

Woodland Trails (McGregor) Proposed Subdivision

Statutory Public Meeting

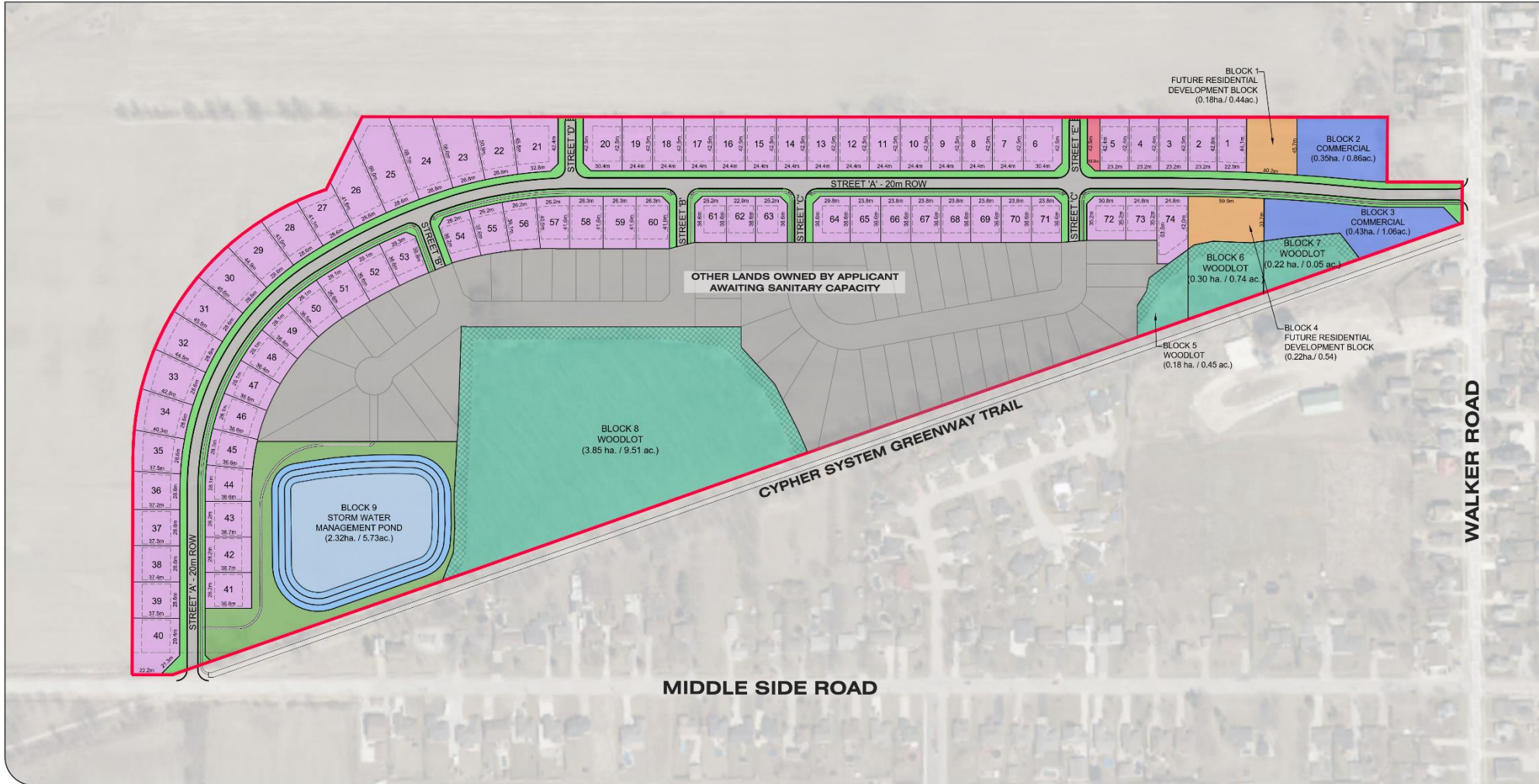
July 11, 2022



Purpose

- The lands subject to the draft plan of subdivision include the first phase of the development, which is 9.09 hectares in area. The lands have a total area of 26.02 hectares.
- Proposed Draft Plan of Subdivision for 74 single detaches lots and 2 commercial lots.

Conceptual Development Plan



WOODLAND TRAILS
MIDDLE SIDE ROAD AND WALKER ROAD

	SUBJECT AREA (± 26.29ha / 64.96ac)		PROPOSED 60' LOTS (29 LOTS)		PROPOSED 64' LOTS (6 LOTS)		PROPOSED +75' LOTS (90 LOTS)		PROPOSED COMMERCIAL		EXISTING WOODLOT		FUTURE RESIDENTIAL
	OTHER LANDS OWNED BY APPLICANT AWAITING SANITARY CAPACITY		PROPOSED SWM POND		PROPOSED ROW		PROPOSED SIDEWALK/ MULTI USE TRAIL		GREEN SPACE		10m WOODLOT BUFFER		PUMPING STATION



Background Studies and Reports Completed

- Planning Justification Report (PJR)
- Stormwater Management Report (SWM)
- Functional Servicing Report (FSR)
- Transportation Impact Study (TIS)
- Stage 1&2 Archaeological Assessment
- Draft Plan of Subdivision
- Conceptual Development Plan

Conclusion

- The proposed development:
 - is consistent with the Provincial Policy Statement, County Official Plan, Town of Amherstburg Official Plan and Zoning By-law;
 - is physically suitable and well located to support the proposed residential and future commercial uses;
 - respects land use compatibility and site suitability directives which support healthy, complete neighbourhoods;
 - is designed in accordance with the Zoning By-law provisions;
 - adds to the vitality of the area while supporting the efficient use of land and existing infrastructure; and
 - contributes to additional housing supply needed in the County and Town.

Thank You

Zoe Sotirakos, MES, LEED GA
Dillon Consulting Limited
zsotirakos@dillon.ca

Karl Tanner, MCIP RPP
Dillon Consulting Limited
ktanner@dillon.ca