AMENDMENT NO. 48 TO THE OFFICIAL PLAN

FOR THE CORPORATION OF LOYALIST TOWNSHIP

BY-LAW 2025-XX

OFFICIAL PLAN AMENDMENT

AMHERSTVIEW WEST SECONDARY PLAN

AMENDMENT NO. 48 TO THE OFFICIAL PLAN

FOR THE CORPORATION OF LOYALIST TOWNSHIP

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OFFICIAL PLAN OF

LOYALIST TOWNSHIP

AMENDMENT NUMBER 48

The attached explanatory text, constituting Amendment Number 48 to the Official Plan of Loyalist Township was prepared by the Council of Loyalist Township under the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990.

Jim Hegadorn, Mayor

Anne Kantharajah, Clerk

SEAL

STATEMENT OF COMPONENTS

PART A - THE PREAMBLE contains an explanation of the purpose and basis for the amendment, as well as a description of the lands that are affected, but does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the adoption of policies for the Amherstview West Secondary Plan Area. Proposed changes to Official Plan Schedules are as follows:

- Changes to the Loyalist Township Official Plan Schedule C – Land Use: Amherstview – Parrott's Bay are described and illustrated in Schedule "B" -attached hereto and forming part of this By-law
- Changes to the Loyalist Township Official Plan Schedule C1 – Environmental Overlay Amherstview – Parrott's Bay are illustrated in Schedule C attached hereto and forming part of this By-law
- Add a new Schedule F1 – Natural Hazard Area to identify inferred and potential karst as described and illustrated in Schedule "B" attached hereto and forming part of this By-law
- Changes to the Loyalist Township Schedule I – Conceptual Trail Network as described and illustrated in Schedule "B" attached hereto and forming part of this By-law

PART A – THE PREAMBLE

The title of this amendment is “AMENDMENT NO. 48” to the Official Plan of Loyalist Township, hereinafter referred to as “AMENDMENT NO. XX”.

PURPOSE

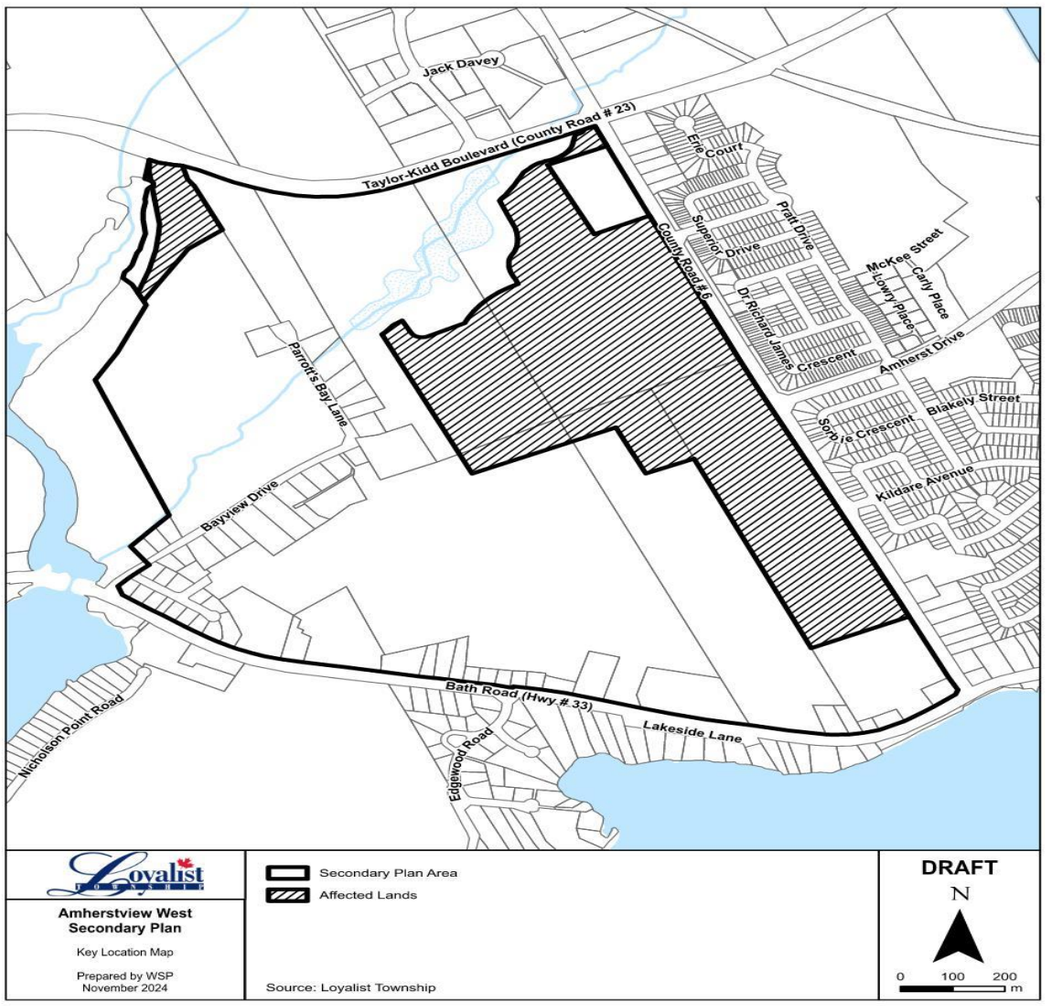
The purpose of Amendment No. 48 is to amend the Official Plan of Loyalist Township to address necessary changes to the Official Plan’s policies and schedules to bring into effect the Secondary Plan for Amherstview West.

Amherstview West intends to be a fully serviced community part of the greater Amherstview area in Loyalist Township. The Loyalist Township Official Plan currently acknowledges that growth in Amherstview will take place in a westerly direction and Loyalist Township has been actively planning the development of Amherstview West as per neighbourhood design of these lands through zoning and various Planning Act applications.

LOCATION

The lands affected by Amendment No. 48 include the lands within the Amherstview West boundary shown in the key map below. These lands are generally described as lands bounded by Taylor-Kidd (County Road 23) to the north, Bath Road (Highway 33) to the south, County Road 6 to the east, and Parrott’s Bay Conservation Aera to the west.

KEY MAP



BASIS OF THE AMENDMENT

Amherstview is experiencing the most rapid growth of the Township's three (3) urban settlement areas, and only has five (5) years of designated residential land supply within its boundaries. This is due in part to housing demand outpacing population growth and a declining average household size. Proximity to the City of Kingston in the east has also influenced the distribution of growth in Loyalist Township, and in Amherstview where residential growth in the Township is focused.

The Loyalist Township Official Plan currently acknowledges that growth in Amherstview will take place in a westerly direction and Loyalist Township has been actively planning the development of Amherstview West as per the direction in the Official Plan.

In 2021, Loyalist Township initiated a Secondary Plan and Municipal Class Environmental Assessment (MCEA) process for a Master Plan for the lands in Amherstview West. As part of the Secondary Plan process, a growth management study for Amherstview West was undertaken based on the forecasts contained in the "Population, Housing, and Employment Projections to 2046" study (2019), prepared by Hemson Consulting in support of Loyalist Township's Official Plan Review that was completed in 2022. The growth management study was also based on the Growth Study was completed by Watson & Associates Economists Ltd. in September 2023 on behalf of the County of Lennox and Addington, in support of the County Official Plan Review. Currently, all lands within the Amherstview West Secondary Plan Area are designated in the Township's Official Plan as Fringe Area, which includes lands that have been identified as suitable for long-term expansion and servicing of existing urban areas in Loyalist within a 20-year plan horizon.

In order to implement the Amherstview West Secondary Plan, Loyalist Township is initiating an amendment to the Loyalist Township Official Plan which would remove the current Fringe Area designation for the lands within the Secondary Plan Area, including existing low-density residential properties along Bath Road (Highway 33), Parrott's Bay Lane, Bayview Drive, Brookland Parks Avenue, and Harrow Court, and identifies the preferred and required serving infrastructure for Amherstview West. The proposed land use plan will provide a fully serviced residential and mixed-use community in Amherstview West that accommodates the Township's continued growth and provides additional housing supply.

The amendment is consistent with the 2024 Provincial Planning Statement.

This amendment will:

- Add a new Section 5.7.2.4 Amherstview West in the Official Plan to provide policy direction specific to the development of Amherstview West Secondary Plan Area. This includes policy direction and guidance on housing, parks and open space, urban design, transportation, servicing, natural heritage protection (i.e., environmental protection), and phasing and implementation;
- Amend Section 5.7.5, specifically Subsection 5.7.5.1 General Policies to revise "The communities of Bath and Odessa […]" to "The communities of Bath, Odessa, and Amherstview West" to recognize that there are limited commercial areas and uses in the Secondary Plan Area;

- Amend Section 5.7.6 Fringe Area, specifically Subsection 5.7.6.1 General Principles to delete “in these areas” and replace with “Bath”, as the proposed policies in Section 5.7.2.4 include those related to future municipal servicing of Amherstview West;
- Changes to the Loyalist Township Official Plan Schedule C – Land Use: Amherstview – Parrott’s Bay are described and illustrated in Schedule “B” -attached hereto and forming part of this By-law
- Changes to the Loyalist Township Official Plan Schedule C1 – Environmental Overlay Amherstview – Parrott’s Bay are illustrated in Schedule C attached hereto and forming part of this By-law
- Add a new Schedule F1 – Natural Hazard Area to identify inferred and potential karst as described and illustrated in Schedule “B” attached hereto and forming part of this By-law
- Changes to the Loyalist Township Schedule I – Conceptual Trail Network as described and illustrated in Schedule “B” attached hereto and forming part of this By-law

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled “PART B - THE AMENDMENT” consisting of By-law 2025-XX, which includes modified text, one new schedule and modifications to existing schedules through changes to the Official Plan designations in Schedule “B”, changes to the Environmentally Sensitive Overlay as shown on Schedule “C”, changes to the road network and classifications, as well as potential future road network, changes to the conceptual trail network as show in Schedule “E” attached hereto, constitutes Amendment No. 48 to the Loyalist Township Official Plan.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with all other relevant policies of the Loyalist Township Official Plan. In event of a conflict, the policies of Section 5.7.2.4 – Amherstview West will have precedence.

The Corporation of Loyalist

Township By-law

Number 2025-XX

A By-law to Amend the Official Plan for the Township of Loyalist Planning Area (Amendment Number 48, Amherstview West Secondary Plan)

WHEREAS Amendment No. 48 to the Official Plan of Loyalist Township has been supported by the Council of The Corporation of Loyalist Township.

AND WHEREAS Ontario Regulation 525/97, as amended, exempted The Corporation of Loyalist Township from approval for Official Plan Amendments under the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS The Corporation of Loyalist Township has provided a copy of the proposed Amendment Number 48 to the County of Lennox and Addington and Ministry of Municipal Affairs and Housing pursuant to clause 17(15)(a) of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS Amendment No. 48 conforms to the County of Lennox and Addington Official Plan, has regard to matters of provincial interest and is consistent with the Provincial Planning Statement;

AND WHEREAS the Township has engaged in an extensive consultation program in preparing the amendment;

AND WHEREAS after giving required notice, a statutory public meeting was held on December 10, 2024 regarding this amendment;

AND NOW THEREFORE the Council of The Corporation of Loyalist Township, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment Number 48 to the Official Plan of Loyalist Township, consisting of the attached explanatory text, is hereby amended by the following changes which shall constitute Amendment No. 48 to the Official Plan for Loyalist Township:

    a) Amend the Schedules of the Township of Loyalist Official Plan by amending the OP Schedule in the left column of the table below as per the modifications discussed in the right column of table below, and as identified in Schedules “A”, “B”, “C”, “D” and “E” to this By-law.

    b) Amend the text of the Official Plan of the Township of Loyalist as shown on Schedule “F” to this By-law

Loyalist Township Official Plan (Council Adoption: September 27, 2021; County Approval March 23, 2022) – Existing Schedules	**Action**	**Proposed as per OPA**	**Schedule Reference in OPA**
Schedule C – Land Use Plan: Amherstview – Parrott's Bay	Modify	Modify to remove Amherstview West Secondary Plan lands from Fringe Area designation to various land use designations and add conceptual road network.	Schedule A – land use designations Schedule D – transportation plan
Schedule C1 – Environmental Overlay: Amherstview – Parrott's Bay	Modify	Modify to add Environmentally Sensitive Areas Overlay	Schedule B – proposed environmentally sensitive areas overlay
N/A	New Schedule	Add new F1 – Natural Hazard Area to identify inferred and potential karst areas	Schedule C – inferred and potential karst areas
Schedule G – Transportation Plan	Modify	Modify to add conceptual road network in Amherstview West	Schedule D – Transportation Plan
Schedule I – Trail System	Modify	Modify to add conceptual trail network in Amherstview West	Schedule E – Trail System

2. This By-Law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act,* provided that no Notice of Appeal is filed to this By-Law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act,* as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Enacted and passed this X day of Month, 2025

The Corporation of Loyalist Township

_____

Jim Hegadorn, Mayor

_____

Anne Kantharajah, Clerk

Certified that the above is a true copy of By-law Number 2025-XX as enacted and passed by the Council of The Corporation of Loyalist Township on the X day of Month 2025.

_____

Anne Kantharajah, Clerk

SCHEDULE A

THIS IS SCHEDULE “A” to Official Plan Amendment No. 48

Passed this X day of Month 2025.

_____

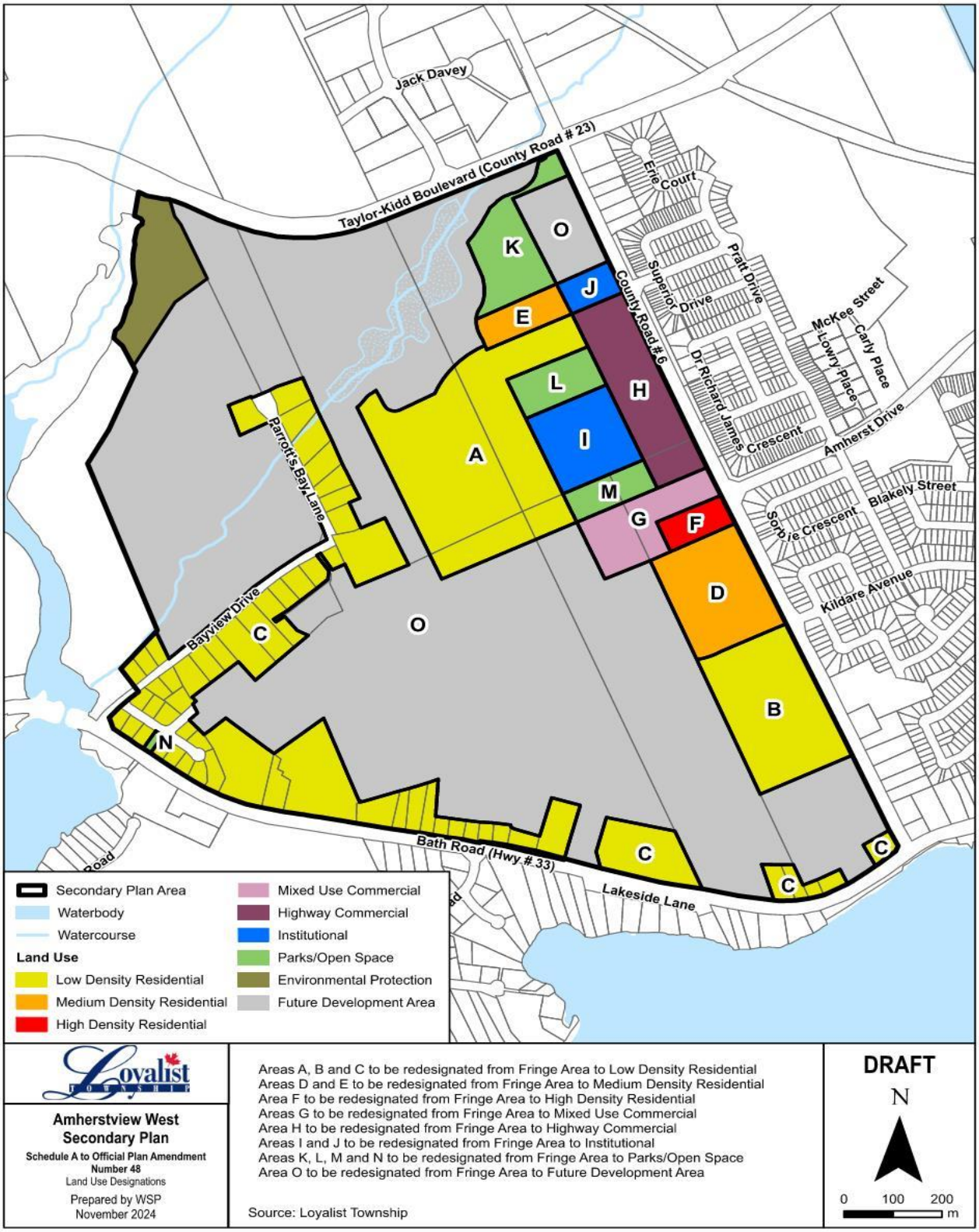
Jim Hegadorn, Mayor

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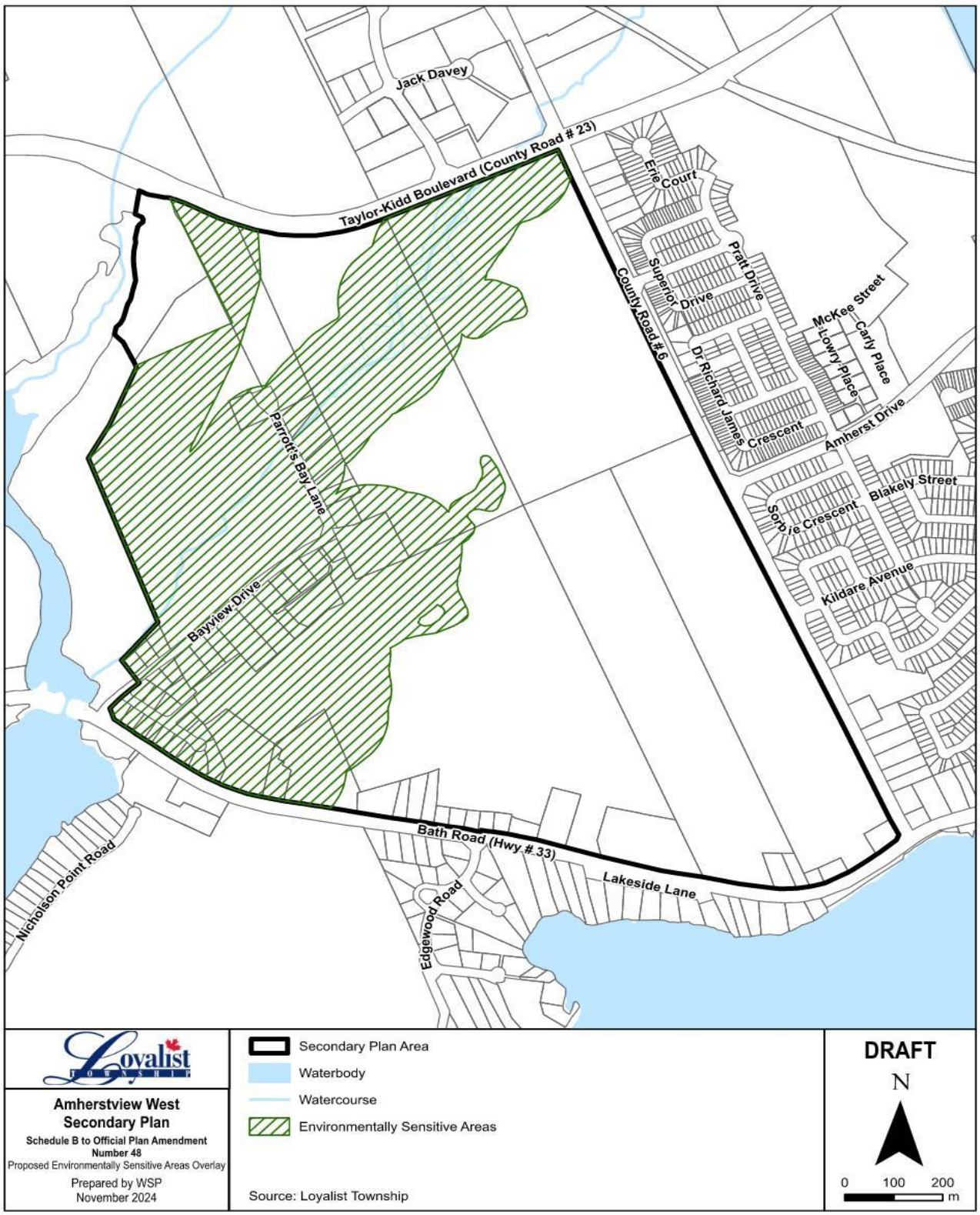
Anne Kantharajah, Clerk

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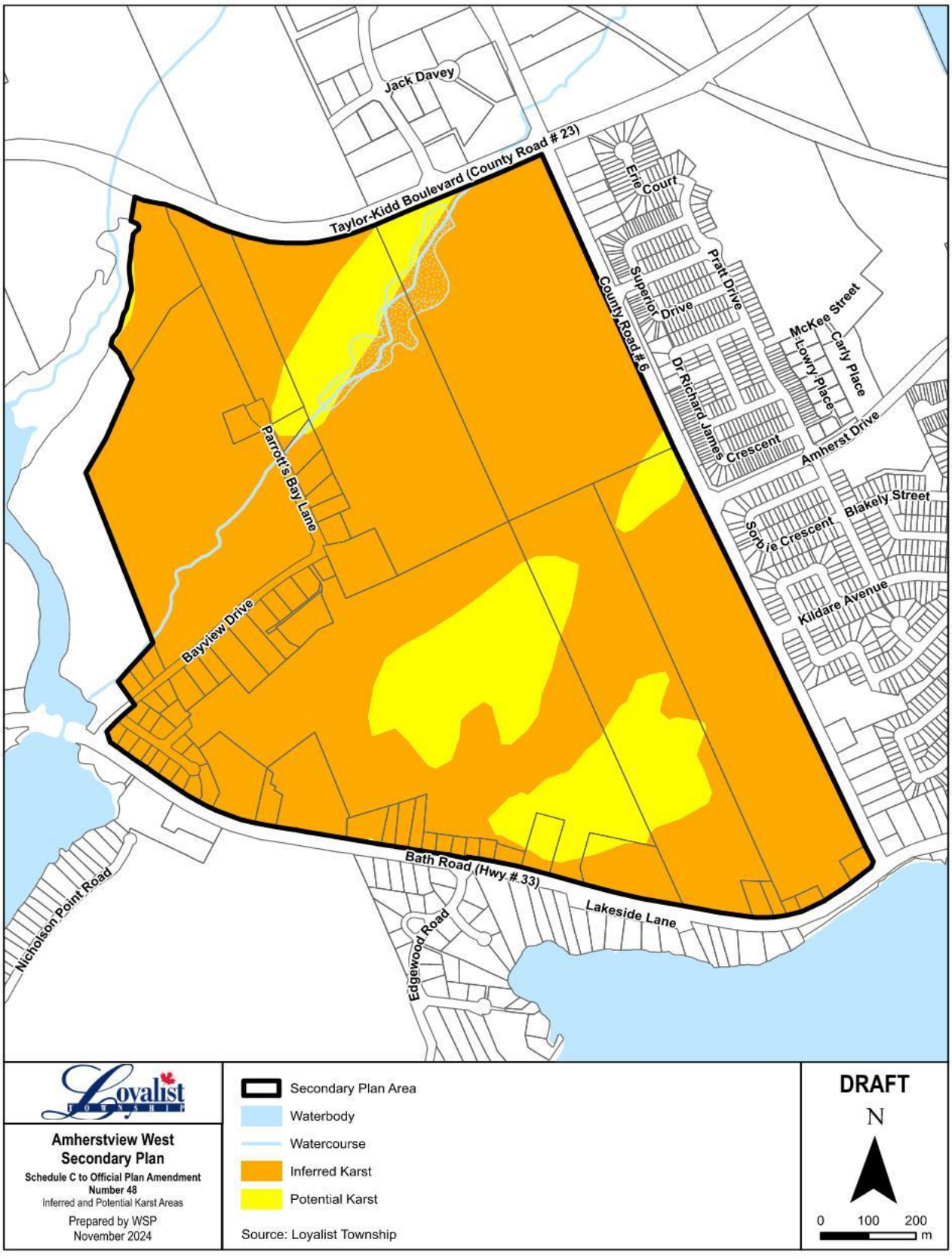
Schedule A to Official Plan Amendment Number 48



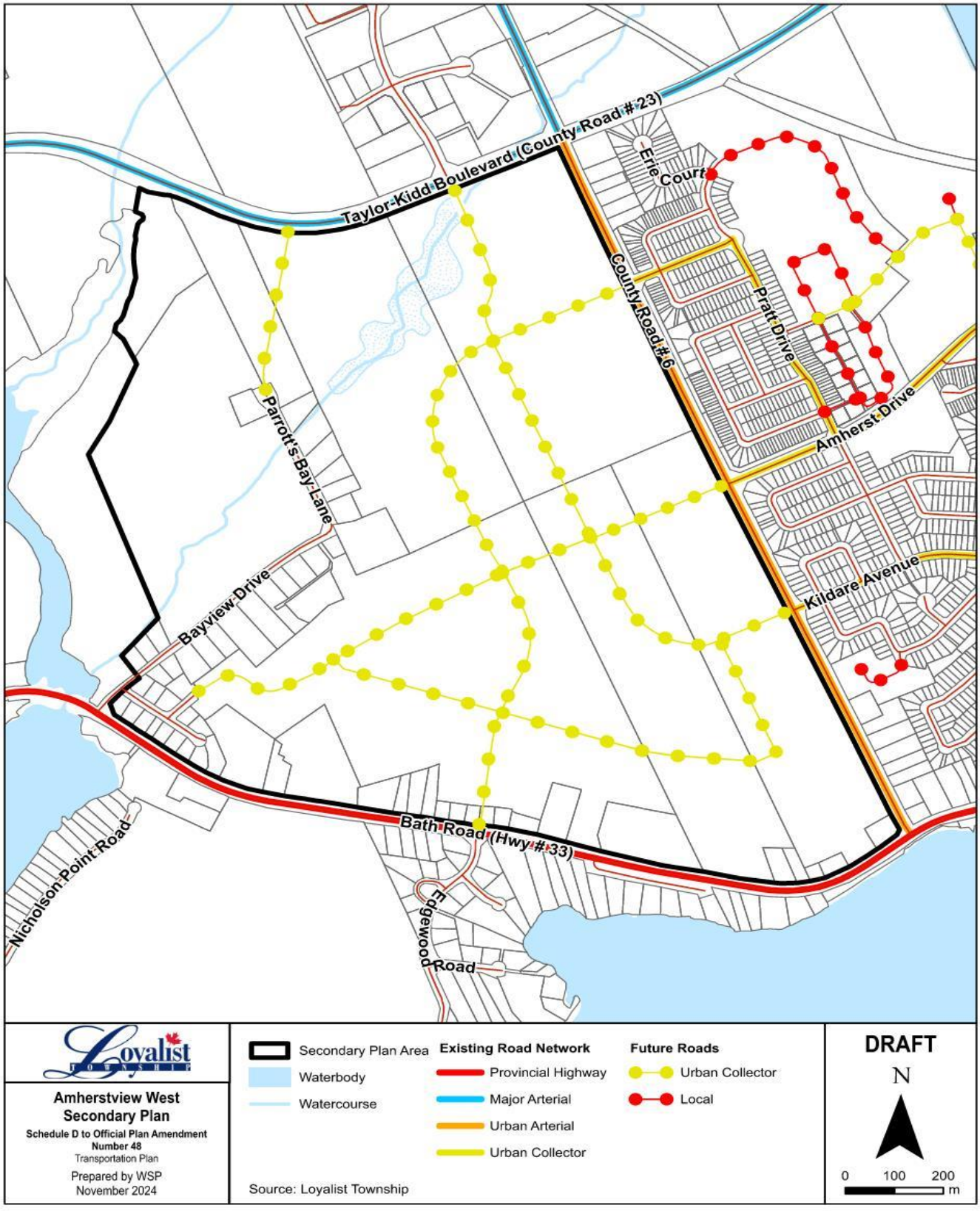
Schedule B to Official Plan Amendment Number 48



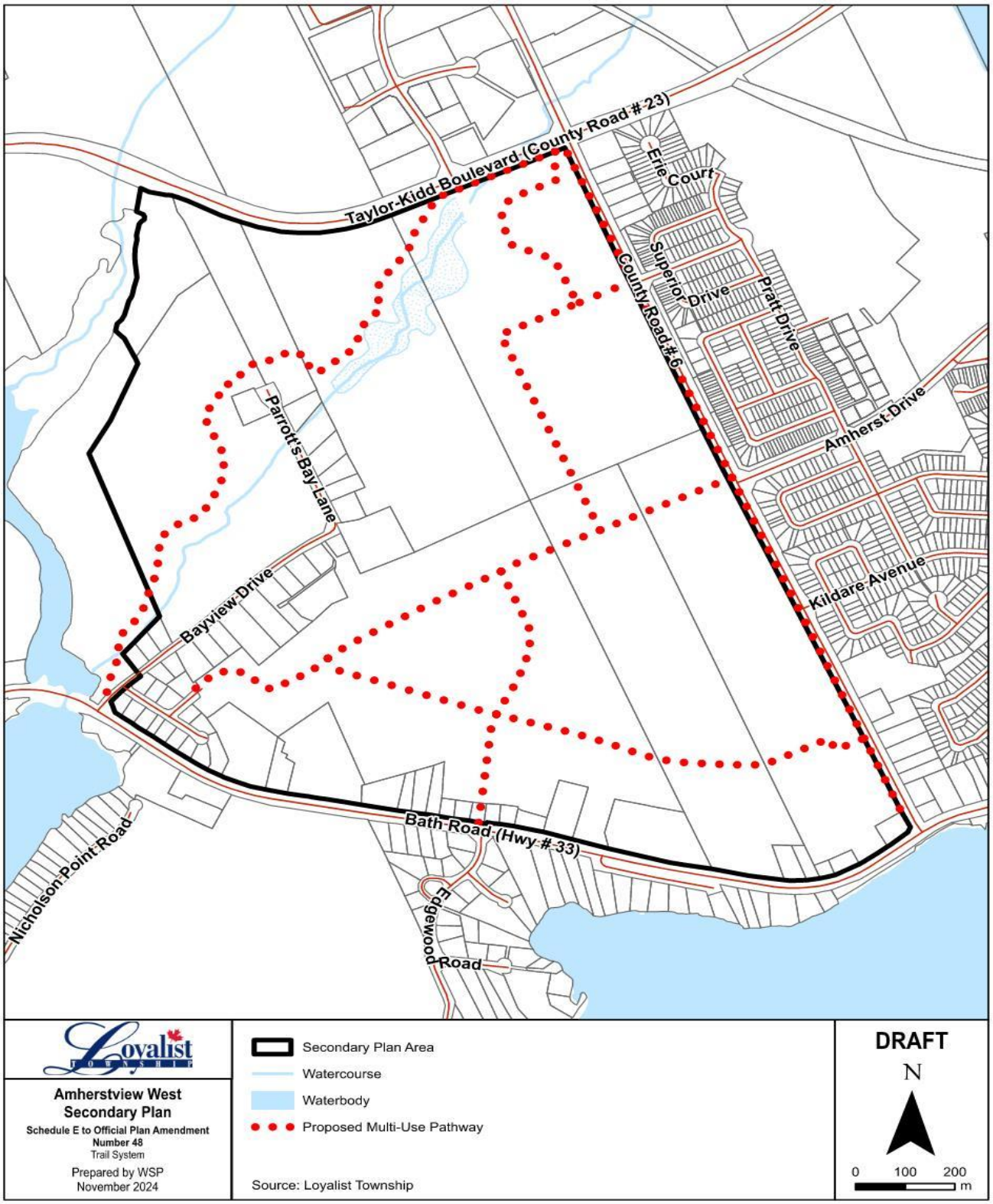
Schedule C to Official Plan Amendment Number 48



Schedule D to Official Plan Amendment Number 48



Schedule E to Official Plan Amendment Number 48



Schedule F to Official Plan Amendment Number 48 - Official Plan Amendment Text

1. Modify Section 5.7.5.1 Commercial General Principles by deleting the words “and Odessa” and replacing with “Odessa and Amherstview West” immediately after the word “Bath.”

2. Modify Section 5.7.6.1 Fringe Area General Principles in the last paragraph by deleting “in these areas” and replace with “Bath”

3. Modify by creating a new Section 5.7.2.4 titled “Amherstview West” which reads as follows:

5.7.2.4.1 Amherstview West

A new comprehensively planned community will be developed in Amherstview West, which is generally described as the lands north of Bath Road (Highway 33), south of Taylor-Kidd Boulevard (County Road 23), east of County Road 6, and west of Parrott’s Bay Conservation Area. Amherstview West is intended to be developed as an accessible, connected, mixed-use community that provides diverse housing options, commercial shops and services for residents, a Main Street for Amherstview West and the greater Amherstview settlement area, and quality parks and open spaces with strong connections to Parrott’s Bay Conservation Area. All new development in the Secondary Plan Area shall be on full municipal services.

The Amherstview West Secondary Plan, as approved and adopted by Loyalist Township Council will be used for the approval of subsequent Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variances, and Consent to Sever applications in the Secondary Plan Area. In the event of a conflict with policies in other sections of this Official Plan, the policies of Section 5.7.2.4 will take precedence.

Any changes to the land use designations would be contemplated at the time of a municipal comprehensive review or would require an Official Plan Amendment.

5.7.2.4.2 Vision

Amherstview West celebrates its distinctive and scenic location along Lake Ontario and proximity to Parrott’s Bay Conservation Area.

As an extension of the greater Amherstview community, Amherstview West will grow and develop as a distinct, family-oriented and climate change resilient area with a quaint “small town” feel, providing a balance and excellent quality of life for residents and a peaceful and natural environment to live, grow, and visit.

5.7.2.4.3 Guiding Principles

a) Accommodate urban development in a westerly direction in Amherstview as directed by the Official Plan;

b) Recognize existing residential neighbourhoods and ensure future development or redevelopment is complementary and sustainable to the area;

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c) Ensure that future residential and commercial development in Amherstview West is planned in an orderly, environmentally protective, and efficient manner;

d) Strengthen Amherstview's commercial base and enhance opportunities for new amenities and economic development in Amherstview West;

e) Respect the existing character of Amherstview West and ensure the preservation and protection of provincially significant natural features, and other important natural features;

f) Land use designations, planning, and development will consider impacts on health and wellbeing, especially for vulnerable populations;

g) Provide appropriate transportation connections that facilitate a pedestrian-oriented, active and vehicular transportation network within the Secondary Plan Area and to the surrounding communities;

h) Introduce Urban Design Guidelines related to access and circulation, built form, open space and amenities that include tree and shade coverage. Site sustainability and climate change will also be included to guide future development in the Secondary Plan Area;

i) Provide a framework for implementation of the Secondary Plan; and

5.7.2.4.4 Land Use Designations

As indicated on **Schedule C – Land Use Plan: Amherstview – Parrott's Bay**, the following land use designations shall apply to lands within the Secondary Plan Area:

1. Low Density Residential;
2. Medium Density Residential;
3. High Density Residential;
4. Mixed Use Commercial;
5. Highway Commercial;
6. Institutional;
7. Parks / Open Space;
8. Environmental Protection; and
9. Future Development Area.

In addition, the following Environmentally Sensitive Areas and Regulated Area – Hazard Lands Policy Overlays will apply to certain lands in the Secondary Plan Area and are displayed on **Schedule C1** and **Schedule F** respectively.

5.7.2.4.4.1 General Land Use Policies

The following policies apply to all land use designations in the Secondary Plan:

a) Public parks, home occupations, bed and breakfast establishments shall be permitted in all Residential land use designations in the Secondary Plan Area.

b) Child care homes and home-based daycares shall be permitted in accordance with the policies in Section 7.3.5.5 of this Official Plan.

c) Public utilities, including infrastructure, and utility installations in appropriate locations shall be permitted in all land use designations in the Secondary Plan Area in accordance with Section 9.2.3. Installation of infrastructure and utilities shall be subject to the policies in Section 9 of this Official Plan.

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5.7.2.4.4.2 Low Density Residential

The Low Density Residential designation applies to the lands that are generally located centrally to the Secondary Plan and west of County Road 6, as well as a portion of lands south of Kildare, the existing residential properties along Bath Road (Highway 33), Bayview Drive, Brooklands Park Avenue, Harrow Court, and Parrott's Bay Lane, as indicated on **Schedule C**. This designation supports a mix of lower density residential forms that reflect the predominant low-rise character in the existing adjacent built-up area of Amherstview.

a) Permitted uses within the Low Density Residential land use designation shall be consistent with those in Section 5.7.1.5 Low Density Residential of the Official Plan and include: single-detached dwellings, semi-detached dwellings, duplexes, and accessory uses.

b) Street townhouse dwellings may be permitted in the Low Density Residential designation, subject to a Zoning By-law Amendment and the following policies:

   i. The maximum building height of street townhouse dwellings shall be two (2) storeys;

   ii. Street townhouse dwellings shall conform to the policies of Section 4.1.1.2 of this Secondary Plan and Section 5.7.1.5 of the Township OP;

   iii. The total number of street townhouse dwelling units shall not exceed 25% of the total number of dwelling units proposed in a Draft Plan of Subdivision or Condominium; and

   iv. Landscaped areas shall be provided in order to provide a privacy buffer from adjacent existing and proposed low density residential development.

c) In accordance with Policy 5.7.1.5(a) of this Official Plan, the maximum net residential density shall be 37.5 units per net hectare.

d) This land use designation is applied to the existing residential properties along Bath Road (Highway 33), Bayview Drive, Brooklands Park Avenue and Parrott's Bay Lane. These uses should continue to function as residential uses in accordance with the implementing Zoning By-law Amendment for this Plan.

e) Secondary units shall be permitted in accordance with the policies of Section 7.3.3 of the Township Official Plan.

5.7.2.4.4.3 Medium Density Residential

The Medium Density Residential designation is intended to encourage more compact development in Amherstview, and a range of housing types.

a) In accordance with Section 5.7.1.6 Medium Density Residential, the Medium Density Residential designation permits: triplexes, quadruplexes, maisonettes, row or cluster housing, converted single-detached dwellings creating not more than four (4) dwelling units, street townhouses, stacked townhomes, low-rise apartments (four (4) storeys or less) and accessory uses.

b) Secondary units shall be permitted in accordance with the policies of Section 7.3.3. of the Township Official Plan.

c) In accordance with Policy 5.7.1.6(b) of this Official Plan, the maximum net residential density shall be 75 units per net hectare.

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d) New development in the Medium Density Residential designation shall proceed in accordance with the policies in Section 5.7.1.6 of this Official Plan.

5.7.2.4.4.4 High Density Residential

The purpose of the High Density Residential designation is to permit higher density residential forms in the Secondary Plan Area.

a) Permitted uses in the High Density Residential designation include the following medium-density residential uses: stacked townhouses and low-rise apartments. Apartment dwellings shall also be permitted in the High Density Residential designation. The maximum permitted density shall be 120 units per net hectare, and the minimum permitted density shall be 75 units per net hectare.

b) Ground floor commercial uses are permitted where the building fronts onto Amherst Drive, however stand-alone commercial uses are not permitted.

c) The maximum building height shall be limited to eight (8) storeys.

d) New development in the High Density Residential designation shall proceed in accordance with the policies in Section 5.7.1.7. Permitted uses in this designation shall be subject to Section 4.1.1.4 a) of this Plan.

5.7.2.4.4.5 Mixed Use Commercial

The Mixed Use Commercial designation shall generally apply to the lands in Amherstview West along the future extension of Amherst Drive. It is the intent for this designation to allow a range of complementary neighbourhood commercial uses that will serve the future community, as well as certain residential uses in order to establish a compact and pedestrian-focused urban Main Street in Amherstview West.

a) It is anticipated that the extension of Amherst Drive to the west into the Secondary Plan Area will be developed as a main street at the core of the community and shall be framed by active, street-oriented neighbourhood commercial and mixed-use buildings.

b) Mixed-use development is permitted in accordance with the policies in Section 5.7.5.3 Commercial, Policy c) and shall be strongly encouraged in this designation.

c) Permitted uses in the Mixed Use Commercial designation include those commercial uses that serve the daily needs of local residents and are as follows:

    i. Non-residential uses: Small-scale commercial uses such as restaurants and cafés, retail stores, retail food stores, convenience stores, personal services (i.e., offices, salon, child care home). Community facilities, such as a community centre, located on the ground floor of mixed-use developments shall also be permitted.

    ii. Residential uses: Dwelling units in the upper storeys of a building.

d) The minimum building height within the Mixed Use Commercial designation shall be two (2) storeys.

e) Where main buildings are located to abut the public right-of-way, buildings shall be designed in such a manner to orient towards the public realm and the ground floor level shall be designed to have active frontage along the street with clear windows and functional entrances on the front building façade.

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f) Surface parking areas shall not be located between the public right-of-way and the front building façade abutting the street.

g) Parking garage entrances and loading areas shall, where possible, be located on a different wall than the front wall of a building abutting a street.

h) Proposed development within the Mixed Use Commercial designation shall be required to demonstrate how it meets the design objectives for a main street as detailed in the Amherstview West Urban Design Guidelines.

5.7.2.4.4.6 Highway Commercial

The intent of the Highway Commercial designation is to allow for a variety of larger format commercial uses that require larger lots for development and access to a Collector Road.

a) Permitted uses include a full range of commercial uses, such as: retail stores, including food retail stores and grocery stores, restaurants, places of entertainment, hotels, motels, and offices.

b) Residential uses are not permitted.

c) Internal walkways for new developments within the Highway Commercial designation shall be encouraged.

d) Buffering will be provided between commercial developments and residential development on adjacent lands, as well as between surface parking lots and pedestrian sidewalks.

5.7.2.4.4.7 Institutional

Lands designated as Institutional indicate where uses such as planned community facilities and schools are anticipated to be developed. Additionally, other institutional uses such as public uses, daycare facilities, places of worship, places of assembly, ambulance bases, and firehalls are permitted. Such uses are envisioned to support the increased density of the Amherstview West community. Locations for a future elementary school and community facilities have been identified on **Schedule C**.

a) One (1) of the blocks designated as Institutional identifies the reserved lands for a future elementary school site to serve the future community of Amherstview West as follows:

    i. One (1) elementary school block of approximately 3.2 ha to 4 ha (8 -10 ac) has been identified to be centrally located in the Secondary Plan Area on **Schedule C**.

    ii. The location and size of the future elementary school site has been provided central to Amherstview West to accommodate the identified interest and strategic direction by the school board, which includes access from a Collector Road and siting adjacent to lands designated as Parks and Open Space. Site allocation to the school board would be determined as part of the Plan of Subdivision process. If the site is not to be utilized as a school, consideration should be given to using the school block for other institutional, community, or residential purposes. An Official Plan Amendment shall be required should the lands be proposed for any use not permitted in the Institutional designation, and shall be subject to a rezoning to determine the appropriate use.

b) New community facilities may be located in standalone public buildings or integrated into private developments, such as on the ground floor of mixed-use developments.

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c) The creation of new community facilities shall be based on the timing of development, the needs of the local community and greater Township, and the ability of the municipality to secure partnerships, financing, space, land, and/or facilities.

d) A community facility shall only be permitted where it is noted as a permitted use in the applicable land use designation. An Official Plan Amendment shall be required should the lands be proposed for any use not permitted in the Institutional designation.

5.7.2.4.4.8 Parks / Open Space

The locations of future public parks are shown conceptually on **Schedule C**. Lands designated as Parks / Open Space are intended to contribute to Loyalist's parks and open space system by accommodating a full range of active and passive recreational uses. The parks to be provided include three (3) Community Parks, two (2) of which will be located adjacent to a future potential elementary school.

a) Public parks, community facilities, including cultural facilities and recreational facilities, shall be permitted on the park blocks with strategically placed shading shown on **Schedule C**. Encouraged uses and features shall include: play areas, sports fields, trekfit parks, community gardens, picnic / seating areas, and gathering areas, such as a gazebo or outdoor amphitheatre.

b) Uses in support of the primary park function are also permitted uses in this designation and include, but are not limited to: trails, washroom and wash station facilities, parking lots.

c) Commercial uses secondary to, and in support of the primary park function shall also be permitted, such as a farmers' market or a temporary pop-up market, and food trucks.

d) Increased tree and shade coverage shall be located in gathering spots, parks, and recreational areas.

e) All parks will be developed in accordance with the applicable Parks and Recreation Master Plan and with consideration to the Resilient Loyalist Township Climate Action Plan.

5.7.2.4.4.9 Municipal Stormwater Management

For lands identified as Municipal Stormwater Management, two (2) stormwater management ponds are required to service the Secondary Plan Area within the 25-year horizon. These stormwater management ponds are shown conceptually on **Schedule C**. One (1) of the stormwater ponds is proposed south of Lost Creek and Taylor-Kidd Boulevard, and the other is proposed northwest of the intersection of Bath Road (Highway 33) and County Road 6.

The exact location and configuration of the stormwater management ponds, and any wastewater facilities will be determined during detailed design, as part of a plan of subdivision and/or site plan control application. These infrastructure works will be based on any applicable Township Design Guidelines and based on details from the Township's Infrastructure Master Plan.

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5.7.2.4.4.10 Future Development Area

The lands designated as Future Development Areas currently cannot be supported for development due to the 25-year planning horizon of the Secondary Plan and current growth projections that were available at the time of writing of this Secondary Plan. Should lands within the Future Development Area designation be required for development within the Secondary Plan planning horizon due to growth needs in Amherstview West, development may be permitted subject to an Official Plan Amendment and required studies, such as a growth study that demonstrates additional land needs for future population, housing, and employment growth in Amherstview.

a) Permitted land uses in the Future Development Area designation include those that were legally existing at the time of adoption of this Secondary Plan.

b) The growing of crops shall be permitted. Farm operations that include uses that the growing of crops, such as the keeping of livestock shall not be permitted, unless in accordance with Policy a) above.

c) No development in the Future Development Area will be permitted without an Official Plan Amendment in accordance with Section 10.19 Official Plan Amendments and Review and until the following have been completed to the satisfaction of the Township:

i. Completion of technical studies deemed as required by the Township. Required studies and documents may include, but are not limited to:

a. A Growth Study that confirms that the population needs warrant the additional land for development;

b. A development proposal or study that proposes the provision of an appropriate range and mix of housing typologies, phasing strategy, outline of appropriate policies for the proposed uses, and the provision of land for commercial, residential, recreational, institutional, and open space needs.

c. An Environment Impact Statement (EIS) to demonstrate that the existing natural heritage system, including any significant wetlands, woodlands, and valleylands will not be adversely affected by additional development.

d. A Transportation Impact Assessment to demonstrate that the proposed local roads as part of the development, as well as surrounding road network can accommodate additional development, as well as safe active transportation including walking and cycling.

e. Stage I Archaeological Assessment to determine if there are archaeological resources in the Secondary Plan Area.

f. Urban Design Brief to demonstrate how the proposed development meets the direction set out in the Urban Design Guidelines for Amherstview West.

ii. Completion of required environmental and technical studies on those lands identified as Environmental Sensitive Areas and Regulated Area – Natural Hazards on Schedule C1, F and F1.

iii. Review of future trail and collector road network development.

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iv. Review of future servicing connections including watermain looping along Taylor-Kidd Boulevard (County Road 23) and Bath Road (Highway 33); and

v. Review of future stormwater management facilities and wastewater pumping station facilities.

d) Notwithstanding b) above, minor additions/expansions to legally existing uses and the development of accessory structures to existing permitted uses may be permitted so long as they are in close proximity to the existing dwelling or farm building cluster.

e) Where a parcel within a Future Development Area designation, having a minimum size of 20 hectares, is occupied by an existing dwelling, a Consent application to sever a residential lot containing such a dwelling may be supported, provided the following policies are satisfied:

i. The residential lot will be limited to a minimum size needed to accommodate the existing residential use so as to maximize the size of the retained Future Development Area designation for its intended urban use;

ii. The residential lot has direct frontage and access to an existing public road;

iii. The residential lot is at the periphery of lands designated as Future Development Area, and is within or immediately abutting existing residential developments;

iv. Future roads and infrastructure required in support of the Secondary Plan will not be obstructed by the creation of the residential lot; and

v. That a supporting application for a Zoning By-law Amendment be submitted to place the residential lots within an appropriate zone, and that approval of the rezoning be a condition of approval of the Consent. An Official Plan Amendment would still be required to designate the residential lots in the appropriate land use designation as per the policies of this section for the Future Development Area designation.

vi. Notwithstanding Section 5.7.2.4.4.10 c) supporting studies may not be necessary or may require scoping to reflect the minor scale of development being proposed.

5.7.2.4.4.11 Environmental Protection

Lands designated as Environmental Protection include conservation lands that are owned by the Parrott's Bay Conservation Area and are of high ecological value. It is the intent that these lands be protected from development in order to ensure their continued preservation and conservation.

a) In accordance with Section 5.2.2.1, permitted uses in the Environmental Protection designation include those which promote the preservation and conservation of the natural environment such as: existing agricultural operations, passive outdoor recreation (exclusive of golf courses), forestry, and conservation.

b) Infrastructure shall not be permitted to be located in lands in the Environmental Protection designation.

c) Development and site alteration shall not be permitted in lands designated as Environmental Protection unless otherwise indicated in Section 5.2.2.2.

d) The Cataraqui Region Conservation Authority shall be involved in any pre-application consultation process for any development located on, or adjacent to Environmental Protection lands in the Secondary Plan Area.

e) All other policies in Section 5.2.2 of this Official Plan shall apply.

5.7.2.4.4.12 Environmentally Sensitive Areas Overlay

The purpose of the Environmentally Sensitive Areas Overlay shown in **Schedule C1** is to protect the existing ecological features that are present within the Secondary Plan Area. These features include: significant woodlands and valleylands, unevaluated wetlands, fish habitat, wildlife linkages and corridors, and adjacent lands.

a) Permitted uses in the Environmental Sensitive Areas Overlay include those include those

b) Setbacks are required adjacent to all watercourses and unevaluated wetlands in the Secondary Plan Area. This setback is to be 30 m from the normal high water mark or 15 m from top of bank, whichever is greater.

c) Development in Environmentally Sensitive Areas may be permitted in accordance with the policies contained in Section 5.2.3. Additionally, development shall not be permitted within 120 m of the Parrott's Bay Provincially Significant Wetland or Bayview Bog Provincially Significant Wetland, or within 30 m of the Lost Creek watercourse and corridor that links these two (2) Provincially Significant Wetlands unless an Environmental Impact Study prepared by a qualified professional demonstrates that there will be no negative impact to the feature as a result of development.

d) In accordance with Section 5.2.3 of this Official Plan, an Environmental Impact Study shall be required at the time of a development application for development proposed in the Environmentally Sensitive Areas Overlay, as identified by the Township.

5.7.2.4.4.13 Regulated Area – Hazard Lands Overlay

The Regulated Area – Natural Hazard Areas Overlay shown in **Schedule F** of this Plan includes lands that have been identified by the Cataraqui Region Conservation Authority as hazardous lands that could be unsafe for development due to flooding or erosion.

a) The policies in Section 5.2.4 of this Official Plan shall apply to these lands. The Township shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.

b) Generally, development shall be directed away from lands within the Natural Hazards Area Overlay.

c) Future development proposed adjacent to watercourses within this Overlay may require the submission of a technical study such as, but not limited to a: Slope Stability Report, Geotechnical Report, Flood Plain Analysis, etc. in accordance with Section 5.2.4.1(e).

d) For development proposed on lands in the Secondary Plan identified as inferred or potential karst on **Schedule F**, proponents may be required to submit a karst screening or karst assessment as part of a Geotechnical Report. Minor development on existing developed lots and Consents for Legal or Technical Reasons or to sever a residential lot containing an existing dwelling, will generally not be required to undertake such an assessment.

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5.7.2.4.5 Transportation Network

Schedule G – Transportation Plan outlines a conceptual Collector Road and trail network with the goal of creating a safe and efficient transportation network for all modes of travel and for all users.

The internal road network in Amherstview West will include accesses to the Secondary Plan Area from County Road 6 opposite Walden Pond Drive, Amherst Drive and Kildare Avenue. Both traffic signal control and roundabout control at these access intersections have been evaluated and are anticipated to provided acceptable traffic operations at all accesses. Traffic control improvements (roundabout) along Amherst Drive at the intersections with Speers Boulevard have also been evaluated to accommodate future traffic.

The intersection of County Road 6 and Taylor-Kidd Boulevard (County Road 23) has been converted to a roundabout by the County of Lennox and Addington. While the proposed signal lane configuration would be sufficient to accommodate the low growth scenarios volumes, expansion to a two-lane roundabout may be required if the 2046 high growth volumes are realized. Continued monitoring of traffic volumes at this location should be undertaken to confirm the growth at this location over the continuing development in Amherstview.

5.7.2.4.5.1 Road Network

The following policies shall apply to future roads in the Secondary Plan Area:

a) It shall be the condition of any development approval, that a landowner provides property as required for public or private roads and access easements to adjacent properties, as required.

b) Roads and accesses must facilitate the movement of all types of motor vehicles and commercial motor vehicles.

c) Public and private access must accommodate the proposed use and loading requirements as set out in the Township's Zoning By-law.

d) The design of the local road network shall be consistent with the road and transportation policies in this Official Plan.

e) Ensure provisions are in place for planning safe active transportation facilities including sidewalk and cycling infrastructure on and to the Collector Roads. Pedestrian lighting shall be considered.

f) **Schedule G** illustrates locations of current and future road works projects in close proximity to the Secondary Plan Area that are planned by Lennox & Addington County within the 25-year horizon to 2046, including a roundabout at the intersection of County Road 6 and Taylor-Kidd Boulevard (County Road 23). An amendment to this Secondary Plan shall not be required should additional County Road works be identified following the date of adoption of this Secondary Plan.

g) As shown on **Schedule G**, the proposed roads to be developed within the 25-year horizon of the Secondary Plan shall be classified into Major, Minor, and Local categories with an overarching goal of consolidating and limiting entrances on larger roads to ensure service standards are met.

    a. Single residential entrances are not desirable on Collector Roads, however preference may be given to unique and efficient layouts that promote and enhance a sense of community, traffic and pedestrian safety without impacting levels of service. These may include developments which side or back onto collectors or have private laneway access.

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b. Minor Collector Roads may support larger single residential lots with single entrances or unique alternatives in accordance with Section 5.7.2.4.5.1 h)ii)d)1.

h) The general road categories for Amherstview West are as follows:

i. Proposed Major Collector Roads (extension of Amherst Drive):

a. Major Collector Roads shall connect neighbourhoods, distribute traffic to and from Arterial Roads, and will provide access to adjacent land uses.

b. Right-of-way widths up to 26 m and 30 m shall be required, with on-street parking generally permitted.

c. Sidewalks shall be required on both sides of the road, as well as multi-use pathways located in larger right-of-ways, as shown on **Schedule G**.

d. Access shall be restricted to Major Collector Roads, with access points consolidated where possible in accordance with the following:

1. Accesses for single-detached dwellings, semi-detached dwellings, and townhouse dwellings shall not be permitted.

2. Single entrances shall be consolidated for mixed-use and multi-residential developments.

3. Laneway accesses for higher-density developments such as stacked townhouse dwellings or back-to-back townhouse dwellings may be permitted.

ii. Proposed Minor Collector Roads

a. Minor Collector Roads shall connect neighbourhoods, distribute traffic to and from Arterial Roads, and will provide access to adjacent land uses.

b. Right-of-way widths up to 23 m shall be required, with on-street parking generally restricted. Two (2) travel lanes shall be required.

c. Sidewalks shall be required on both sides of the road, as well as multi-use pathways located in larger right-of-ways, as shown on Schedule B.

d. Access to Minor Collector Roads shall be partially controlled in accordance with Policy 5.7.2.4.5(g)(i)(d), except for:

1. Access to lots with single-detached dwellings shall be permitted provided the lot frontage is 14 m or larger. Alternative lot layouts and sizes would be considered provided they do not negatively impact Township operations.

i) **Schedule G** identifies Potential Future Collector Roads in the Secondary Plan Area that could be considered by the Township beyond the 25-year planning horizon, or in accordance with local growth and development needs. The Township shall carry out an Environmental Assessment to determine feasibility of the development of Potential Future Collector Roads, including potential road closures, as required.

j) Minor road widenings, re-alignments, by-passes, establishment of new roads, road reclassifications, or alteration of a proposed alignment shall not require an amendment to this Plan.

5.7.2.4.5.2 Conceptual Multi-Use Path Network

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Schedule I identifies a conceptual network consisting of multi-use pathways throughout the Secondary Plan Area that can be used by pedestrians and cyclists. It is the goal of this proposed trail network to provide connections for pedestrians and cyclists to access Amherstview West from the surrounding areas of Loyalist Township, have a means of traveling throughout the Secondary Plan Area, and access key locations, such as community facilities, parks, schools, residential and commercial areas.

Generally, the conceptual trail network will provide an east-west connection through Amherstview West. The multi-use pathway to the northwest of the Secondary Plan Area shall link the existing trails around Parrott's Bay Conservation Area to Loyalist East Business Park located north of Taylor-Kidd Boulevard (County Road 23). The second multi-use pathway connection initiates at the terminus of Brooklands Park Avenue and continues east, connecting to County Road 6 at five (5) points:

- The intersection of County Road 6 and Taylor-Kidd Boulevard (County Road 23);
- Walden Pond Drive;
- Amherst Drive;
- Between Bath Road (Highway 33) and Kildare Avenue.

The second multi-use pathway also redirects north-south from the Amherst Drive extension (i.e., future main street) to the park block at the northeast corner of the Secondary Plan Area, abutting the other community parks and future school block.

The following policies apply to the future trail network:

a) The multi-use pathways shown on **Schedule I** shall be conceptual for planning purposes. Any additions and changes to the alignment of the multi-use pathway system in Amherstview West may be made without amendment to this Secondary Plan.

b) Active transportation in the Secondary Plan Area shall be encouraged to facilitate pedestrian and cyclist connectivity. Where multi-use pathways intersect with Collector and local roads, consideration shall be given to provide a delineated crossing to ensure safety and continuation of the pathway.

c) The development of new multi-use pathways shall be done through the development review process. At the time of a development application, where a multi-use path is identified on **Schedule I** of this Plan, the Township shall request an easement or right-of-way from the landowner to permit the development of the multi-use trail network in Amherstview West.

d) Multi-use pathways shall be made accessible to all, with adequate services and widths to accommodate all pedestrian movement.

e) Where indicated on **Schedule I**, multi-use pathways shall be encouraged to be constructed with a linear park abutting both sides of the path. The width of each strip of linear park shall be at least 5 m.

5.7.2.4.6 Archaeology

Future developments and municipal infrastructure projects on lands in the Secondary Plan Area that have not been previously cleared of archaeological concerns by the Ministry of Citizenship and Multiculturalism (MCM) are required to undergo an archaeological assessment, or assessments, prior to disturbance.

a) All archaeological assessments are to be conducted in accordance with the Ontario Heritage Act and the MCM's Standards and Guidelines for Consultant Archaeologists (2011).

b) The policies in Section 7.4.4 Archaeology & Marine Archaeology shall apply.

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5.7.2.4.7 Water and Sanitary Servicing Network

Policies for servicing in the Secondary Plan Area include the following:

a) Individual developments within the Secondary Plan Area shall require Plan of Subdivision, Plan of Condominium, and Site Plan Control approval and designs submissions in accordance with the Loyalist Technical Design Guidelines and Infrastructure Master Plan.

b) Service connections are only to be made to the water distribution network and sanitary collection system once the infrastructure has been established to connect to the existing Amherstview system.

5.7.2.4.7.1 Water Servicing

During the development of the internal road network and layout of development parcels, provision within the public right-of-way and along dedicated servicing easements will be established for the installation of a looped water distribution network which will connect to the existing 300mm and 400mm watermains located along country Road 6. This looped network is to be sized to accommodate the projected growth and future development area growth and will include provision for future looping connections to Bath Road (Highway 33) and Taylor-Kidd Boulevard (County Road 23) in the future.

5.7.2.4.7.2 Sanitary Servicing

Sanitary gravity sewers are to be constructed during the development of the internal road network and layout of development parcels within established servicing easements or right-of-way. The gravity sewer collection systems will connect to the existing Amherstview collection system along Country Road 6 to tie-into the existing to utilize the existing capacity of the Taylor-Kidd Boulevard pumping station and the Lakeview Pumping Station within the 25-year planning horizon prior to the establishment of any new pumping station facilities.

5.7.2.4.8 Climate Change and Resiliency

In addition to the policies contained in the Township OP, Section 3.4 Environmental and Climate Change Goal, the following policies, which are derived from the actions set out in the Resilient Loyalist Township Climate Action Plan (CAP) (Approved February 8, 2021) shall apply in order to encourage climate change and resiliency initiatives in development in the Secondary Plan Area:

a) Growth and development in the community of Amherstview West shall be undertaken by strongly considering the integration of watershed level planning, land use planning, and infrastructure planning, and the need to build resilience in the face of climate change through net environmental gains.

b) Trees shall be used to provide shade and cooling as a priority in the design and functionality of pedestrian and cycling networks. Tree retention and planting shall be encouraged by the Township on residential, commercial, and private properties.

c) The inclusion of community gardens in new development and parks in Amherstview West shall be encouraged and celebrated.

d) Pedestrian connections, including sidewalks, walkways, multi-use paths shall consider comfort including shading, protection from heat, wind and extreme weather.

e) Large areas of surface parking shall be designed to incorporate low impact development measures for stormwater management where feasible.

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f) The design direction set out in Section 3.1.6 Sustainable Design of the Urban Design Guidelines for Amherstview West shall be reviewed in the preparation of development applications. The Township may require the inclusion of a Climate Change Memo or rationale as part of a Planning Rationale or Urban Design Brief as part of a development application submission.

5.7.2.4.9 Public Art

It is the intent that the future community of Amherstview West be developed and grow as a distinct community in Loyalist Township. The inclusion of public art (i.e., murals, sculptures, signage, etc.) shall be encouraged in future development in the Secondary Plan Area. Council may consider the development of a Public Art Policy for Loyalist Township and if established, the commissioning of public art in Amherstview West shall be required to comply with the applicable Public Art Policy.

5.7.2.4.10 Gateway and Wayfinding

A gateway location to the Secondary Plan Area shall be located on the west side of County Road 6, at the extension of Amherst Drive, which will serve as an Urban Main Street into Amherstview West. The policies in this section shall apply to the gateway feature and wayfinding / signage.

a) Gateway and wayfinding signage should be in high visibility areas.

b) Signage shall be context sensitive and minimize adverse impacts to adjacent land uses.

c) Gateway signage shall be:

   i. Developed in conjunction with future works and MTO/County standards.

   ii. Designed to meet the standards identified in the Urban Design Guidelines, complementary to the local context.

   iii. Contributing to a positive ‘Sense of Arrival’ to the Secondary Plan Area and urban main street through a unified style and look.

   iv. Designed to incorporate the Township’s brand colours, fonts and logo, in consultation with the community.

   v. Scaled appropriately to cater to both pedestrian and vehicular traffic in terms of its visibility, legibility and destination points.

   vi. Required to adhere to relevant MTO and County requirements, with appropriate relationship to the County right-of way along County Road 6 and Taylor-Kidd Boulevard (County Road 23).

   vii. Located outside clear zones at intersections while being sited to provide clear wayfinding to the community.

   viii. Enhanced by landscape planting that is salt tolerant and hardy to the site conditions in keeping with applicable MTO, County, and Township safety and maintenance requirements.

   ix. Planted in a manner such that the height of plant groupings do not exceed 3 m from the surrounding grade to its highest element, and not exceed 6 m in length.

5.7.2.4.10 Urban Design Guidelines

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The Urban Design Guidelines (UDG) have been developed in support of the Secondary Plan and are intended to guide future development in the Secondary Plan Area. The UDG, which are found under **Appendix A** of this Secondary Plan should be considered in reviewing Zoning By-law Amendment, Plans of Subdivision/Condominium, and Site Plan applications. Loyalist Township will review all future development applications for the Secondary Plan Area and reserves the absolute right to exercise discretion and judgment in the interpretation, implementation, and enforcement of the UDG.

The intent of the UDG are to address the following:

a) Reflect the vision and land use objectives of the Amherstview West Secondary Plan;

b) Enhance and complement the Amherstview community through the orderly development of a safe and healthy community with a high-quality development based on well designed built form that contributes to a sense of place with buildings and public spaces that are of high quality, climate change resilient, safe, accessible attractive, and vibrant;

c) Contribute to the sense of community through pedestrian, cyclist, and transit connectivity for all ages and abilities;

d) Protect and enhance ecological systems, including natural features, features and functions of the neighbouring Parrott's Bay Conservation Area;

e) Convey current best practices in sustainable development; and

f) Implement the high-level policy direction from the Loyalist Township Official Plan and subsequent Council approved policy documents, including Design Guidelines, and the Council approved Zoning By-law provisions.

5.7.2.4.11 Implementation Policies

5.7.2.4.11.1 Interpretation and Administration

a) The Secondary Plan shall be interpreted at the sole discretion of Loyalist Township Council, in consultation, or based on advice from Township staff.

b) The implementation and interpretation of this Amendment shall be in accordance with all other relevant policies of the Loyalist Township Official Plan. In event of a conflict, the policies of Section 5.7.2.4 – Amherstview West will have precedence.

c) Notwithstanding the policies of this Secondary Plan, uses that existed on the date of adoption of this Secondary Plan shall be permitted to continue.

d) An amendment to the text or Schedules of this Secondary Plan may constitute an amendment to the Loyalist Township Official Plan in accordance with Section 10. Further, any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all the applicable policies of the Loyalist Township".

5.7.2.4.11.2 Amendments to the Secondary Plan

Where changes to the Land Use Plan or Secondary Plan policies are proposed, an Official Plan Amendment will be required, unless otherwise indicated in this Plan. Such changes include, but are not limited to:

a) The location of planned infrastructure improvements and/or municipal stormwater/servicing facilities;

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b) Location of Collector Roads;

c) Removal of Parks and Open Space areas;

d) Changes to the land use designations on **Schedule C**; and

e) Changes that may not be in conformity with the strategic direction of the Loyalist Township Official Plan.

5.7.2.4.11.3 Implementation and Phasing Strategy

The principal tools that will guide the implementation of this Secondary Plan include the preparation of a financial implementation plan for development approval and landowner agreements for shared infrastructure, including Cost Sharing Agreements.

The Secondary Plan will also guide the Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, Consent, Minor Variance, and Site Plan approval processes, as well as expenditures by private landowners in the area, where applicable. It is intended that development/redevelopment will conform to the policies and standards that are described in this Secondary Plan. Public streets and park and open space areas will be dedicated to the Township as a condition of subdivision approval.

Development within the Secondary Plan Area shall be phased appropriately in an east to west direction and planned to coincide with the development of the transportation network in **Schedule G** and required servicing and stormwater management.

Implementation of any road or infrastructure improvements will follow the Class EA for a Master Plan.

5.7.2.4.11.4 Cost Sharing Agreements

In order to ensure that property owners within the Amherstview West Secondary Plan Area contribute equally towards the provision of community and infrastructure facilities, property owners shall be required to enter into a cost sharing agreement, as a condition of approval for all Plans of Subdivision/Condominium, and Site Plan applications. Such a cost sharing agreement shall provide for equitable distribution of cost (including lands) for community and common public facilities where such costs are not covered under Development Charges or Impost Fees. In those instances where development may not proceed in a phased manner, property owners would still be required to enter into cost sharing agreements that achieve Township objectives for future local residents.

5.7.2.4.11.5 Development Applications

Development Applications for Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, and Site Plan within the Secondary Plan Area shall include a description and/or illustration as to how the development proposal conforms with this Secondary Plan. Required plans and studies shall be prepared in accordance with the direction provided in the Official Plan. Prior to the approval of the development applications, the public will be consulted as legislated under the Planning Act and in Section 10.18 of this Official Plan.

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