

AMENDMENT NO. 16
TO THE OFFICIAL PLAN
FOR THE TOWN OF AMHERSTBURG
PART "A" - THE PREAMBLE

1. PURPOSE

The purpose of this Amendment is to introduce language that would create Special Policy Area #16 in the Town of Amherstburg Official Plan.

2. BACKGROUND

The Town received an Official Plan Amendment and Zoning By-law Amendment from Daei Foods Inc., for approximately 0.2 hectares or land (municipally known as 131 and 135 Sandwich Street South) located on the east side of Sandwich Street South between Fort Street and Richmond Street. If approved, the Official Plan will be amended on a site-specific basis via a Special Policy Area to permit a drive through restaurant on the subject lands with an additional commercial unit having a total gross floor area of approximately 390 m².

3. BASIS

The proposed development is located in the peripheral area adjacent to the downtown core of Amherstburg. The site is located as an infilling development in the mixed use area that is peripheral to the downtown core.

It is observed that through the history of planning applications on the east side of Sandwich Street south of Alma Street and north of Richmond Street that this is an area in transition towards more commercial uses, mixed-use developments and higher than existing residential densities.

Amherstburg is experiencing an increase in demand for commercial uses that serve people by automobile via drive-through and walk-up or bicycle or other accessible access means to the businesses. Furthermore, accessible access for all persons is a legislated requirement.

PART "B" - THE AMENDMENT

All of this part of the document, entitled, "Part 'B' – The Amendment" consisting of the following text constitutes Amendment No. 16 to the Official Plan for the Town of Amherstburg.

1. DETAILS OF THE AMENDMENT

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

That Section 4.4.3 Commercial Special Policy Areas is amended by adding subsection 6 as follows:

(6) For lands designated under Special Policy Area 16 in the Town of Amherstburg Official Plan located at the municipal addresses known as 131 Sandwich Street South and 135 Sandwich Street South, a drive through restaurant on the subject lands with an additional commercial unit having a total gross floor area of approximately 390 m² shall be permitted uses.

That Schedules “A” and “B” of the Official Plan of the Town of Amherstburg are amended to show the location of Special Policy Area 16.

2. IMPLEMENTATION AND INTERPRETATION

This document will be implemented by the Town of Amherstburg by enacting an appropriate amendment to the Zoning By-law of the Town of Amherstburg and enacted through the Town’s Site Plan By-law.