the Official Plan are as follows:

4.3.1 Low Density Residential Areas

Areas designated as Low Density Residential shall be limited to single detached, semidetached, duplex, or converted dwelling units, home occupation uses and public uses.

Notwithstanding the above policy, vacant tracts of land greater than 5 hectares in size and designated Low Density Residential may be developed for Medium or High-Density Residential uses if they can meet the criteria outlined in Subsection 4.3.1(3).

(1) Maximum Density

Although the existing densities within areas designated Low Density Residential are in the order of 6 to 12 units per hectare, smart growth encourages a more cost-effective development pattern to better utilize services and the land base. In a desire to promote more efficient use of the land, the maximum density for single detached developments shall be 15 units per hectare and the maximum density for semi-detached development and conversions shall be 22 units per hectare. The overall maximum density shall not exceed 19 units per gross hectare.¹ In keeping with the Provincial Policy Statement regarding intensification, in the older established portions of Amherstburg, a reduced lot frontage may be considered in the Zoning By-law where sufficient lot depth is available to accommodate new low-density residential units/lots.

In areas where the criteria of Subsection 4.3.1(3) have been achieved, the density policies for the Medium Density Residential designation or the High-Density Residential designation shall apply.

Low Density Residential may be placed in separate zoning categories in the implementing Zoning By-Law.

¹For the purposes of this Plan, a 'gross hectare of land' means residential building land plus the required landscaping, off-street parking, road allowances, and required amenities.

The proposed use of semi-detached dwellings and the proposed density of 15 units per gross hectare (approximately 21 units per net hectare) of the subject lands conforms to the Low Density Residential designation of the property. The increased density promotes a more efficient use of land.

Zoning By-law 1999-52, as amended

The subject lands are currently zoned Residential First Density (R1) Zone. The proposed Zoning By-law Amendment is proposing to change the zoning of the subject lands to Special Provision Residential Third Density (R3-4) Zone. The special provisions will provide for:

- A decreased minimum lot frontage for a semi-detached dwelling from 18 m to 16.75 m; and,
- A decreased minimum lot frontage for a semi-detached dwelling unit from 8.5 m to 8 m.

All other requirements of the R3 zone will be maintained.

The proposed special provisions are appropriate for the subject site due to the large size and depth of the lots. The applicants have shown that they can design the semi-detached dwellings to meet all other requirements of the Zoning By-law including lot coverage, landscaped open space and setbacks. The proposed reduced frontage will not result in a lot that is unbuildable or requires multiple variances from the by-law. The proposed amendment appears to maintain the intent of the Zoning By-law.

4. RISK ANALYSIS:

There is a risk that a decision on a zoning matter is appealed to the Ontario Land Tribunal. The risks noted below provides further clarity on this depending on the recommendation and Council decision on the matter.

Administration's Recommendation	Decision of Council	Who can appeal the decision to OLT.*	Costs to the Town if Appealed
Recommend approval	Approve the Recommendation	The Applicant who requested the zoning amendment and the Minister.	Legal consulting and Administrative time to defend the decision before OLT.
Recommend to deny the application	Approve the Recommendation	The Applicant who requested the zoning amendment and the Minister.	Planning and legal consulting services to defend Council's decision and legal consulting and Administrative time to defend Administration's recommendation before OLT.
Recommend approval	Refuse the Recommendation Note: The Planning Act defines a tied vote as a refusal.	The Applicant who requested the zoning amendment and the Minister.	Planning and legal consulting services to defend Council's decision and legal consulting and Administrative time to defend Administration's recommendation before OLT.
Recommend to deny the application	Refuse the Recommendation Note: The Planning Act defines a tied vote as a refusal.	The Applicant who requested the zoning amendment and the Minister.	Legal consulting and Administrative time to defend the decision before OLT.
Recommend to approve (or deny)	Request to defer decision on the grounds of requiring additional information.	The Applicant who requested the zoning amendment and the Minister.	In this scenario it allows for the applicant to consider if the additional information requested by Council, rather than an OLT hearing is preferred. As OLT hearings are costly and time consuming the applicant may elect to provide the additional information. If that is the direction the Town may need to

			refund the application fee, noting the refund is also less costly for the Town than an OLT hearing.
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5. FINANCIAL MATTERS:

All costs associated with the application are the responsibility of the Applicant. Should Council’s decision be appealed to the Ontario Land Tribunal, the Town will incur costs, as noted above. OLT appeals of any nature can be costly with estimated costs of a hearing at \$6,000/day, noting that those daily costs will likely be higher if Town Administration is required to be before OLT as both witnesses for an Applicant and defense of a decision.

6. CONSULTATIONS:

The Notice of Public Meeting was published in the local newspaper and circulated to the required agencies, property owners and municipal departments in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P. 13 and associated regulations. The circulation map and list of properties within the 120m circulation radius are attached as Appendix H for information.

7. CORPORATE STRATEGIC ALIGNMENT:

Vision: Preserving our past while forging our future.

<i>Amherstburg Community Strategic Plan 2022 - 2026</i>	
<p style="text-align: center;">PILLAR 1 Deliver Trusted & Accountable Local Government</p> <ul style="list-style-type: none"> <input type="checkbox"/> Improve trust between council and staff, and residents, by strengthening governance and internal accountability structures. <input type="checkbox"/> Deliver transparent and efficient financial management. <input type="checkbox"/> Increase effective communication and engagement with residents. <input type="checkbox"/> Develop our staff team, resources, and workplace culture. <input checked="" type="checkbox"/> Continue to deliver strong core municipal services. <input type="checkbox"/> Ensure Amherstburg is an inclusive accessible and welcoming community committed to reconciliation. 	<p style="text-align: center;">PILLAR 3 Encourage Local Economic Prosperity</p> <ul style="list-style-type: none"> <input type="checkbox"/> Encourage development of commercial and industrial lands. <input type="checkbox"/> Continue to promote local tourism industry, especially overnight accommodation. <input type="checkbox"/> Continue to facilitate downtown development for residents and visitors. <input type="checkbox"/> Continue to leverage partnership opportunities with other provincial, federal, and local governments, agencies, and organizations.

<p style="text-align: center;">PILLAR 2 Invest in Community Amenities and Infrastructure</p> <ul style="list-style-type: none"> <input type="checkbox"/> Maintain safe, reliable and accessible municipal infrastructure and facilities. <input type="checkbox"/> Increase access to recreation opportunities for all ages. <input type="checkbox"/> Finalize and execute plans for town-owned lands (e.g. Duffy’s site, Belle Vue) <input type="checkbox"/> Create public access to water and waterfront <input type="checkbox"/> Prioritize opportunities to reduce environmental impacts of Town operations and increase Town resilience to climate change. 	<p style="text-align: center;">PILLAR 4 Shape Growth Aligned with Local Identity</p> <ul style="list-style-type: none"> <input type="checkbox"/> Define and communicate a vision for the Town’s future and identity. <input type="checkbox"/> Promote and plan for green and “climate change ready” development. <input checked="" type="checkbox"/> Review and implement policies that promote greater access to diverse housing. <input type="checkbox"/> Protect the Town’s historic sites and heritage. <input type="checkbox"/> Preserve the Town’s greenspaces, agricultural lands, and natural environment.

8. CONCLUSION:

It is the opinion of administration that the Zoning By-law Amendment allows for the appropriate development of the subject lands, is consistent with the provisions of the Planning Act, is consistent with the policies of the Provincial Planning Statement 2024, conforms with the policies of the County of Essex Official Plan and the Town of Amherstburg Official Plan and maintains the intent of the Town of Amherstburg Zoning By-law.

Administration recommends that Zoning By-law 2025-021 be approved by Council, given three readings and finally passed and the Mayor and Clerk be authorized to sign same.



Sarah French
Planner

SF

Report Approval Details

Document Title:	Zoning By-law Amendment ZBA-06-25 for VL Victoria Street S.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Zoning Bylaw Amendment Application 2025 - Victoria St_Redacted-RM.pdf- Appendix B - ZBA-06-25 Aerials-RM.pdf- Appendix C - Victoria Street Site Plan-RM.pdf- Appendix D - survey 12R29344-RM.pdf- Appendix E - 0 Victoria - Planning Justification Report - February 2025_Optimized-RM.pdf- Appendix F - Grading and Servicing Plan VL Victoria St S-RM.pdf- Appendix G - Site Photos-RM.pdf- Appendix H- Council Circulation List-RM.pdf- Appendix I - Summary of Correspondence Received on ZBA-06-25-RM (1).pdf- Appendix J - 2025-021-ZBA-VL Victoria St S DRAFT-RM.pdf
Final Approval Date:	Apr 16, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature found

Chris Aspila



Melissa Osborne



Tracy Prince



Valerie Critchley

A handwritten signature in black ink, appearing to read "Kevin Fox". The signature is written in a cursive style with a long, sweeping underline that extends to the left and then curves back under the name.

Kevin Fox