



**To:** Bohdan Wynnyckyj, MCIP, RPP, Manager of Development Services,  
Loyalist Township

**From:** Nadia De Santi, MCIP, RPP, Practice Lead, WSP  
Jill MacDonald, BES, Planner, WSP

**Subject:** **Amherstview West Secondary Plan**  
**As We Heard It Memo – Public Open House #1 (March 10, 2022)**

**Date:** July 6, 2022

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## 1 Introduction

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

This “As We Heard It” Memo (“Memo”) presents a summary of the feedback received from the community through the first Online Public Open House (“POH”) held as part of the ongoing community engagement process being undertaken by Loyalist Township for the Amherstview West Secondary Plan Study. The purpose of the online POH on March 10, 2022 was to provide an update on the Secondary Plan Study, present the key findings of the background technical reports and the three (3) draft land use concept options to the community, and obtain feedback, or through written comments submitted to Township staff. The feedback received will be considered in the preparation of the final land use concept options.

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## 2 Project Overview

The Secondary Plan Study Area, as illustrated in **Figure 1**, is approximately 144 hectares (346 acres) in area. It is bound by Taylor Kidd Boulevard (County Road 23) to the north, Bath Road (Highway 33) to the south, Parrott’s Bay Conservation Area to the west, County Road 6, and the existing built-up area in Amherstview to the east.



**Figure 1: Amherstview West Secondary Plan Study Area**



The Loyalist Township Official Plan recently completed a legislated 5-year review. The Updated 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 County of Lennox and Addington Council on March 23, 2022. Subsequently, there were no appeals and therefore the Updated Official Plan is now in full force and effect.

The Updated 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 with engagement and input from the local community, in accordance with the Planning Act, 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.



A 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 as a separate document from the Secondary Plan and will be a tool to ensure that the vision of the Secondary Plan is implemented. The Urban Design Guidelines will be based on the final preferred land use concept option and will address access and circulation, built form, open space and amenities, and site sustainability.

The development of the Secondary Plan will be integrated with a Municipal Class Environmental Assessment (MCEA) Master Plan process. Master Plans are long-range plans that integrate infrastructure requirements for existing and future land use with environmental assessment principles. The Master Plan will be completed following Approach 4 of the MCEA Master Plan process, and will follow Phases 1 through 4 of the MCEA process to obtain approval for all Schedule B and necessary Schedule C projects identified.

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## 2.1 Public Engagement to Date

An Online Visioning Workshop was held on June 24, 2021 and was the first public touchpoint as part of the Public Engagement Program for the Secondary Plan and EA Study. The purpose of the Workshop was to provide an introduction and overview of the project to the community, present preliminary development opportunities and constraints, and obtain feedback from participants on various land use topics, including growth management, housing, transportation, natural heritage, and parks, and to obtain input on a draft Vision Statement for the lands in the Study Area. Following the event, an Online Visioning Survey was available from Friday June 25, 2021 through Friday July 16, 2021 to receive input from members of the community who were unable to attend the Visioning Workshop. The Survey was comprised of the same questions that were posed to participants during the Visioning Workshop.

An "As We Heard It" Report was prepared in July 2021, which summarized the feedback received at the Online Visioning Workshop and Online Visioning Survey. The Report also presented a draft Vision Statement, goals, and objectives for the Secondary Plan, as informed by feedback received. The "As We Heard It" Report is available to view on the Township's project webpage ( [https://www.loyalist.ca/en/business-and-development/resources/Documents/Final\\_Amherstview-West-Secondary-Plan\\_As-We-Heard-It-Report---September-2021.pdf](https://www.loyalist.ca/en/business-and-development/resources/Documents/Final_Amherstview-West-Secondary-Plan_As-We-Heard-It-Report---September-2021.pdf)).



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## 2.2 Draft Land Use Concept Options for Amherstview West

Throughout 2021, three (3) draft land use concept options were developed based on the findings of the background technical reports prepared by WSP, the draft Vision and Problem Opportunity Statement, land use assumptions, and input received from Loyalist Township staff, Technical Advisory Committee, Coordinating Committee, and the public. At a high level, the draft land use concept options show the proposed:

- Land use and their densities, including parks and open spaces, school block, low to high-density residential areas, potential for cultural heritage, and commercial employment areas;
- Road and active transportation network;
- Natural heritage areas; and
- A Potential Future Development Area.

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## 3 Online Public Open House #1

The first Public Open House was held online on March 10, 2022. It was carried out in accordance with Bill 187, the Municipal Emergency Act, and orders made under the Emergency Management and Civil Protection Act, as part of Loyalist Township's effort to protect public health and safety to limit the transmission of the COVID-19 virus.

The purpose of the Workshop was to provide a project update to the community, present the key findings of the background technical reports and obtain feedback on the draft land use concept options.

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### 3.1 Participants and Approach

The Notice of the Public Open House was publicly released on the Township's project webpage (<https://www.loyalist.ca/en/business-and-development/amherstview-west-secondary-plan.aspx>) and circulated to the project email notification list on February 25, 2022. While not mandatory, registration was requested by March 10, 2022, 4:30 pm.

The agenda for the Public Open House included a presentation by the Township's consultant, WSP, which included a(an):

- Overview of the Secondary Plan Study, study process and timeline, and key findings of the background technical reports;
- Presentation of the Draft Vision Statement, Problem Opportunity Statement, Guiding Objectives, and land use assumptions;



- Presentation of the three (3) draft land use concept options and evaluation criteria; and
- Next steps and how to submit feedback.

All presentation materials were made available in English. Over 45 people attended the Public Open House. The event was hosted in a ‘seminar’ format and attendees were invited to directly engage with the project team throughout the session by providing input and feedback using the Zoom chat box, using the “raise hand” feature on Zoom to speak.

Following the Public Open House, the following materials were posted on the Township’s project webpage (<https://www.loyalist.ca/en/business-and-development/amherstview-west-secondary-plan.aspx>):

- Presentation Boards at [https://www.loyalist.ca/en/business-and-development/resources/Documents/Final\\_Amherstview-West-Secondary-Plan---POH-1-Presentation---Mar-10-2022.pdf](https://www.loyalist.ca/en/business-and-development/resources/Documents/Final_Amherstview-West-Secondary-Plan---POH-1-Presentation---Mar-10-2022.pdf) - (posted March 10, 2022) and can be found under **Appendix A** of this Memo; and
- Recording of the Workshop Presentation at <https://www.youtube.com/watch?v=Pic-QfnWF2E> – (posted March 22, 2022).

**Figure 2: Extract of Video Presentation (<https://www.youtube.com/watch?v=Pic-QfnWF2E>)**





## 4 Summary of Input

This section provides a summary of public input received at the online Public Open House #1. The input received will help inform final changes to the draft land use concept options prior to the evaluation of the preferred alternative.

**Table 1** provides a summary analysis of the input and comments received from the community.

**Table 1: Summary of Feedback Received on the Secondary Plan Study and Draft Land Use Concept Options (dated March 9, 2022)**

Theme	Community Comments
<b>Growth Management and Housing</b>	<ul style="list-style-type: none"> <li>Concern that the population and housing growth for the 25-year planning horizon (2046) will exceed the lands needs identified by the Growth Management Report for Amherstview West (July 2021).</li> <li>Support for opportunities to increase and diversify the local housing stock, including purpose-built rental housing, in Amherstview.</li> </ul>
<b>Land Use</b>	<ul style="list-style-type: none"> <li>Clarification requested on the timing of the designation of the lands proposed to be designated as Potential Future Development Area.</li> <li>Support for the reservation of lands for a future elementary school and interest in identification of additional space in the future to ensure that school capacity is able to accommodate the anticipated population growth.</li> <li>Support for development of higher-density residential uses (i.e. apartments).</li> </ul>
<b>Cultural Heritage</b>	<ul style="list-style-type: none"> <li>Interest in the detailed development plans for the identified Properties of Potential Cultural Heritage Value or Interest.</li> </ul>
<b>Natural Heritage</b>	<ul style="list-style-type: none"> <li>Concerns that the lands in close proximity to Parrott’s Bay Conservation Area will be negatively impacted by future development in the Secondary Plan Study Area.</li> </ul>
<b>Site Servicing / Stormwater Management</b>	<ul style="list-style-type: none"> <li>Request to review the final servicing and stormwater management reports for the Secondary Plan Study Area.</li> <li>Concerns regarding potential future construction around the Lost Creek watershed and potential impacts on the existing residential properties in the Secondary Plan Study Area.</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>Request to review the final transportation report for the Secondary Plan Study Area.</li> <li>Interest in whether traffic signalization (i.e. traffic lights) are being proposed for the intersection of County Road 6 and Amherst Drive.</li> </ul>



Theme	Community Comments
<b>Parks</b>	<ul style="list-style-type: none"><li>• Interest in siting of recreational spaces in the community that are family-friendly, including splash pads, community hubs, playgrounds, bicycle facilities.</li></ul>
<b>Cost Sharing</b>	<ul style="list-style-type: none"><li>• Clarification requested on the considerations for cost-sharing and phasing mechanisms for the Secondary Plan.</li></ul>
<b>Other</b>	<ul style="list-style-type: none"><li>• Interest in the expansion of emergency services in the area to service the Secondary Plan Study Area and surrounding community.</li><li>• Interest in a Master Plan approach for Amherstview West rather than a Secondary Plan.</li><li>• Interest in the preparation of a broader, visionary document and plan for Amherstview West that would conceptualize full build-out in the long-term, beyond 2046.</li><li>• Concerns of public trespassing on private lands within the Secondary Plan Study Area.</li><li>• Interest in the implications of the Township Infrastructure Master Plan (currently under development) on the Secondary Plan Study Area.</li><li>• Interest in future</li><li>• Support for zoning changes to permit additional residential units and granny suites in the built-up area of Amherstview, east of the Secondary Plan Study Area.</li><li>• Interest in attraction and retention of family doctors to the Amherstview community.</li></ul>

## 5 Next Steps

The next steps in the Amherstview West Secondary Plan process will include the finalization of the land use concept options as informed by the key findings of the background technical reports and input provided by Township staff, Technical Advisory Committee, Coordinating Committee, and the public, including the Secondary Plan Study Area landowners, through the first Public Open House held on March 10, 2022. While a number of the background technical reports are available online at the Township’s project website for public information, the remaining background technical reports and Background Analysis Report, which will summarize the findings of the background technical reports are anticipated to be ready for public review in Summer 2022.



The Township would like to thank all of the community members who participated in the online Public Open House.

For more information on Amherstview West Secondary Plan, please visit the project website at <https://www.loyalist.ca/en/business-and-development/amherstview-west-secondary-plan.aspx>.

Questions and concerns can be directed to [secondaryplan@loyalist.ca](mailto:secondaryplan@loyalist.ca).



# Appendix

**A**

Online Public Open House #1  
Presentation



# Amherstview West Secondary Plan

Public Open House #1

March 10, 2022, 6:00 pm – 8:00 pm

## Presenters

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

**Meghan MacMillan, MCIP, RPP**  
Environmental Assessment Lead, WSP

**Nadia De Santi, MCIP, RPP**  
Consultant Project Manager, WSP

**Michael Flowers, P.Eng**  
Municipal Engineering Co-Lead





# Thank You for Participating!

## Today's Agenda

1. Welcome/Opening Remarks
2. Presentation by Project Team
  - a. Project Overview
  - b. Presentation of Draft Background Technical Studies
  - c. Draft Land Use Concept Options
  - d. Evaluation of Alternatives
3. Q&A / Feedback
4. Next Steps

## Meeting Objectives



### Inform

Provide an overview of the background studies and present the draft land use concept options and evaluation criteria.



### Consult

Obtain feedback on the draft land use concept options.

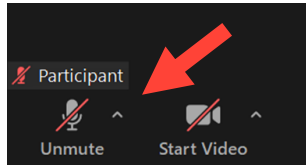


### Involve

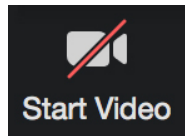
Work with you to refine the draft land use concept options.



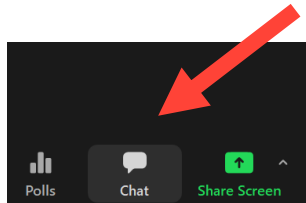
## Housekeeping Items



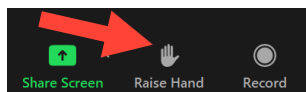
Please **mute your microphone** while the presenter is speaking or until it is your turn to speak.



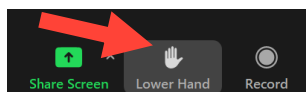
If you are experiencing connection issues, we recommend turning off your camera.



**Chat** to send a message to directly to the project team.



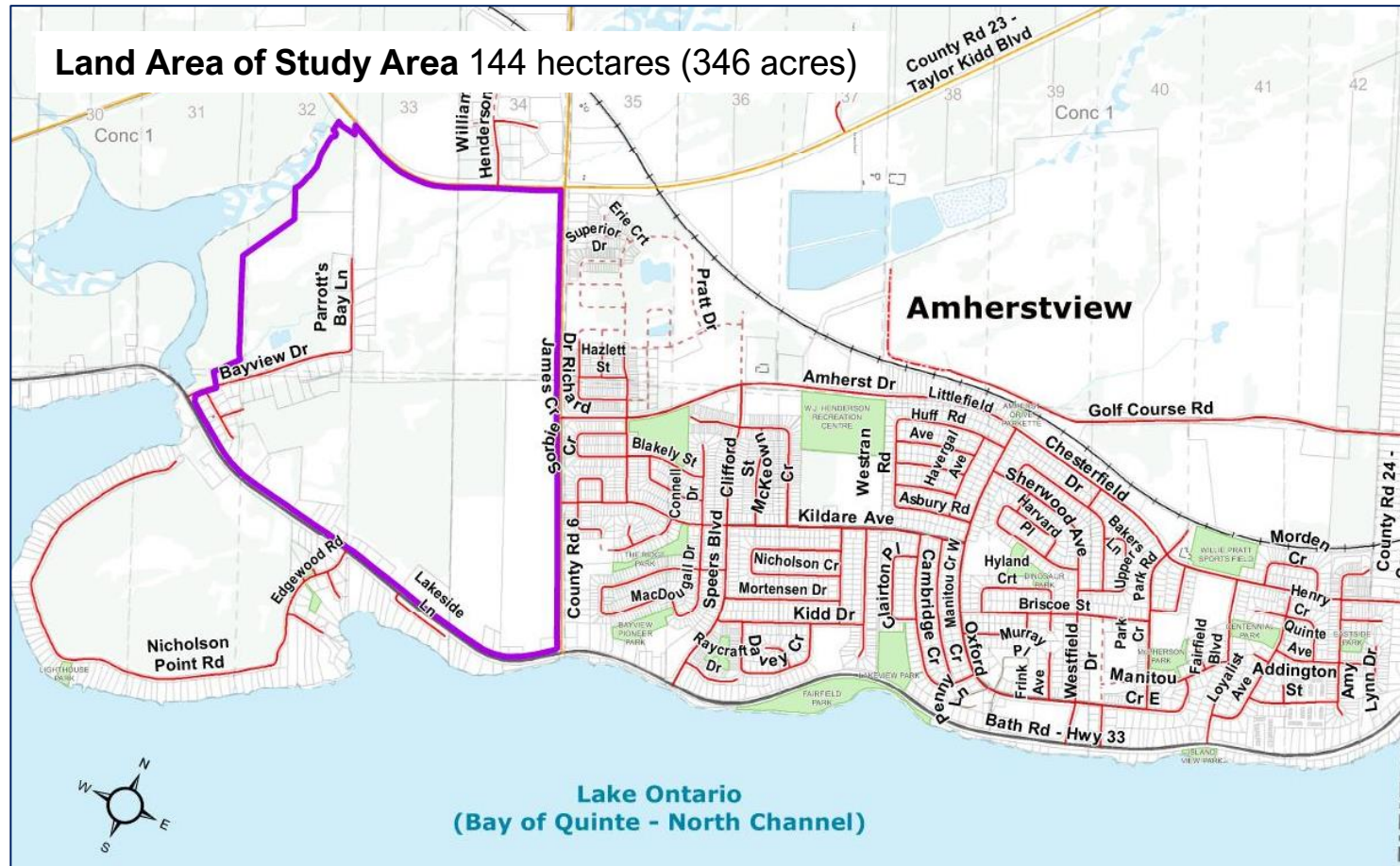
**Raise Hand** when you have a question or comment.



**Lower Hand** when your question or comment has been answered.



# Project Overview





## Project Overview

- **Objectives** of Secondary Plan:
  - Identify future needs and priorities for Amherstview West;
  - Prepare a land use plan; and
  - Prepare urban design guidelines.
- The **Secondary Plan process will be integrated with the MCEA process for a Master Plan** to allow for an integrated and coordinated approach to addressing land use, servicing, transportation, and environmental considerations.





# Project Process

## PARALLEL PROCESS – INTEGRATED STUDY APPROACH

### Secondary Plan Process

- Complete background studies and Background Analysis Report
- Committee Meetings #1

- Develop Land Use Concept Plan Options
- Committee Meetings #2
- Select Preferred Land Use Concept Plan

- Prepare Urban Design Standards
- Prepare Draft Secondary Plan
- Committee Meetings #3
- Prepare Revised Draft Secondary Plan/OPA

- Prepare Draft ZBLA
- Committee Meetings #4
- Final Draft Secondary Plan / OPA and ZBLA
- Council Adoption of OPA and ZBLA (20-day appeal period)

### PHASE 2: Public Engagement Program (ongoing over duration of project) Point of public engagement

#### PHASE 1

February 2021 to January 2022

-  • Online Visioning Workshop and Community Survey
-  • Notice of Study Commencement

#### PHASE 3

September 2021 to March 2022

-  • Online Public Open House #1

#### PHASE 4

March 2022 to April 2022

-  • Public Open House #2

#### PHASE 5

April 2022 to July 2022

-  • Statutory Public Meetings
-  • Notice of Completion

### MCEA Process

- Complete background studies

- Develop Problem / Opportunity Statements (MCEA Phase 1)
- Develop and Evaluate Alternative Solutions

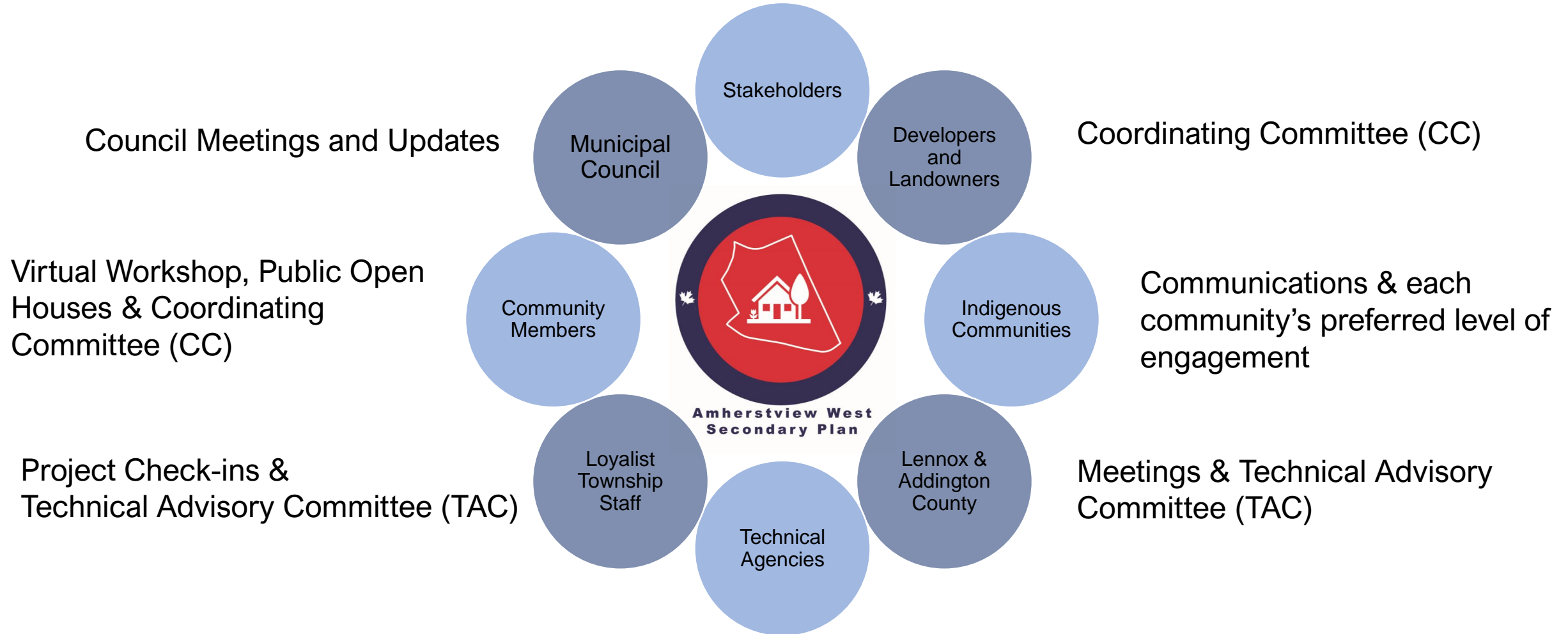
- Confirm Preferred Solutions (MCEA Phase 2)
- Develop and Evaluate Preferred Designs

- Finalize Preferred Design (MCEA Phase 3)
- Complete Master Plan
- 30-day public review period (MCEA Phase 4)

**We are Here!**



# Project Overview Public Engagement







## Background Studies

The following background studies were completed Spring 2021 – Winter 2022:

- Growth Management Report
- Natural Heritage and Constraints Report
- Natural Hazards and Master Storm Water Management Report
- Climate Change Assessment
- Water and Sanitary Sewer Infrastructure Servicing Report
- Phase I Environmental Site Assessment
- Cultural Heritage Resource Assessment
- Archaeological Overview
- Traffic and Active Transportation Report, including Traffic Count Program
- Preliminary Geotechnical/Hydrogeological Assessments
- Composite Utility Report





## Background Studies Growth Management

Forecasts and analysis based on the findings of the Population, Housing and Employment Projections Study (2019), prepared by Hemson Consulting.

### Population and Housing Forecasts for 2046 – Amherstview West



+ 2,420

Population of  
Amherstview West



+ 1,000

Residential Units to be  
added to Amherstview West



## Background Studies Growth Management

Forecasts and analysis based on the findings of the Population, Housing and Employment Projections Study (2019), prepared by Hemson Consulting.

### Residential and Commercial Land Needs for 2046 – Amherstview West



**+ 20.47 net ha**

Residential Land Required to  
Accommodate 1,000 Residential Units



**+ 1.3 net ha**

Commercial Employment  
Land Required



## Background Studies Growth Management

Forecasts and analysis based on the findings of the Population, Housing and Employment Projections Study (2019), prepared by Hemson Consulting.

Residential Designation (Dwelling Types), Township Official Plan	Dwelling Type Proportion	Residential Land Demand		
		Dwelling Units (of 1,000)	Max. Gross Density (units/net ha)	Land Requirement (net ha)
Low Density	55%	550	37.5	14.67
Medium Density	41%	410	75	5.47
High Density	4%	40	120	0.33
Net Residential Land Demand*			20.47 net ha	
Gross Residential Land Demand (greater 25%)			25.89 ha	

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



## Background Studies Natural Heritage

The lands within the Secondary Plan study are categorized as follows based on ecological value:

- High Constraint (e.g. provincially significant wetlands, significant woodlands and valleylands)
- Moderate-High Constraint (e.g. potential wildlife linkages)
- Moderate Constraint
- Minimal Constraint



**Loyalist TOWNSHIP**

**Figure 6:  
Constraints & Opportunities**

**Amherstview West Secondary Plan**

- Waterbody
- Watercourse
- Amherstview West Study Area
- Loyalist Township Parcels

**Natural Heritage Constraints**

- Minimal Constraint
- Moderate Constraint
- Moderate - High Constraint
- High Constraint

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**August 2021**  
Source: Loyalist Township; LIO

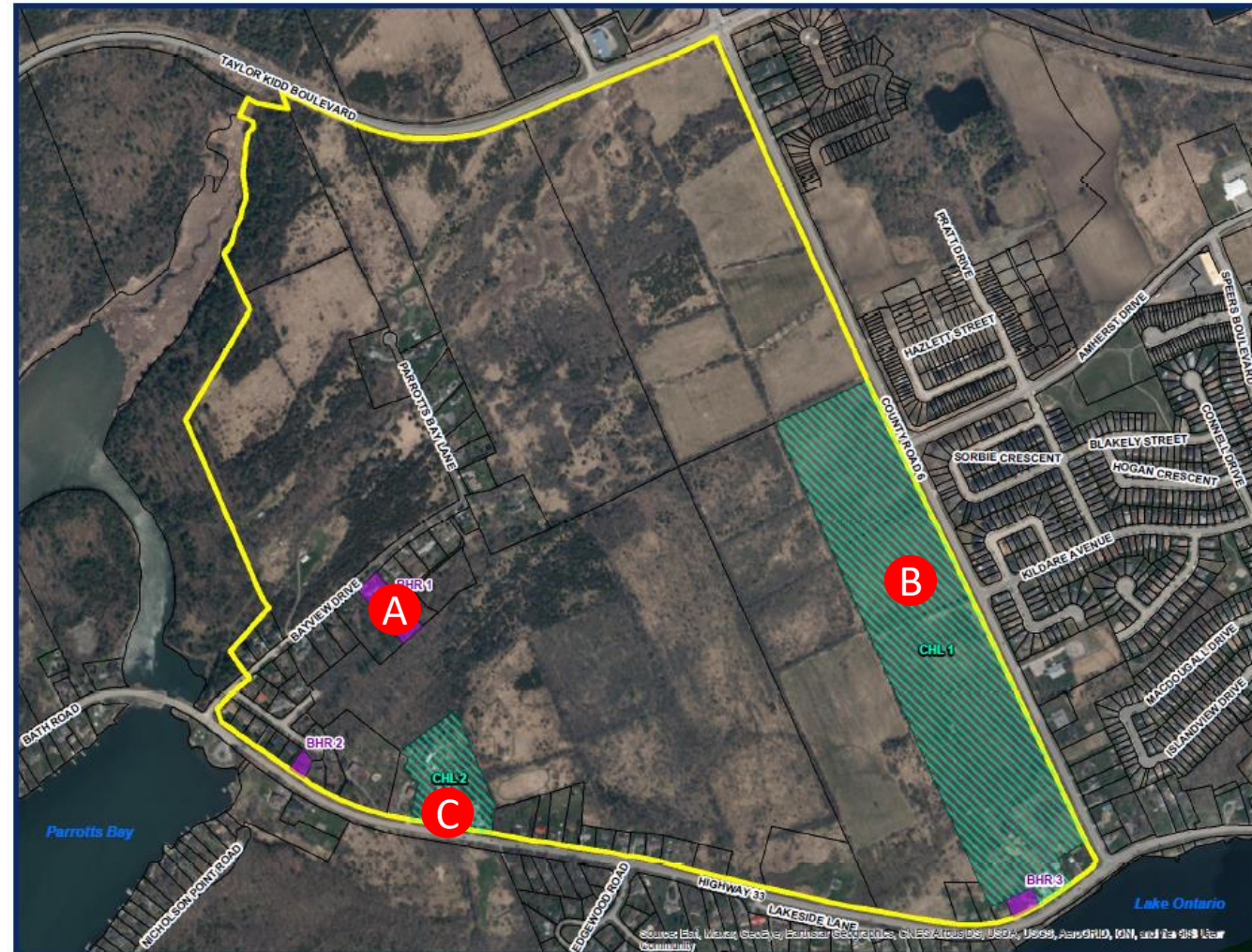
**wsp** 2611 Queensview Drive Suite 300  
Ottawa, ON K2B 8K2  
Canada  
www.wsp.com



## Background Studies Cultural Heritage

The following properties within the study area were identified as potential Cultural Heritage Resources and recently approved by Council to be included on the Municipal Register of Properties of Cultural Heritage Value or Interest:

- A. 34 Bayview Drive
- B. 4661 Bath Road
- C. 4809 Bath Road



**Loyalist**  
TOWNSHIP

**CHRA - Cultural Heritage Resources**

Amherstview West Secondary Plan

- Secondary Plan Boundary
- Built Heritage Resource
- Cultural Heritage Landscape

March 2021  
Source: Loyalist Township; LIO

2511 Queensview Drive Suite 303  
Ottawa, ON K2B 8K2  
Canada  
www.wsp.com



## Vision for Amherstview West

### Draft Vision Statement:

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

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





## Draft Problem Opportunity Statement

- While there is some existing residential development within the Secondary Plan study area, lands suitable for future residential and commercial development have not been identified to accommodate the anticipated population and housing growth.
- The existing road, active transportation, water, and sanitary sewer network within and adjacent to the Secondary Plan study area needs to be extended to service planned growth and meet existing municipal design standards.
- Future urbanization of the Secondary Plan study area requires an overall strategy to manage future stormwater flows while considering potential effects resulting from climate change and ensuring that natural heritage systems, including watercourses and woodlands, and their buffer areas are not degraded.
- The Integrated Secondary Plan and Class EA process provides an opportunity to allow for an integrated and coordinated approach to addressing land use, servicing, transportation, and environmental considerations and ensuring that such considerations are fully integrated into the decision-making process.





## Draft Guiding Objectives

- Accommodate urban development in a westerly direction in Amherstview as directed by the Township's Official Plan.
- Recognize existing residential neighbourhoods and ensure their protection from incompatible development or redevelopment.
- Ensure that future residential and commercial development in Amherstview West is planned in an orderly, environmentally protective, and efficient manner.
- Strengthen Amherstview's commercial base and enhance opportunities for new amenities and economic development in Amherstview West.





## Draft Guiding Objectives



- Respect the existing character of Amherstview West and ensure the preservation and protection of provincially significant natural features, other important natural features, and cultural heritage resources.
- Provide appropriate transportation connections that facilitate a pedestrian-oriented, active and vehicular transportation network within the Secondary Plan Area and to the surrounding communities.
- Introduce urban design standards related to access and circulation, built form, open space and amenities, and site sustainability and climate change resiliency, that will guide future development in the Secondary Plan Area.
- Provide a framework for implementation of the Secondary Plan, including flexibility for the re-designation of potential future development areas in the Secondary Plan study area.



## Check-in!



- Do you have any questions?
- Any suggestions for the Draft Vision and Guiding Objectives?





# Land Use Assumptions

## Our Assumptions for Amherstview West



### Population

Growth of approximately 2,420 people by 2046



### Parks

Approx. 6.05 hectares of neighbourhood parkland to be added by 2046



### Housing

Approximately 1,000 residential units to be built on approx. 20.47 net hectares of land by 2046



### Schools

Future 2 hectare school block to be identified



### Employment

A minimum of 1.3 net hectares of commercial employment land to be allotted to Amherstview West

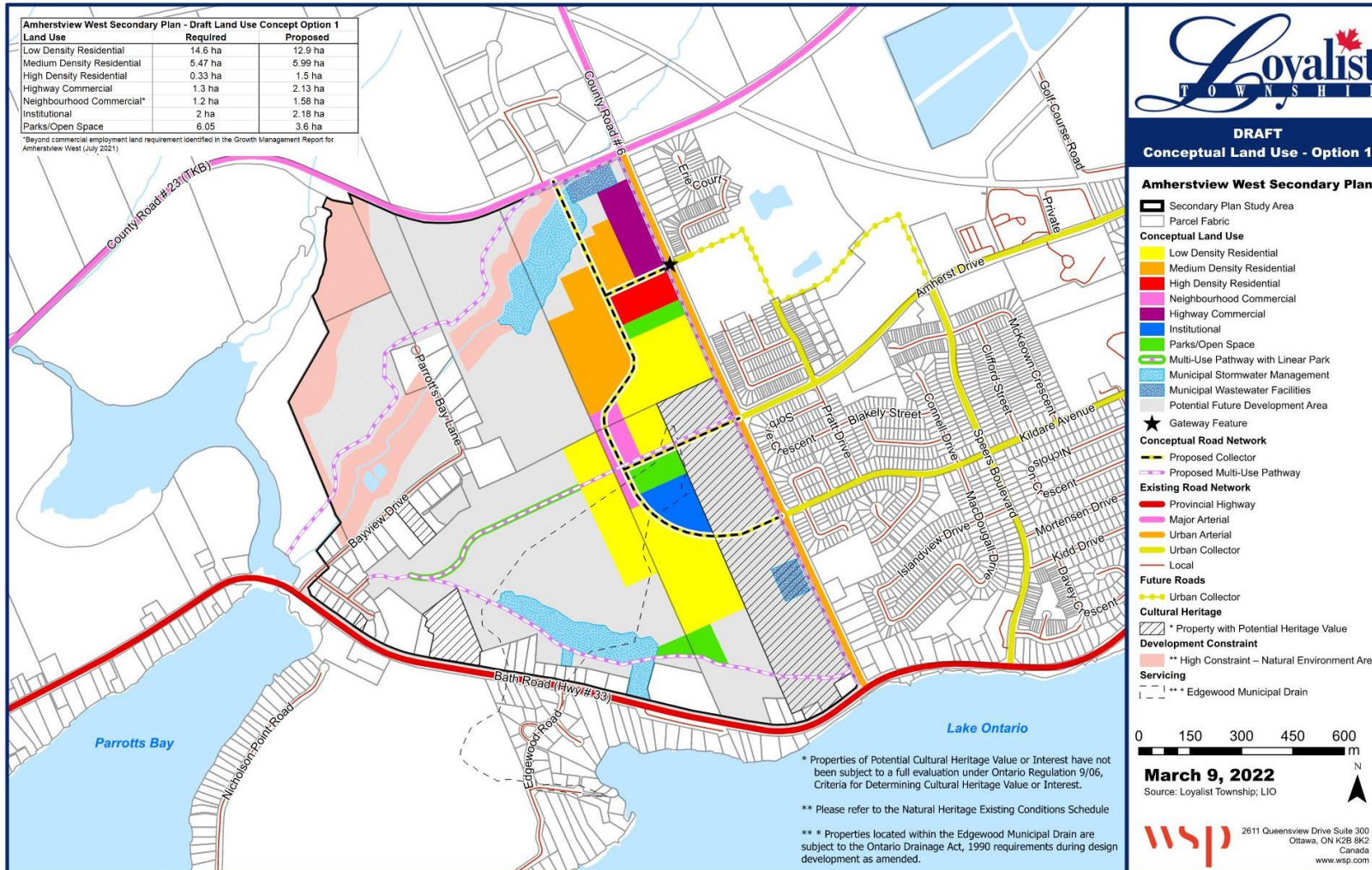


### Planned Road Works

County to undertake roundabout design at County Rd. 6 / Taylor Kidd Blvd. and roadworks 200 m south.

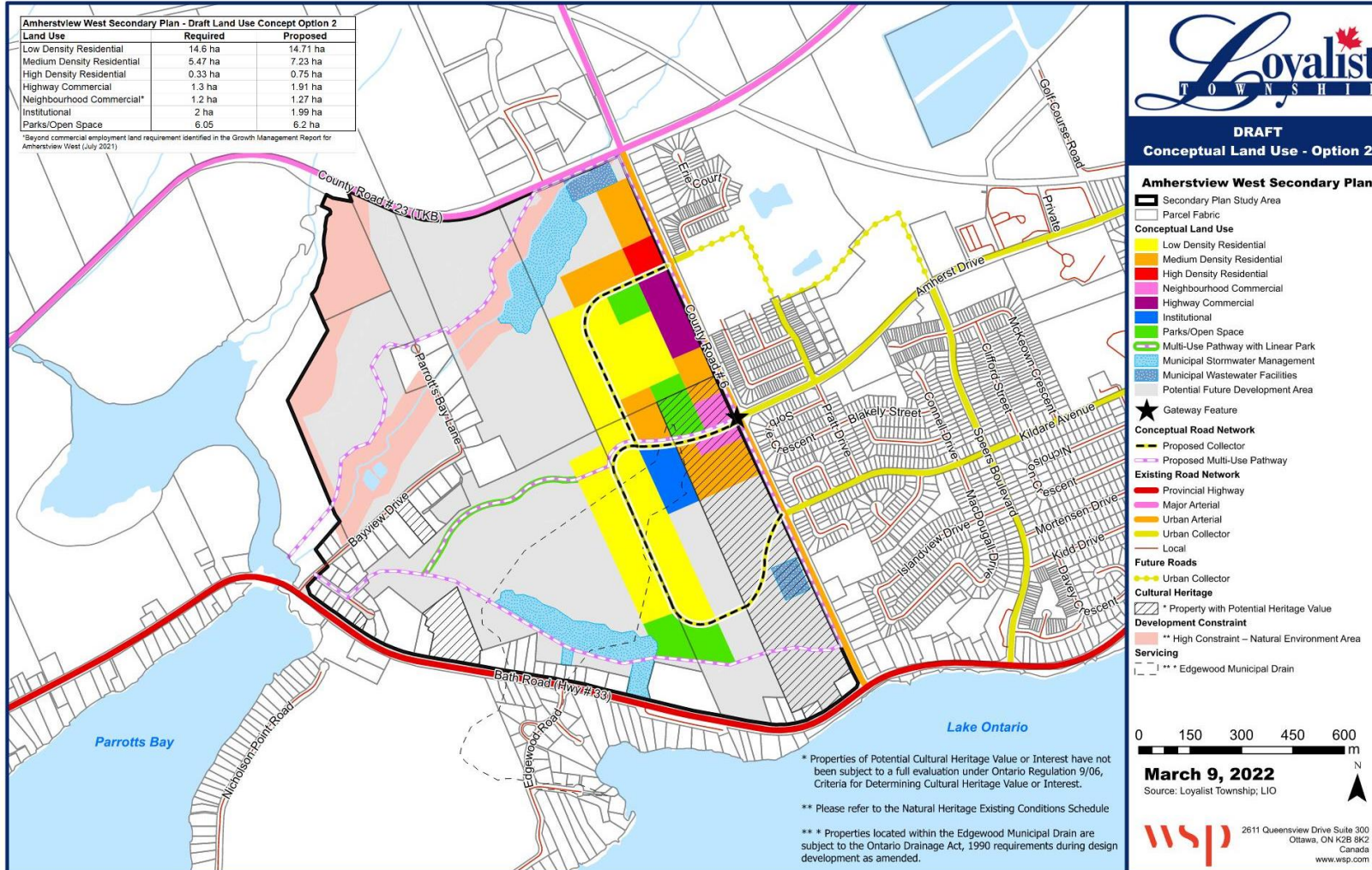


## Draft Land Use Concept 1



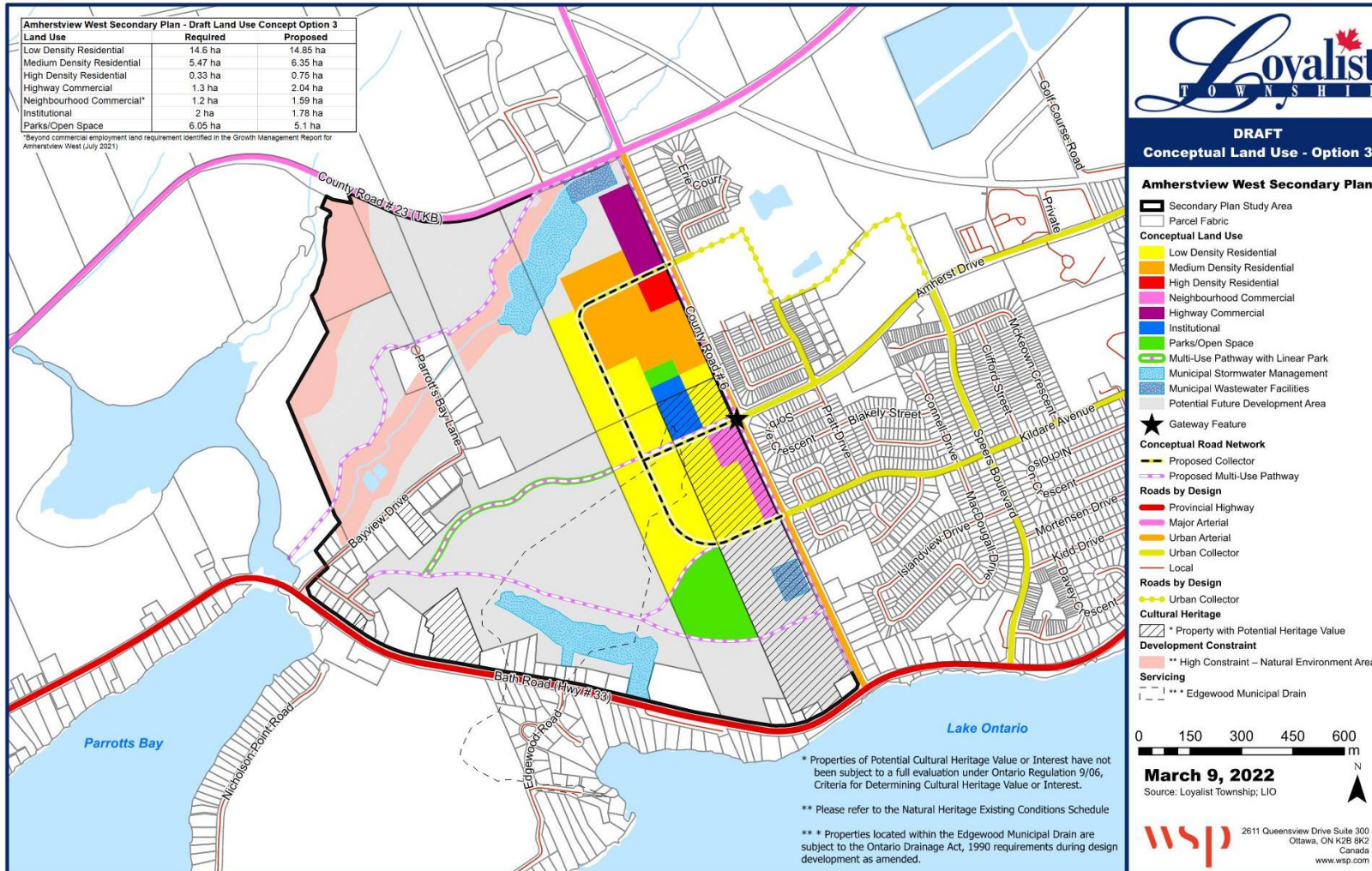


# Draft Land Use Concept 2





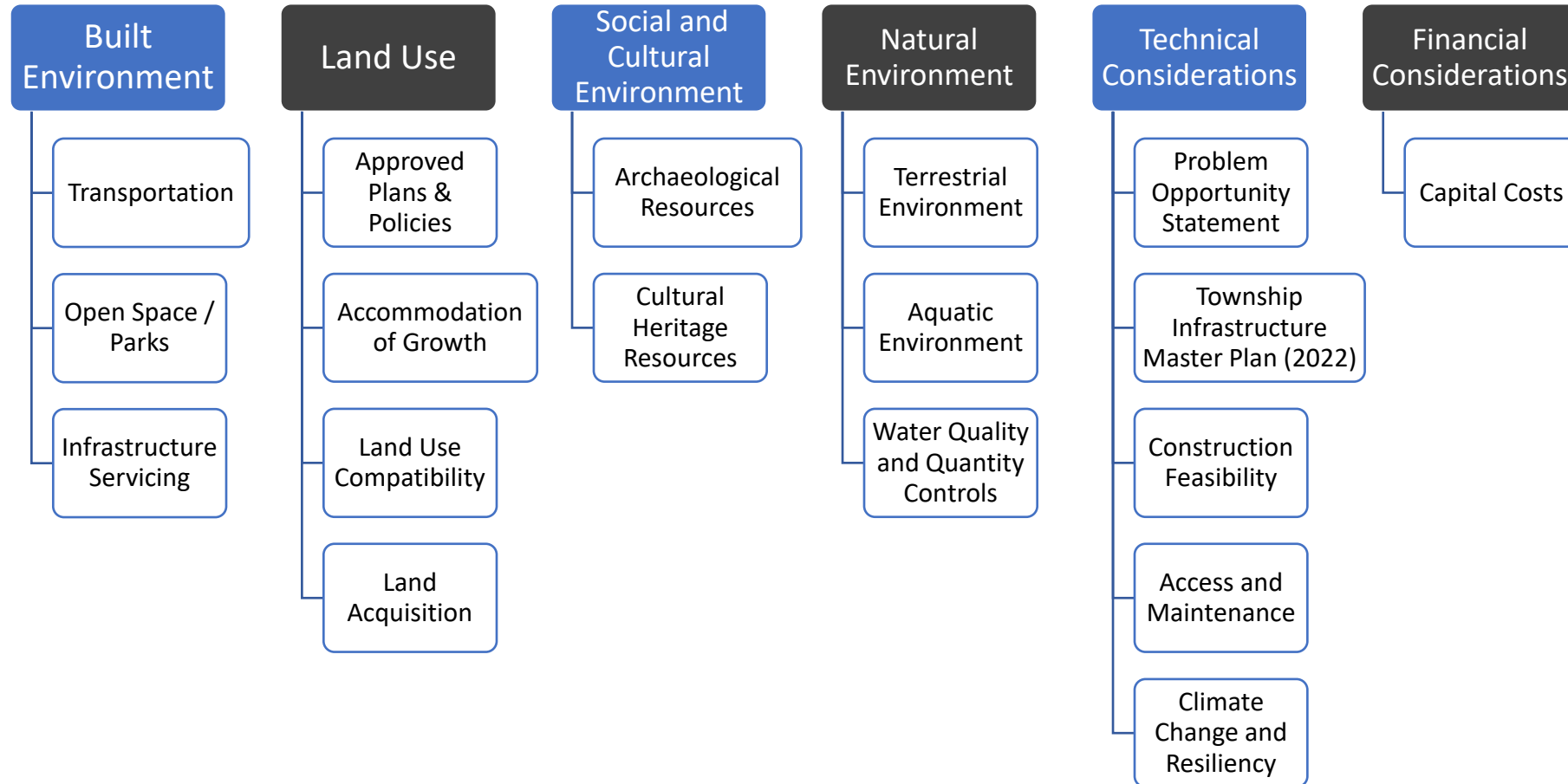
# Draft Land Use Concept 3





## Evaluation of Alternatives Criteria

The following evaluation criteria were developed based on input received throughout the study and will be used to evaluate the draft land use concept options.



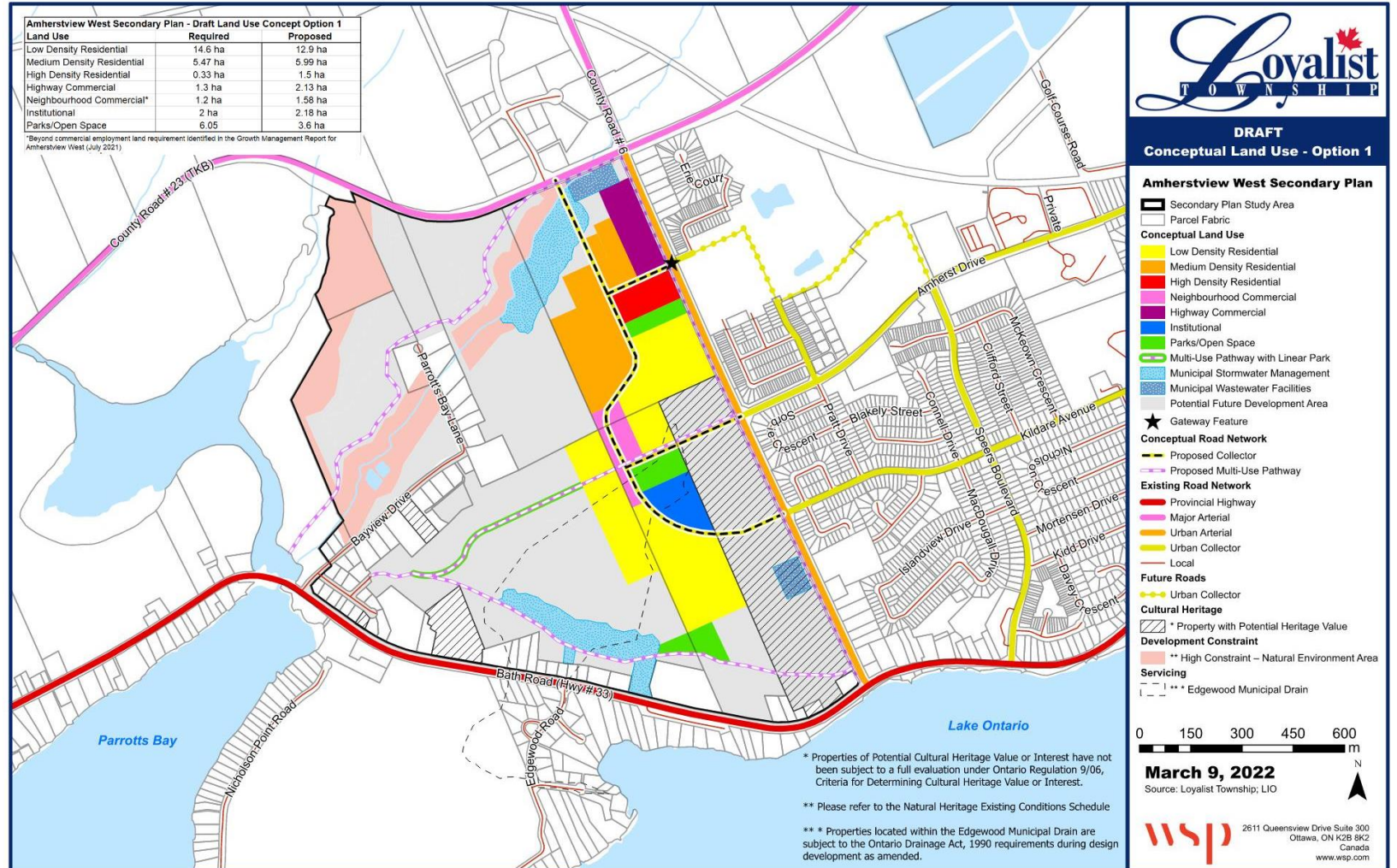




# Evaluation of Alternatives Draft Land Use Concept 1

## Option 1

- Greatest impact to the natural environment as a watercourse crossing by Lost Creek is proposed to connect to Taylor Kidd Boulevard (County Road 23).
- High cost to construct and maintain Lost Creek watercourse crossing.
- Provides greatest opportunity to distribute traffic in study area.



\* Properties of Potential Cultural Heritage Value or Interest have not been subject to a full evaluation under Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

\*\* Please refer to the Natural Heritage Existing Conditions Schedule.

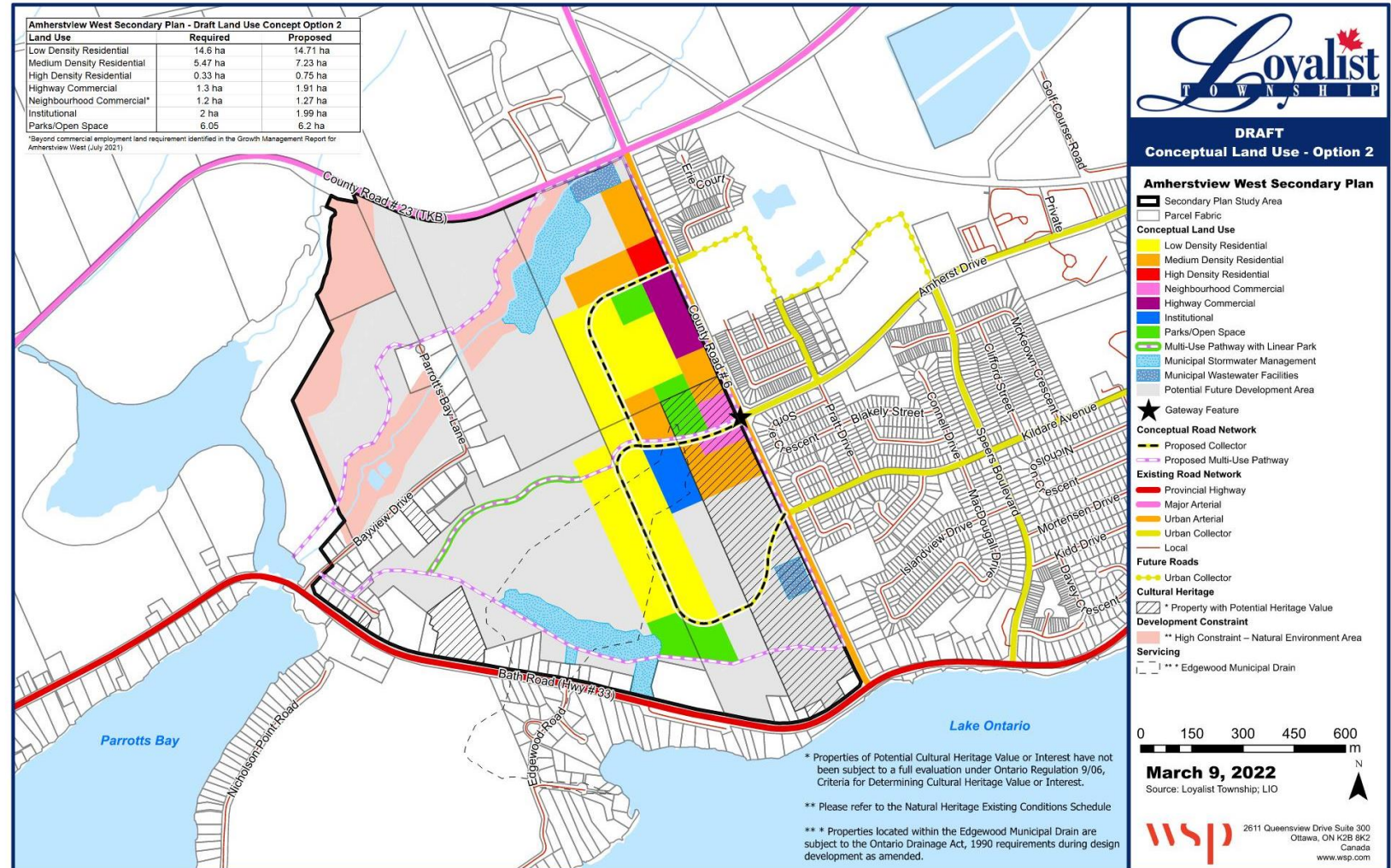
\*\* \* Properties located within the Edgewood Municipal Drain are subject to the Ontario Drainage Act, 1990 requirements during design development as amended.



# Evaluation of Alternatives Draft Land Use Concept 2

## Option 2

- Moderate impact to the natural environment.
- Greater servicing connections required to connect southernmost Low Density Residential areas.
- High maintenance and operation costs.

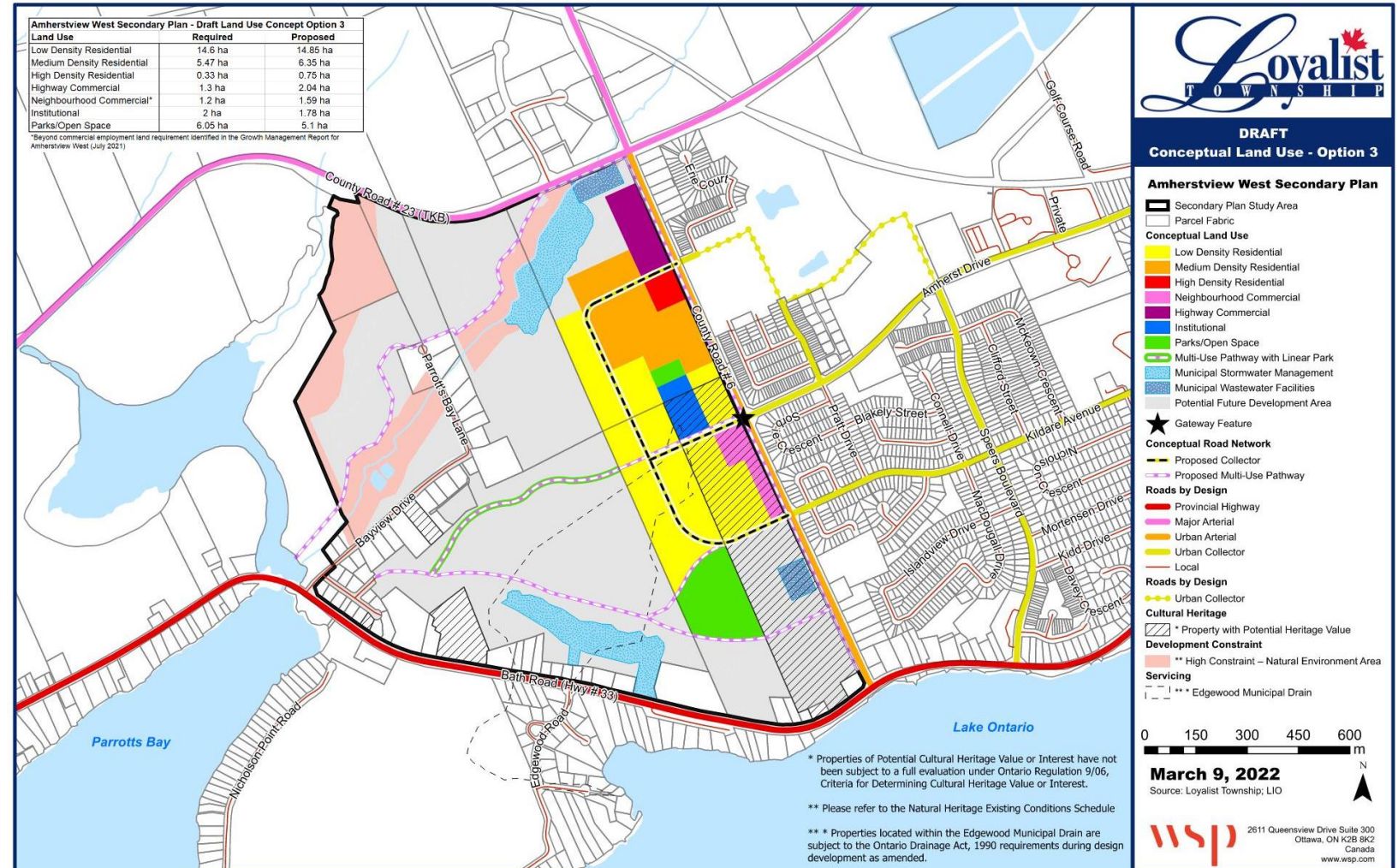




# Evaluation of Alternatives Draft Land Use Concept 3

## Option 3

- Lowest level of impact to the natural environment as future land uses are shown parallel to the County Road 6 corridor and proposed footprint of Urban Collector road is minimized.
- Greatest opportunity for infrastructure connections to built-up area of Amherstview east of County Road 6.



\* Properties of Potential Cultural Heritage Value or Interest have not been subject to a full evaluation under Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

\*\* Please refer to the Natural Heritage Existing Conditions Schedule

\*\*\* Properties located within the Edgewood Municipal Drain are subject to the Ontario Drainage Act, 1990 requirements during design development as amended.

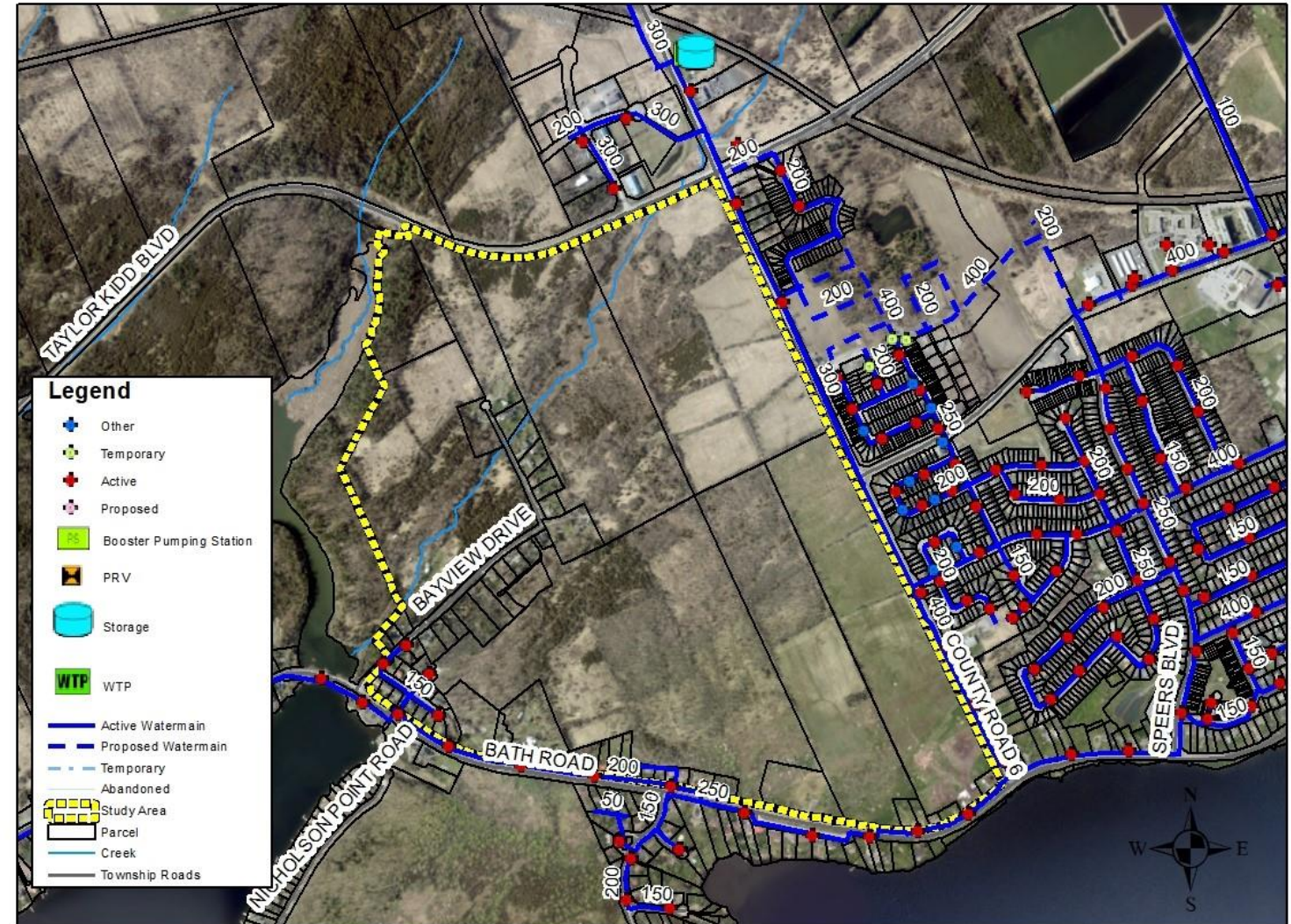


## Study Area Servicing

Servicing alternatives are proposed for the Secondary Plan study area:

### Water System

- Looped watermain distribution system.
- Utilization of connections to County Road 6 and Bath Road (Highway 33).





## Study Area Servicing

### Wastewater System

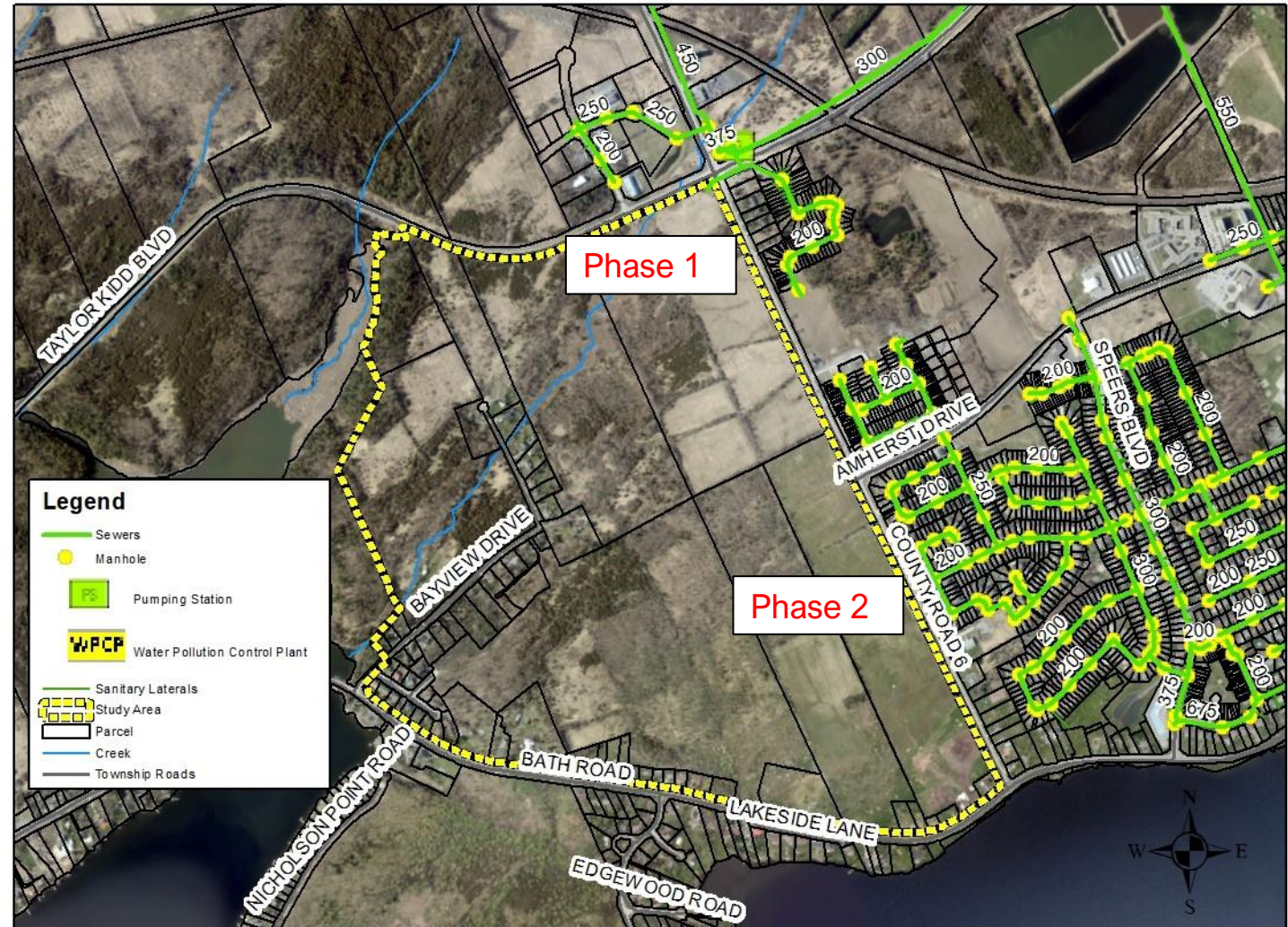
- Wastewater gravity collection sewers and strategic pumping station/forcemains.
- To be implemented in two (2) phases:

#### Phase 1

- Completion of sewer connections and review of existing capacity at Taylor Kidd Blvd and Lakeview pump stations.
- Upgrades/extension of gravity sewer connections.

#### Phase 2

- Construction of new pump station facilities.





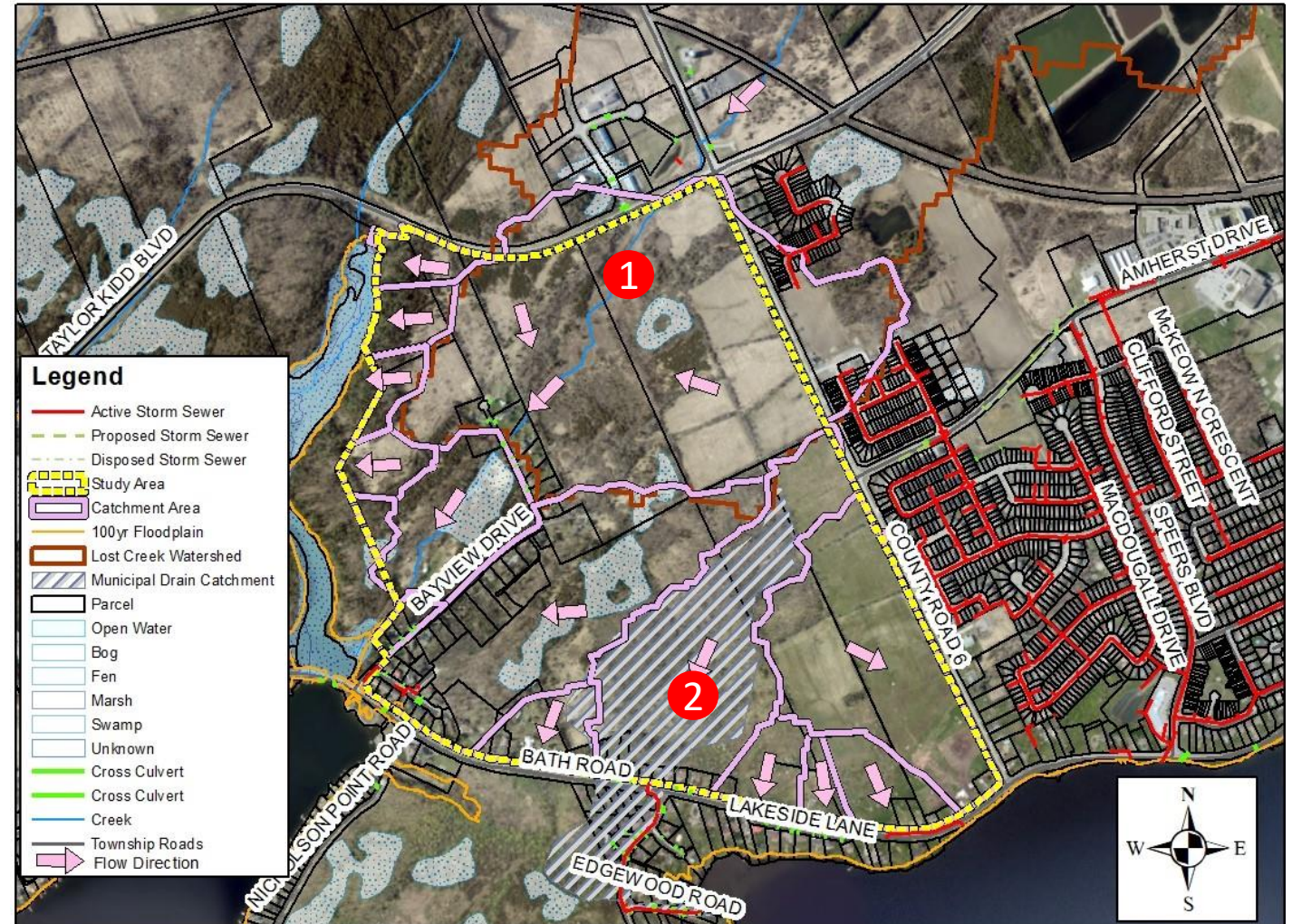
## Study Area Stormwater Management

Storm infrastructure improvement areas are proposed for:

1. Lost Creek Watershed (6.5 ha)
2. Edgewood Municipal Drain (9.5 ha)

Stormwater flow reduction of 20% targeted as compared to existing conditions is proposed.

This target is aligned with the Draft Technical Design Guidelines under development as part of the Township's Infrastructure Master Plan.





## **Study Area** Phasing and Implementation

It is anticipated that the Secondary Plan will be implemented in three (3) phases:

### **Phase 1: 0 - 10 Years (~ 490 dwelling units)**

Expansion of Amherst Drive, improvements to County Road 6/Amherst Drive intersection, development along the County Road 6 corridor, implementation of SWM facilities.

### **Phase 2: 11 - 15 Years (~ 220 dwelling units)**

Expansion of road network to the south, trail network, and stormwater management facilities.

### **Phase 3: 16 - 20+ Years (~ 260 dwelling units)**

Completion of collector road network, servicing, trails, and open space/parks.



## Q&A / Feedback

Have we missed anything?

Are there other features you would like to see incorporated into the draft land use concept options?

Other questions or comments?







## Next Steps

- Refine the draft land use concept options from input received from the committees, public, and Township staff, and determine the preferred option through the evaluation of alternatives.
- Final Committee meetings anticipated for early April 2022.
- Virtual Public Open House #2 anticipated to be held in Spring 2022 to present the Draft Secondary Plan and Draft Urban Design Standards.



**Amherstview West  
Secondary Plan**

You are invited to submit your written comments to [secondaryplan@loyalist.ca](mailto:secondaryplan@loyalist.ca) on the draft land use concept options **by end of day, March 31, 2022.**



# Thank you for your participation!

Questions? Comments?

Visit the project website for updates:

<https://www.loyalist.ca/en/business-and-development/amherstview-west-secondary-plan.aspx>



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