

AMENDMENT NO. 17  
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 #17 in the Town of Amherstburg Official Plan.

2. BACKGROUND

The Town received an Official Plan Amendment and Zoning By-law Amendment from TOAD ONE Inc., for approximately 0.42 hectares or land (municipally known as 51 and 57 Sandwich Street South) located on the east side of Sandwich Street South between Alma Street and Fort Street. If approved, the Official Plan will be amended on a site-specific basis through a Special Policy Area to permit a drive through restaurant on the subject lands having a total gross floor area of approximately 211m<sup>2</sup> with an additional three storey, 12-unit medium-density residential building at the rear of the property. Forty parking spots plus four accessible parking spots are proposed for this development. The Zoning By-law amendment, if approved at a subsequent meeting of Council, will establish site-specific lot and building regulations, in accordance with a final site plan to be approved by the Town.

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. 17 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 7 as follows:

(7) For lands designated under Special Policy Area 17 in the Town of Amherstburg Official Plan located at the municipal addresses known as 51 Sandwich Street South and 57 Sandwich Street South, a drive through restaurant having a total gross floor area of approximately 211m<sup>2</sup> with an additional three storey, 12-unit medium-density residential building at the rear of the property 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 17.

## 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.