



Amherstview West Secondary Plan

Background Analysis Report

November 2024



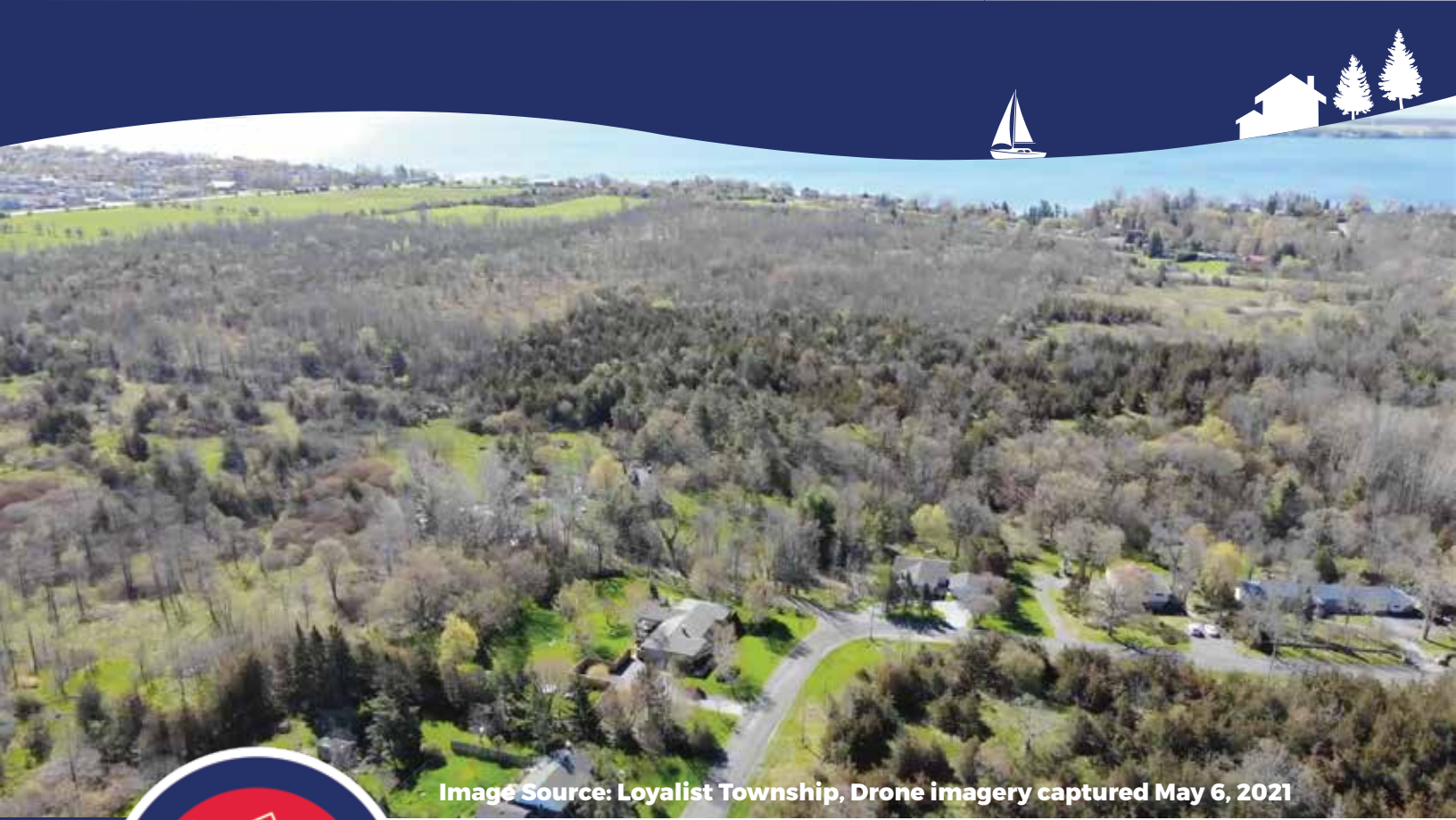


Image Source: Loyalist Township, Drone imagery captured May 6, 2021



Amherstview West Secondary Plan

Background Analysis Report

November 2024

**Prepared for
Loyalist Township**

**Bohdan Wynnyckyj, RPP
Manager of Development Services**

**P.O. Box 70, 18 Manitou Crescent West
Amherstview, ON K7N 1S3
T: 613.386.7341 ext. 144**

**Prepared by:
WSP**

**Nadia De Santi, MCIP, RPP
Practice Lead**

**2611 Queensview Drive, Suite 300
Ottawa, ON K2B 8K2
T: 613.690.1114**





Table of Contents

1	Introduction	1
1.1	Why is Loyalist Township undertaking a Secondary Plan for Amherstview West?	2
1.2	What is a Municipal Class Environmental Assessment and how does it relate to the Secondary Plan?.....	3
1.3	Background Analysis Report Overview	3
1.4	Government Agencies, Interest Groups, Indigenous, and Community Engagement	4
2	Community Overview	9
2.1	Background	9
2.2	Population	10
2.3	Housing	10
2.4	Land Use	10
2.5	Recreation and Community Facilities	12
2.6	Transportation	13
2.7	Economy	13
3	Regulatory Planning Framework.....	14
3.1	Planning Act	14
3.2	Provincial Planning Statement (2024)	15
3.3	Cataraqui Region Conservation Authority Regulations	17



4	Existing Local Municipal Planning Context.....	18
4.1	County of Lennox & Addington Official Plan (2016, Consolidated Version February 13, 2018)	18
4.1.1	Land Use Designations	19
4.1.2	Housing	20
4.2	Loyalist Township Official Plan (including Amendment No. 38, Five Year Review) (Council Adoption September 27, 2021; County Approval March 23, 2022)	21
4.2.1	Schedules and Appendices	22
4.2.2	Relevant Policies.....	22
4.3	Zoning By-law of Loyalist Township (By-law 2001-38) (Consolidated Version, December 2018)	32
4.3.1	Existing Zoning within the Secondary Plan Study Area	32
4.4	Loyalist Township Parks and Recreation Master Plan (June 26, 2017)	36
4.5	ResiLienT Loyalist Township Climate Action Plan (2021)	39
4.6	Loyalist Township Infrastructure Master Plan (2024)	40
5	Summary of Background Technical Studies for Amherstview West	40
5.1	Growth Management.....	40
5.1.1	Growth Management Report for Amherstview West (July 28, 2021; Updated November 2022 and November 2023)	40
5.2	Environment	42
5.2.1	Natural Heritage Existing Conditions Report (March 14, 2022)	42



5.2.2	Geotechnical and Hydrogeological Investigation (February 10, 2022)	47
5.2.3	Phase I Environmental Site Assessment (September 28, 2021)	48
5.2.4	Climate Change Assessment (March 11, 2022).....	50
5.3	Archaeology and Cultural Heritage.....	50
5.3.1	High-Level Archaeological Review (April 16, 2021)	50
5.3.2	Cultural Heritage Resource Assessment (January 27, 2022)	51
5.4	Servicing and Utilities.....	54
5.4.1	Natural Hazards and Master Storm Water Management Report (October 11, 2024)	54
5.4.2	Water and Sanitary Sewer Infrastructure Servicing Report (October 11, 2024)	57
5.4.3	Traffic and Active Transportation Existing Conditions Memo (November 13, 2023).....	62
5.4.4	Composite Utility Servicing Report (December 8, 2022)	67
5.5	Noise.....	68
5.5.1	Noise Feasibility Study (July 2, 2024).....	68
6	Conclusion.....	69



Tables

Table 1-1: Engaged Agencies and Interest Groups – Amherstview West Secondary Plan	4
Table 1-2: Public Engagement Program Strategy – Proposed Approaches and Methodology	7
Table 4-1: Loyalist Township Official Plan Schedules and Appendices	22
Table 4-2: Classification of Municipal Roads (Loyalist Township Official Plan, Approved March 23, 2022)	31
Table 4-3: Current Zoning of Secondary Plan Study Area (Zoning By-law of Loyalist Township (By-law 2001-38) (Consolidated Version, December 2018))	34
Table 4-4: Park Classifications and Standards (Figure 3.17, Loyalist Township Parks and Recreation Master Plan)	37
Table 4-5: Climate Action Plan Sector Goals Summary (ResiLienT Loyalist Township Climate Action Plan (2020))	39
Table 5-1: Residential Land Analysis - Amherstview West (Unplanned Parcels) (November 2023).....	42
Table 5-2: Types of Natural Heritage Constraints in the Study Area	44
Table 5-3: Potential Gravity Sewer Connection Points and Respective Capacities	60
Table 5-4: Recommended Water and Wastewater System Projects	61

Figures

Figure 1-1: Amherstview West Secondary Plan Study Area Location	1
Figure 1-2: Amherstview West Secondary Plan Study Area (WSP, 2023)	2
Figure 1-3: Integrated Secondary Plan and MCEA Process.....	6
Figure 1-4: Project Logo Option	8
Figure 2-1: Loyalist Township Key Map.....	9
Figure 2-2: Study Area looking north towards County Road 6 and County Road 23 (Loyalist Township, 2021)	11
Figure 2-3: Study Area looking south towards Bayview Drive and Bath Road (Loyalist Township, 2021)	11
Figure 2-4: Parrott's Bay Conservation Area located west of the Study Area (Loyalist Township, 2021).....	12
Figure 4-1: Excerpt from Schedule A - Land Use (County of Lennox and Addington Official Plan, 2016)	20
Figure 4-2: Schedule A – Township Land Use Plan (Township Official Plan, Approved March 23, 2022)	23



Figure 4-3: Schedule C – Land Use Plan: Amherstview – Parrott’s Bay (Township Official Plan, Approved March 23, 2022) 26

Figure 4-4: Schedule C1 - Environment Overlay: Amherstview - Parrott's Bay (Township Official Plan, Approved March 23, 2022) 27

Figure 4-5: Schedule F - Natural Hazard and Source Water Protection Overlay (Township Official Plan, Approved March 23, 2022) 28

Figure 4-6: Excerpt from Schedule 8 (Zoning By-law of Loyalist Township (By-law 2001-38) (Consolidated Version, December 2018)) 33

Figure 5-1: Natural Heritage Constraints and Opportunities in Amherstview West Secondary Plan Study Area (Natural Heritage Existing Conditions Report, 2022)..... 46

Figure 5-2: Borehole Locations (May 2021), Amherstview West Secondary Plan Study Area..... 47

Figure 5-3: Identified Potential Cultural Heritage Resources in Amherstview West Secondary Plan Study Area (CHRA, January 2022) 53

Figure 5-4: Amherstview West Existing Drainage System (Natural Hazards and Master Stormwater Management Report, 2024) 55

Figure 5-5: Existing Water Connections in the Study Area (Water and Sanitary Sewer Infrastructure Report, 2024)..... 59

Figure 5-6: Existing Sanitary Connections in Study Area (Water and Sanitary Sewer Infrastructure Report, 2024)..... 60

Figure 5-7: Existing Road Network, Amherstview West Secondary Plan Study Area (Traffic and Active Transportation Existing Conditions Memo, 2023) 64

Figure 5-8: Kingston Transit - Route 10 (Amherstview - Cataraqui Centre)..... 66

Appendices

- Appendix A** Growth Management Report for Amherstview West (July 28, 2021; Updated November 2022 and November 2023)
- Appendix B** Natural Heritage Existing Conditions Report (March 14, 2022)



- Appendix C** Geotechnical and Hydrogeological Investigation (February 10, 2022)
- Appendix D** Phase I Environmental Site Assessment (September 28, 2021)
- Appendix E** Climate Change Assessment (March 11, 2022)
- Appendix F** High-Level Archaeological Review (April 16, 2021)
- Appendix G** Cultural Heritage Resource Assessment (January 21, 2022)
- Appendix H** Natural Hazards and Mater Storm Water Report (October 11, 2024)
- Appendix I** Water and Sanitary Sewer Infrastructure Servicing Report (October 11, 2024)
- Appendix J** Traffic and Active Transportation Existing Conditions Memo (November 13, 2023)
- Appendix K** Composite Utility Servicing Report (December 8, 2022)
- Appendix L** Noise Feasibility Study (July 2, 2024)

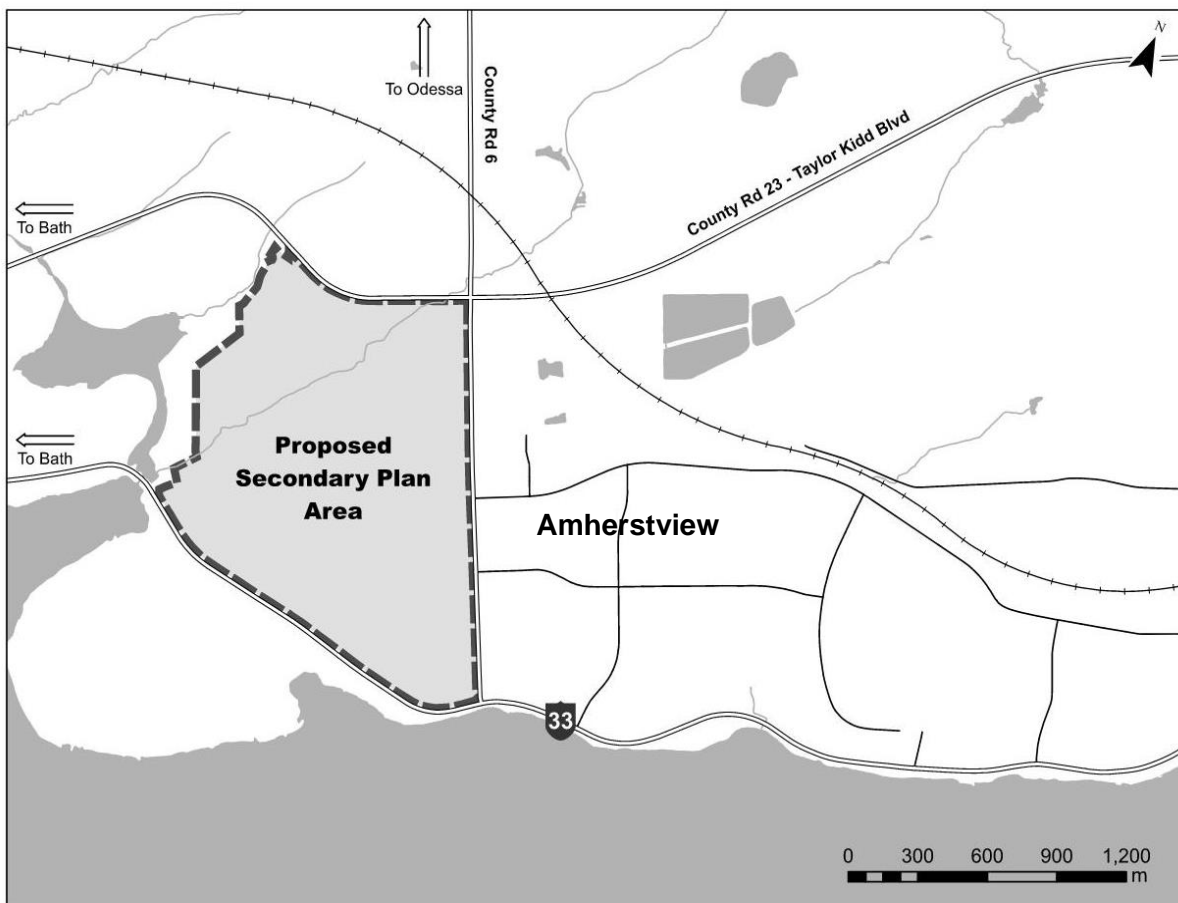


1 Introduction

Loyalist Township is undertaking a Secondary Plan for Amherstview West. The Secondary Plan will provide a policy and implementation framework to guide the future growth and development of this area for the next 25 years to the year 2046. It will consider future needs and priorities for the new community, including housing types, urban design, community amenities, protection of the natural environment, servicing, stormwater management, and transportation, including active transportation.

As shown in **Figure 1-1**, the Secondary Plan study area is approximately 144 hectares (346 acres) in land area and is located west of the existing built-up area of the community of Amherstview, in close proximity to the shores of Lake Ontario. Parrott's Bay Conservation Area, which is managed by the Cataraqui Region Conservation Authority (CRCA) is located west of the study area and the Loyalist East Business Park is sited north of the study area at County Road 6 and Taylor-Kidd Boulevard (County Road 23).

Figure 1-1: Amherstview West Secondary Plan Study Area Location





1.1 Why is Loyalist Township undertaking a Secondary Plan for Amherstview West?

Amherstview is experiencing the most rapid growth of the Township's three urban settlement areas, and the lands in the built-up area of Amherstview are anticipated to be built out by 2028, due in part to the declining average household size resulting in housing demand outpacing population growth. 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.

As shown in **Figure 1-2**, the Secondary Plan study area is bounded by Taylor-Kidd Boulevard (County Road 23) to the north, County Road 6 and the existing built-up area in Amherstview to the west, and Bath Road (Highway 33) to the south.

Figure 1-2: Amherstview West Secondary Plan Study Area (WSP, 2023)



The Loyalist Township Official Plan, which completed a legislated 5-year review, sets out a vision, guiding principles, and land use policies that are used to manage and direct physical planning of lands and development in the Township. The New Official Plan for the Township of Loyalist Planning Area (Amendment No. 38, Five Year Review) was adopted by Township Council on September 27, 2021, and received final approval by the County of Lennox and Addington on March 23, 2022.

The Township's Official Plan applies to all lands within the municipality, while a Secondary Plan is a planning policy document that sets out a vision, guiding principles, and land use policies to guide growth and development within a more specific area of a municipality. Like an Official Plan, a Secondary Plan is developed in accordance with the Planning Act, with engagement and input from the local community, so that growth can be achieved while respecting the needs of current residents, ensuring compatibility with the existing community fabric and character, and promoting progressive planning principles.



The Secondary Plan will be implemented through an Official Plan Amendment and Zoning By-law Amendment. The Official Plan Amendment will adopt the policies of the Secondary Plan under the Township's Official Plan. Future development applications for the Secondary Plan area will be required to demonstrate conformity with the Secondary Plan. The Zoning By-law Amendment will establish Zones within the Secondary Plan area, as well as specific standards for development, such as minimum lot area, required setbacks, and maximum building heights, among other requirements. Urban Design Guidelines will also be prepared for Amherstview West.

1.2 What is a Municipal Class Environmental Assessment and how does it relate to the Secondary Plan?

The Secondary Plan process will be integrated with the Municipal Class Environmental Assessment (MCEA) process for a Master Plan.

The MCEA process is a standardized planning process approved under the Ontario Environmental Assessment Act. It allows for routine “classes” of municipal infrastructure projects (e.g. roadways, or municipal water and wastewater services) to be assessed following a streamlined Environmental Assessment process. The environment is broadly defined under the Environmental Assessment Act to include the natural, social, economic, cultural and built environments. Projects (or “undertakings”) assessed following a MCEA process must consider impacts on the environment as part of the planning process.

The Master Plan will identify the infrastructure needed to service the Secondary Plan study area and will be approved concurrently with the completion and adoption of the Secondary Plan. Examples of municipal infrastructure improvements that will be considered as part of the Master Plan include new roads and/or road widenings, as well as extension of municipal water and wastewater services and stormwater management facilities.

Integrating the development of the Secondary Plan with the MCEA process allows for a coordinated approach to addressing land use, servicing, and transportation issues. It will also ensure that environmental considerations are fully integrated into the decision-making process.

1.3 Background Analysis Report Overview

This Background Analysis Report has been prepared to provide direction to the Secondary Plan study by describing the current community profile, presenting the findings and recommendations of the required background (technical studies), and providing a detailed legislative and policy context to support the preparation of the land use concept plan options for the Secondary Plan area, and the ultimate Draft Secondary Plan. The planning horizon for the Secondary Plan is to 2046. An enabling site-specific policy has been included in the updated Loyalist Township Official Plan, which was adopted by Township Council on September 27, 2021, and approved by the County of Lennox and Addington Council on March 23, 2022, to permit the planning horizon to 2046 for Amherstview West Secondary Plan.

This Background Analysis Report is organized as follows:

- Section 2 of this report provides a **community overview** of Loyalist Township and the Amherstview community;
- Section 3 describes the **regulatory planning framework** applicable to the Amherstview West Secondary Plan, including the Provincial Policy Statement (PPS), 2020, and other key provincial legislation and policies, as well as an overview of the upper-tier municipal planning context,



including the Lennox and Addington Official Plan and other County-level studies and planning documents;

- Section 4 provides an overview of the **local municipal planning context**, including a summary of the relevant policies applicable to the Secondary Plan area contained in the Township's Official Plan and Zoning By-law, as well as other local municipal documents that must be considered in the Secondary Plan study;
- Section 5 includes a **summary of the major findings and recommendations of the background technical studies** prepared by WSP as part of Phase 1 of the Secondary Plan study; and,
- Section 6 provides a **conclusion** to the Background Report.

Eleven (11) appendices are also included in this report. **Appendices A through K** contain the background technical studies.

1.4 Government Agencies, Interest Groups, Indigenous, and Community Engagement

Engagement with government agencies, Indigenous communities, regional and local interest groups and organizations, and local community members is integral to the Secondary Plan and MCEA process. The engagement program for the Secondary Plan is designed to inform and seek feedback from the community through various methods to ensure their input is considered in the preparation of the land use concept options for Amherstview West. As shown in **Table 1-1**, the following agencies and interest groups have been identified to be engaged as part of the Secondary Plan process:

Table 1-1: Engaged Agencies and Interest Groups – Amherstview West Secondary Plan

Type	Agency / Interest Group
Government Bodies	<ul style="list-style-type: none"> • Ministry of Transportation (MTO) • County of Lennox and Addington
Technical Agencies	<ul style="list-style-type: none"> • Cataraqui Region Conservation Authority (CRCA) • Enbridge Gas • Kingston Transit
School Boards	<ul style="list-style-type: none"> • Algonquin and Lakeshore Catholic District School Board • Conseil des écoles catholiques du Centre-Est • Limestone District School Board
Local Groups	<ul style="list-style-type: none"> • Friends of Wilton Creek Watershed • Secondary Plan Study Area Landowners



While there are no reserves located within the Township, the Secondary Plan and MCEA process includes engagement with the following Indigenous communities which may have interests in the surrounding area: Alderville First Nation, Curve Lake First Nation, Métis Nation of Ontario, Mississaugas of Scugog Island First Nation, Hiawatha First Nation, and the Mohawks of Bay of Quinte. In the early stages of the Secondary Plan process, lands management or consultation staff at each of the communities were contacted to introduce the project, determine any specific Indigenous community interests, and how the communities would like to be engaged in the process moving forward. An Indigenous Engagement Record will be maintained throughout the Secondary Plan process, and will be submitted to the Township and the County, as well as documented in the Master Plan as part of the MCEA process.

Community engagement opportunities are integral in gathering public input regarding Amherstview West's future on matters, such as:

- Vision and land use objectives;
- Land use designations (e.g. residential, commercial, parks);
- Permitted uses within each land use designation (e.g. single-detached and semi-detached dwellings, apartments, retail stores, offices, other commercial uses);
- Urban design guidelines and proposed standards (e.g. desired built form, architectural character, streetscaping);
- Opportunities for connectivity and active transportation, parklands and open space, and servicing;
- Protection and preservation of natural environment features (e.g. Provincially Significant Wetlands or unevaluated wetlands); and
- Energy conservation, air quality and climate change policies.

As part of the community engagement process, a project webpage has been developed on the Township's website, which provides project information, including presentation materials and draft and final documents as they become available. The Township's website, social media platforms (i.e., Facebook), notice postings in various locations and local newspapers, are being used to advertise the various engagement opportunities, including public open houses and public meetings. Input received from residents and stakeholders will be used to set the foundation for the objectives and formulation of land use policies in the Secondary Plan.

Over the course of the Secondary Plan process, the following additional engagement opportunities are being held to gain community feedback at major project milestones and to present key project deliverables:

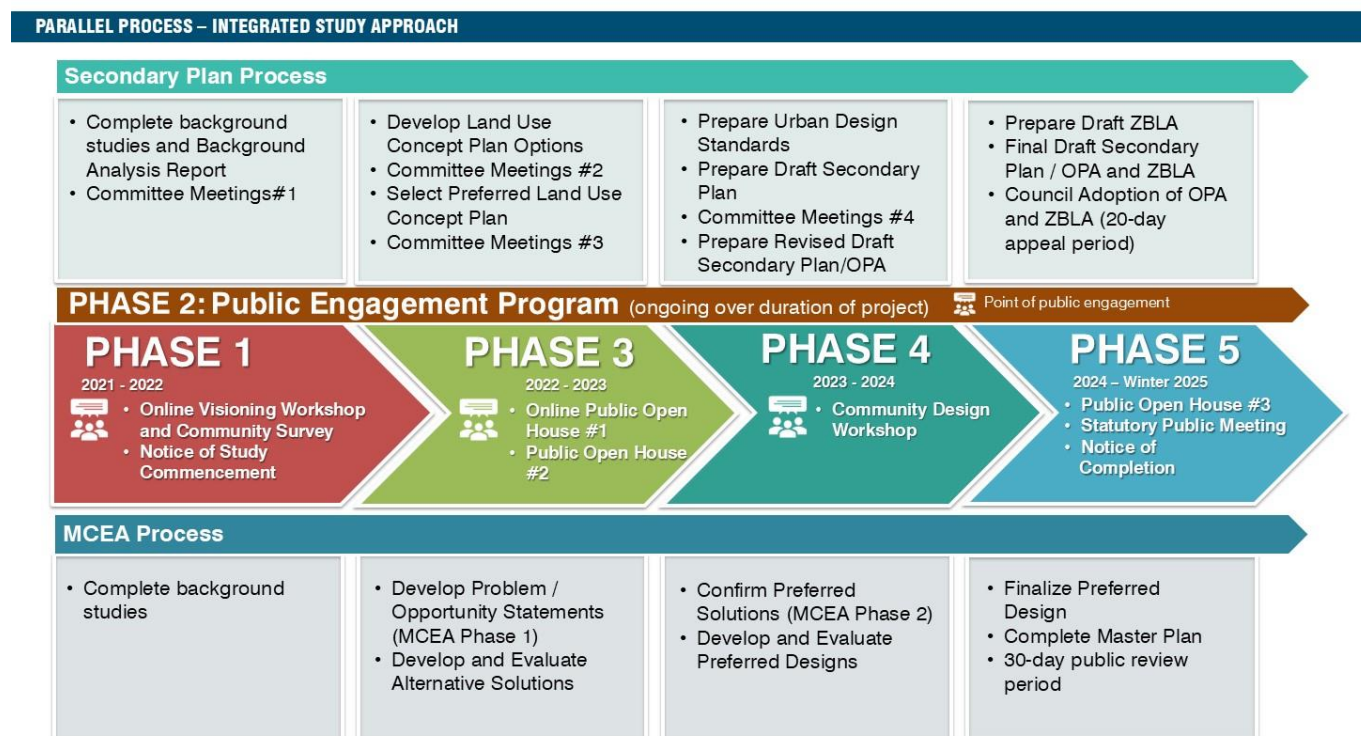
- **Online Visioning Workshop** (June 24, 2021) and **Visioning Survey** to introduce the project and obtain input from the community on various land use topics and a draft Vision Statement;
- **Online Public Open House #1** (March 10, 2022) to present the key findings of the background reports, as well as the draft land use concept options and preferred option to the public for their input and feedback;
- **A Presentation to Township Council** (April 4, 2022) to present the Preferred Land Use Concept Plan and associated fiscal analysis for their endorsement prior to proceeding with the preparation of the Draft Secondary Plan;
- **In-Person Public Open House #2** (June 21, 2023) to report back on the outcome of the evaluation of the draft land use concepts and presentation of a draft Preferred Option;



- **In-Person Community Workshop** (September 30, 2023) to obtain input and ideas from members of the community on visioning for a future Main Street in Amherstview West and development of high-level concept plans for the lands designated as Future Development Areas;
- **A Statutory Public Open House** will be held to obtain public feedback on the Draft Secondary Plan and associated recommended policies, Draft Official Plan and Zoning By-law Amendment, and Draft Urban Design Guidelines. The Draft Secondary Plan will be circulated to Township staff and the County for their review and comment, and will be posted on the project webpage for public review and feedback; and,
- **Online Statutory Public Meeting under the Planning Act**, will be held to present the Final Draft Secondary Plan and Official Plan and Zoning By-law Amendments to the community prior to Council adoption. At this time, members of the public can make formal delegations to share their comments.

The project process and key community engagement events are illustrated in **Figure 1-3**.

Figure 1-3: Integrated Secondary Plan and MCEA Process



A Public Engagement Program Strategy was prepared by WSP on April 12, 2021. The Strategy elaborates the approach, methods, and specific tools to undertake a Secondary Plan for Amherstview West, including those summarized in **Table 1-2**.



Table 1-2: Public Engagement Program Strategy – Proposed Approaches and Methodology

Approach	Methodology
<p>Integration of Secondary Plan and MCEA Engagement Processes</p>	<p>Required engagement milestones and notices as part of the MCEA and Secondary Plan processes.</p>
<p>Indigenous Community Engagement</p>	<p>Contact information and approach for outreach to the following communities:</p> <ul style="list-style-type: none"> • Alderville First Nation • Curve Lake First Nation • Hiawatha First Nation • Métis Nation of Ontario • Mississaugas of Scugog Island First Nation • Mohawks of the Bay of Quinte
<p>Draft Loyalist Community Engagement Guide</p>	<p>Secondary Plan study is categorized as a Level 4 (Involving, Consulting and/or Collaborating with Township-wide) Community Impact project.</p> <p>Types of Engagement for a Level 4 project include:</p> <ul style="list-style-type: none"> • Inform: Community Publications, Email, News Releases, TV & Radio, Website/FAQs; • Consult: Email, Social Media, Online Public Forums, Survey; • Involve; and • Collaborate.
<p>Coordination Committee and Technical Advisory Committee</p>	<ul style="list-style-type: none"> • Coordination Committee (CC): Comprised of landowners, developers, local groups, ratepayers/public, and Councillors. • Technical Advisory Committee (TAC): Comprised of Township representatives from relevant department/divisions (e.g. Planning and Engineering of the Economic Growth and Community Development Services (some of which are also involved with the Infrastructure Master Plan), Corporate Services (GIS), Community and Customer Services Department (Public Works and Recreation), Business Services, Emergency Services), and external agency



Approach	Methodology
	representatives from the County of Lennox and Addington, Cataraqui Region Conservation Authority, the Ministry of Transportation.
Online Engagement	As a result of provincial and municipal restrictions due to COVID-19, all meetings with Township staff, Committees, Council, and public engagement activities are to be held online.
Project Branding and Awareness	<p>In coordination with Township staff, a consistent and easily recognizable project logo for the Secondary Plan project was developed, as shown in Figure 1-4.</p> <div data-bbox="1528 500 1734 688" data-label="Image"> </div> <p data-bbox="1423 703 1785 730" style="text-align: right;">Figure 1-4: Project Logo Option</p>
Encouraging Community Dialogue	<ul style="list-style-type: none"> • Project Webpage: https://engage.loyalist.ca/amherstview-west-secondary-plan • Social Media: Loyalist Township Facebook, X (formerly Twitter), and YouTube. • Email and Mailing List: To join the project mailing list or to submit comments or inquiries, members of the public are encouraged to email secondaryplan@loyalist.ca
Individual Property Owner Consultation	<ul style="list-style-type: none"> • Ongoing: Township to contact individual property owners to advise of proposed field work in close proximity to their properties, as well as proposed major changes in land use designations affecting their lands.
Township Involvement	Establishment of roles of the consultant team and Township staff throughout the Secondary Plan study.



2 Community Overview

2.1 Background

Loyalist Township is a lower-tier municipality located in the County of Lennox and Addington in Eastern Ontario. The municipality is bound by the Township of Stone Mills to the north, Lake Ontario to the south, the Township of South Frontenac and the City of Kingston to the east, and Town of Greater Napanee to the west. The Township has a land area of approximately 342.72 km² (2021 Census) and consists of a number of communities, including: Amherstview, Bath, Amherst Island, Odessa, the hamlets of Millhaven, Morven, Stella, Violet, and Wilton, and surrounding agricultural, rural, and residential communities, as illustrated in **Figure 2-1**.

Figure 2-1: Loyalist Township Key Map



On January 1, 1998, Loyalist Township was incorporated through the amalgamations of Ernestown Township, Amherst Island Township, and the Village of Bath. Ernestown was originally called Second Town because it was surveyed after Kingston Township, but it was renamed in 1784 after Prince Ernest Augustus, King George III's fifth son. After the American Revolution, former members of the Edward Jessup's Loyal Rangers settled in the area. The Town of Bath in the Township of Ernestown was an important centre for shipbuilding in Upper Canada; the first steamship launched from Bath in 1816. By 1811, the population of the Township had reached 2,300, the largest of any township in the province, and by 1846, Ernestown contained 4,317 inhabitants.



2.2 Population

Loyalist Township has experienced a moderate population and household growth over the years. The Statistics Canada 2016 Census lists the population of Loyalist Township as approximately 16,971 and the population of Amherstview is approximately 7,959. According to the Population, Housing, and Employment Projections to 2046, prepared by Hemson Consulting in 2019, the population of Amherstview in 2016 was 9,150 people. 2021 Census data was released by Statistics Canada in early 2022. The population of Loyalist Township in 2021 was approximately 17,943.

The 2021 Census reports the following age distribution in Loyalist Township: 16% of residents are aged 0-14 years; 62% of residents are aged 15-64 years; and 22% of residents are aged 65 years and older. Of the 20% aged 65 years and over, 2% are aged 85 years and over. This growing cohort of older adults has specific needs that must be met to ensure that they can continue to fully engage and participate in the community, including the provision of services and infrastructure that cater to all ages and mobilities.

In the 2021 Census, 92% of Loyalist Township residents (15,620) identified English as their mother tongue, 3% (475) identified French, and 4% (660) identified a non-official language. Non-official languages were identified as the mother tongue of 660 residents and include German, Dutch, Polish, Portuguese, Russian, Slovene, Ukrainian, Italian, Punjabi, Danish, Greek, Hungarian, and other languages. No residents identified any Indigenous languages as their mother tongue.

Approximately 805 people in Loyalist Township identified as Indigenous in 2021, with 440 residents identifying as First Nations single identity and 305 people identifying as Métis single identity. There are 1,380 residents who identified as being immigrants to Canada.

2.3 Housing

The rate of household growth in Loyalist Township has been outpacing population growth since 2001, owing to declining average household size. The 2021 Census documented 6,830 households within the Township and 3,770 households¹ in Amherstview (Hemson Consulting based on Statistics Canada Census data). The total population of Loyalist Township in 2021 was 17,943 per the 2021 Census. In Loyalist Township, 78.3% (5,350) were single detached dwellings, 20.9% (1,430) were attached dwellings (i.e. semi-detached, row house, apartment in a duplex, or apartment in a building that has fewer than five storeys), and 0.73% (50) were movable dwellings².

2.4 Land Use

The community of Amherstview is largely developed along the shoreline of Lake Ontario and east of County Road 6. Land use in Amherstview is largely residential with institutional and commercial uses dispersed throughout the built-up area. Existing commercial development is mostly clustered at Sherwood Avenue and Manitou Crescent West, and includes retail and personal service uses, restaurants, and financial services. Additionally, as shown in **Figure 2-2**, some industrial and light industrial uses have developed northwest of County Road 6 and County Road 23 as part of Loyalist East Business Park. A large-scale industrial development is planned at the Taylor-Kidd Industrial Park in Ernestown, approximately five (5) kilometres west of the Secondary Plan study area.

¹ Hemson Report

² Stats Canada, 2021



Figure 2-2: Study Area looking north towards County Road 6 and County Road 23 (Loyalist Township, 2021)



Existing residential development in Amherstview and Amherstview West is primarily low-rise and compact, and is based on a more post-war suburban development with curving streets and longer blocks. Medium density residential development as part of the Lakeside Ponds subdivision is currently under construction on the lands southeast of County Road 6 and County Road 23 (**Figure 2-2**).

Within Amherstview West study area, existing residential uses are concentrated along Highway 33/Bath Road, Bayview Drive, and Parrott's Bay Lane (**Figure 2-3**). There are two (2) farm properties located in the study area.

Figure 2-3: Study Area looking south towards Bayview Drive and Bath Road (Loyalist Township, 2021)





2.5 Recreation and Community Facilities

There are a variety of recreation opportunities, and facilities in Amherstview including:

- Parrott's Bay Conservation Area managed by the Cataraqui Conservation located west of Amherstview West study area (**Figure 2-4**), which includes hiking trails and views of Parrott's Bay wetland marsh and Eastern Lake Ontario, viewing platform, and picnic area;
- Waterfront Trail, which runs along the Loyalist Parkway from Greater Napanee to Loyalist Township;
- Nicholson's Point in the southwest corner of Amherstview, which is owned by the Rideau Waterway Land Trust includes walking trails;
- Lighthouse Park located at the southern tip of Nicholson's Point, includes views of Parrott's Bay and Eastern Lake Ontario, picnic area, washroom facilities, and a lighthouse;
- Fairfield Historic Park, which is home to the historic Fairfield House and grounds maintained by the Fairfield Homestead Heritage Association, and includes picnic areas and views of Eastern Lake Ontario;
- WJ Henderson Recreation Centre and Leisure & Activity Centre, which includes a hockey arena, 25-metre indoor swimming pool, meeting room, the Amherstview Branch of Lennox and Addington Public Libraries, and the offices for Township Recreation staff.
- Willie Pratt Sports Fields, which includes baseball diamonds, soccer fields, play structure, seating area, washroom facilities, and canteen;
- Arthur Lower Park; and
- McCullough Park.

Additional community uses include the Amherstview Community Hall adjacent to Willie Pratts Sports Field. Amherstview Public School and Fairfield Elementary School are the two local public schools in Amherstview and are under the Limestone District School Board. Our Lady of Mount Carmel Catholic School is also in Amherstview, under the Algonquin & Lakeshore Catholic District School Board.

Figure 2-4: Parrott's Bay Conservation Area located west of the Study Area (Loyalist Township, 2021)





2.6 Transportation

Taylor-Kidd Boulevard (also referred to as County Road 23 or CR23) runs east-west along the northern limit of the study area. Wilton Road (County Road 6 or CR6) runs north-south along the eastern limit of the study area. There are six intersections along CR6 adjacent to the study area. Bath Road (Highway 33) is a Provincial Highway that runs east-west, bordering the study area to the south.

Within the study area, Bayview Drive and Parrott's Bay Lane run north-south and provide an access from Bath Road.

Existing transportation conditions are further discussed in **Section 5.4.3** of this Background Analysis Report.

2.7 Economy

In the 2021 Census, Loyalist Township reported a labour force of 8,375 people, a labour participation rate of 59.4%, an employment rate of 53.6%, and an unemployment rate of 5.8%. According to 2017 North American Industry Classification System (NAICS) data from the 2021 Census, the employment sectors with the greatest proportion of the labour force include:

- Health care and social assistance (1,410 jobs);
- Public administration (1,005 jobs);
- Retail trade (1,075 jobs);
- Construction (795 jobs);
- Educational services (670 jobs); and
- Manufacturing (485 jobs).

Other sectors with less than 400 jobs include:

- Accommodation and food services (390 jobs)
- Professional, scientific and technical services (380 jobs);
- Other services (except public administration) (350 jobs);
- Administrative and support, waste management and remediation services (345 jobs);
- Transportation and warehousing (325 jobs);
- Finance and insurance (270 jobs);
- Wholesale trade (170 jobs);
- Real estate and rental and leasing (140 jobs);
- Agriculture, forestry, fishing and hunting (105 jobs);
- Arts, entertainment and recreation (100 jobs);
- Utilities (100 jobs);
- Information and cultural industries (80 jobs); and
- Mining, quarrying, and oil and gas extraction (20 jobs).

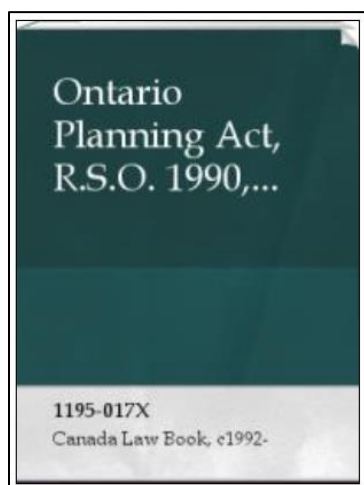


3 Regulatory Planning Framework

Planning at the municipal level is undertaken within a framework established by the Province of Ontario, specifically the Planning Act and the Provincial Policy Statement, 2020. The Official Plan for the Township of Loyalist Planning Area (Amendment No. 38, Five Year Review) (Council Adoption September 27, 2021) enables a number of planning tools to be used to implement the policies of the Plan, including, but not limited to, secondary plans, community improvement plans, and zoning by-laws.

Local land use policies are required to be consistent with Provincial Policy Statement policies and must reflect current provincial legislation. The Official Plan sets out the appropriate framework for land use planning in the Township, including the development of the Amherstview West Secondary Plan. The following sections summarize the applicable regulatory planning framework in the Township.

3.1 Planning Act



The Planning Act, R.S.O. 1990, as amended, is the primary legislation governing land use planning in Ontario. It outlines matters of provincial interest and enables the Province to issue Policy Statements to provide direction to municipalities on these matters.

The Planning Act enables municipal Councils to pass tools to plan and regulate the use of land and the location of buildings and structures on a lot. Under Section 16 of the Act, most municipalities, including Lennox and Addington County (upper-tier) and Loyalist Township (lower-tier), are required to prepare and adopt Official Plans in accordance with the Act. Official Plans contain a vision, objectives, and policies to guide decision making on land use planning matters. Municipal decisions, by-laws, and public works are required to conform to the policies of the Official Plan (Section 24(1)). The Act also enables municipalities to provide more detailed land use policy direction for specific areas or neighbourhoods, by way of a secondary plan, which is added to an Official Plan by

amendment (Section 22(1)(1)).

The 20 matters of provincial interest that municipal councils “shall have regard to” when carrying out their responsibilities under the Act, including the preparation and adoption of an official plan, are as follows:

1. the protection of ecological systems, including natural areas, features and functions;
2. the protection of agricultural resources of the Province;
3. the conservation and management of natural resources and the mineral resource base;
4. the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
5. the supply, efficient use and conservation of energy and water;
6. the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
7. the minimization of waste;
8. the orderly development of safe and healthy communities;
9. the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;



10. the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
11. the adequate provision of a full range of housing, including affordable housing;
12. the adequate provision of employment opportunities;
13. the protection of the financial and economic well-being of the Province and its municipalities;
14. the co-ordination of planning activities of public bodies;
15. the resolution of planning conflicts involving public and private conflicts;
16. the protection of public health and safety;
17. the appropriate location of growth and development;
18. the promotion of development that is designed to be sustainable, to support public transit and to be pedestrian-oriented;
19. the promotion of built form that,
 - a. is well designed
 - b. encourages a sense of place, and
 - c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and
20. the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The matters of provincial interest are presented in no particular order, and depending on the context, are not intended to indicate that provincial interests have varying levels of importance.

3.2 Provincial Planning Statement (2024)



The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024, and replaced the 2020 Provincial Policy Statement. The new PPS provides a streamlined province-wide land use planning policy framework that enables more housing to be built faster in a way that protects the environment, public health and safety and manages natural resources. All land use planning decisions in the Province of Ontario shall be consistent with the policies of the PPS.

Chapter 1: Introduction includes a Vision for Ontario's land use planning system that identifies that land use must be managed to accommodate appropriate development to meet the full range for current and future needs.

It is intended that Ontario will increase the supply and mix of housing options and address the full range of housing affordability needs. Ontario communities will build homes that respond to changing market needs, and local needs and demand, as well as providing a sufficient supply with the necessary range and mix of housing options will support a diverse and growing population and workforce for now and in the future. Growth and development will continue to be focused in urban and rural settlements.

A summary of the policy sections and policies related to the Amherstview West Secondary Plan is provided below.



Growth and Housing

- Planning authorities shall be required to base population and employment growth forecasts on Ontario Population Projections published by the Minister of Finance, which may be modified as appropriate (Policy 2.1.1).
- Planning authorities are required to provide adequate land for a time horizon of at least 20 years, but not more than 30 years, rather than the required 25-year horizon in the 2020 Provincial Policy Statement. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon (Policy 2.1.3).
- Planning authorities are encouraged to permit and facilitate a range of housing options, including new development, as well as residential intensification, to respond to current and future needs (Policies 2.2.1(a) and 2.2.1(b)).
- Planning authorities are required to establish and implement minimum targets for housing that is “affordable to low and moderate households” (Policy 2.2.1(a)).
- A new definition for “affordable” is included: “means
 - a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
 - b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.
- A new definition for “low and moderate income households” is included: “means
 - a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
 - b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

Sewage, Water and Stormwater

- In planning for sewage and water services, there should be consideration for accommodating forecasted growth that is efficient and optimizes existing municipal sewage and water services and private communal sewage and water services (Policy 3.6.1(a)). Planning authorities are also required to ensure these systems can be sustained by existing water services, are feasible and financially viable, and protects human health, safety, and the natural environment, and aligns with comprehensive municipal planning for these services, where applicable (Policy 3.6.1(b)).
- Planning for stormwater management shall integrate with planning for sewage and water services, ensuring systems are optimized, retrofitted as appropriate, feasible and financially viable over the long term. Stormwater management planning efforts should minimize erosion, contaminant loads, and changes in water balance, mitigate risks to human health, safety, property and environment, expand



and preserve vegetative and pervious surfaces, and promote stormwater management best practices and low impact development” (Policy 3.6.8).

Transportation

- Land use patterns within settlement areas should be based on densities and a mix of land uses, which support active transportation (Policy 2.3.2(c)).
- Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation (Section 3.1.4).
- Transportation systems should be provided, which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low-emission vehicles (Policy 3.2.1).

Implementation

- “Designated and available,” is defined as “lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.”

The Official Plan for the Township of Loyalist Planning Area, which was adopted through Amendment No. 38 (By-law 2021-062) by Township Council on September 27, 2021 and approved by County Council on March 23, 2022, is required to be consistent with the PPS. As such, **the Secondary Plan, which will form part of the Township’s Official Plan, is required to consider the broad policy directions contained in the PPS.**

3.3 Cataraqui Region Conservation Authority Regulations

The Cataraqui Region Conservation Authority (CRCA) is a local watershed management agency formed under the Conservation Authorities Act that has a mandate to ensure the conservation, restoration and responsible management of Ontario's water, land and natural habitats through programs that balance human, environmental and economic needs. The powers and requirements for the CRCA are also set out in the Conservation Authorities Act and Ontario Regulation (O.Reg.) 148/06 “Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses”, under Section 28 of the Act.



4 Existing Local Municipal Planning Context

4.1 County of Lennox & Addington Official Plan (2016, Consolidated Version February 13, 2018)



The County of Lennox and Addington Official Plan (County OP) was adopted by Council on September 30, 2015 and approved with modifications by the Ministry of Municipal Affairs and Housing (MMAH) on March 9, 2016. The effective date of the County OP is April 5, 2016. Since then, there have been two amendments to the County OP, including Official Plan Amendment #1 and Official Amendment #2, which came into effect on November 3, 2017 and September 15, 2017, respectively. The County of Lennox and Addington is the upper-tier municipality, under which Loyalist Township is one of four member municipalities. The policies within the Loyalist Township Official Plan must conform to the County OP.

The County OP and subsequent amendments (OPA #1, November 3, 2017; and OPA #2, September 15, 2017) establish a broad, upper-tier policy framework that provides planning guidance for the County's member municipalities. Detailed land use planning and local decision making is managed and administered locally through the local municipal Official Plans.

Section B17 directs that the planning period for the County OP is to 2036, but that "[...] nothing limits the planning for infrastructure and public service facilities beyond the 20 year planning period." **As such, Section B17 permits the Amherstview West Secondary Plan to have a planning horizon to 2046 that exceeds beyond the County's 20-year planning horizon of 2036.**

Per Section A2, the guiding principles of the County OP are to:

1. Recognize that the County is made up of a number of communities of different sizes and identities that all combine to establish Lennox & Addington's identity as a desirable place to live, establish roots, learn and create diverse economic opportunities.
2. Provide opportunities for economic development in all parts of the County in a manner that fosters competitiveness and a positive and attractive business environment.
3. Direct most forms of development to urban areas and rural settlement areas to meet the needs of present and future residents and businesses.
4. Recognize downtowns, historic areas or districts as mixed-use, vibrant places for living, entertainment, leisure, commerce and civic activities, and to promote the preservation and reuse of historic resources, to assist in the retention of local and County history and heritage and the reinforcement of community character.
5. Ensure that an appropriate range and mix of housing is available to all ages, abilities, incomes and household sizes.
6. Establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including trains, automobiles, and trucks, cycling and walking.
7. Protect natural heritage features and areas and natural heritage systems and their associated ecological functions so that they can be enjoyed by future generations and serve as a legacy to all peoples within our communities.



8. Promote efficient, cost-effective development and land use patterns that minimize land consumption and servicing costs.
9. Work with the adjacent communities on matters of common interest, which includes growth management, economic development, transportation, infrastructure, natural heritage features and areas, water resources and source water protection.
10. To achieve coordinated land use planning among the County's local municipalities and with neighbouring Counties, separated cities and First Nation lands.
11. To improve accessibility for persons with disabilities and older persons by identifying, preventing, and removing land use barriers that restrict their full participation in society.
12. To achieve wise management and use of the County's resources.
13. To consider climate change adaptation and mitigation through land use and development patterns, stormwater management, and decisions relating to infrastructure development.

Growth Management

A full overview of the growth management policies contained in the County OP that are relevant to Amherstview West can be found in **Appendix A** (Growth Management Report for Amherstview West (July 2021; Updated November 2022 and November 2023)).

Section B1(a) of the County OP directs that where a local municipality has one or more Urban Areas, growth shall be focused in the Urban Area(s). Section B1(c) gives power to the local municipalities to develop their respective growth management strategies.

Section B6 identifies a minimum intensification target of 10% for Amherstview by 2036, however Section B8 states, "The population, employment and housing targets set out in Tables A, B and C do not have an impact on the ability of the County and local municipalities to consider applications to develop lands that are within an Urban Area or Rural Settlement boundary that existed on the date this Plan came into effect."

Through the Amherstview West Secondary Plan project process, it was confirmed with the County and the County's planning consultant **that the Secondary Plan is not required to conform to the planning horizon or population, employment, and housing forecasts in the County OP, as the study area is located within an urban settlement area. Per Section B8 of the County OP, local municipalities are permitted to exceed the forecasts in this case.**

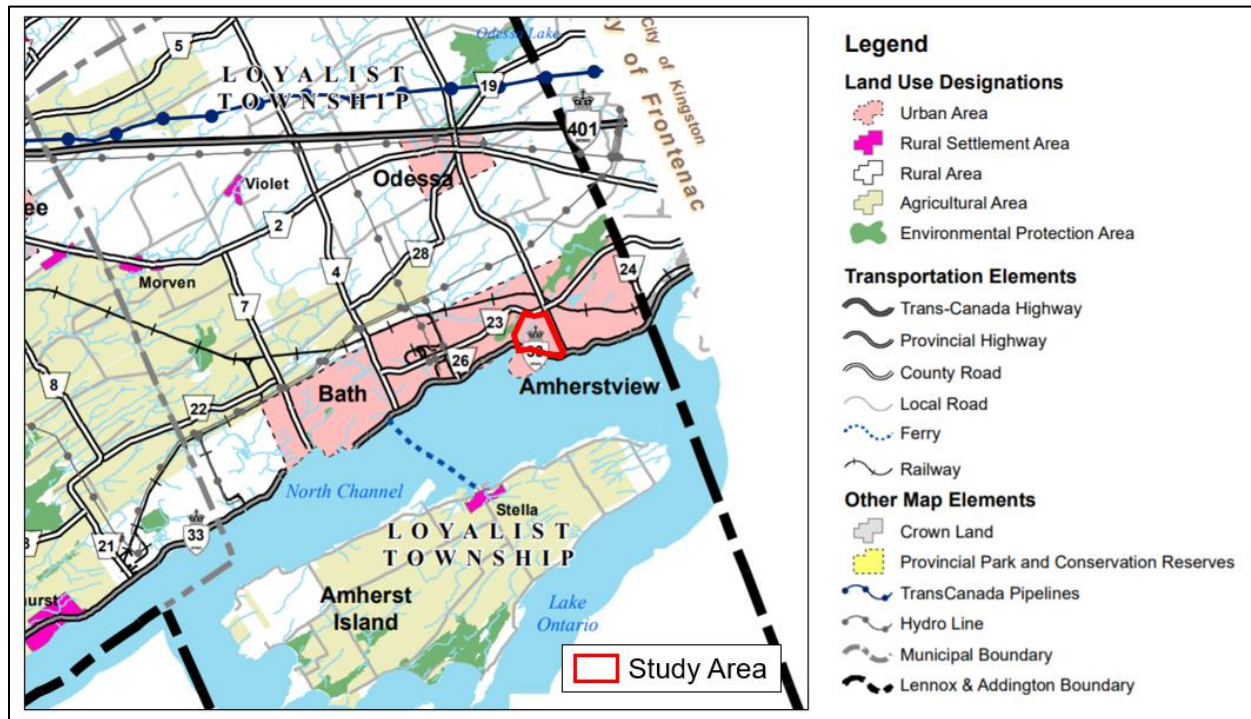
4.1.1 Land Use Designations

Section C1 Urban Areas

The Amherstview West Secondary Plan study area is located within one of the designated "Urban Settlement Areas" in Loyalist Township, as shown in **Figure 4-1**. The County OP encourages the local municipalities to consider the general land use objectives set out in Section C1.1 for Residential, Commercial, and Employment Areas and Uses when developing their OP policies.



Figure 4-1: Excerpt from Schedule A - Land Use (County of Lennox and Addington Official Plan, 2016)



The policies for Residential Areas are set out in Section C1.1.1(a) of the County OP. Section C1.1.1(a) provides that a range of housing types to accommodate persons with diverse social and economic backgrounds, needs, and desires while promoting the maintenance and improvement of existing housing shall be encouraged.

Section C1.1.1(b) promotes the efficient use of existing and planned infrastructure and public service facilities by supporting opportunities for forms of residential intensification where appropriate. A variety of complementary and compatible land uses in residential areas such as special needs housing, community facilities, schools, commercial uses, and recreational open space areas shall be promoted (Section C1.1.1(c)).

Policies for Commercial Areas are set out in Section C1.1.2, including that commercial development that provides a full range of goods and services to meet the needs of the County’s residents, employees, and businesses shall be encouraged at appropriate locations (Section C1.2.2(a)). The OP also encourages and promotes development that combines commercial, residential, and other land uses to facilitate the efficient use of urban land (Section C1.1.2(b)). Section C1.1.2(c) promotes the efficient use of existing and planned infrastructure through the creation of opportunities for various forms of commercial and residential intensification where appropriate.

4.1.2 Housing

Section B14.1(a) of the County OP requires that local municipalities within Urban Areas ensure that there is a 10-year supply of land for residential development in Urban Areas. Local municipalities are also encouraged to plan for the provision of an appropriate range of housing types and densities to meet the needs of current and future residents (Section B14.1(b)), as well as residential intensification and



affordable housing by encouraging opportunities for mixed-use development in appropriate locations (Section B14.1(c)).

Affordable Housing

Section B14.2 sets out general policies related to housing. With respect to affordable housing, the County OP defines “Affordable” as:

“a) In the case of ownership housing, the least expensive of:

1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) In the case of rental housing, the least expensive of:

1. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. A unit for which the rent is at or below the average market rent of a unit in the regional market area.”

The County also defines “Low and moderate income households” as:

“a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution of the regional market area; or

b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.”

Section B14.4 identifies that the minimum target for the provision of housing which is affordable in the County is 25%.

4.2 Loyalist Township Official Plan (including Amendment No. 38, Five Year Review) (Council Adoption September 27, 2021; County Approval March 23, 2022)

The Township completed a five-year comprehensive review of the Loyalist Township Official Plan, which was adopted through Amendment No. 38 (By-law 2021-062) by Township Council on September 27, 2021 (“Township OP”). The intent of the update is to ensure that its policies and designations are consistent with the PPS, 2020, provincial plans, and the Official Plan for the County of Lennox and Addington. The Township OP guides growth and development in the Township to the year 2036, and was approved by County Council on March 23, 2022.

The Amherstview West Secondary Plan will be implemented through an Official Plan Amendment to the Township OP as part of the Secondary Plan process.

The new policies in the Township OP which are relevant to the Amherstview West Secondary Plan study are summarized below.



4.2.1 Schedules and Appendices

The Schedules and Appendices in the Township OP, as summarized in **Table 4-1**, provide the following information about the Amherstview West Secondary Plan study area.

Table 4-1: Loyalist Township Official Plan Schedules and Appendices

Schedule	Details
Schedule A – Township Land Use Plan	Designated Urban Area. Refer to Schedule C.
Schedule B – Environmental Constraint Overlay	Refer to Schedule C.
Schedule C – Land Use Plan: Amherstview – Parrott’s Bay	The majority of the study area is designated Fringe Area. Environmental Protection Areas are identified at the northwest corner of the study area, and include lands owned by Parrott’s Bay Conservation Area
Schedule C1 – Environmental Overlay: Amherstview – Parrott’s Bay	Environmentally Sensitive Areas are identified along the watercourse which runs from the northeast corner of the study area southwest to Parrott’s Bay, and in the north, just south of Taylor-Kidd Boulevard.
Schedule F – Natural Hazard Area and Source Water Protection Overlay	Regulated Areas are identified along Lost Creek watercourse, which runs from the northeast corner of the study area southwest to Parrott’s Bay.
Schedule G – Transportation Plan	Bath Road/Highway 33 is a Provincial Highway.
Schedule I – Trail System	A Hiking Trail and Lennox and Addington County Trail System – Route J runs northwest to southeast along Bath Road/Highway 33.

4.2.2 Relevant Policies

Growth Management

An overview of the growth management policies contained in the Township OP that are relevant to Amherstview West can be found in Section 5 of the Growth Management Report for Amherstview West (July 28, 2021; Updated November 2022 and November 2023), which is included as **Appendix A**.

Policy 4.2.1 sets out new population and employment forecasts for the entire Township to the year 2036.

Policy 4.2.2 states that, “The population forecasts noted in 4.2.1 above shall not prevent the development of a Secondary Plan for the Amherstview West Area to accommodate a growth forecast to 2046.” As such, **Policy 4.2.2 of the Township OP permits the planning horizon of the Amherstview West Secondary Plan, once adopted, to the year 2046.**

The Township provides further policies for growth management in Section 4.2, which are summarized below:

- Per Section 4.2.6, the Township will encourage intensification and redevelopment through the development of vacant or underutilized land, or through the redevelopment of existing buildings. Consideration will also be given to compatibility with surrounding properties, specifically the:



- provision of sufficient parking;
- protection of natural and cultural heritage features;
- availability of suitable or planned infrastructure and public services; and
- suitability of building type, lot size, building height and exterior design.
- Section 4.2.7 states that the Township will promote design and orientation which:
 - a) maximizes energy efficient and conservation, and considers the mitigating effects of vegetation;
 - b) maximizes opportunities for the use of renewal energy systems and alternative energy systems; and
 - c) maximizes vegetation within settlement areas, where feasible.

Settlement Goal and Objectives

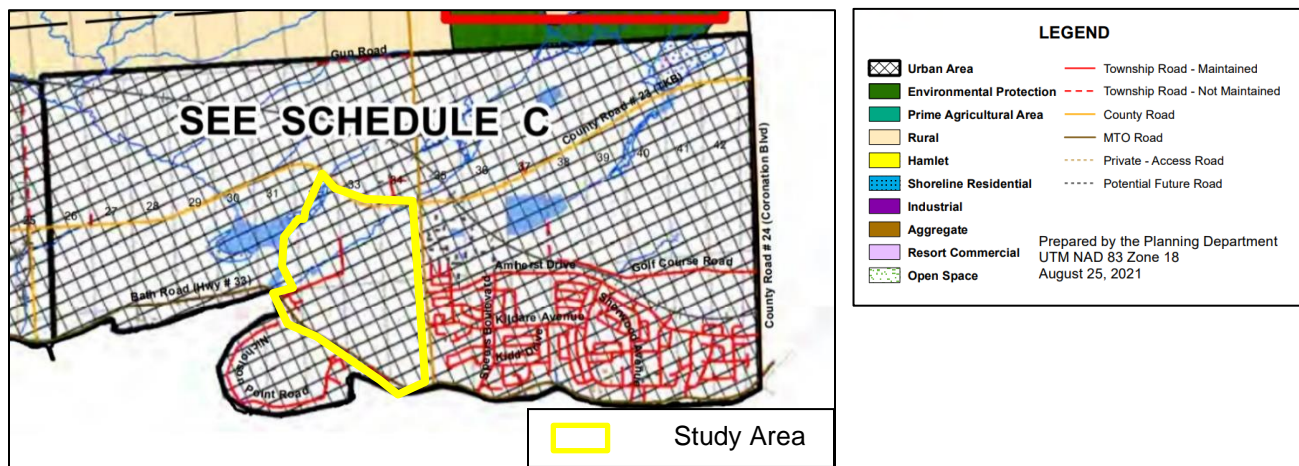
Section 3.5 of the Township OP details the Township’s goal for settlement areas: “To provide for a variety of communities which satisfy people’s settlement needs consistent with sound planning practices and provide for a range of housing types which are accessible, affordable, and appropriate to the needs of the residents while minimizing the costs of providing the requisite services.”

Land Use Designations

This section highlights the specific designations applicable to the Secondary Plan study area along with their role and function, permitted uses, and scale design. While the Township OP provides high-level land use designations for the area, the Secondary Plan study will establish more detailed land use designations for Amherstview West.

The Amherstview West Secondary Plan study area is located within the Urban Area on Schedule A – Land Use Plan (**Figure 4-2**). “Urban Settlement Area” is generally described as the lands in the east half of Lot 8 of Concession 1, west of Coronation Boulevard and abutting the City of Kingston. Uses within the Urban Settlement Area include residential, commercial, industrial, institutional, and recreational.

Figure 4-2: Schedule A – Township Land Use Plan (Township Official Plan, Approved March 23, 2022)





As shown in **Figure 4-3**, on Schedule C – Land Use Plan: Amherstview – Parrott’s Bay, **the Secondary Plan study area remains designated “Fringe Area”**. Fringe Area policies are contained in Section 5.7.6 of the OP, and remain largely unchanged from the previous Township OP, however it is noted that Section 5.7.6.1 of the Township OP now references “within settlement areas” as the types of areas that are placed in the Fringe Area designation.

Per Section 5.2.3, Environmentally Sensitive Areas include lands designated Environment Protection on Schedule C (**Figure 4-3**). Lands designated Environmental Protection have been included within the Environmental Sensitive Area mapping in order to display a comprehensive natural heritage system, however Environmental Protection lands are subject to the policies in Section 5.2.2.

Schedule C1 – Environmental Overlay: Amherstview – Parrott’s Bay is shown in **Figure 4-4**.

As shown in **Figure 4-5**, **Environmental Protection lands within the study area have been removed from the existing Township OP’s Schedule C and added to Schedule F – Hazard Area Overlay**.

Section 5.9.5.3 directs that as growth will be occurring in the vicinity of Parrott’s Bay Conservation Area and Nicholson Point, the Township may work collaboratively with the local Conservation Authority and other agencies to identify opportunities for trails and passive recreation associated with these conservation lands.

It is noted that the low and medium density thresholds have increased in the Township OP from the previous version that is now repealed. As per Policy 5.7.1.5(a), the maximum net residential density for the Low Density Residential designation is 37.5 units per net hectare. The maximum density for the Medium Density Residential designation is 75 units per net hectare (Policy 5.7.1.6(b)).

Section 5.2.2 Environmental Protection Areas

Per Policy 5.2.2, the Environmental Protection Area designation is applied to:

- Provincially Significant Areas of Natural Scientific Interest (ANSI);
- Regionally Significant Areas of Natural Scientific Interest (ANSI);
- Provincially Significant Wetlands (PSWs);
- all other wetlands that have been evaluated by the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNRF);
- significant habitat of endangered or threatened species;
- fish habitat;
- lands having inherent environmental hazards such as poor drainage, organic soils, steep slopes, dynamic beaches, or that are subject to flooding and/or erosion;
- lands within 30 metres of the high water mark of a waterbody for which there is no floodplain mapping or fill line mapping; and
- conservation lands owned by Loyalist Township, Conservation Authorities and Rideau Land Trust.

Policy 5.2.2.1 states that permitted uses within this designation are those which enable the preservation and conservation of the natural environment, including: agricultural operations, passive outdoor recreation (exclusive of golf courses), forestry, and conservation. Structural development related to the supply of water for human life or wildlife communities or flood control structures may also be permitted. Infrastructure shall, wherever possible, be located outside lands designated Environmental Protection.

Policy 5.2.2.2(i) notes that Council has identified certain Environmental Protection lands as a priority for acquisition, as described in Section 7.4.2.



Policy 5.2.2.2(m) states that the use of Environmental Protection lands for storm water management is prohibited.

Policy 5.2.2.2(q) further states that land designated Environmental Protection shall not be acceptable as part of the dedication for park purposes under the Planning Act.



Figure 4-3: Schedule C – Land Use Plan: Amherstview – Parrott’s Bay (Township Official Plan, Approved March 23, 2022)

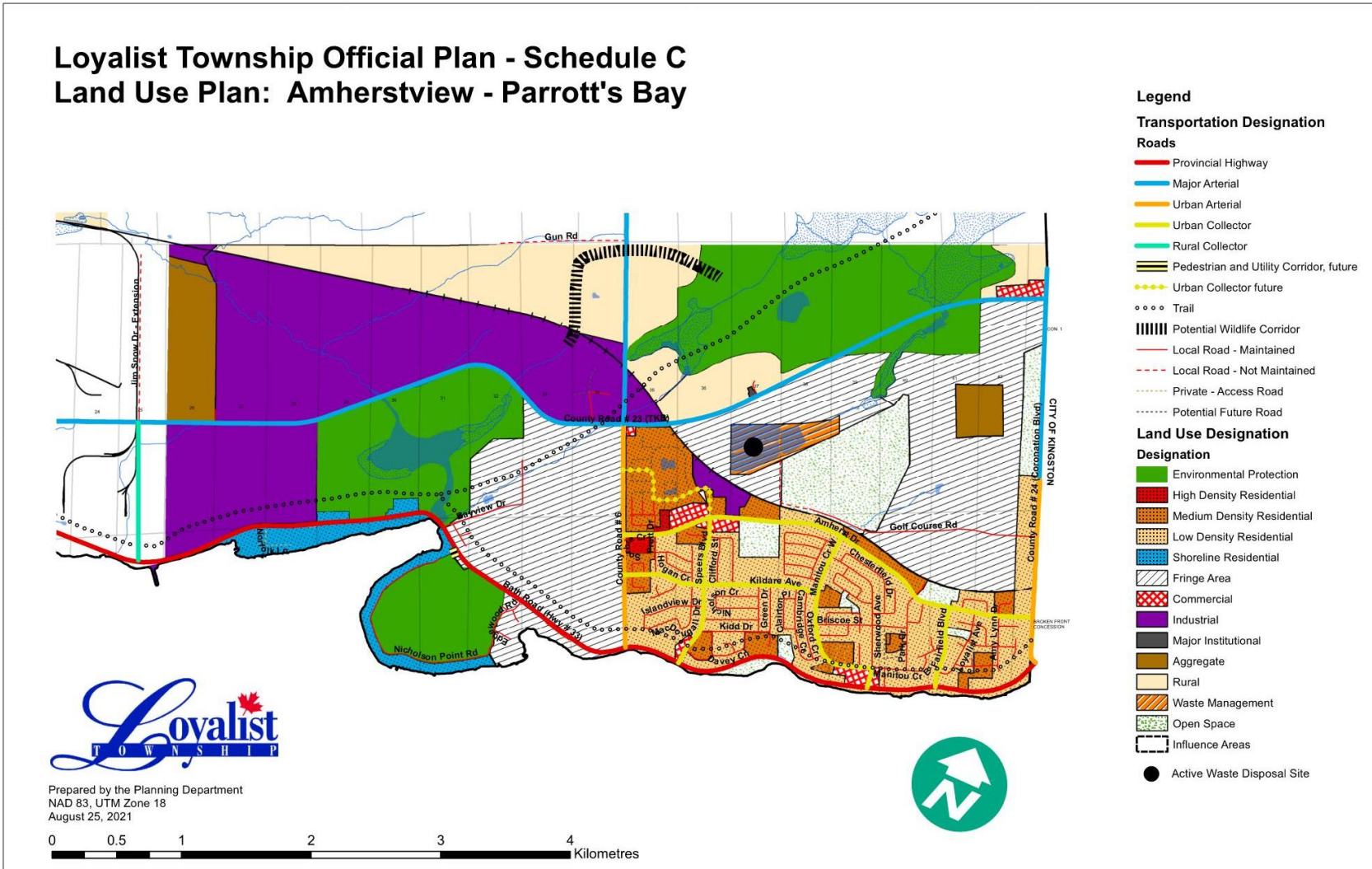
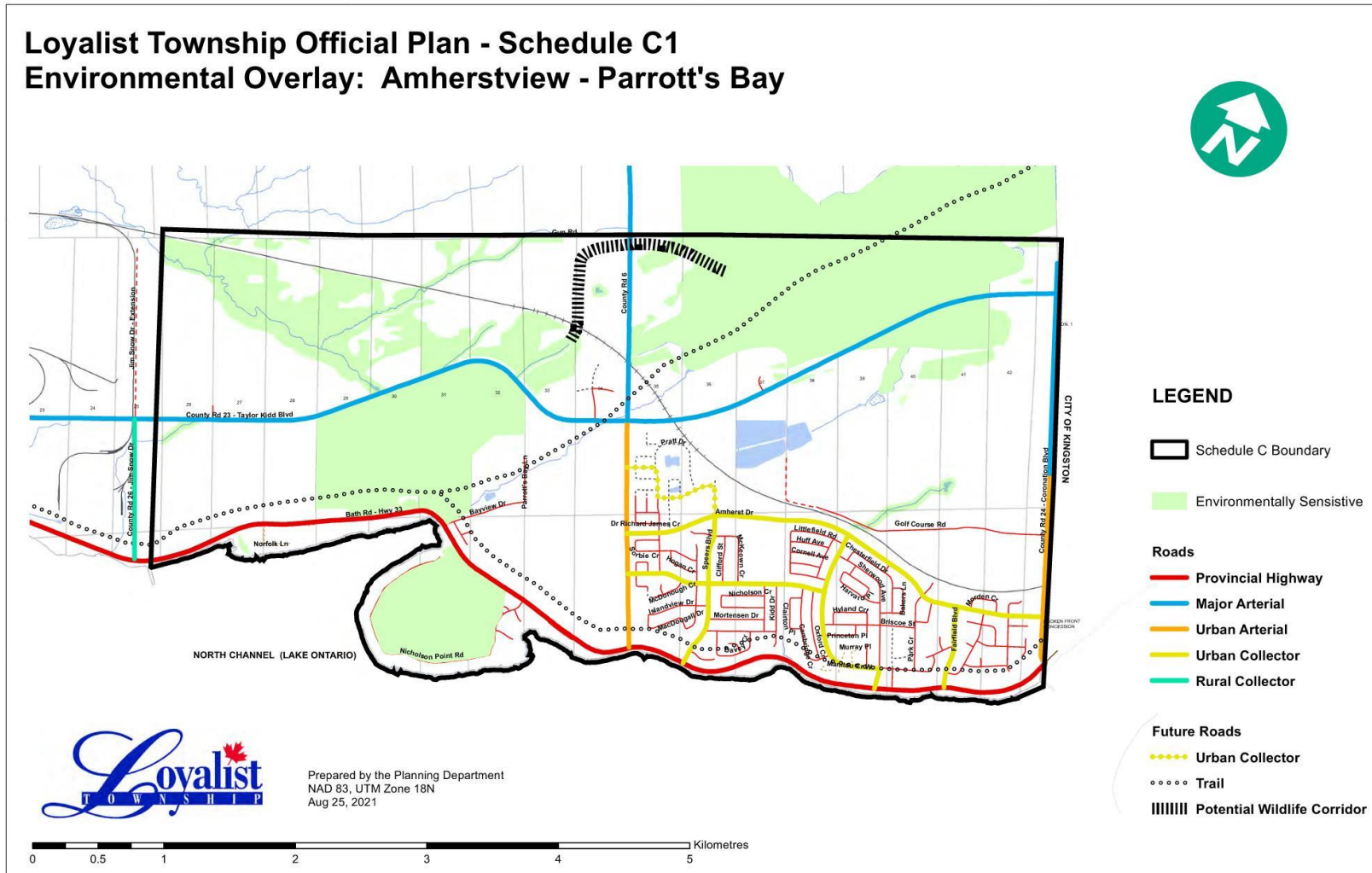




Figure 4-4: Schedule C1 - Environment Overlay: Amherstview - Parrott's Bay (Township Official Plan, Approved March 23, 2022)

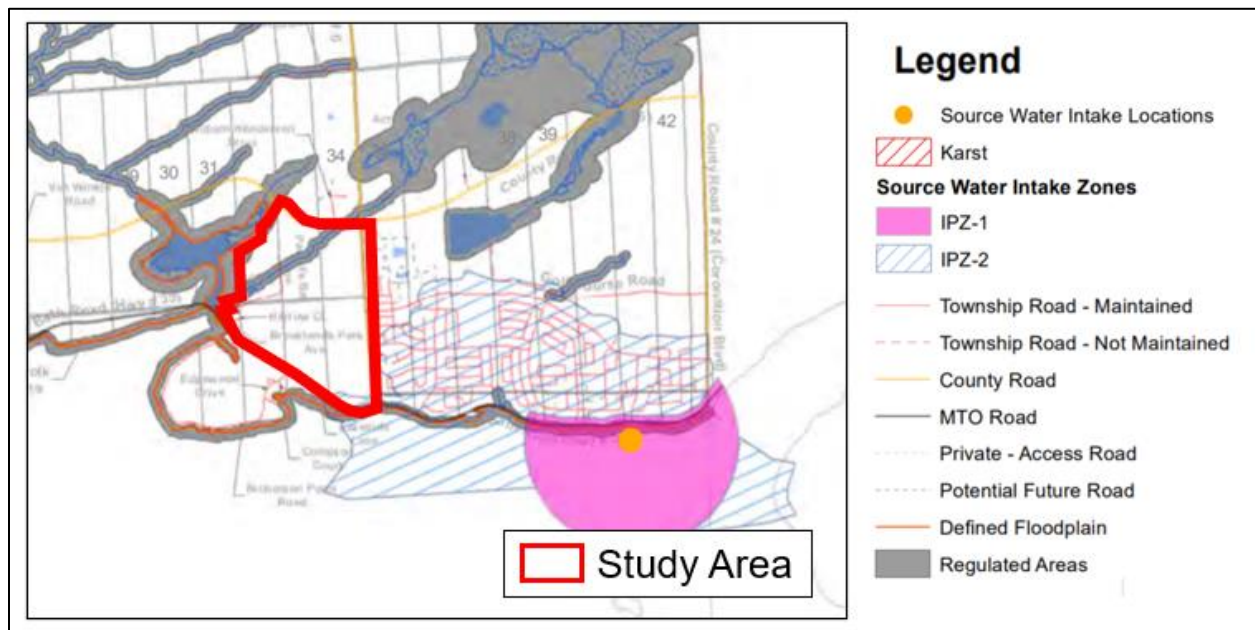




Section 5.2.4 Natural Hazard Areas

Section 5.2.4 includes policies addressing Natural Hazard Areas. Hazardous Lands include property or lands that could be unsafe for development due to naturally occurring processes such as flooding or erosion. Schedule F – Natural Hazard Area and Source Water Protection Overlay illustrates the areas that may be subject to flooding hazards (see **Figure 4-5**). Regulated areas are identified within the Secondary Plan study area on Schedule F, including areas within 30 m setback of a watercourses and within 120 m from the boundary of natural hazards.

Figure 4-5: Schedule F - Natural Hazard and Source Water Protection Overlay (Township Official Plan, Approved March 23, 2022)



Section 5.7.6 Fringe Area

The majority of the Secondary Plan study area is designated Fringe Area, as shown in **Figure 4-2**. Policy 5.7.6.1 sets out the General Principles for the Fringe Area designation, which encompasses lands that abut and are adjacent to existing serviced areas, adjacent areas designated for development within the 20-year plan horizon, and areas in the logical path of long-term service urban area expansion. It is the intent of the Fringe Area designation to identify lands that correspond to the possible directions of future growth and that are in the path of the logical extension of existing designated growth areas and expanding municipal services. The Township OP states that in general, long term urban expansion is expected to take place in a westerly direction in Amherstview.

Policy 5.7.6.2 states that the permitted uses within the Fringe Area are those existing as of the date of the Township OP adoption, non-intensive agricultural operations, passive recreations, and conservation uses which provide for the maintenance of the natural environment and do not preclude the future logical extension of the urban forms of land use.

Policy 5.7.6.3(a) states that no urban development shall be permitted within the Fringe Area until the preparation of a Secondary Plan in accordance with the provisions of the Township OP and adoption of the Secondary Plan into the Township OP by amendment.



Section 5.7.7 Urban Design

Section 5.7.7 of the Township OP sets out policies for urban design in the Urban Settlement Area. Policy 5.7.7.1 states that, “It is the Township’s intent to promote the development of an attractive, safe, accessible, and sustainable urban environment within the urban residential areas shown on Schedules ‘C’ [...]”. The Secondary Plan Study Area is located in the lands shown on Schedule C of the Township OP.

Policy 5.7.7.3 sets out the policy direction for the implementation of urban design guidelines. Such guidelines will be implemented by: “(a) the preparation and application of appropriate zoning standards; (b) the consideration of development and redevelopment proposals and applications; and (c) development of design and engineering standards”.

Section 6.6 Secondary Plans and Neighbourhood Plans

Section 6.6 of the Township OP includes enabling policies for the preparation of Secondary Plans and Neighbourhood Plans. Such plans may be required prior to approval of extensive development and redevelopment and such include strategies to address:

- definition of the boundaries of the planning unit;
- type and location of proposed land uses;
- density of development;
- land ownership pattern;
- road design including the location of arterial and collector roads;
- traffic impacts and improvements required to accommodate new development and active transportation;
- subdivision of land;
- servicing;
- natural heritage and environmental constraints (such as, but not limited to contaminated lands, Species at Risk) and stormwater management;
- provision of recreational and community facilities;
- parks and public spaces;
- heritage conservation and urban design;
- timing and staging of growth;
- appropriateness of intensification initiatives;
- natural hazards;
- archeology;
- noise analysis along collector and arterial roads, and in proximity to CN rail corridor;
- improving accessibility for persons with disabilities;
- climate change mitigation and adaptation strategies;
- integration with adjacent established land uses; and
- strategies for implementation.

Section 6.6 directs that Council shall seek public and agency input in preparation of Secondary Plans and will be consistent with the notification procedures for Official Plan Amendments as prescribed by the Planning Act. The Township OP also notes that Secondary Plans should be flexible to permit minor deviations or adjustments in land use boundaries, road alignments, and density provided the general intent of the Township OP and applicable Secondary Plan is maintained.

Section 7.1 Recreation

Section 7.1 includes policies that address recreation, including policies for new parks and their establishment. Specifically, Section 7.1.2 sets out parkland classifications and standards and states that the Township will use a municipal park standard of 2.5 ha/1,000 population for the development of new neighbourhood and community parks in new planning areas. It is noted that the standard for



Neighbourhood and Community Parks is for parkland that will be developed for active and passive recreation purposes.

The standards for the Neighbourhood Parks classification as per Policy 7.1.2(a) are as follows:

- (i) Neighbourhood Parks may range in size and should serve from 3,000 to 4,000 people. The form in which neighbourhood parks are provided may consist of a single park or a combination of a single park and one or more parkettes and shall be planned and designed to be a focal point of the neighbourhood.
- (ii) Neighbourhood parks are intended to serve the immediate outdoor active and passive recreational needs of the neighbourhood and should be within a 600-800 metre walking distance of the area being served, or to serve outlying hamlets in the rural area.
- (iii) Neighbourhood parks shall have frontage onto a collector or local road and, wherever possible, avoid the crossing of arterial roads for visibility and safety.
- (iv) Neighbourhood parks shall be connected wherever possible to other parks, green space lands and community destinations by walkways, trails, and sidewalk systems.
- (v) Neighbourhood parks may be located with an elementary school to take advantage of shared use opportunities for playgrounds and other facilities development. In these instances, integration of design and development is encouraged, with no physical separation of shared facilities.
- (vi) Neighbourhood parks may include existing cultural or natural heritage features.
- (vii) Specific sizes, locations, and functions of Neighbourhood Parks and linkages shall be detailed in Secondary Plans, Plans of Subdivision or Site Plans, as appropriate.

Section 7.3 Housing

Section 7.3 Housing includes policies in Subsection 7.3.1 that address housing supply and affordability in Loyalist Township. The following housing policies are relevant to the preparation of the Amherstview West Secondary Plan:

Policy 7.3.1.1 states that, “Council will:

- (i) endeavor to maintain a 5 (15) year supply of residentially designated and developable land, including through intensification and redevelopment within the urban area;
- (ii) endeavor to maintain a three (3) year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and draft approved and/or registered lots and blocks in plans of subdivision for new residential developments;
- (iii) endeavor to achieve the intensification targets for Amherstview, Odessa and Bath as specified in the County of Lennox and Addington Official Plan; and
- (iv) endeavor to maintain adequate water and sewage capacity to allow the achievement of the above targets”.

Additionally, Policy 7.3.1.2 states that for new residential development, Council will encourage a minimum of 25% of new residential development to be affordable to low and moderate income households and encourage housing forms and densities be designed to be affordable.

Part 9 – Infrastructure Policies

Part 9 of the Township OP sets out policies that address the development of services and utilities, including energy and utilities, railways, transportation including active transportation, parking, and implementation. Section 9.1 states that the Township will develop an Infrastructure Master Plan to guide



the development of short and long-term infrastructure planning, asset management, financial plans, and decision making on development applications.

Policy 9.2.4(a) states that all development in the urban areas as shown on Schedule A shall be on full services, unless otherwise specifically permitted as per the Township OP.

Section 9.2.7 includes policies related to management of urban growth and development in the Township. Council shall be responsible for the following:

- a) prepare strategic servicing plans for the long term economic expansion of existing water, sewer, and storm system;
- b) provide for phased sequential development within the urban area, and within a given neighbourhood;
- c) ensure that development and public works are undertaken in accordance with a phasing program; and
- d) ensure an acceptable level of service in the provision of water, sanitary sewers, stormwater services, and other utilities as may be required.

Section 9.4.1 Roads, Policy 9.4.1.1 states that road ownership in Loyalist Township is under the jurisdiction of the Province (Ministry of Transportation), Lennox and Addington County, and Loyalist Township.

Section 9.4.1.3 identifies road classification in the Township. The classification of municipal roads and their required right-of-way widths are summarized in **Table 4-2**. It is noted that any development on property adjacent to Provincial Highways 401 and 33 is subject to the permit control of the Ministry of Transportation as per The Public Transportation and Highway Improvement Act.

Table 4-2: Classification of Municipal Roads (Loyalist Township Official Plan, Approved March 23, 2022)

Road Classification	Jurisdiction	Required ROW (Right-of-Way) (m)
Major Arterial Roads	Lennox and Addington County Loyalist Township	35 - 45
Rural Arterial Roads	Lennox and Addington County Loyalist Township	26 - 35
Urban Arterial Roads	Lennox and Addington County Loyalist Township	26 - 35
Rural Collector Roads	Lennox and Addington County Loyalist Township	26 - 30
Urban Collector Roads	Lennox and Addington County Loyalist Township	23 - 30
Local Roads	Lennox and Addington County Loyalist Township	Minimum of 20 m



Section 9.4.3 of the Township OP sets out transit-supportive guidelines that should be considered in the planning of land uses and roads as part of the urban expansion of Amherstview, Bath, and Odessa:

- a) Collector and arterial roads should be designed to be as straight and direct as possible to prevent circuitous transit routes.
- b) Ninety percent (90%) of residences, jobs, or other activities/uses should be located within 400 metres (1,300 feet) walking distance of a potential transit stop.
- c) Medium and high residential densities should be considered and encouraged along transit routes.
- d) Local road patterns should provide for convenient pedestrian access to transit stops and transfer nodes.

4.3 Zoning By-law of Loyalist Township (By-law 2001-38) (Consolidated Version, December 2018)

The Zoning By-law of Loyalist Township was adopted on August 29, 2001, and last consolidated with approved amendments in December 2018. Existing zoning in the Amherstview West Secondary Plan study area is predominantly Future Development (D) and Residential Type 1 Zone (R1). Other lands within the study area are zoned Recreation / Open Space (OS), Environmental Protection (EP), and Rural Residential (RR).

Properties which are immediately adjacent to the Secondary Plan area are zoned:

- Open Space (OS);
- Environmental Protection (EP);
- Future Development (FD);
- Light Industrial, Exception 10 (M1-10);
- Shoreline Residential Zone (SR);
- Light Industrial Zone Exception 19 (M1-19);
- Community Facility Zone (CF);
- Residential Type 4 Exceptions 8 (R4-8) Zone;
- Residential Type 5 Exceptions 6 (R5-6-H), 10 (R5-10-H), 14 (R5-14) Zone; and
- Shopping Commercial Zone Exception 9 Holding Zone (C4-9-H).

Existing zoning is shown in **Figure 4-6**. Future zoning within the Amherstview West Secondary Plan area will need to be consistent with the Secondary Plan, and will be implemented through a Zoning By-law Amendment as part of the Secondary Plan project process.

4.3.1 Existing Zoning within the Secondary Plan Study Area

Per the Township's Zoning By-law, five (5) Zones apply to the Secondary Plan study area. The applicable Zones are summarized in **Table 4-3**.



Figure 4-6: Excerpt from Schedule 8 (Zoning By-law of Loyalist Township (By-law 2001-38) (Consolidated Version, December 2018))

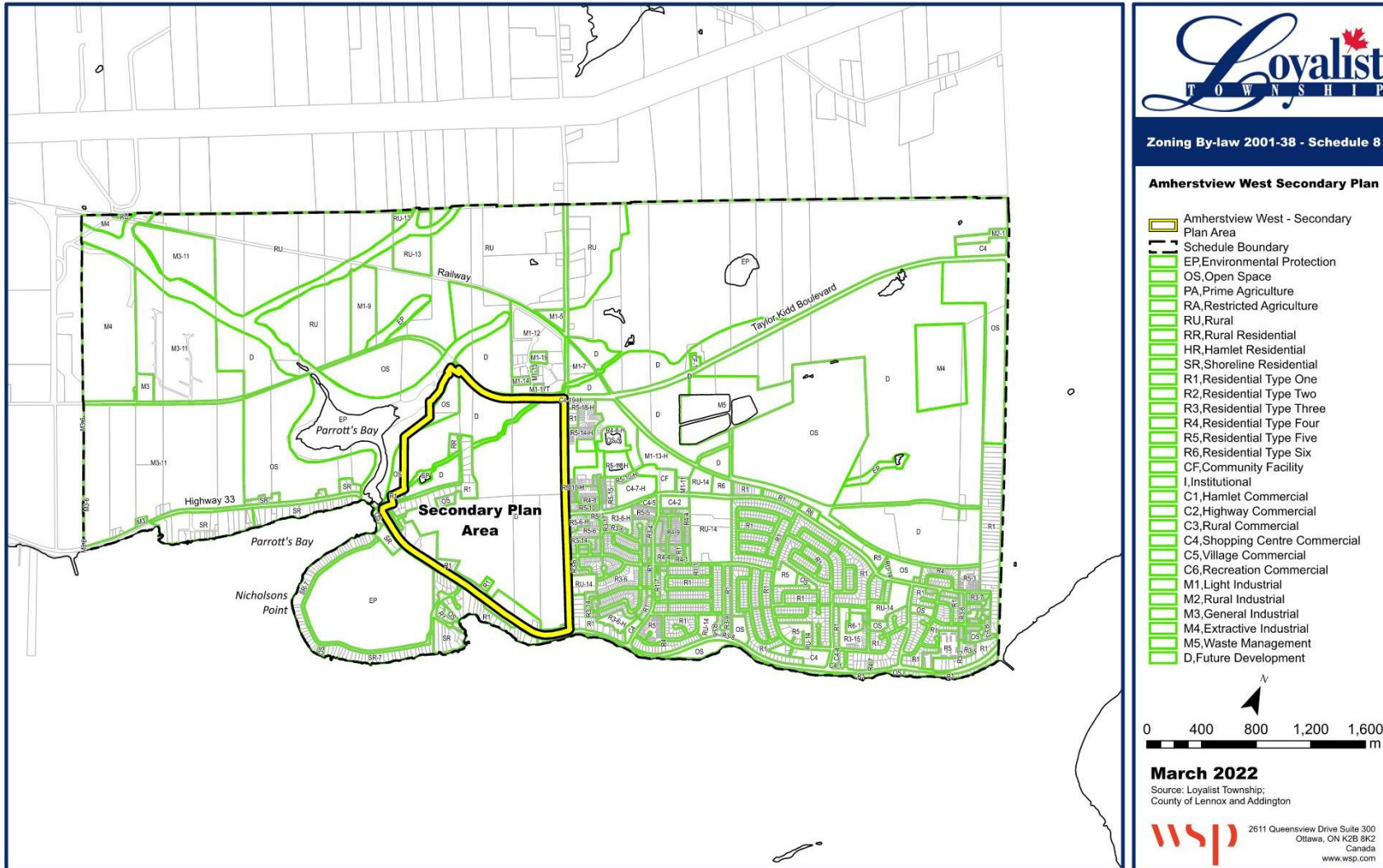




Table 4-3: Current Zoning of Secondary Plan Study Area (Zoning By-law of Loyalist Township (By-law 2001-38) (Consolidated Version, December 2018))

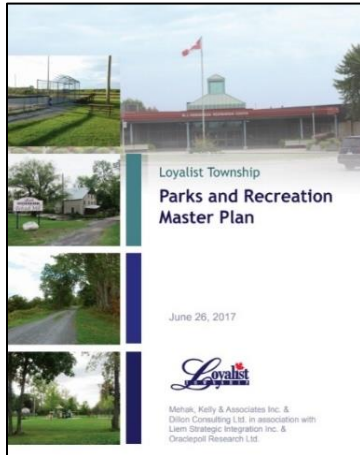
Existing Zone	Permitted Uses
Future Development (D)	<ul style="list-style-type: none">• Existing single-detached dwelling house;• Home occupation;• Conservation use;• Existing farm;• Forestry use;• Public park (exclusive of any permanent buildings or structures); and• Public uses or utilities in accordance with the General Provisions established in Section 4 General Provisions.
Residential Type 1 Zone (R1)	<ul style="list-style-type: none">• Single-detached dwelling house;• Existing converted dwelling house;• Group home;• Home occupation;• Public park;• Public use or utility; and• Accessory uses, buildings, and structures in accordance with Section 4 General Provisions.
Rural Residential Zone (RR)	<ul style="list-style-type: none">• Single-detached dwelling house;• Group home;• Home occupation;• Public park;• Public use or utility; and• Accessory uses, buildings, and structures in accordance with Section 4 General Provisions.



Existing Zone	Permitted Uses
Recreation / Open Space (OS)	<ul style="list-style-type: none">• Accessory single-detached dwelling house;• Conservation use;• Mobile eating establishment;• Forestry use;• Golf course;• Driving range;• Park;• Public use;• Water tower;• Water treatment control plant; and• Accessory uses, buildings, and structures in accordance with Section 4 General Provisions.
Environmental Protection (EP)	<ul style="list-style-type: none">• Farm, exclusive of any permanent building;• Conservation use;• Forestry use;• Public park, exclusive of any permanent building;• Public use;• Structures for flood or erosion control; and• Accessory uses, buildings, and structures in accordance with Section 4 General Provisions.



4.4 Loyalist Township Parks and Recreation Master Plan (June 26, 2017)



The purpose of the Loyalist Township Parks and Recreation Master Plan prepared by Mehak, Kelly & Associates Inc., Dillon Consulting Ltd., Liem Strategic Integration Inc., and Oraclepoll Research Ltd., is to address the need for municipal parks and recreation services over the next ten years (to 2027). The Plan provides recommendations for the short (1-2 years), medium (3-5 years), and long-term (6 or more years) in the areas of:

- Programs, Activities and Special Events;
- Sports, Recreation and Culture Facilities;
- Parks, Open Space and Trails; and
- Service Development and Delivery.

The Plan includes the following recommendations that are most relevant to the Amherstview West Secondary Plan study area:

- **Short-term Implementation (1-2 years)**
 - **Recommendation 29:** For new planning areas, adopt a combined provision target of 2.5 ha/1000 population for Neighbourhood Parks and Community Parks. The standard for Neighbourhood and Community Parks pertains only to parkland that can be developed for active and passive recreation purposes.
 - **Recommendation 31:** Continue to plan for the acquisition and development of additional parks to serve new residential areas using allowable provisions in the Planning Act and considering: proximity to existing parks of all types, proposed form of development, and forecasted recreation facility needs.
 - **Recommendation 32:** For larger urban expansion areas, consideration should be given to planning through a Secondary Plan, prepared as an amendment to the Township Official Plan. This would allow for more detailed planning and policies covering parks, public spaces, and urban design to direct plans of subdivision.
 - **Recommendation 33:** To avoid fragmenting new parkland dedication across multiple small sites, consideration should be given to area planning through secondary plans. This will allow for the identification of a suitable park site in advance of development. Consideration should be given to using the consolidation of dedications through developer agreements if need.
 - **Recommendation 47:** Identify a site (or sites) for the development of an off-leash dog park using criteria in the Parks and Recreation Master Plan. Initially one site should be developed as a pilot project with objectives for one in each of the urban areas. The involvement of community advocates and/or a partner organization should be sought to assist in site selection, community liaison, possible fundraising for site development and the maintenance and monitoring of off-leash areas.
 - **Recommendation 50:** Continue efforts to plan for and develop sidewalks and/or multi-use trails to promote walkability, with objectives to link residential areas to the existing parks and open space system, community facilities and other destinations, including employment lands. These opportunities should be examined as part of secondary or block planning studies for new development areas.



As shown in **Table 4-4**, the Plan provides suggested changes to the Township’s existing park standards for Neighbourhood Parks.

Table 4-4: Park Classifications and Standards (Figure 3.17, Loyalist Township Parks and Recreation Master Plan)

Neighbourhood Parks	
Provision	The provision of new Neighbourhood Parks is based on a combined standard with Community Parks of 2.5 ha/1000 population. The provision of Neighbourhood Parks may be met with a single park or a combination of a single park and one or more parkettes.
Size	Existing Neighbourhood Parks range in size and include Parkettes.
Location Criteria	<p>Neighbourhood Parks:</p> <ul style="list-style-type: none"> are generally located to serve 3,000 to 4,000 people within a 600-800 metre walking distance, or to serve outlying hamlets in the Rural Area; may respond to a smaller service area where major barriers such as roads, railways, or creek valleys result in an isolated or un-serviced area; shall be planned and designed central to the neighbourhood as a focal point; shall be located with frontage on local or collector roads and, wherever possible, avoid the crossing of arterial roads; shall be connected wherever possible to other parks, green space lands and community destinations by walkways, trails, and sidewalk systems; may be located with an elementary school to take advantage of shared use opportunities for playgrounds and other facilities development. In these instances, integration of design and development is encouraged, with no physical separation of shared facilities. <p>Specific sizes, locations, and functions of Neighbourhood Parks and linkages shall be detailed in Secondary Plans, Plans of Subdivision or Site Plans, as appropriate.</p>
Characteristics	<p>Neighbourhood Parks:</p> <ul style="list-style-type: none"> are intended to serve the needs of the immediate neighbourhood for outdoor active and passive recreation, which may include: a playground(s), adult fitness equipment, shade structure, basketball/multi-purpose court, seating areas, walkways, lighting, open activity area, landscaping, floral displays, and landscape buffer areas; may include existing cultural or natural heritage features.
Standards	Neighbourhood Parks are deemed to be a local service and the responsibility lies with the developer for the design and development of the park to the satisfaction of the Township.



Neighbourhood Parks

The conveyance of land to the Township for parks purposes shall conform to the following standards.

- hazard lands, Environmentally Sensitive Areas, including significant woodlots, buffer lands/setbacks to natural features and poorly drained or low-lying lands shall not be acceptable as part of the dedication of parkland for active recreation purposes or cash-in-lieu payments.
- lands for parks shall be free of encumbrances and contamination, be generally flat, and satisfy minimum standards for grading, and drainage;
- clean topsoil suitable as a growing medium shall be provided over the entire park site to a minimum of 150 mm;
- temporary stabilization of the site shall be provided in the form of seeding, with a seed mix suitable to the site and approved by the Township.

Prior to the signing of the Subdivision Agreement, the owner shall consult with the Township and provide landscape plans prepared by a qualified Landscape Architect for approval. The plans shall address design of parks, buffers, boulevards, medians and watercourse areas and shall indicate:

- existing and proposed final grades and contours;
- site drainage;
- site services;
- proposed walkways;
- berms and topography;
- pedestrian footbridges or grade separations;
- existing and proposed trees and shrubs; and,
- fencing, playground equipment, amenity areas, benches and site furnishings as agreed to with the Township.

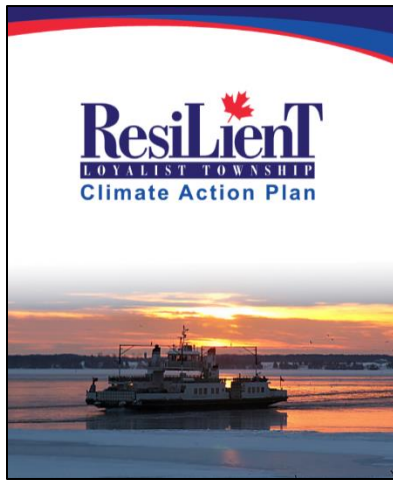
Where residential lots abut the parkland, perimeter fencing shall be provided by the developer as required and approved by the Township.

Per the Park Classification and Standards detailed in the Loyalist Township Parks and Recreation Master Plan (June 26, 2017) and as per Section 7.1.2 of the Township OP which details park classification and standards based on the Township's Parks and Recreation Master Plan, **Amherstview West Secondary Plan should consider the inclusion of new Neighbourhood and Community Parks at a rate of 2.5 hectares per 1,000 population.**

The Growth Management Report for Amherstview West (July 2021; Updated November 2022 and November 2023), which is further discussed in **Section 5.1** of this Report, projects that the population of Amherstview West is anticipated to increase by approximately 2,420 by 2046. As such, **approximately 6.05 hectares of new Neighbourhood and Community Parkland should be provided in Amherstview West for active and passive recreation uses** (2.5 hectares * 2.42 = 6.05 hectares of parkland).



4.5 ResiLienT Loyalist Township Climate Action Plan (2021)



Loyalist Township is part of the Federation of Canadian Municipalities’(FCM) Partners for Climate Protection Program (PCP), marking their commitment to the undertaking of local action on climate change. The ResiLienT Loyalist Township Climate Action Plan (CAP) was approved by Township Council on February 8, 2021. The Plan was developed by the Climate Action Working Group, which consisted of Township staff and Members of Council, with input from the community. The Plan identifies a vision and guiding principles for an integrated approach to climate action, and high-level goals for greenhouse gas (GHG) emission reductions across various sectors. The goals for the sectors identified are projected to be implemented over a 10-year period. **Table 4-5** summarizes the goals and actions pertaining to sustainable land use, waste reduction, transportation, buildings, water and wastewater, among others.

Table 4-5: Climate Action Plan Sector Goals Summary (ResiLienT Loyalist Township Climate Action Plan (2020))

Priority Sector	Goal
Sustainable Land Use	Meet the current and future needs of the Loyalist Community while incorporating practices that will protect the environment and support local agriculture.
Waste Reduction	Divert waste away from landfill and promote a circular economy.
Transportation	Provide residents with enhanced transit services and promote the uptake of low-carbon fuels in vehicles, all while maintaining expected levels of service.
Buildings	Increase the energy efficiency of existing residential, commercial, and municipal buildings, and promote the construction of new buildings designed to exceed existing energy standards.
Water and Wastewater	Reduce residential water usage and the amount of energy required to treat, distribute, or collect water and wastewater.
Other	Undertake initiatives which may not have a direct and quantifiable impact on GHG emissions in Loyalist, but that will contribute to a culture of climate action while promoting community resiliency and financial sustainability.



4.6 Loyalist Township Infrastructure Master Plan (2024)

Loyalist Township recently completed an Infrastructure Master Plan (IMP), which evaluated required infrastructure needs over the next twenty-five years to 2046. The IMP includes core infrastructure, which is defined within the MCEA as: transportation (roads and bridges, transit and walkways), potable water systems, sanitary sewer systems, and stormwater systems. The IMP focuses on new infrastructure required to service growth, provide remedial relief, and or address regulatory, climate, or technological changes. A major portion of the IMP also focused on the core infrastructure required to service the Amherstview West Secondary Plan study area.

The IMP was completed and approved on June 11, 2024.

5 Summary of Background Technical Studies for Amherstview West

This section summarizes the major findings and recommendations of the background technical reports prepared by WSP from 2021 to 2024.

5.1 Growth Management

5.1.1 Growth Management Report for Amherstview West (July 28, 2021; Updated November 2022 and November 2023)

As part of the Secondary Plan process, a growth management analysis is required to assess the ability to accommodate projected future residential and employment growth and development in Amherstview West. A Growth Management Report was prepared by WSP for Amherstview West that identified population, dwelling, and employment allocations for Amherstview West to the year 2046, as well as the identification of the required land areas to be designated Residential and Commercial in the study area. The “Growth Management Report for Amherstview West (July 28, 2021; Updated November 2022 and November 2023)” can be found in **Appendix A** of this Report.

The original population, household, and employment forecasts and the growth management analysis that was completed in 2021 was based on the information provided in the Population, Housing and Employment Projections Study (2019) (Hemson Report) prepared by Hemson Consulting Ltd., subsequent correspondence with Hemson Consulting Ltd., the County of Lennox and Addington, and Township staff, As the Hemson Report did not include specific local population, housing, and employment allocations for Amherstview West to 2046, follow-up with Hemson was required. The capacity of the Township to accommodate growth in Amherstview West was calculated by applying density assumptions based on the proposed draft Township Official Plan policies, direction provided by Hemson Consulting Ltd., and best practices.

A scenario for future population growth and commercial employment land demand was prepared using the 2046 population projects presented in the Hemson Report. **On July 15, 2021, Township staff confirmed that the Population Growth Analysis and Commercial Employment Land Demand Analysis should proceed with the scenario as described on page 12 of the Growth Management Report for Amherstview West (July 28, 2021; updated November 11, 2023).**



Commercial Land Needs

The results of the commercial employment land analysis show that **approximately 1.32 net hectares (1.65 gross hectares) of commercial employment land will be needed to accommodate the forecasted commercial jobs.**

Hemson Update (October 2022)

The Growth Management Report was updated in November 2022 to reflect the announcement of Umicore N.V.'s investment to build an industrial scale cathode and precursor materials manufacturing plant on a 161.64 hectares (350 acre) site at Taylor-Kidd Industrial Park, located 4.7 kilometers west of the Amherstview West Secondary Plan Study Area. This large-scale industrial investment is anticipated to be in full operation by 2025 and has been assessed by Hemson Consulting Ltd. to address any impacts this will have on the population, housing, and employment forecasts for the Amherstview West Secondary Plan.

The Hemson assessment concluded that the housing and commercial employment growth projections previously prepared for Amherstview West will meet demand to 2046 and remain appropriate for the Secondary Plan, therefore the projections do not need to be revised. The population of Amherstview West is expected to grow by approximately 2,420 people by 2046 and an additional 1,000 residential dwellings will be added.

Growth Analysis and Urban Land Needs Final Report, County of Lennox & Addington (October 2023)

The County of Lennox and Addington initiated an update to their Official Plan in 2022, which included an assessment of the County's long-term growth potential and urban land needs to the year 2051 to help inform the update. The Growth Analysis and Urban Land Needs Final Report, prepared by Watson & Associates Economists Ltd. (September 2023) (Watson Report) was presented to County Council for information on October 11, 2023.

The Watson Report identified that within the County, there is a surplus of residential- designated lands, **with the exception of the Amherstview settlement area, which is anticipated to have a small residential housing supply deficit of about 8 gross ha, or 105 units, in Amherstview.** The Watson Report recommends that these lands can be accommodated in the Amherstview West Secondary Plan Area, based on an average density of approximately 15 units per gross developable hectare. **Considering that the planning horizon for Loyalist Township as set out in the Township is 2046, the Watson Report further notes that the housing deficit for the Settlement Area of Amherstview will reduce to approximately 92 units or seven (7) gross hectares, which should be accommodated in Amherstview West.**

If the same 25% gross-down factor is applied as was in the original residential growth analysis completed in 2021, **this would result in approximately 5.25 net hectares being added to Amherstview West within the 25-year planning horizon.**

Additionally, based on the assessment of long-term employment lands needs provided herein, a surplus of Employment Area lands has been identified over the 25-year planning horizon for the County. **There are no changes to the commercial employment forecasts for Amherstview West as a result of the Watson Report.**

Updated Residential Land Needs (November 2023)

The Growth Management Report was further updated to include the recommendations of the Watson Report published in September 2023. Accordingly, **it is anticipated that approximately 1,092 residential units in Amherstview West by 2046 will be added to Amherstview West by 2046.**

As shown in **Table 5-1**, the results of the updated residential land analysis indicate that **25.72 net hectares of residential land will be required to accommodate the 1,092 residential dwelling units to**



be added to Amherstview West by 2046. Low density residential (642 units) will require 19.92 net hectares of land, 5.47 net hectares for medium density residential (410 units), and 0.33 net hectares for high density residential (40 units).

Table 5-1: Residential Land Analysis - Amherstview West (Unplanned Parcels) (November 2023)

Residential Designation (Dwelling Types)	Dwelling Type Proportion	Residential Land Demand		
		Dwelling Units (of 1,000)	Max. Gross Density (units/net ha)	Land Requirement (net ha)
Low Density	55%	642	37.5	19.92
Medium Density	41%	410	75	5.47
High Density	4%	40	120	0.33
Net Residential Land Demand			25.72 net ha	
Gross Residential Land Demand greater 25%)			32.15 ha	

*The net area applies to a gross-up factor of 25% for infrastructure, parks, etc. Figures are rounded.

5.2 Environment

5.2.1 Natural Heritage Existing Conditions Report (March 14, 2022)

A Natural Heritage Existing Conditions Report for Amherstview West Secondary Plan was prepared by WSP in March 2022 and is included as **Appendix B**. The Report details the ecological and natural heritage investigation for the Secondary Plan study area, including the documentation of the natural environmental existing conditions, and identification of environmental constraints that the proposed Secondary Plan may have on natural heritage features, wildlife and wildlife habitat, and Species at Risk (SAR) that may be present in the study area. The study area extends 120 m beyond the Secondary Plan boundary to account for policy recommendations and setback distances set out in the PPS, 2020 and Natural Heritage Reference Manual (MNR, 2010).

The main objective of the natural heritage assessment was to complete a baseline or preliminary evaluation of the features within and adjacent to the Secondary Plan study area. The following tasks were completed in support of the evaluation of ecological constraints in the study area:

- A desktop background review of available online biodiversity databases to determine which wildlife/SAR have a record or likelihood of occurrence within the study area, as well as any significant natural heritage features;
- An ecological field survey to confirm the presence or absence of wildlife/SAR habitat and record any direct observations of wildlife within the study area; and
- A SAR screening, assigning High, Medium, and Low Risk of potential impacts, for each SAR with the potential to occur within the study area based on field survey results and a habitat suitability analysis.

The following ecological constraints were identified in the study area from the background review, field survey, and SAR screening:

- **Parrott’s Bay Provincially Significant Wetland (PSW):** Located within 120 m of the Secondary Plan study area. It is recommended that the Secondary Plan should not encroach



- into this area and future land use designations should ensure the protection of this Environmentally Sensitive Area (ESA). Appropriate setbacks of 120 m may be required to ensure protection of this area's natural heritage features. It is recommended that temporary barrier fencing be installed prior to any future development along this area to reduce or eliminate indirect and direct impacts to turtle species and encroachment into the PSW.
- **Bayview Bog PSW:** Located within 1 km of the study area. As this feature is not within 120 m, no direct impacts are anticipated. However, as this feature may be closely associated with the Parrott's Bay PSW due to the unnamed watercourse that transects the study area southwest-northeast. It is recommended that the Secondary Plan consider a setback of 50 m to 120 m for the unnamed watercourse.
 - **Parrott's Bay and two (2) watercourses:** Located within the study area; one of which intersects with the study area boundary and the other occurs within 120 m of the study area. There is potential for the two (2) watercourse features to contain fish and fish habitats. It is recommended that the Secondary Plan consider the retention and buffer setback of 30 m to all aquatic features in the study area.
 - **Unevaluated Wetlands:** Present within the study area. If land use designations allow for the development of unevaluated wetlands, a wetland evaluation should be required at the time of a development application to determine if the Parrott's Bay PSW has other contributing/supporting wetland features in proximity to it. It is recommended that the Secondary Plan consider a setback distance of 30 m from the unevaluated wetlands within the Study Area.
 - **Two (2) Life Science Areas of Natural and Scientific Interest (ANSI):** Present within 2 km of the study area and include the Amherstview Swamp and Fen and Asselstine Alvar. As both features are not located within 120 m of the study area, no direct impacts are anticipated. It is recommended that linkage features and wildlife corridors are considered with the development of the Secondary Plan as both ANSIs may provide a natural linkage feature to the Parrott's Bay PSW.
 - **Significant Woodlands and Valleylands:** Present within the study area and contribute to Environmentally Sensitive Areas (ESA) as defined by Loyalist Township Official Plan (2001, Website Consolidation).
 - **Eleven (11) Threatened/Endangered Species:** Eleven (11) SAR with a status of Threatened or Endangered have Low to High potential of occurring within the study area. Such species receive automatic species and habitat protection on private and provincial lands under the Endangered Species Act (ESA), 2007. The development of the Secondary Plan should consider such species and targeted SAR surveys are recommended prior to the development of future lands.
 - **Eleven (11) Special Concern and/or Species of Conservation Concern:** Eleven (11) species of conservation concern have a Low to High potential to occur within the study area. Such species do not receive protection under the ESA but do receive protection under alternative acts such as: Migratory Bird Convention Act, 1994 and the Fish and Wildlife Conservation Act, 1997.
 - **One (1) Confirmed Significant Wildlife Habitat (SWH):** Present within the study area and includes a Wildlife Concentration Area for Colonial Waterbird Nesting. This feature is associated with the Parrott's Bay PSW and Conservation Area. It is recommended that the Secondary Plan consider the indirect effects of future development lands to this SWH. Indirect effects can include temporary and/or permanent vibrations and noise disturbance, increase in sediment and erosion to wetlands and the release of other contaminants in surface runoff, and increased human activity. Such indirect impacts may cause birds to



permanently abandon the site as a nesting area. As such, a minimum of 150 m radius from the most peripheral nests in a colony determines the area of the SWH. Development is not permitted within this feature unless it can be demonstrated that there will be no negative impacts on the feature or its ecological feature (MNRF, 2014b).

- **Fourteen (14) Candidate SWH Features:** Present within the study area. An evaluation of significance shall be conducted for each potential habitat feature prior to future development to assess impacts and apply appropriate mitigation measures. The candidate SWH features include:
 - **Seasonal Concentration Areas**
 1. Raptor wintering area;
 2. Bat maternity colonies;
 3. Reptile hibernacula;
 4. Migratory butterfly stopover areas; and
 5. Landbird migratory stopover areas.
 - **Specialized Habitat for Wildlife**
 1. Waterfowl nesting area;
 2. Bald Eagle and Osprey nesting, foraging, and perching habitat;
 3. Turtle nesting areas;
 4. Amphibian breeding habitat (woodland); and
 5. Amphibian breeding habitat (wetland).
 - **Habitat for Species of Conservation Concern**
 1. Marsh breeding bird habitat;
 2. Open country bird breeding habitat;
 3. Shrub/early successional bird breeding habitat; and
 4. Special Concern and rare wildlife species.

The Natural Heritage Existing Conditions Report presented a summary of the areas within the study area as having potential natural heritage constraints for future development. As illustrated in **Figure 5-1**, these areas are categorized in levels of constraint from Minimal to High based on the presence of sensitive features, SAR or SAR habitat, or connectivity to adjacent ecologically significant areas. The categories of development constraint and their natural heritage policy considerations are summarized in general terms in **Table 5-2**. A detailed description of each development constraint is presented in the Natural Heritage Existing Conditions Report.

Table 5-2: Types of Natural Heritage Constraints in the Study Area

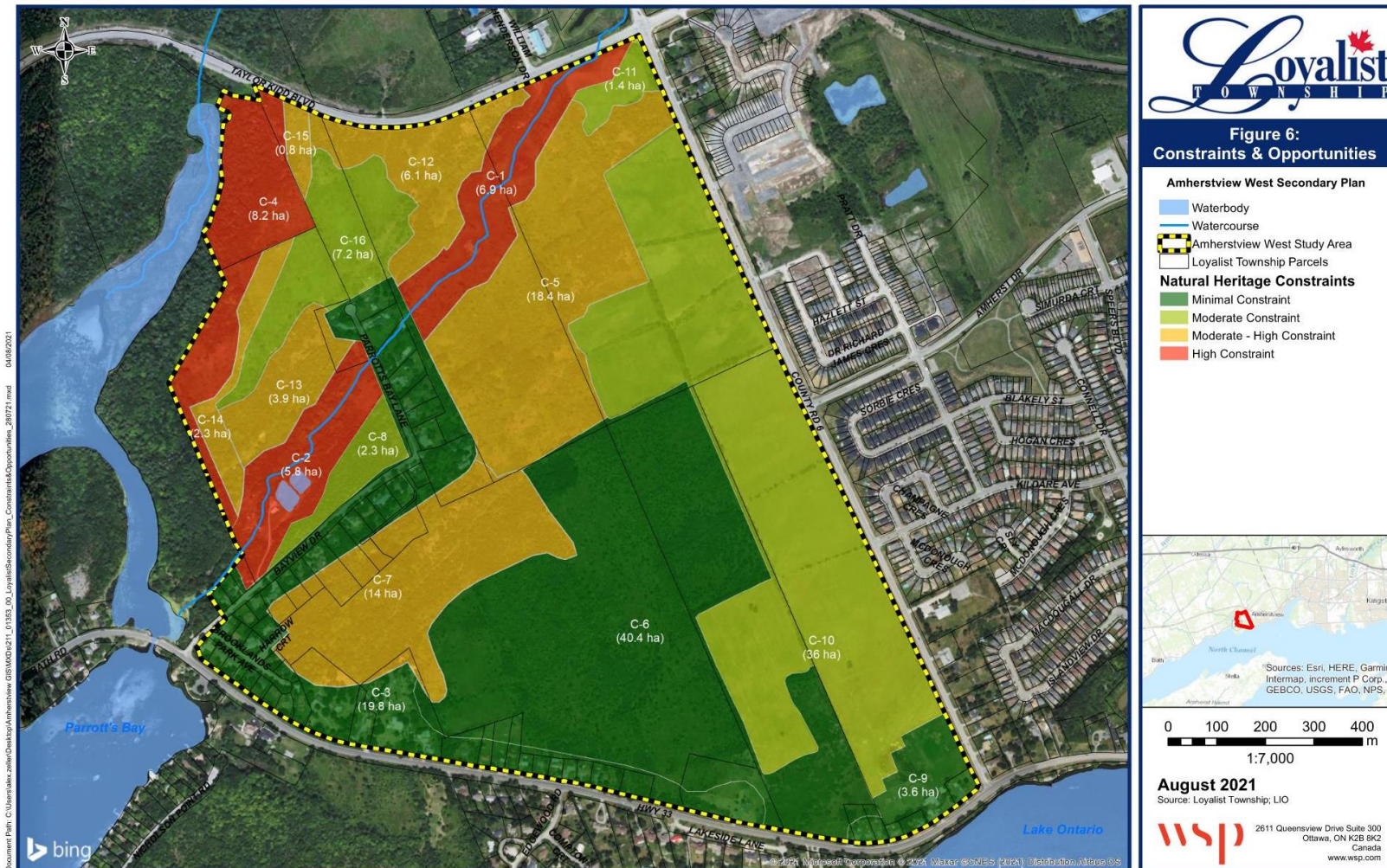
Ecological Value	Constraint to Development	Natural Heritage Policy Considerations
High	High	<ul style="list-style-type: none"> • Regulated area with associated required buffers (i.e. 30 metre setback). • Linkage / connectivity to ANSI. • Designated as Environmentally Sensitive Area.



Ecological Value	Constraint to Development	Natural Heritage Policy Considerations
		<ul style="list-style-type: none"> Identified significant natural heritage feature, such as a provincially significant wetland, significant woodland, significant valleyland. Identified or potential SAR habitat.
<p>Medium</p>	<p>Moderate-High</p>	<ul style="list-style-type: none"> Potential for SAR Habitat. Candidate Significant Wildlife Habitat. Unevaluated natural heritage feature, such as an evaluated wetland, unevaluated woodland, unevaluated valleyland. Social value.
	<p>Moderate</p>	
<p>Low</p>	<p>Minimal</p>	<ul style="list-style-type: none"> Unevaluated natural heritage feature, such as an evaluated wetland, unevaluated woodland, unevaluated valleyland.



Figure 5-1: Natural Heritage Constraints and Opportunities in Amherstview West Secondary Plan Study Area (Natural Heritage Existing Conditions Report, 2022)





5.2.2 Geotechnical and Hydrogeological Investigation (February 10, 2022)

The Geotechnical and Hydrogeological Investigation, prepared by WSP, summarizes the results of the borehole investigations, well monitoring, and laboratory testing programs completed in July 2021, and presents recommendations and construction considerations for the Secondary Plan study area. This Report is included as **Appendix C**.

WSP field crew completed staking of fifteen (15) borehole locations in May 2021. Borehole locations are illustrated in **Figure 5-2**.

Figure 5-2: Borehole Locations (May 2021), Amherstview West Secondary Plan Study Area





Twelve (12) of these borehole locations were advanced on June 1-3, 2021 to investigate subsurface conditions, including surficial soil, shallow bedrock, and groundwater conditions. Eight (8) of the twelve (12) boreholes were further developed as monitoring wells on June 15, 2021. Groundwater condition measurements were also taken at this time.

A ground penetrating radar (GPR) survey of the study area was completed by WSP from April 5-6, 2021. The purpose of the GPR survey was to obtain detailed information on bedrock depth and identify potential presence of karsts in the area while creating contour mapping live while on-site in the study area. The resulting contour map showed that the majority of bedrock within the study area is likely within 1 m from the surface. Some areas were shown to have higher moisture content, resulting in difficulty of interpretation of features. The results of the GPR survey are described in detail in under the Technical Note included in **Appendix C**.

A desktop review of the study area and geological and hydrogeological field work identified the following conditions:

- Topsoil was encountered at the surface at most borehole locations. The typical thickness of the topsoil is approximately 0.6 m.
- The GPR survey data found that the overburden is marginally thicker in the northeast quadrant of the study area.
- The surficial geology in the vicinity of the Secondary Plan study area generally consists of flat-lying Paleozoic limestone bedrock with a thin layer of overburden consisting of topsoil and fine-textured glaciolacustrine deposits of silt, clay, minor sand, and gravel pockets.
- The bedrock underlying the study area primarily consists of lithographic to fine-crystalline limestone, silty dolostone, shale, and fine-grained calcareous quartz sandstone of the Gull River Formation. Bedrock is typically found within 1 m of the surface and outcrops of limestone are located throughout the study area. Borehole inspections found that bedrock typically occurred within 0.7 m of the surface.
- Four (4) of the eight (8) installed monitoring wells contained a measurable quantity of groundwater.

The recommendations contained in the Report are intended for Designers and are to be implemented during the design and construction stage of development, and include recommendations related to excavations, dewatering, material reuse, backfill, compaction, bedding, cover material, frost penetration depth, and lift station. The detailed recommendations can be found in the Geotechnical and Hydrogeological Investigation (February 10, 2022) under **Appendix C**.

5.2.3 Phase I Environmental Site Assessment (September 28, 2021)

A Phase I Environmental Site Assessment (Phase I ESA) was prepared by WSP in September 2021 for due diligence purposes, in accordance with Ontario Regulation (O. Reg.) 153/04, as amended. The Phase I ESA is included as **Appendix D** of this Report. The Phase I ESA provides an overview of the interpreted environmental conditions in the Secondary Plan study area and is in support of the MCEA Master Plan process. The filing of a Record of Site Condition (RSC) with the Ministry of Environment, Conservation, and Parks (MECP) for the Secondary Plan study area is not required at this time.

The Phase I ESA for Amherstview West study area did not include sampling or testing and is solely based on visual observations and a review of available or supplied factual data.

The objectives of the Phase I ESA include the following:

- Determine the actual or potential environmental liabilities in the study area;
- Characterize any liabilities of environmental concern;



- Assess environmental risks; and
- Provide a basis for subsequent investigation (i.e. Phase II ESA) of the study area based on the findings of the Phase I ESA.

The Phase I ESA was undertaken in accordance with O.Reg. 153/04 and included the following tasks:

- Records Review;
- Interviews and Correspondence;
- Site Reconnaissance; and
- Preparation of a Phase I ESA Report, including a Phase I Conceptual Site Model (CSM).

The Phase I ESA presented the following findings:

- The first developed use of the Secondary Plan study area was determined by a review of the county atlas, aerial photographs, and records review. Based on the 1878 County Atlas, it appears that the Phase One Property was historically comprised of multiple smaller parcels of land owned by various owners. Based on the historical aerial photographs reviewed for this assessment, it appeared that portions of the study area were developed for residential purposes starting in the early 1950s.
- The Phase One Property is sloped with an elevation range of approximately 80 - 100 metres above sea level (masl). The topography in the vicinity of the Phase One Property slopes to the south and west. Based on the local topography, the inferred shallow ground water flow direction of the Phase One Study Area is towards a tributary of Lake Ontario running across the northern portion of the study area and towards Lake Ontario in the southern portion of the study area. Lake Ontario is located 50 m south of the Site and Parrott's Bay is located 150 m west of the study area. The ground water flow direction on the Phase One Property can only be confirmed through long-term ground water monitoring.
- The study area is situated in the Napanee Plain physiographic region. Surficial geology in the vicinity of the study area is described as Paleozoic bedrock and massive to well laminated, fine textured glaciolacustrine deposits of silt, clay and minor sand and gravel. The underlying bedrock within the area is shale, limestone, dolostone, arkose and sandstone of the Ottawa and Simcoe Groups and Shadow Lake Formation. Based on a review of the MECP well records, the depth of the bedrock in the vicinity of the study area is approximately 1-2 m.
- Due to the agriculture use of the property, pesticides have likely been used across the study area.
- During the site reconnaissance, metal drums, and other scrap metal were observed on the southeast portion of the Site. Due to the unknown nature of the materials previously contained within the metal drums, the dumping area requires additional investigation.
- The study area is located adjacent to multiple heavily trafficked roadways. As such, seasonal de-icing activities occur for vehicle and pedestrian safety.

Based on a review of information obtained for the Phase I ESA, potentially contaminating activities (PCAs) were identified within the study area. These include:

- Electricity generation, transformation and power stations;
- Garages and maintenance, and repair of railcars, marine vehicles, and aviation vehicles;
- Transformer manufacturing, processing, and use;
- Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners;



- Dumping activities; and
- Seasonal de-icing activities.

The identified PCAs are contributing to two (2) areas of potential environmental concern (APECs) in the study area and include dumping activities in the western portion of the study area and areas adjacent to roads where seasonal de-icing activities occur.

A Phase II ESA is recommended to investigate the identified APECs and further assess the existing soil and groundwater conditions in the study area.

5.2.4 Climate Change Assessment (March 11, 2022)

A Climate Change Assessment (March 11, 2022) was completed by WSP and is included as **Appendix E**. The Climate Change Assessment identified opportunities and climate change mitigation and adaptation recommendations related to climate change resilience, greenhouse gas (GHG) emission reductions, energy efficiency, and sustainable development to support the Amherstview West Secondary Plan. The recommendations are intended to be implemented through future policies in the Secondary Plan and Urban Design Guidelines, requirement of additional studies and/or conditions for development and were based on best practices and the goals and actions contained in the ResiLienT Loyalist Township Climate Action Plan (2021) (CAP). The CAP is further discussed in **Section 4.5** of this Report.

The climate change opportunities and recommendations for the Secondary Plan are summarized by priority sectors, including the following:

- Sustainable Land Use;
- Solid Waste;
- Transportation;
- Buildings;
- Water and Wastewater; and
- Other (e.g. Procurement, construction, partnerships).

It is noted that while the recommendations are tailored to the study area context, they may require further review to determine feasibility and identify priorities. For a full summary of the proposed climate change recommendations and opportunities for the Amherstview West Secondary Plan study area, please refer to the Climate Change Assessment (March 11, 2022) in **Appendix E**.

5.3 Archaeology and Cultural Heritage

5.3.1 High-Level Archaeological Review (April 16, 2021)

A High-Level Archaeological Review (April 16, 2021) was completed by WSP in April 2021 and is included as **Appendix F**. It is noted that the High-Level Archaeological Review does not constitute a Stage 1 archaeological assessment, which would determine the potential for the presence of archaeological material and to provide recommendations should further archaeological assessment be required

A desktop background review was completed and based on several of the criteria for the determination of archaeological potential, it was determined that the Secondary Plan study area has high potential for the presence of pre-contact Indigenous and historic Euro-Canadian archaeological resources. This conclusion is based on the area's proximity to Lake Ontario and Parrott's Bay, both of which served as significant



transportation routes and resource areas for pre-contact populations and early European settlers. The presence of smaller creeks and other natural drainage areas that are present also support the potential for the presence of inland pre-contact resources.

The High-Level Archaeological Review recommended that any proposed developments and municipal infrastructure projects on lands that have not been previously cleared of archaeological concerns by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) be required to undergo an archaeological assessment, or assessments, prior to disturbance. All archaeological assessments are to be conducted in accordance with the Ontario Heritage Act and the MHSTCI's Standards and Guidelines for Consultant Archaeologists (2011).

5.3.2 Cultural Heritage Resource Assessment (January 27, 2022)

A Cultural Heritage Resource Assessment (CHRA) (January 27, 2022) was prepared by WSP and is included as **Appendix G**. The CHRA includes a review of the background history of the study area, identification of known and potential Cultural Heritage Resources, and recommendations for appropriate heritage policies for identified Cultural Heritage Resources (CHR) in the Secondary Plan study area. The CHRA also considers the infrastructure improvements proposed under the MCEA process, and includes recommendations for further reporting for any CHRs that may be adversely impacted.

Existing Conditions

Through a review of historical photography and mapping and a field investigation completed on March 23, 2021, five (5) CHRs were identified within or adjacent to the study area, as shown in **Figure 5-3**. These include three built heritage resources (BHR) and two (2) cultural heritage landscapes (CHL), which are described as follows:

- **BHR 1 – 34 Bayview Drive:** Residential property demonstrating mid-century and international-style architectural influences with striking angular roof design and large windows;
- **BHR 2 – 22 Brookland Park Avenue:** Residential property demonstrating a combination of mid-century and international styles;
- **BHR 3 – 4669 Bath Road (Highway 33):** Residential property part of Lot 34, Broken Front in the former Township of Ernestown, that includes one of the few remaining farmhouses on Bath Road, reflecting the historical agricultural use of the area;
- **CHL 1 – 4661 Bath Road (Highway 33):** Farmstead property (Loyalist Acres Farms) containing a grouping of barns and out buildings that reflect southern Ontario barn styles from the nineteenth century, featuring gable roofs, vertical siding, and stone foundations; and
- **CHL 2 – 4809 Bath Road (Highway 33):** Farmstead property that includes a representative example of a nineteenth century bank barn and a dwelling that demonstrates Georgian or Neo-classical influences.

On February 14, 2022, Township Council passed a resolution to list the properties at 34 Bayview Drive, 4661 Bath Road, and 4809 Bath Road on the Municipal Heritage Register. Subsequently, on March 14, 2022, 4809 Bath Road was de-listed from the Register.

Conservation and Development Strategies

The identification of potential CHRs during the Secondary Plan process is consistent with Loyalist Township's intent to protect BHRs. The CHRA recommended that Township Council add the five properties to the Township's Register of Cultural Heritage Properties in accordance with Section 27 of the Ontario Heritage Act. In Loyalist Township, 'Listed' properties are those for which Council has adopted a



recommendation to be included on the Register as a non-designated property. This makes 'Listed properties' in Loyalist Township subject to Section 27 of the Ontario Heritage Act.

Section 27(1.2) of the Ontario Heritage Act, R.S.O. 1990, c. O.18 (OHA) states that Council may include a property that it 'believes to be of cultural heritage value or interest' on a Municipal Heritage Register. If Council adds the CHRs to the Register of Cultural Heritage Properties, these properties will be included in a CHRs map as a Schedule appended to the Amherstview West Secondary Plan. Adding these properties to the Register of Cultural Heritage Properties will afford them the protection that the policies in the Adopted OP will offer. It will allow the Township to request a Heritage Impact Assessment as part of a development application to ensure CHRs in the Amherstview West Secondary Plan area are appropriately conserved and integrated into proposed development and it will provide the CHRs interim protection from demolition.

As a result of legislative changes under Bill 23, More Homes Built Faster Act, 2022, the listed properties (i.e., non-designated properties) located in the Secondary Plan Area that are part of the Township's Municipal Heritage Register will be de-listed come January 1, 2025. As such, the protections afforded to these properties under Section 27(1.2) of the Ontario Heritage Act will be removed, which could impact future protection of these lands.

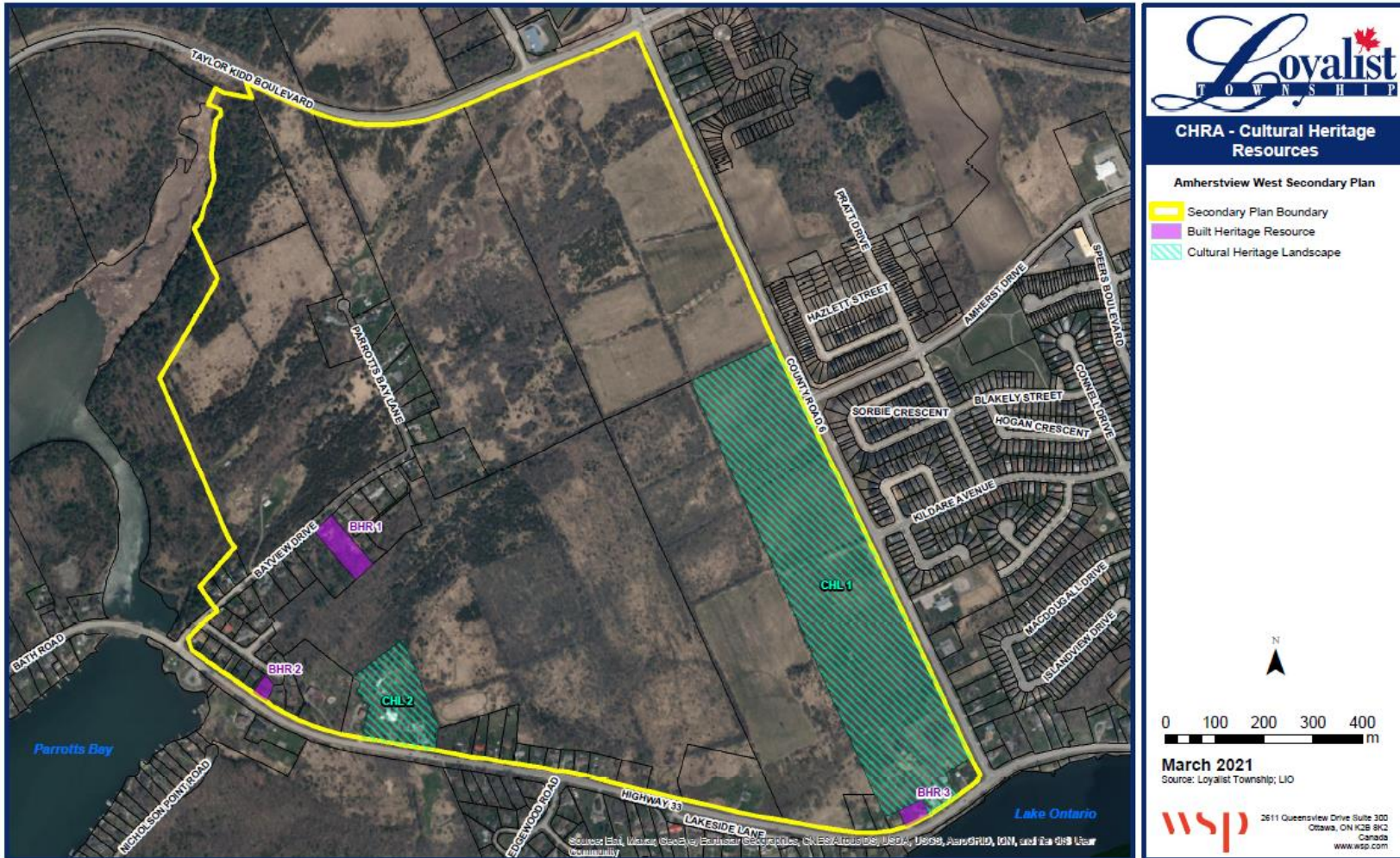
Since the completion of the Cultural Heritage Resource Assessment completed in 2022 in support of the Secondary Plan study, two (2) of the properties identified as having Cultural Heritage Resources are currently listed on the Township's Municipal Heritage Register. With recent amendments to the Ontario Heritage Act, these two (2) properties will be de-listed from the Municipal Heritage Register in 2027 unless they are designated before that time. In January 2024, the Township's Municipal Heritage Committee did not recommend designation of the currently listed properties in the Secondary Plan Study Area. As such, the properties identified as having Cultural Heritage Resources in the Secondary Plan Study Area will not have protections under the Secondary Plan.

Cultural Heritage Evaluation for 4661 Bath Road

Further to the work completed for the CHRA, a Cultural Heritage Evaluation (CHER) was undertaken for the identified CHL 1 at 4661 Bath Road in Spring 2022. The CHER identified the specific buildings, structures, or features located on the property that possess cultural heritage value.



Figure 5-3: Identified Potential Cultural Heritage Resources in Amherstview West Secondary Plan Study Area (CHRA, January 2022)





5.4 Servicing and Utilities

5.4.1 Natural Hazards and Master Storm Water Management Report (October 11, 2024)

The Natural Hazards and Master Stormwater Management Report (October 11, 2024) is included as **Appendix H** of this Report. It provides a comprehensive assessment of the existing storm drainage patterns within the Secondary Plan study area lands, supported by hydrologic analysis to determine current peak flow rates at key locations through the study area, and at discharge points into offsite/downstream systems such as Lake Ontario and Parrots Bay. This analysis of existing conditions informs the target SWM criteria for potential future development, which was developed on a regional basis for quantity and quality control of storm events up to and including a 100-year return period. The Report also highlights where the provision of erosion control measures to protect receiving systems is warranted and the applicable municipal and agency SWM targets which are to be incorporated into the planned works.

To test the impact of the proposed future development from a hydrologic perspective and to ensure robust SWM strategies are in place, the report includes the conceptual storm servicing options and hydrologic modelling to provide sizing for the necessary SWM facilities, and to ensure adequate land (in terms of area and location) is allocated for SWM features through the planning process. Typically, best practices favour consideration of Low Impact Development (LID) approaches to work towards complying with target SWM criteria, however it is acknowledged in this instance that shallow overburden conditions coupled with impermeable bedrock and/or karstic conditions may limit future opportunities to incorporate LID features. These concerns reviewed validated as part of the study in conjunction with Geotechnical and Hydrogeological studies for the area.

The report also includes simulating of additional “climate change impacted” storm events in the hydrologic modelling of the site (existing and proposed conditions), to test the sensitivity of the system to anticipated future changes in rainfall patterns.

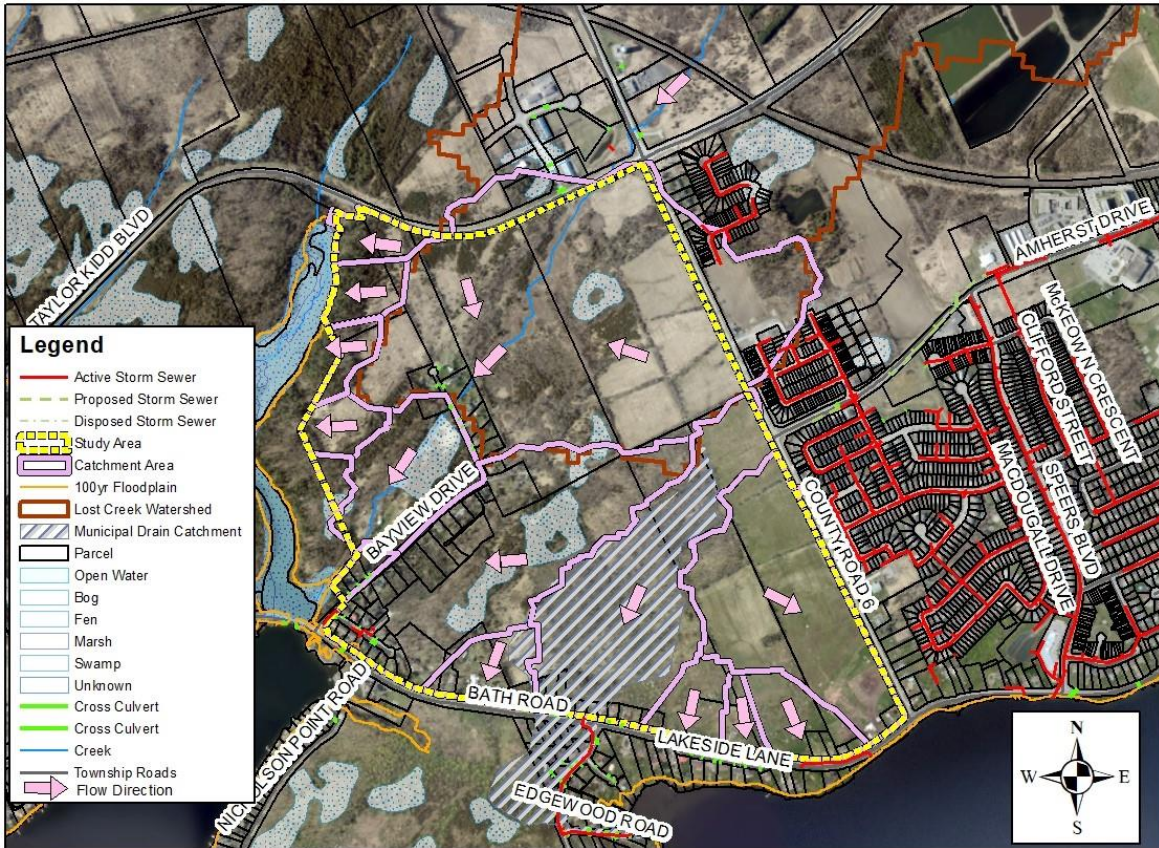
As part of the assignment, WSP reviewed the Cataraqui Region Conservation Authority (CRCA) guidelines to develop a thorough understanding of the current condition and capacity of the Lost Creek within the study area and ensure the development proposals respond appropriately to this existing natural feature. Hydrologic and hydraulic simulations/analysis was undertaken to support the assessment—and inform SWM targets for any future runoff discharge to this area.

Existing Drainage System

The existing drainage system for the Amherstview West Secondary Plan area consists of two (2) primary drainage areas, as shown in **Figure 5-4**. To the north and north-east, runoff generated drains directly into Lost Creek as part of the Lost Creek Watershed that outlets into Parrott’s Bay. The remaining Secondary Plan area to the south drains towards Lake Ontario directly or via direct outlets that cross Bath Road (Highway 33). A large portion of the area drains into the Edgewood Municipal Drain. Surrounding the catchment areas are a few municipal drainage features and structures including sewers and culverts located along Bayview Drive and twin culverts located on Parrott’s Bay Lane at the Lost Creek Crossing.



Figure 5-4: Amherstview West Existing Drainage System (Natural Hazards and Master Stormwater Management Report, 2024)



Storm Infrastructure Improvement Areas

WSP developed a model of the existing drainage system, which was used as a base and modified to develop a future conditions model to simulate potential future development of the area. Future development areas were simulated using a high-level approach. The results of the future conditions models were inspected to identify areas within the study area where remedial measures are warranted based on poor hydraulic performance of existing storm infrastructure. These areas are referred to as Storm Infrastructure Improvement Areas and are listed below.

Lost Creek

Current conveyance of upstream of the Study Area will need to be maintained to not compromise the existing infrastructure. The Parrott's Bay twin culvert crossing acts as an Inlet Control Device (ICD) and backwater during minor and major storm events spills onto the surrounding lowlands around the creek and into existing fields and wetlands which act as a buffer. To mitigate any negative impacts due to flooding the lands surrounding the creek, this area should be protected from infilling or provisions should be made to develop cut areas (ponds) where infilling occurs. The provision of a least 3.75 ha of land will provide sufficient area to house stormwater management ponds that will store water for water quantity and quality control. The final size of the stormwater management facility should be based on the degree of low impact development measures designed with a target to reduce stormwater runoff flows by 20% as compared to existing conditions to align with the Township's draft Technical Design Guidelines currently under development.



Edgewood Road Municipal Drain and Areas to the South-East of the Secondary Plan Area and Along County Road 6

Collective stormwater management pond(s) or storage facilities that includes provisions for water quality and quantity control should be provided at the Edgewood Road municipal drain or to split flow from the municipal drain area to dedicated stormwater management facilities. This opportunity to regrade the area during future development means that the municipal drain can be mitigated within the secondary plan area. The development of these facilities would require property north of Highway 33 at two locations at the west and east extents. The storage facilities may be designed for catchment of areas outside of the Edgewood Road municipal drain catchment area south of Amherst Drive. The provision of at least 4.5 ha of additional land will provide sufficient area to house stormwater management ponds that will store water for quantity and quality control of these areas. The final size of the stormwater management facility should be based on the degree of low impact development measures designed with a target to reduce stormwater flows by 20% as compared to existing conditions to align with the Township's draft Technical Design Guidelines currently under development.

Areas to the West and South of Lost Creek that Discharge Towards Parrot's Bay

Areas located west of the Lost Creek catchment area are subject to stormwater runoff flows being directed west towards Parrot's Bay in an uncontrolled manner to the north while areas directly south-east of Bayview Drive also direct flows westward towards the Parrot's Bay. This discharge for these locations cross Bayview Drive at a few locations via culverts and sewers located along Harrow Crescent and Brookland's Parge Avenue. These located structures are treated as ICDs. Storage facility per development may be designed for catchment of areas within these areas depending on the catchment area delineation.

Other SWM Recommendations

Storm Servicing Infrastructure

All newly proposed storm sewer infrastructure will be subject to the Environmental Compliance Approval process under the MECP and are to be sized in accordance with MECP Stormwater Management Design Guidelines and applicable Township Technical Design Guidelines currently in development.

In Ontario, Low Impact Development is currently the primary recommended approach, where applicable, for SWM management of properties. It is recommended that policies are in place to limit or eliminate all proposed connections of sump pumps or drainage pipe systems for roof-tops and weeping tiles into municipal sewer systems, in order to promote overland drainage allowing for stormwater to infiltrate into the ground or enter enhanced swale networks which provide the ability to treat water for quality control.

Any conditions imposed on developments which limit storm sewer servicing may be reviewed on a case-by-case basis when reviewed against the other proposed Storm Infrastructure Improvement Area benefits.

SWM Facilities

SWM facilities will be subject to the Environmental Compliance Approval process under the MECP and are to be sized in accordance with MECP Stormwater Management Design Guidelines and applicable Township Technical Design Guidelines currently in development.

Low Impact Development facilities and traditional SWM facilities should be periodically inspected from performance and treated as assets for regular operational maintenance.

Areas designated as snow collection will be subject to increased risk to surface water quality degradation. These sites should be planned and reviewed during the site plan application process as part of the detailed design of development areas.



Flow Monitoring

Flow quantity monitoring is recommended at ICDs for existing and proposed locations in coordination and cooperation with the Cataraqui Region Conservation Authority to ensure that storm water servicing objectives are met and outflow to Lake Ontario may be monitored for impacts. Water quality flow monitoring may be considered on a case-by-case basis to confirm the performance of installed facilities.

Design Considerations

Given the opportunity to develop new municipal road networks and open space park areas, the following additional recommendations should be considered for future development:

- Rural roadway and multi-use trail networks may be considered which include enhanced ditches for stormwater conveyance and water quality treatment to reduce or eliminate the requirement for Oil/Grit Separation facilities.
- Low Impact Development features may be considered as part of the proposed right-of-way development and could include bioretention ponds/areas, enhanced swales, or perforated pipe systems. Opportunities and constraints for such systems require input from dedicated hydrogeological studies tailored to the proposed design of such systems which review the available hydraulic conductivity of soils.

5.4.2 Water and Sanitary Sewer Infrastructure Servicing Report (October 11, 2024)

A Water and Sanitary Sewer Infrastructure Servicing Report (October 11, 2024) was prepared by WSP and is included as **Appendix I** of this Report. A background review and summary of the governing design drivers for new infrastructure are presented in the Report, including a high-level review of design standards, applicable regulatory framework, and a review of the existing systems surrounding the Secondary Plan study area. The background review informed the identification of opportunities and constraints to connecting to existing municipal systems and to identify the optimal connecting points to Amherstview infrastructure.

The identification of new infrastructure, including pumping station facilities and their locations, was conducted at a high level. Sewer and watermain capacity requirements for new infrastructure are identified based on the projected growth density. The existing capacity in the study area was reviewed in accordance with Ministry of Environment, Conservation and Parks (MECP) design guidelines and American Water Works Association (AWWA) standards. WSP coordinated with Township staff on the results and outputs for the study and based on the Level of Service (LOS) and design criteria for new infrastructure to align with the Township's ongoing Infrastructure Master Plan (IMP) and draft Technical Design Guidelines currently being developed. The existing capacity at pump stations, wastewater treatment plants (WWTP), water treatment plants (WTP), and water storage was also reviewed as part of the Township's Infrastructure Master Plan.

Existing Conditions

Currently there are no existing sanitary sewers that directly connect to the Amherstview West study area. Most of the residential properties within the study area, along Bayview Drive and Parrott's Bay Lane, are currently on septic systems.

Located north and east of the Amherstview West study area the properties are connected to the municipal sanitary system by means of sanitary service laterals. Around the study area there are three (3) sanitary maintenance holes that could be connected to for the provision of sanitary services to the Amherstview West Secondary Plan using the existing system. The locations and respective pipe sizes are as follows: 200 mm sewer that ends at the north end of Dr. Richard James Crescent; 200 mm sewer that ends at the



north end Pearce Street; (Note: Both currently limited as a connection point per the Lakeside Ponds Phase 2 Draft Plan servicing).

- 200 mm sewer that ends at the south end of William Henderson Drive (Currently limited as a connection via gravity sewer due to topography);
- 200 mm sewer at County Road 6 and future Jack Kippen Place (Lakeview Phase 8, Dance Hall Property). Currently a sanitary block and easement is being established and 200 mm sanitary sewer connection is available via McDonough Road;
- 525 mm sewer at Speers Boulevard and Raycraft Drive; and
- Potential 200 mm sewer on Kildare Avenue approximately 200 m east of County Road 6. Connection subject to sewer extension and final capacity review.

In addition to the above locations, Loyalist Township has also installed a sewer pipe under County Road 6 at the intersection of Taylor-Kidd Boulevard. This pipe is currently does not have any connections to the sewer and may be considered as a possible future connection pipe for a gravity sewer or a forcemain to connect at the Township-owned lands located within the Secondary Plan area.

There is an existing pumping station located northeast of County Road 23 and County Road 6. The pumping station was built in 2008 and pumps sanitary flow through a forcemain east along County Road 23 to the Amherstview Wastewater Treatment Plant. Connecting to this pumping station or to the forcemain is another possible option to extend the sanitary servicing if the pumping station can support the additional flows. The use of the existing pumping station should be maximized prior to developing the Amherstview study area. Below is a list of all sanitary facilities around the study area:

- Amherstview Wastewater Pollution Control Plant (WPCP);
- Taylor-Kidd Pumping Station; and
- Lakeview Pumping Station.

Additionally, a sanitary connection is planned at County Road 6 and the future Jack Kippen Place to service the future Lakeside Ponds Phase 8 development.

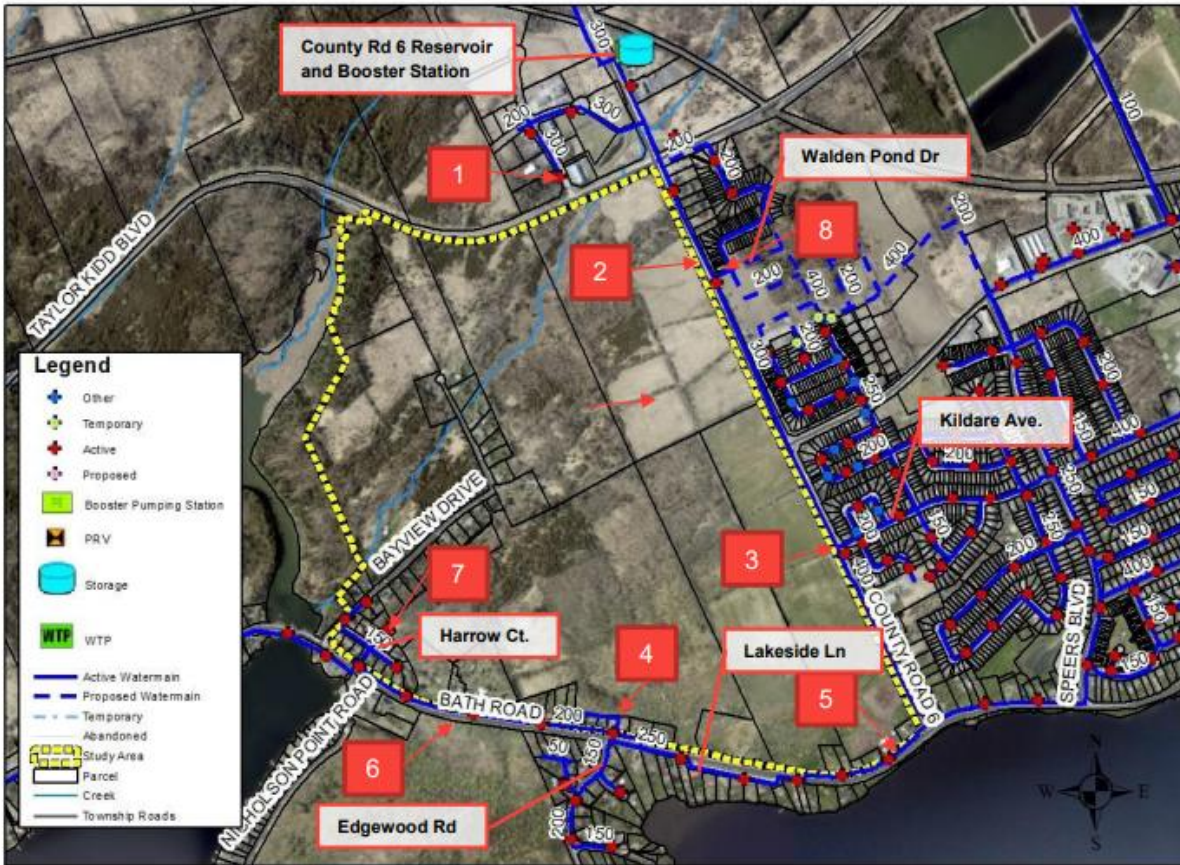
Water System

Future development will require construction of a looped watermain distribution network throughout the study area that would utilize existing connections to County Road 6 and Bath Road (Highway 33). This servicing strategy will provide the area with an adequate flow/pressure distribution to meet the Average Day Demand (ADD), Maximum Day Demand (MDD), and Peak Hour Demand (PHD). The available water storage network in Amherstview will need to be connected to meet the servicing objective and adequate storage needs may be confirmed under the Infrastructure Master Plan study. The existing water treatment plant modelled for the water distribution system will have sufficient capacity under current conditions to provide safe and reliable municipal drinking water to the service area. Upgrades to the distribution network, including watermain upsizing and installation of new hydrants, will be necessary to service maximum day demand plus fire flow conditions.

Figure 5-5 shows all existing watermains, maintenance holes, and facilities around the perimeter of the Amherstview West Secondary Plan study area.



Figure 5-5: Existing Water Connections in the Study Area (Water and Sanitary Sewer Infrastructure Report, 2024)



Wastewater System

Due to the current topography of the area, the gravity sewers which provide sanitary servicing to the study area will have to be split into two gravity systems flowing towards different pumping stations if connecting to the existing Amherstview system. The two systems will be divided into two catchment areas which require a division at the high point which divides the study area within the 25-year planning horizon.

The first gravity system will be located on the north half of the study area and will utilize gravity sewers that flow to the Taylor-Kidd Boulevard Pumping Station. This pumping station currently includes additional capacity and existing residual capacity estimated at 52 L/s (RVA, 2023). Additional investigation and design must be considered in the detailed design stage to determine if the pumping station will require further upgrades, however based on residual capacity alone its not anticipated that the station will require any upgrades for the projected 25-year horizon.

The second gravity system will be located within the south half of the study area along CR 6 and will utilize gravity sewers which may connect to existing gravity sewers along CR 6 or to a future pumping station in full build-out conditions. Splitting the projected 25-year horizon development peak flows between north and south limits would optimize the existing available residual capacity of the Lakeview PS estimated at 41 L/s (RVA,2023) while also providing future gravity sewer connections the ability to convey flow from the potential connections and capacity of each connection are shown in **Table 5-3** below.

Figure 5-6 shows all existing sanitary pipes, maintenance holes, and facilities around the perimeter of the Amherstview West Secondary Plan study area.



Figure 5-6: Existing Sanitary Connections in Study Area (Water and Sanitary Sewer Infrastructure Report, 2024)



The potential existing gravity sewer connection points for the Amherstview collection system and available sewer capacity are summarized in **Table 5-3**.

Table 5-3: Potential Gravity Sewer Connection Points and Respective Capacities

Manhole Connection Opportunity	Sewer Size (mm)	Sewer Capacity (L/s)
Southeast corner of Taylor-Kidd Boulevard and County Road 6	450	120
County Road 6 and future Jack Kippen Place (Lakeside Ponds Phase 8, Dance Hall Property)	200	15
Speers Boulevard and Raycraft Drive	525	236
Kildare Avenue, approximately 200 m east of County Road 6	200	23



Servicing Alternatives

The Report identifies project recommendations for the preferred strategy for water and wastewater servicing in the Secondary Plan Study Area, as summarized in **Table 5-4**. These recommendations are currently under review by Loyalist Township staff.

Table 5-4: Recommended Water and Wastewater System Projects

Project	Year Required	MCEA Schedule	Trigger
Water System Projects			
Expansion of Amherstview water distribution network piping and looping	2022-2042	Exempt	Subject to Form 1 and Ontario Drinking Waterworks Amendments, the expansion of the existing distribution network piping into the new service area.
Upsizing of Existing Watermains and Addition of Hydrants along Boundary Secondary Plan Area	2022-2025	Exempt	Prioritized by areas with proposed commercial/institutional development within the expansion area. High fire flow demand requirements warrant the upsizing/addition of existing distribution piping along the boundary of the Secondary Plan area.
Wastewater System Projects			
New Dedicated Amherstview West Pumping Station (PS)	Not required within 25-year planning horizon Full Build Out (When Development Extends to 'Future Development Area')	Eligible for Archaeological Screening Process or Schedule B	A new PS will be necessary to convey flow from low-lying areas of Amherstview West to existing boundaries and sanitary sewer connections as part of the Amherstview Village in order to provide municipal services. The PS may pump flows directly to the Wastewater Treatment plant, or existing gravity systems, or existing PSs if they have capacity (maximum peak flows of 57.5 L/s). Trigger to installation would be based on first plan of subdivision where potential future development areas are proposed in low lying areas that cannot connect to the established or planned gravity sewer collection system.



Project	Year Required	MCEA Schedule	Trigger
Lakeview PS Upgrades	TBD	Eligible for Archaeological Screening Process or Schedule B	PS upgrades may be required if selected as the receiver for Amherstview West sanitary flows (maximum peak flows of 47.20 L/s in 25-year horizon). However, downstream capacity is required prior to upgrades. Trigger upgrades following review of peak inflow following I/I reduction initiatives and phasing of development during detailed design of proposed subdivisions.
Taylor-Kidd PS Upgrades	TBD	Eligible for Archaeological Screening Process or Schedule B	PS upgrades may be required if selected as the receiver for Amherstview West sanitary flows (maximum peak flows of 47.20 L/s in 25-year horizon). However, downstream capacity is required prior to upgrades. Trigger upgrades following review of peak inflow following I/I reduction initiatives and phasing of development during detailed design of proposed subdivisions.
Upsizing / extension of Sewer Network	2022-2025	Schedule B	At boundary connections to the Amherstview West service area, all gravity sewer extensions along County Road 6 and Bath Road will be required and initiated at the start of any planned development for servicing. Preferred options for connections include the Jack Kippen Sanitary connection.

5.4.3 Traffic and Active Transportation Existing Conditions Memo (November 13, 2023)

A Review of Existing Transportations Conditions Memo (Memo) was completed by WSP in November 2023 to provide a planning-level review of existing transportation infrastructure, operations and policy in the study area, identification of current conditions of all modes of transportation, including pedestrians, cyclists, transit, and private vehicles. The Memo also includes an assessment of guiding policies for future infrastructure projects proposed in the County of Lennox and Addington and Loyalist Township. The Memo is included as **Appendix J** of this Report.



Updated traffic volumes at the study area intersections were collected by WSP in January 2022. These counts represented a period where schools were open to in-person attendance, but some restrictions from the COVID-19 pandemic were still in effect. This report provides a more detailed corridor and intersection capacity analysis and has established locations along the corridor that are more or less prone to operational impacts due to the proposed development. It is noted the scope of the development areas expansion from summer of 2022 has changed the scope of the report to provide additional considerations for the lands to the west of the development area.

Road Network

The existing road network surrounding the Secondary Plan study area is shown in **Figure 5-7**. The existing roads within and adjacent to the study area and their characteristics are summarized:

Provincial Roads (Ministry of Transportation of Ontario)

- **Bath Road (Highway 33):** An east-west Provincial Highway that borders the Secondary Plan study area to the south with a posted speed limit of 60 km/h. Bath Road (Highway 33) features paved shoulders with guard rails fixed along sections where there are steep slopes. There are several residential and commercial accesses directly onto Highway 33, most of which are located on the north side.

County Roads (County of Lennox and Addington)

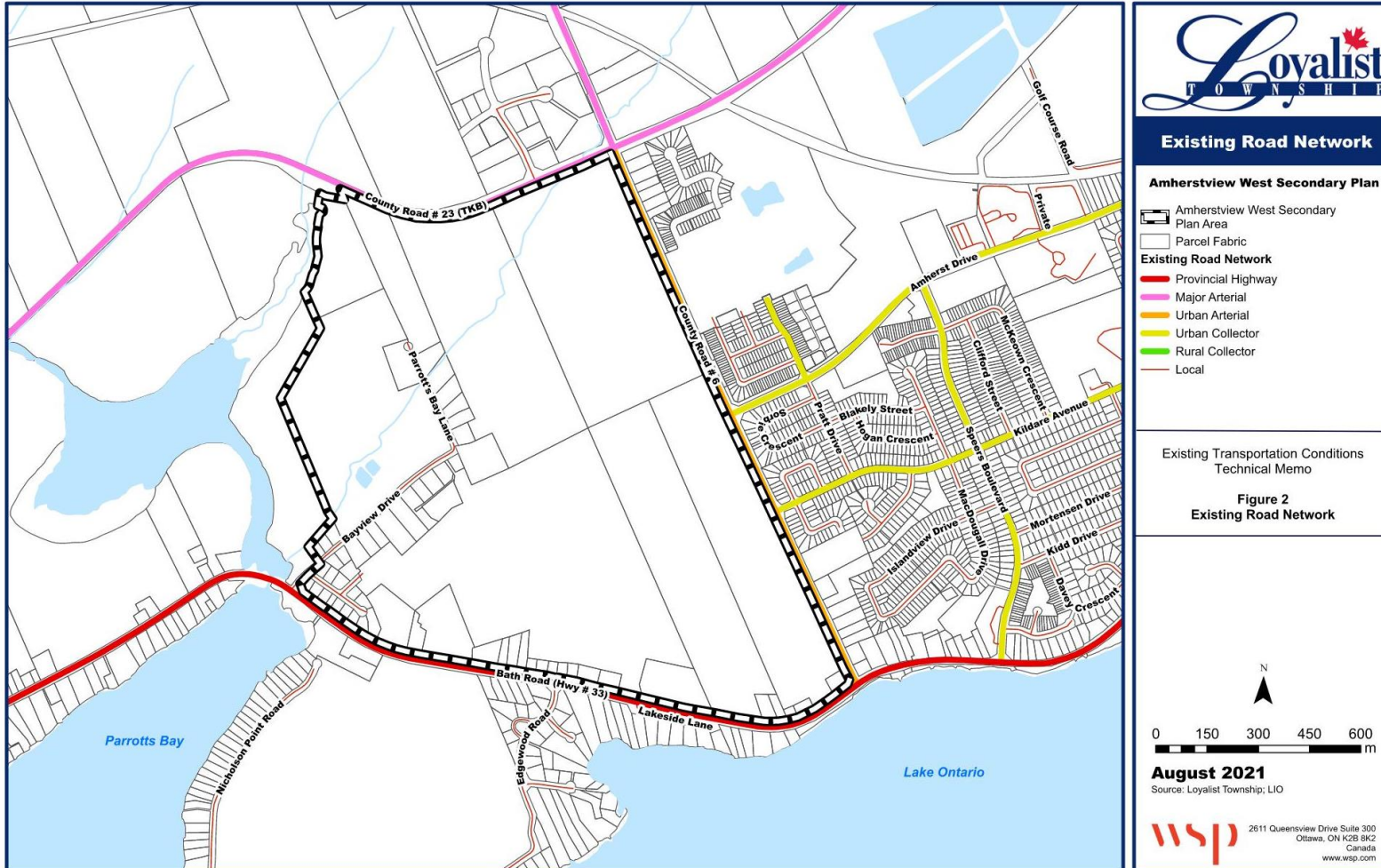
- **Taylor-Kidd Boulevard (County Road 23):** A designated County major arterial road, which runs east-west between County Road 4 and Princess Street in the City of Kingston. The road has a single lane and paved shoulder in each direction and a posted speed limit of 80 km/h.
- **Wilton Road (County Road 6):** A County urban arterial road running north-south, which serves the built-up area of Amherstview between Taylor-Kidd Boulevard (County Road 23) and Bath Road (Highway 33). The road has a single lane in each direction and a posted speed limit of 60 km/h. There are paved shoulders to just outside of the centreline, which transition to gravel shoulders and numerous accesses to private properties going northbound on Wilton Road (County Road 6).

Township Roads (Loyalist Township)

- **Amherst Drive:** An urban collector road that runs east-west between Wilton Road (County Road 6) and County Road 24. The roadway is configured with a driving lane in each direction, unpaved shoulders, and grass ditches on each side of the road. There is a separated asphalt multi-use pathway along the north side of Amherst Drive.
- **Kildare Drive:** An urban collector road that runs east-west between Wilton Road (County Road 6) and Manitou Crescent. The roadway is configured with a lane in each direction and a concrete gutter on each side of the road. There is a separated concrete sidewalk on each side of the road as it approaches Wilton Road (County Road 6).
- **Walden Pond Drive:** An urban collector that is currently being constructed and is planned to provide a connection between Wilton Road (County Road 6) and Amherst Drive; connecting to Amherst Drive opposite Clifford Street. The roadway is configured with a lane in each direction and a concrete gutter on each side of the road.
- **Bayview Drive/Parrott's Bay Lane:** A north-south local road that serves as an access from Bath Road to the Secondary Plan study area. Bayview Drive is paved for approximately 300 m north of Bath Road (Highway 33) and then transitions to an unpaved roadway. Parrott's Bay Lane is the northern extension of Bayview Drive and terminates in a cul-de-sac.



Figure 5-7: Existing Road Network, Amherstview West Secondary Plan Study Area (Traffic and Active Transportation Existing Conditions Memo, 2023)





The existing roads within and adjacent to the study area and their characteristics are summarized:

Provincial Roads (Ministry of Transportation of Ontario)

- **Bath Road (Highway 33):** An east-west Provincial Highway that borders the Secondary Plan study area to the south with a posted speed limit of 60 km/h. Bath Road (Highway 33) features paved shoulders with guard rails fixed along sections where there are steep slopes. There are several residential and commercial accesses directly onto Highway 33, most of which are located on the north side.

County Roads (County of Lennox and Addington)

- **Taylor-Kidd Boulevard (County Road 23):** A designated County major arterial road, which runs east-west between County Road 4 and Princess Street in the City of Kingston. The road has a single lane and paved shoulder in each direction and a posted speed limit of 80 km/h.
- **Wilton Road (County Road 6):** A County urban arterial road running north-south, which serves the built-up area of Amherstview between Taylor-Kidd Boulevard (County Road 23) and Bath Road (Highway 33). The road has a single lane in each direction and a posted speed limit of 60 km/h. There are paved shoulders to just outside of the centreline, which transition to gravel shoulders and numerous accesses to private properties going northbound on Wilton Road (County Road 6).

Township Roads (Loyalist Township)

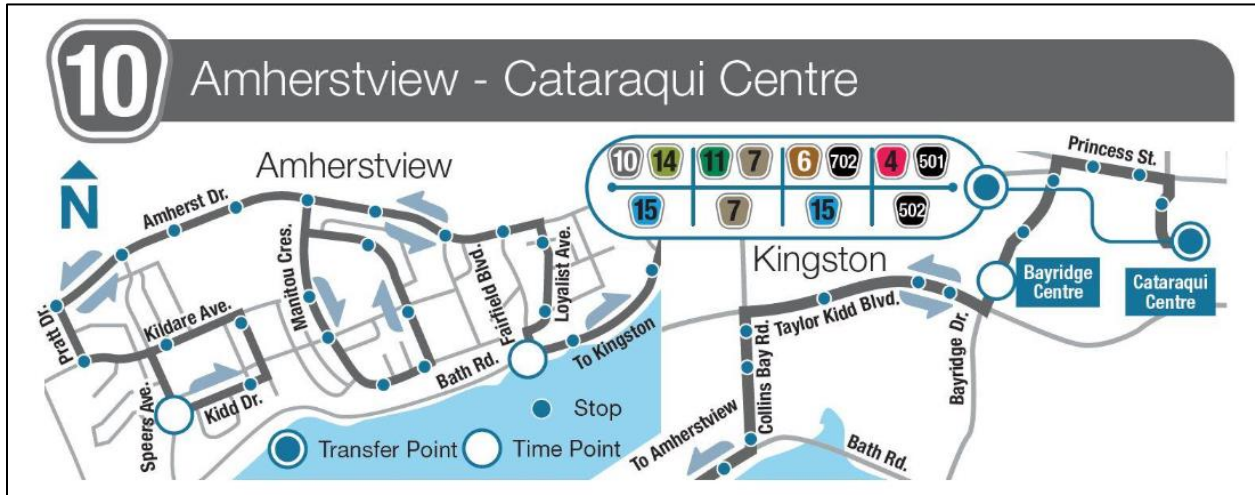
- **Amherst Drive:** An urban collector road that runs east-west between Wilton Road (County Road 6) and County Road 24. The roadway is configured with a driving lane in each direction, unpaved shoulders, and grass ditches on each side of the road. There is a separated asphalt multi-use pathway along the north side of Amherst Drive.
- **Kildare Drive:** An urban collector road that runs east-west between Wilton Road (County Road 6) and Manitou Crescent. The roadway is configured with a lane in each direction and a concrete gutter on each side of the road. There is a separated concrete sidewalk on each side of the road as it approaches Wilton Road (County Road 6).
- **Walden Pond Drive:** An urban collector that is currently being constructed and is planned to provide a connection between Wilton Road (County Road 6) and Amherst Drive; connecting to Amherst Drive opposite Clifford Street. The roadway is configured with a lane in each direction and a concrete gutter on each side of the road.
- **Bayview Drive/Parrott's Bay Lane:** A north-south local road that serves as an access from Bath Road to the Secondary Plan study area. Bayview Drive is paved for approximately 300 m north of Bath Road (Highway 33) and then transitions to an unpaved roadway. Parrott's Bay Lane is the northern extension of Bayview Drive and terminates in a cul-de-sac.

Transit Service

The Amherstview area is serviced by Kingston Transit's Route 10, which connects Cataraqui Centre in Kingston to the built-up area of Amherstview, east of the study area. Route 10 is operated at a 60-minute daily frequency. As shown in **Figure 5-8**, currently, Route 10's coverage does not extend to the Amherstview West study area. The closest transit stop to the study area are those at Pratt Drive/Amherst Drive and Pratt Drive/Kildare Avenue, both of which are approximately 200 metres from County Road 6.



Figure 5-8: Kingston Transit - Route 10 (Amherstview - Cataraqui Centre)



Currently, Loyalist Township Public Works Division is undertaking a transit review that will require coordination with the Amherstview West Secondary Plan study. Options are being reviewed to explore opportunities for servicing the study area, including the implementation of feeder routes.

Active Transportation

The County of Lennox and Addington and Loyalist Township have constructed active transportation facilities that border the Secondary Plan study area. Paved shoulders have been constructed on Wilton Road (County Road 6) and Taylor-Kidd Boulevard (County Road 23) as part of the County’s Paved Shoulder Trail Program, which was initiated in 2006.

There is an existing multi-use pathway on the east side of Wilton Road (County Road 6) between Amherst Drive and Pearce Street, with plans to extend it further north to Walden Pond Drive. Loyalist Township is interested in extending active transportation (AT) facilities on Wilton Road (County Road 6) to Bath Road (Highway 33), with possibility of providing an AT connection to Odessa over the next 20 years.

Future Elementary School

A future elementary school in the Secondary Plan study area has been contemplated. While the final configuration and student population at the future school has yet to be determined, at the time of writing of the Traffic and Active Transportation Existing Conditions Report, the Limestone District School Board had estimated a student population of approximately 400-600 students.

Opportunities and Considerations

The following key transportation opportunities and considerations were developed for the Amherstview West Secondary Plan based on a review of the existing transportation conditions and related policies:

- **Sidewalks**
 - Sidewalks on local streets and multi-use paths and/or separated bike trails should be considered and implemented where possible. These will serve Loyalist Township’s transportation goal of encouraging active transportation as an alternative to automotive travel and transit.
 - If modifications of County roads are required as a result of the development of the study area, they should include paved shoulders for cycling and walking, in accordance with the County’s Paved Shoulder Trail program.



- **Multi-use Pathways**
 - Sidewalks, cycling routes and facilities, and multi-use pathways should be considered for new roadways in the study area as encouraged by the County OP.
- **Pedestrian Crossings**
 - There are currently no dedicated pedestrian crossings bordering the Secondary Plan area. As such, the Township has identified concerns of pedestrian crossing safety at intersections within the area, particularly at the intersection of Walden Drive (County Road 6) and Bath Road (Highway 33). Safe pedestrian connections to destinations in the study area should be a key consideration of the Secondary Plan.
- **Public Transit**
 - Future transit improvements in the study area should be in the form of service and facility improvements to attract ridership.
- **Future Road Network**
 - A widening of Amherst Drive east of Walden Drive (County Road 6) is planned to be completed by 2027.
 - Planned County road capacity expansions for the area surrounding the study area include an extension of Taylor-Kidd Boulevard (County Road 23) from Highway 4 to Highway 7, and further to County Road 21 by 2034.
- **Proposed Roundabout at Taylor-Kidd Boulevard (County Road 23) / Walden Drive (County Road 6)**
 - The County of Lennox and Addington Transportation Master Plan (2014) proposed a roundabout to replace the existing all-way stop controlled intersection at CR 6 and CR 23 to address future capacity deficiencies expected following the completion of the Lakeview Ponds Division development southeast of the intersection.
- **Intersection Capacity**
 - An intersection capacity assessment, including opportunities and constraints to optimizing the use of a multimodal transportation network will be assessed during the existing and future conditions analysis of the study area, pending the collection of traffic data.
- **Future Elementary School**
 - A more detailed assessment of trip generation by the school would be expected in a Traffic Impact Study that would be submitted with a future Site Plan application once additional details on the population, catchment and operating hours are known.

5.4.4 Composite Utility Servicing Report (December 8, 2022)

The Composite Utility Servicing Report (December 8, 2022) prepared by WSP, and included as **Appendix K** of this Report, provides a summary of the review that identified existing external connection points for natural gas, electrical, cable, and other telecommunication lines that would be required to service the Amherstview West Secondary Plan study area. Correspondence with utility agencies, including Hydro One, Enbridge Gas, Union Gas, was conducted following this review. The analysis in this Report was based on the growth projections contained in the Growth Management Report for Amherstview West (July 28, 2021; Updated November 11, 2022).



Electrical Supply

The estimated demand for electrical power was determined referencing the Ontario Electrical Safety Code (OESC) and is based on the size, type, and use of the existing buildings in the study area, as well as correspondence with Hydro One. There are currently available transmission and distribution connections to the Secondary Plan study area, including two (2) 44 kV feeders, on the north and east sides of the study area, which has the capacity to supply the expected electrical load of the Secondary Plan study area upon full build-out to 2046. It is noted that Hydro One does not reserve capacity, so it is possible that this may change in the future. Once the Official connection request is received by Hydro One, the timeline and fees required for connection will be determined.

Natural Gas Supply

The calculation for the natural gas demand for the Secondary Plan study area will be determined based on the phasing of development within the study area, as well as the timing of development on adjacent lands, including Loyalist East Business Park at County Road 6 and Taylor-Kidd Boulevard and other residential subdivision development. There are two (2) existing natural gas mains in close proximity to the study area: north of the study area opposite Taylor-Kidd Boulevard; and east of the study area at County Road 6 and Amherst Drive. Enbridge Gas was unable to determine future feed locations or construction costs of the study area. This determination depends on which areas are developed first, other developments in the area, and other factors. Enbridge would need to further conduct their own detailed cost/analysis feasibility studies to determine how to best service the area based on the final land use design and natural gas demand calculations.

Telecommunications

The Secondary Plan study area is outfitted with existing Bell and Cogeco telecommunications infrastructure. Future telecommunication points are to be determined based on the phasing of development, with multiple tie-in point locations available along the perimeter of the study area. There are three (3) existing Cogeco and Bell plants in close proximity to the study area, including at: north of the study area at Taylor-Kidd Boulevard; south of the study area at Bath Road and Edgewood Road; and east of the study area on County Road 6. Prior to undertaking detailed design works, the incumbent carriers (i.e. Bell, Cogeco, etc.) would need to be notified of any proposed works and development, at which time a detailed cost and feasibility study would be completed to determine how to best service the area based on the final design.

5.5 Noise

5.5.1 Noise Feasibility Study (July 2, 2024)

The Noise Feasibility Study (July 2, 2024) prepared by WSP, and included as **Appendix L** of this Report, provides an assessment of the impact of transportation and stationary noise sources on pre-existing sensitive land uses and those introduced by the Secondary Plan. The Study verified the compatibility of land uses and flexibility for growth in developing the community and was conducted in accordance with the Ministry of Environment, Conservation and Parks (MECP) Noise Pollution Control (NPC) Publication NPC-300 “Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning” (NPC-300), dated August 2013.

The Study concluded that there is potential for exceedance at future noise sensitive developments within the secondary plan area for both transportation and stationary sources. The assessment also showed marginal exceedances at the existing receptors from the future stationary sources within the Secondary



Plan Area. The Study concluded that it is feasible to develop the Secondary Plan Area in compliance with the MECP's guideline requirements. It is recommended that a site-specific noise impact assessment be requested requiring the above details for each noise sensitive development.

6 Conclusion

This Background Analysis Report is intended to provide background information to guide the preparation of the Amherstview West Secondary Plan. The recommendations of the numerous completed studies that have been identified in this report will be inform the development of the draft land use concept options and will also be carried forward into the Secondary Plan as policies, as appropriate. The Secondary Plan will be implemented through an Official Plan Amendment to the Official Plan for the Township of Loyalist Planning Area (Amendment No. 38, Five Year Review) (Council Adoption September 27, 2021), as approved by the County of Lennox and Addington on March 23, 2022, and through a Zoning By-law Amendment to the Zoning By-law of Loyalist Township (By-law 2001-38).