

# POLICY DIRECTIONS REPORT



The Town of **TOWN OF AMHERSTBURG**

essex **TOWN OF ESSEX**

Kingsville **TOWN OF KINGSVILLE**

Lakeshore **MUNICIPALITY OF LAKESHORE**

Lasalle **TOWN OF LASALLE**

Municipality of **MUNICIPALITY OF LEAMINGTON**

Tecumseh **TOWN OF TECUMSEH**

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## LAND ACKNOWLEDGEMENT

*We begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibway, Odawa and Potawatomie Peoples.*

*To recognize the land is an expression of gratitude to those whose territory you reside on, and a way of honouring the Indigenous people who have been living and working on the land from time immemorial.*

*We value the significant historical and contemporary contributions of local and regional First Nations and all the Original Peoples of Turtle Island.*

## PART A - INTRODUCTION TO THE NEW OFFICIAL PLAN

An Official Plan is the long-range blueprint for how and where communities grow. Building thriving communities where both jobs and housing are created is critical to a community's future. The County of Essex is the upper tier municipality with seven municipal partners – the Towns of Amherstburg, Essex, Kingsville, LaSalle, Leamington, Tecumseh and the Municipality of Lakeshore. Together the County and its partners plan for and implement the building of vibrant places to live, work, play, and enjoy life.

The County of Essex has determined that the current Official Plan is to be updated. Approved in 2011, the current Official Plan established a comprehensive policy framework that provides the basis for accommodating growth to 2031, protects the natural heritage system, establishes relationships with local municipal partners for implementing growth, and permits and supports agriculture and agricultural investments. Since the approval of the current Official Plan, there have been significant changes in the Province of Ontario and in the County of Essex. This includes policy updates to the framework that municipalities must follow, changes in the economic landscape in the County, an unprecedented need for housing, and the attractiveness of the Windsor Essex Region. All of this results in the need for a new Official Plan.

The County of Essex is undertaking the new Official Plan in three Phases. This report on Policy Direction is one of two reports in Phase 2 that will lead to the creation of the new Official Plan. This infographic outlines the Phases of the project, how each Phase inputs into the next Phase, and the overall timeline for the project.



## PART B – BACKGROUND TO THE NEW OFFICIAL PLAN

### 1.0 Introduction

Official Plans consist of a series of policies and mapping to guide how and where communities grow, what is valuable to be protected in communities, and guides investment by the County and the local municipal partners in Essex. A key purpose of the new Official Plan is to plan for growth for the next 25 years in the County. A second purpose of the new Official Plan is to incorporate all current Provincial land use planning requirements, while supporting the needs of the communities today and in the years ahead. A third purpose is to incorporate what the community and Councils value as important for protection, enhancement, and growth. This Report sets out the proposed policy directions for a future new Official Plan. This Report

provides a general description of the proposed policies together with an explanation. The exact policy wording will be prepared as part of Phase 3 of the new Official Plan project.

The County of Essex Official Plan establishes the broad framework for communities in Essex such as where the communities are located, the boundaries of these communities, and an approach to where growth will occur. The County of Essex Official Plan also identifies what is valued locally, what is important for protection (example: agricultural land), and stewardship of the natural environment (such as shorelines, forests, creeks, wetlands and more). The County works closely with all local municipal partners to support the implementation of the framework for growth and protection of the County's valuable resources. Local municipal partners implement a significant number of decisions related to land use including where housing and jobs will be located within their communities. This framework and relationship has worked well in Essex and should be sustained.

This Policy Directions Report sets out broad policy approaches to address the requirements for a new Official Plan at the County level. The policy directions set out in this Report are based on the research, analysis, and results of Phase 1 of the new Official Plan project. This Policy Directions Report describes the new Official Plan major policy areas and recommended policy approaches and identifies where the existing policies of the current Official Plan will be incorporated.

Finally, it is important to note that all policies will focus on the County level or scale. The Policy directions are not intended to change the current nature of responsibilities between the County and the local municipalities.

## 2.0 Ontario's Planning Framework

Ontario's Planning Framework establishes the responsibilities of the Province and municipalities in implementing the key planning priorities for building Ontario's communities. The Province establishes the legislation together with the requirements that must be implemented by municipalities. The majority of decisions in Ontario's Planning Framework are made by municipalities.

Within the County of Essex, the County has responsibilities for overall growth management, protection of agricultural land, and protection of the natural heritage system. The County is also responsible for County infrastructure – chiefly County roads for which planning policy can provide direction on how to integrate road design with community design. The County also has certain administrative responsibilities related to development such as approval of plans of subdivision.



Local municipalities in the County of Essex are responsible for implementing a significant component of how and where growth will occur, what growth will look like for housing and jobs, implementing local infrastructure such as sewer and water, parks, community centres, local roads, trails, transit and more.

The Province created two key documents which apply to all municipalities: the Ontario *Planning Act* and the Provincial Policy Statement (2020). Each of these components, together with a brief summary of recent changes, is outlined below.

*Planning Act*, R.S.O. 1990, c. P.13

The *Planning Act*, R.S.O. 1990, c. P.13 (the *Planning Act*) is the legislation that sets out the requirements for land use planning in Ontario. It describes how land uses may be controlled, and who may control them.

Section 26 of the *Planning Act* provides as follows relative to the updating of an Official Plan or the creation of a new Official Plan:

*(1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it,*

*(a) conforms with provincial plans or does not conflict with them, as the case may be;*

*(b) has regard to the matters of provincial interest listed in section 2; and,*

*(c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).*

*(1.1) The council shall revise the plan no less frequently than,*

*(a) 10 years after it comes into effect as a new official plan; and,*

*(b) every five years thereafter, unless the plan has been replaced by another new official plan. 2015, c. 26, s. 24 (1).*

The preparation of a new Official Plan will fulfill requirements identified in Section 26 of the *Planning Act*. Regard for matters of Provincial Interest and consistency with the Provincial Policy Statement are considered as part of the Policy Directions included on Part C of this document.

## Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The policies of the PPS focus on:

- Building strong and healthy communities;
- Wise use and management of resources; and,
- Protecting public health and safety.

As indicated in Part I: Preamble:

*Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.*

*Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement.*

Consistency with the PPS is considered as part of the Policy Directions included on Part B of this document.

### 3.0 Legislative Updates to Ontario's Planning Framework

There have been several updates to the *Planning Act* since the current Official Plan was approved by the Province on April 28, 2014. Many of the more recent changes to the *Planning Act* were influenced by the Government's desire to streamline approval processes to address the Province's housing shortage. There have been two (2) key reports that have come forward that have heavily influenced the most recent updates to the *Planning Act*. These are as follows:

- **More Homes for Everyone: Report of the Ontario Housing Affordability Task Force (2022)** – The Housing Affordability Task Force engaged with municipal leaders, planners, unions, developers and builders, the financial sector, academics, think tanks, and housing advocates with the purpose of addressing the affordability crisis. The Task Force Report provides a list of options that the government has at its disposal to help address housing affordability for Ontarians and get more homes built and facilitate the Province's target of constructing 1.5 million new homes by the year 2031. Fifty-five (55) recommendations are included to:

- Require greater density;
  - Reduce and streamline urban design rules;
  - Depoliticize the process and cut red tape;
  - Fix the Ontario Land Tribunal; and,
  - Support municipalities that commit to transforming the system.
- **More Homes, More Choice: Ontario’s Housing Supply Action Plan (2019)** is the Province’s plan to tackle Ontario’s housing crisis. The Housing Supply Action Plan is based on the notion that “building housing takes too long and costs too much. There is red tape, unexpected changes and government fees that add years of paperwork and can also contribute tens of thousands of dollars to the cost of an average home.” The intent of the Housing Supply Action Plan is to cut red tape to create conditions that make it easier to build housing.

Implementing these reports has been completed through numerous changes to the Ontario Planning Act and related legislation (example: *Development Charges Act*). The vast majority of the legislative changes impact Local Municipalities although there are some changes that are relevant to the County of Essex and the new Official Plan. Appendix A contains a detailed summary of the legislative changes that impact the County of Essex new Official Plan.

There is no question that the focus in Ontario for the past few years and looking forward is housing. This is both increasing the supply of housing and addressing affordability of housing. Addressing the needs of current and future residents of the County is a shared responsibility between the County and the Local Municipalities. The new Official Plan will support increasing housing supply and to the extent possible affordability of housing.

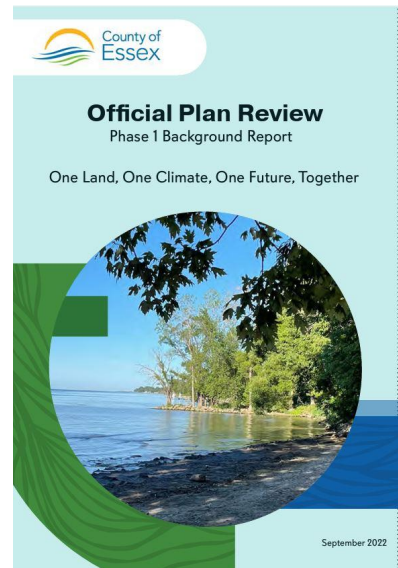
#### 4.0 Provincial Planning Statement (2023)

In the spring of 2023, the Province of Ontario released the proposed “Provincial Planning Statement (2023)”. The Provincial Planning Statement (2023) is proposed to replace the Provincial Policy Statement (2020). There are a number of changes that are proposed and public feedback is being accepted into the summer of 2023. These proposed changes will be monitored. The County of Essex new Official Plan must conform to whichever provincial policy is in effect at the time of adoption and this will occur. A supplemental report could be prepared if the Provincial Planning Statement (2023) comes into effect.

## 5.0 County of Essex Official Plan Review

The Official Plan Review will be undertaken in three phases. During the first phase, two reports were prepared: the Growth Analysis Report and the Background Report. The Growth Analysis Report, prepared by Watson & Associates, provided new 30-year County-wide and local municipal population, household, and employment forecasts (please refer to Section 5.2 of this Report). The Background Report was prepared by Miller Silani Inc. The report outlines information on the County Official Plan (COP) and the provincial planning framework, the reasons an Official Plan Review is currently being undertaken, changes to the region over the last two decades, the County's Climate Change Emergency Declaration and the County Energy Plan, the Healthy Places, Healthy People Statement of Principles, and a summary of the initial round of consultation. Phase 2 of the project will include additional technical reports and studies to address the key issues, challenges, and opportunities that were identified in Phase 2, as well as the Policy Directions Report. Phase 3 will include the preparation of the new draft Official Plan (OP) and circulation to all agencies.

### 5.1 Official Plan Review Phase 1 Background Report



The **Background Report** was prepared for Phase 1 of the Official Plan Review, and contains important information about the planning policy framework, Official Plan Review process, regional context, key County documents and principles, and a summary of the initial round of consultations conducted in this phase. The following is a summary of the **Background Report**.

### **Planning Policy Framework and Official Plan Review**

The County of Essex Official Plan (COP) is one of the most important policy documents that County Council adopts, with impacts on the health, well-being, and prosperity of people living in the Region. Furthermore, the COP will guide landowners, business owners, developers, and the community at large on matters pertaining to land-use planning, such as, but not limited to the location and extent of urban area boundaries; how communities are designed, serviced, and built; population, employment, and housing protections and the corresponding land resources needed to meet these projections; how growth is managed for fiscal and environmental sustainability; housing affordability and residential intensification; land-uses and activities that are to be encouraged and supported in rural areas; protection of agricultural land, natural heritage, and the environment; climate change mitigation and adaptation; cultural heritage and archaeological resource conservation; transportation and mobility for all types of vehicles and users; and, other policy matters and implementation tools as required to responsibly address *Planning Act* and PPS requirements. The COP is a significant document to facilitate future growth and development of the County.

In order to understand why a review of the COP is being undertaken at this time, it is crucial to understand the provincial planning framework and the different planning authorities. The *Planning Act* provides the legislative authority for municipalities to undertake land-use planning in Ontario. Among two-tier municipalities, such as in the County of Essex, that authority is further split.

Section 3 of the *Planning Act* directs the Province to prepare a PPS to provide policy direction on matters of provincial interest related to land-use and development, protection of public health and safety, and quality of natural and built environments. The Official Plan (OP) is the most important vehicle for implementing the PPS and in achieving long-term, comprehensive, and integrated planning. Zoning By-laws and other development permit by-laws are also important in implementing the PPS – Zoning By-laws are administered by the local municipality. Section 16 of the *Planning Act* outlines what an Official Plan must contain, while Section 17 establishes that the Minister of Municipal Affairs and Housing is the

approval authority for an upper-tier Official Plan, such as the COP, and the County is the approval authority for the seven local municipalities that are part of the County of Essex two-tier governance structure. The process for conducting an Official Plan Review is outlined in Section 26 of the *Planning Act*, which directs that the council of the municipality must revise the COP to ensure the following: 1) conformity with provincial plans<sup>1</sup>; 2) that the COP has regard for matters of provincial interest as listed in Section 2 of the *Planning Act*; and 3) consistency with provincial policy statements issued under Section 3 of the *Planning Act*.

Within a two-tier structure, County Council has the authority to approve Local Municipal Official Plans (OP), Official Plan Amendments (OPA), Draft Plan of Subdivision, Draft Plan of Condominium, and Part-Lot Control By-laws. This authority has been delegated to the Manager of Planning of the County. The COP implements the PPS at the County-level and establishes a policy framework for coordination and cooperation between municipalities on planning, development, resources, and inter-municipal servicing issues across municipal boundaries. Furthermore, the COP provides guidance and direction to the local municipalities on the preparation and interpretation of their updated OPs, OPAs, and Zoning by-laws.

The first COP was approved by the Province in 2005, and the current COP was approved in 2014, based on background work that started in 2009. Both iterations of the COP were based on the 2005 PPS. Since then, there have been significant policy changes, and updates to the COP are required in order to bring it into consistency with the new PPS (2020) and legislative updates. Furthermore, the County is experiencing fundamental changes in the region – from climate change to migration from within Ontario and overseas, to the evolving nature of employment and how we residents live their daily lives. These changes will have significant impacts on the lives and well-being of the County's residents. Due to the complexity of these factors, a coordinated and well-thought-out land-use planning policy approach will be required.

## **County Context**

The County of Essex grew at a rate greater than that of adjacent counties and separated municipalities, with a population increase of 16.2% over the last two decades. The most growth occurred between 2001 to 2006, and 2016 to 2021. More than 20% of the County's population were over the age of 65 in 2021, with a decline in the number of younger children observed in the past two decades. This aging demographic trend mirrors what is occurring in the City of Windsor and Province-wide and will have implications for various housing types, healthcare services, programs, and infrastructure. Similar to the Provincial average, household sizes in the County have declined slightly in the past two decades from 2.9

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<sup>1</sup> There are no provincial plans in the County of Essex.

persons per household to 2.7 persons per household, while the number of households have increased by 25%. This change in households can be attributed to various social and economic factors, an aging population, and lifestyle choices.

Only 8% of the County's existing housing stock is comprised of apartment units, whereas the Provincial average is 33%. Single-detached dwellings prevail, making up 82% of the County's housing stock, while semi-detached dwellings, row houses, and low-rise apartments make up 4%, respectively. Despite this, there has been a sharp increase in the number of new apartment units built in the last five years, with the trend anticipated to continue as communities across the region are faced with a growing demand to accommodate a broader range of housing types and address the affordability of housing.

There is a total of 14,000 hectares of land located in the nine primary settlement areas designated as primary centres for urban development in the County. Within the last decade, 740 hectares of land within the primary settlement areas were urbanized either for residential, commercial, or employment uses. Furthermore, 4,310 residential units received final plan of subdivision approval between 2011 and 2021, and the County granted final approval to 563 residential units as part of Plan of Condominiums within this 10-year period.

### **Climate Change Emergency Declaration and County Regional Energy Plan (REP)**

County Council adopted the Climate Change Emergency Declaration on November 20<sup>th</sup>, 2019, which declares County Council's commitment to undertaking climate change planning and in preparing a regional Community Energy Plan to align with provincial and federal energy policies and programs. The declaration recognizes how climate change has and will continue to adversely impact Windsor-Essex's economy, infrastructure, property, and municipal budgets, resulting in economic and health burdens for constituents of Windsor-Essex, particularly vulnerable population groups. Windsor-Essex is experiencing severe and increasingly frequent impacts such as overland flooding, heavy rain event flooding, emergence of invasive species, increased number of high heat days, the rise of vector borne diseases, and the re-emergence of blue-green algae and harmful algal blooms in the County's lakes and rivers. Implementing climate action and transitioning to a low-carbon economy will also present significant opportunities for economic development, job creation, and developing new technologies.

The Climate Change Emergency Declaration recognizes that there is no foreseeable conclusion to the climate emergency, and that robust and permanent changes are required in how municipalities conduct their business. Reducing overall emissions and preparing for a climate future are priorities that will guide budget direction and decisions of Council. County Council's Climate Change Emergency Declaration directs County administration to identify priority action items, implementation measures, and cost requirements for programs and services that will urgently work towards reduction of



emissions in preparing for our climate future. As part of the implementation measures, the County prepared a Regional Energy Plan (REP) in collaboration with various community partners in response to this declaration, which will assist local municipalities in taking strategic action to reduce greenhouse gases (GHG) that arise from energy use. The REP notes several priority project recommendations, such as ensuring key municipal documents like the new COP, the County's Master Transportation Plan, the County Economic and Employment Land Strategy, and all Municipal Corporate Energy and Emission Reduction Plans align with the REP, in addition to developing enabling municipal policies and incentives to promote REP implementation.

### **Healthy Places, Healthy People Statement of Principles**

In 2002, Essex County Council and Windsor City Council established the Inter-Municipal Planning Consultation Committee (IMPCC) to address and coordinate matters of an inter-municipal and regional nature, including but not limited to growth management, transportation, physical service coordination, natural area conservation and watershed management, economic development, and coordination of overall planning activities. IMPCC prepared the *"Healthy Places, Healthy People, Smart Choices for the Windsor-Essex Region of Ontario"* Statement of Principles in 2006, which was signed by senior municipal planning staff across the region as an expression of professional commitment to these principles. The Healthy Places, Healthy People Statement of Principles continues to be relevant today and will guide public policy to improve quality of life for inhabitants of the region and future generations.

The principles speak to the importance of comprehensive and coordinated planning and decision-making to support economic vitality, healthy environments, and community stability. The County has a responsibility to work with decisionmakers and stakeholders to reduce GHG and energy consumption by promoting compact development patterns and built forms, and transportation systems that create healthy and sustainable communities. This requires reinvestment in existing urban centres, reconfiguration of sprawling suburbs to support viability of active transportation and transit that facilitates healthy and active living. Furthermore, these principles detail the need for mixed-use development, vibrant public spaces, and a community design that is walkable, compact, pedestrian-oriented, and transit-supportive. The preservation of both cultural and natural heritage is also key to the vitality of the community.

### **Phase 1 Consultation and Next Steps**

A series of workshops were held from March to June 2022 with County Council, the Technical Planning Advisory Committee (TPAC), the Community Stakeholders Advisory Committee (CSAC), and student representatives from three Essex County Secondary Schools. Discussion questions were posed to these four groups to obtain observations, insights, and comments



related to the strengths and opportunities for the County; the key issues and challenges in the next 25 years; the role of the COP in improving the health, well-being, and prosperity of County residents; and the effectiveness of the COP in achieving the stated goals of the Plan.

Key strengths that all groups noted are the region's compact geography; a location surrounded by water; proximity to the U.S. and international border crossings; the warm climate, fertile soils, and low growing season; agritourism and agribusiness sectors with the largest greenhouse cluster in all of North America; a skilled labour force with specialized skills in agribusiness and manufacturing; Pointe Pelee National Park; a mix of urban and rural that facilitates small town living with access to needed amenities; a strong sense of community; and, access to nearby parks, water, and beaches.

When asked what key challenges and issues the County will face in the next 25 years, all groups agreed that climate change impacts, such as increased severity and frequency of weather events and their implications for infrastructure and vulnerable population groups, is a major challenge to contend with. Housing affordability and housing choice were also unanimously noted as critical issues. While greater density is needed to facilitate housing affordability and choice, County Council and TPAC both noted the gaps between intensification and greenfield targets, as well as the need for implementation tools and incentives to facilitate intensification and overcome NIMBYISM. Greater density and housing choice also points to the need for real mobility options with transit supportive built-form and infrastructure that is safe and convenient to use, as well as forward-thinking policies for an aging and diverse population. County Council and TPAC note the shortage of shovel-ready land for residential and industrial development; the importance in retaining a skilled workforce; the need for stronger natural heritage and agricultural policies and implementation; and the need to meet growing demands for healthcare and emergency services, especially in underserved areas.

Despite these challenges, several opportunities were identified through the workshops. Participants noted the opportunity to streamline approvals with a coordinated approvals process across the County; improved coordination between different agencies, departments, and the ERCA; making required infrastructure investments in a timely manner; using underutilized properties for rental housing; supporting local businesses, especially tourism-related; supporting compact and walkable communities; investing in active transportation infrastructure and mobility choices; and, investing in community mental health services.

Preliminary meetings were held with the Ministry of Municipal Affairs and Housing, the City of Windsor, and the First Nation communities to introduce the OP review project, explain the three phases of the work program, and to obtain information on how these groups wish to be involved in the following phases. A protocol for meaningful consultation will be established and utilized as part of Phase 2 and 3.

## 5.2 Official Plan Review Phase 1 Growth Analysis Report



The Growth Analysis Report was prepared as the second report in Phase 1 of the Official Plan Review. The Growth Analysis Report is a thorough review of both the housing and employment outlook and trends for the County of Essex and the Local Municipalities. The Growth Analysis Report includes detail forecasts for population, housing units, and jobs for the County and each Local Municipality to 2051. The following is a summary of the Growth Analysis Report and the forecasts. Detailed forecasts for the County and each Local Municipality are found within the Growth Analysis Report and should be referenced if greater detail is of interest.

### **Economic Trends in Essex County**

Essex County is expected to have strong economic growth driven by a number of factors. The County is within the broader Windsor-Essex Region where steady job growth is forecasted. One major investment is the Stellantis N.V. and L.G. Energy Solution electric vehicle battery plant will bring 3,200 direct jobs with anticipated 15,000 indirect jobs associated with the

regional supply chain. The job growth in both direct and indirect jobs will have other positive economic impacts including growth in other sectors (industrial and commercial; population related jobs) as well as increase the demand for housing.

Agriculture continues to be a strong part of the Essex County economy. Job growth in agriculture is forecasted including jobs related to working on farms, processing, and growth in the greenhouse sector. According to the Watson Report, Essex County is the “largest and most intensive greenhouse growing area in Canada, estimated at approximately 5.5 million square metres” (Page vi). Job growth in the greenhouse sector alone is forecasted to be an increase of 8,000 direct jobs with indirect jobs in services and industries supporting the greenhouse sector over and above the 8,000 direct jobs.

Essex County has experienced above average population growth driven by increases in immigration to Canada and Ontario. As well, the impacts of the COVID-19 pandemic and the move to remote work has resulted in increased demand for housing and the opportunities for more affordable housing in communities with lower overall commuting/traffic congestion. The Watson Report notes that sustained economic growth is necessary for the broader economic region. The increase in remote work arising from the pandemic is noted but should not be overstated.

The County’s employment areas have several key locational advantages: provincial highways; US border access via highway systems; parcel size; competitive development costs; price per acre. This puts the County and the Local Municipalities in a strong position to achieve absorption of the employment area lands over the long-term horizon to 2051.

### **Population and Housing Trends in Essex County**

Population growth in Essex County has increased above the forecasted numbers since 2016. According to the Watson Report, the annual rate of growth in Essex County has been 1.2%. This is contrasted with an annual growth rate between 2011 and 2016 of 0.2% in Essex County. There are a number of factors driving the population growth including immigration, the County’s competitively priced housing market relative to larger urban centres in Ontario, and in migration to the Windsor-Essex Area from other areas in Canada outside Ontario. As noted above, the COVID-19 pandemic did see increased migration to the County with people choosing remote work from the County.

The above population trends have driven an increased demand for housing in the County and its Local Municipalities. In addition to the overall growth in population, the Windsor-Essex Area is attractive to an older population due to its climate, the urban/small town lifestyle, access to major transportation options, and the recreation in the County and Windsor as well as Lake Erie, Lake St. Clair and the Detroit River.

Demand for housing is anticipated to be strong in Essex County. This is driven by the economic outlook as well as the overall housing affordability that the County’s market provides relative to other parts of Ontario. Population trends such as increased immigration to Canada and migration from within Canada to the Windsor-Essex Area will also see increased demand for housing. The Watson Report found that the increased demand for housing will see a shift in the mix of housing type with less low density housing and more medium density (townhouses) and high density (apartments) due to changing demographics (aging population) and the need/ability to address housing affordability by providing a more diverse and denser form of housing. The Watson Report forecasts new housing will be 48% low-density housing (singles and semis); 27% medium-density housing (townhouses); and 25% high-density housing (apartments). This housing mix will be included in the new Official Plan as the target for housing mix.

### Forecasts for Population, Housing and Jobs

The Watson Report includes detailed forecasts for population, housing and jobs for the County as well as each Local Municipality. The Watson Report includes three scenarios for growth (Low, Medium, High). Generally the difference between each scenarios is in the assumptions – increasing immigration, increasing in-migration from other parts of Canada, increasing job growth/economic performance – which result in the medium and high forecast scenarios.

### Forecasted Job Growth

The Watson Report Forecasts the following job growth for the County of Essex.

Employment Scenario	2021	2051	2021-2051	Annual Growth	Annual Growth Rate
Low Scenario	72,300	107,900	35,600	1,200	1.3%
Medium Scenario	72,300	117,200	44,900	1,500	1.6%
High Scenario	72,300	124,200	51,900	1,700	1.8%

### Employment Land Demand

The Watson Report translates the job forecasts into economic sectors such as industrial, commercial, institutional, work for home, primary (e.g. agriculture). The Watson Report includes detailed information on job forecasts for the County of Essex as well as each Local Municipality. The job forecasts in the Watson Report are utilized in the Growth Management Report that has been prepared as part of Phase 2 (separate report). Please refer to the Growth Management Report for the details

of the analysis. The Growth Management Report is to determine, based on the Watson Report, whether there is a need for additional land to be identified for employment (jobs) for each Local Municipality.

### Forecasted Population Growth

The Watson Report Forecasts the following population growth for the County of Essex. Please refer to the Watson Report for details on the forecast methodology.

Population Scenario	2021	2051	2021-2051	Annual Growth	Annual Growth Rate
Low Scenario	199,100	268,100	69,000	2,300	1.0%
Medium Scenario	199,100	295,000	95,900	3,200	1.3%
High Scenario	199,100	315,000	115,900	3,900	1.5%

### Forecasted Household Growth

The Watson Report Forecasts the following housing growth for the County of Essex. The table below is the growth in households over the forecast period. Please refer to the Watson Report for details on the methodology to translate population growth into household growth.

Housing Scenario	2021	2051	2021-2051	Annual Growth	Annual Growth Rate
Low Scenario	71,400	101,200	29,800	1,000	1.2%
Medium Scenario	71,400	108,700	37,300	1,200	1.4%
High Scenario	71,400	114,300	42,900	1,400	1.6%

### Allocation of Forecast Growth to Area Municipalities

The Watson Report allocates forecast population, household and employment growth for low, medium, and high growth scenarios to the year 2051 for the County to Area Municipalities based on a detailed review of local supply and demand factors, including.

### Supply Factors

- Supply of potential future housing stock in the development approvals process by housing structure type, approval status and location;
- Current inventory of net vacant designated urban “greenfield” lands not currently in the development approvals process;
- Supply of designated vacant Employment Area lands by Area Municipality;
- Consideration with respect to municipal water and wastewater servicing capacity and potential long-term solutions to overcome constraints (where identified) based on discussions with County and Area Municipal staff; and
- Provincial, County and Area Municipal policy direction regarding forecast residential growth by urban and rural area.

### Demand Factors

- Historical population, housing and employment trends based on 2001 to 2021 Statistics Canada (Census) data and by Area Municipality;
- A review of recent residential and non-residential building permit data by housing structure type and employment sector by Area Municipality;
- Historical commuting trends and anticipated employment growth opportunities within the surrounding market area;
- A review of local employment opportunities by sector; and
- Housing market demand for by local municipality across all major demographic groups including young adults, new families, move-up buyers and empty nesters/seniors.

The tables below summarize forecast population, household, and employment growth for the Area Municipalities in Essex County, as provided in the Watson Report.

**Essex County  
Population Forecast by Area Municipality  
Low, Medium, High Scenarios, 2021 to 2051**

<b>Year</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
<b>2021</b>	24,300	21,900	22,800	33,800	41,700	30,600	24,000	199,100
<b>2051 Population Forecast</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
<b>Low</b>	32,800	26,200	30,100	45,800	55,000	42,900	35,300	268,100
<b>Medium</b>	36,100	28,300	33,100	50,500	60,300	47,500	39,300	295,000
<b>High</b>	38,500	29,900	35,200	53,900	64,200	50,900	42,300	315,000
<b>2021- 2051 Population Growth</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
<b>Low</b>	8,500	4,300	7,300	12,000	13,300	12,300	11,300	69,000
<b>Medium</b>	11,800	6,400	10,300	16,700	18,600	16,900	15,300	95,900
<b>High</b>	14,200	8,000	12,400	20,100	22,500	20,300	18,300	115,900

**Essex County**  
**Household Forecast by Area Municipality**  
**Low, Medium, High Scenarios, 2021 to 2051**

<b>Year</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
<b>2021</b>	9,185	8,380	8,290	11,640	14,380	10,535	8,945	71,395
<b>2051 Household Growth</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
Low	12,605	10,305	11,360	17,090	19,825	15,540	14,400	101,155
Medium	13,465	10,780	12,130	18,460	21,190	16,825	15,775	108,670
High	14,105	11,145	12,715	19,500	22,220	17,785	16,815	114,425
<b>2021-2051 Household Growth</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
Low	3,420	1,925	3,070	5,450	5,445	5,005	5,455	29,760
Medium	4,280	2,400	3,840	6,820	6,810	6,290	6,830	37,275
High	4,920	2,765	4,425	7,860	7,840	7,250	7,870	42,930



**Essex County  
Employment Forecast by Area Municipality  
Low, Medium, High Scenarios, 2021 to 2051<sup>2</sup>**

<b>Year</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
2021	5,800	6,800	7,400	6,700	14,300	15,200	16,200	72,300
<b>2051 Employment Forecast</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
Low	8,500	9,700	10,900	10,600	21,600	25,400	21,200	107,900
Medium	5,700	6,800	7,400	6,600	14,100	15,100	16,200	71,900
High	10,000	11,100	12,400	12,800	26,200	27,700	24,000	124,200
<b>2021-2051 Employment Growth</b>	<b>Amherstburg</b>	<b>Essex</b>	<b>Kingsville</b>	<b>LaSalle</b>	<b>Lakeshore</b>	<b>Leamington</b>	<b>Tecumseh</b>	<b>Essex County</b>
Low	2,700	2,900	3,500	3,900	7,300	10,200	5,000	35,600
Medium	3,700	3,700	4,400	5,200	10,100	11,600	6,700	45,300
High	4,200	4,300	5,000	6,100	11,900	12,500	7,800	51,900

## Housing Demand

<sup>2</sup> These figures are total employment including Primary Employment (outside of settlement areas), Work at Home, and No Fixed Place of Work.

The Watson Report translates the household growth into housing demand for low density, medium density, and high density housing. This is done using a methodology that takes the household projections to determine housing need and is a standard method for forecasting housing demand by housing type. The Watson Report includes detailed information on housing demand for the County of Essex as well as each Local Municipality. The housing demand in the Watson Report is utilized in the Growth Management Report that has been prepared as part of Phase 2 (separate report). Please refer to the Growth Management Report for the details of the analysis. The Growth Management Report is to determine, based on the Watson Report, whether there is a need for additional land to be identified for housing for each Local Municipality.

### **Conclusion**

The Watson Report is a thorough analysis of the economic outlook, forecasted population growth, and the forecasted demand for housing for Essex County to 2051. The Watson Report establishes that the County will see increasing demand for housing coupled with increasing job growth. The County and the Local Municipalities are planning for growth to ensure there is housing available, that the County contributes to addressing housing affordability, and that the forecasted jobs will be achieved to support a strong County and Windsor economy.

## PART C – OFFICIAL PLAN CHAPTERS AND POLICY DIRECTIONS

Part C of this report outlines the proposed chapters and the policies within each chapter. Recommended Policy Direction are identified together with a discussion of the rationale for the policy direction.

### Chapter 1.0 Introduction

#### 1.1 Overview

The Introduction Chapter to the new Official Plan sets the context for the Official Plan, the relationship to legislation, and the framework for planning and implementing growth in the County of Essex. The Introduction also sets the important framework of strong relationships with local municipal partners in the County as well as the broader Windsor-Essex Region. The overall approach to growth is laid out in the Introduction with more detailed policies in subsequent chapters on the nature and extent of the growth.

#### 1.2 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1	Purpose of the Official Plan	<p>The purpose of the Official Plan is to:</p> <ul style="list-style-type: none"> <li>a) Plan for growth in the County of Essex for housing and jobs;</li> <li>b) Identify the importance of agriculture in the County of Essex;</li> <li>c) Identify the importance of cooperative working relationships to implement growth in the County of Essex and the broader Windsor Essex Region;</li> <li>d) Commit to protection of resources and the natural heritage system; and,</li> <li>e) Address climate change.</li> </ul>	<p>The overall purpose of the new Official Plan is an important context so that readers and those who use the new Official Plan understand what the Plan is trying to achieve.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
2	Basis of the Plan	<p>Key studies and requirements on which the Official Plan is based are:</p> <ul style="list-style-type: none"> <li>a) Phase 1 Reports to the new Official Plan (Background to the Official Plan; Growth Forecasts);</li> <li>b) <i>Planning Act</i> requirements to address matters of Provincial Interest;</li> <li>c) Provincial Policy Statement (2020);</li> <li>d) Background Studies and Plans such as the Regional Energy Plan, Active Transportation Plan, and more;</li> <li>e) Phase 2 Reports to the new Official Plan (Growth Management Analysis Report and Policy Directions Report); and,</li> <li>f) Input and feedback from County Council, members of the public, local municipal partners, First Nations and Metis, and community-based organizations.</li> </ul>	<p>The Basis of the new Official Plan is important information for readers and those who use the Official Plan. The Basis provides the relationship to the studies that were used to create the Official Plan.</p>
3	<i>Planning Act</i>	<p>The <i>Planning Act</i> establishes the authority to prepare an Official Plan. The Official Plan must have regard for matters of Provincial interest as identified in Section 2 of the <i>Act</i>. This section of the new Official Plan will address how the Plan implements the requirements of Section 2 of the <i>Planning Act</i>.</p>	<p>The legislative basis for preparing the new Official Plan is important content and context for the County and users of the Official Plan. In establishing this relationship in the new Official Plan, there will be key tie ins between policies such as agriculture and natural heritage and the <i>Planning Act</i>. This section will identify how the requirements of the <i>Planning Act</i> are achieved with the new Official Plan.</p>
4	Provincial Policy Statement (2020)	<p>The Provincial Policy Statement (PPS) is the foundational land use policy requirement for all municipalities in Ontario. The PPS addresses</p>	<p>The <i>Planning Act</i> requires all Official Plans to be consistent with the requirements of the PPS. All policy</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>growth, jobs, housing, natural heritage, natural resources, agriculture, climate change, and more. All of these policy topics will be implemented in the new Official Plan. This section of the new Official Plan will establish the relationship and authority of the PPS.</p>	<p>requirements, including definitions, will be implemented through the various topic areas in the new Official Plan. This section will identify how readers can read the Plan to find the various relationships to the PPS.</p>
5	Provincial Guidelines	<p>From time to time, the Province of Ontario releases guidelines to support implementation of the PPS. Examples of guidelines include addressing uses on agricultural land, land use compatibility, transit supportive land use, and more. This section of the new Official Plan will identify how Provincial guidelines are addressed in the Official Plan as well as how the guidelines are to apply in the County of Essex.</p>	<p>Provincial guidelines are a tool to assist with understanding the PPS and other Provincial requirements. Ensuring appropriate references and information are provided is helpful to readers and users of the Plan. These guidelines also help inform the various policies.</p>
6	County Structure	<p>This section outlines the structure of the County of Essex including background information on the historical growth in the County, the local municipalities, and the nature of the land base in the County. The County's role in the broader community and Province will also be outlined.</p> <p>A description of the Schedule to the Official Plan – County Structure – will be included.</p>	<p>This section provides context about the County – administrative organization, historical information, and details on the elements of the land base (agriculture, Lake St. Clair, Detroit River). The context of the County within the overall Windsor-Essex Region and the Province of Ontario will also be included.</p>
7	Local Municipal Partners	<p>Implementation of the County of Essex new Official Plan is a shared partnership between the County and the Local Municipalities. This section of the Official Plan will address the importance of this shared partnership and commitment.</p> <p>It is also important that the policies speak to the County level of responsibility and the local</p>	<p>This section of the new Official Plan will address the importance of the relationship between the County and the local municipal partners. Implementation of the new Official Plan policies will be done cooperatively and as a shared responsibility. The identification of individual responsibility</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>municipal level of responsibility. This defines “who does what” and establishes an important understanding for Council, the community, and stakeholders.</p>	<p>is also important (County/Local Municipal).</p> <p>This section sets the stage for many policies in the new Official Plan, such as ensuring County Public Works support local municipal goals for their communities. This is one example only; there are many others where more detailed policies build on this foundation.</p>
8	Adjacent Municipalities	<p>The current Official Plan has several policies related to its collaborative work with adjacent and local municipalities. There is a commitment to a shared working relationship on planning and development matters to achieve the overall goals of all partners.</p> <p>The current policies will be carried forward with updates as appropriate. Shared priorities for implementation of the new Official Plan will be identified and incorporated into this section. The shared priorities will be determined through the consultation and engagement with Councils, the community, First Nations and Metis, and the municipalities.</p>	<p>The County of Essex has built a strong foundation of shared work, collaboration, and partnership. This will be carried forward and advanced in the new Official Plan.</p>
9	Planning Period	<p>The new Official Plan will use a planning period to 2051.</p>	<p>The horizon of the new Official Plan establishes the basis for its growth forecasts. Typically, Official Plans use a census year as the planning horizon as census data is a key foundational input</p>

#	Policy Topic/Heading	Policy Direction	Discussion
			for population, housing, and agricultural information.
10	Organization of the Official Plan	This section will outline the key chapters and the approach for readers and users of the new Official Plan. This section is intended to aid in understanding how the chapters of the new Official Plan fit together.	This section enables readers/users of the Official Plan to understand the aims of each chapter.
11	Relationship with Local Municipalities	The relationship with the Local Municipal Official Plans and overall responsibility of Local Municipalities will be identified in this section of the new Official Plan. This section will address: a) That the County will work with local municipalities on development matters; b) That the County and local municipalities will establish a collaborative framework for successful growth and development; and, c) That local municipal input on County initiatives will actively be sought out.	This section builds on the earlier section that speaks to the importance of local municipalities in implementing the planned growth and development in the County. This section speaks to the importance of the ongoing relationship with local municipalities and establishing a framework for the relationship.

## Chapter 2.0 A Successful County

### 2.1 Overview

To guide growth and incorporate the priorities of the County, the partner municipalities, and the broader community, the following set of principles have been developed to support A Successful County of Essex. These principles will be translated to policies throughout the Official Plan. The principles and the policies together will establish the priorities for the County and the tools to implement those priorities.

### 2.2 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1	Economic Resilience	Growing Essex County includes planning for jobs. The County of Essex has a diverse economy that includes traditional employment such as manufacturing, commercial and institutional growth, and growth in the agricultural economy.	A key component of planning for growth includes planning for jobs. This principle supports economic growth and particularly notes the importance of the agricultural economy.
2	Housing Supply and Housing Choice	A wide range of housing choice will be provided to meet the needs of the County's growing population. Increasing housing supply is important to support the growing economy, to support Essex residents in staying in Essex and its communities throughout their lives, and to support the growing population. Increasing housing supply and providing more units of a variety of sizes increases the options for rental and ownership for Essex residents.	Housing is critical to supporting economic resilience and providing opportunities for people of all ages and abilities to live in the County.
3	Agricultural Sustainability	Agriculture is an essential component of the economy of the County. The agricultural landscape is also a defining feature of the County. Sustaining	Agriculture is a key component of the County's economy. At the same time, the agricultural land base is critical to



#	Policy Topic/Heading	Policy Direction	Discussion
		the agricultural landscape and growing the agricultural economy are priorities for the Official Plan. This includes ensuring appropriate housing for agricultural workers.	supporting the agricultural economy. These are dual priorities for the Official Plan.
4	Commitment to Reconciliation	The County of Essex is committed to Reconciliation with Indigenous communities and Metis. Meaningful engagement and consultation on growth is an important principle for determining growth in the County.	Through the Official Plan, the County is engaging with Indigenous communities to build on this relationship within the Plan. Reconciliation includes the importance of this relationship, but also a commitment to be wise stewards of the land in the County.
5	Environmental Stewardship	Environmental stewardship of natural areas and protection of both natural features and areas is a priority for the County of Essex. Natural areas are a valued part of the County of Essex – the landscape, the history of the County, and the beauty of nature. The natural areas support the County’s ecosystem and contribute to the overall attractiveness and quality of life in the County. Natural areas are a component of addressing climate resilience.	The natural landscape – creeks, streams, forests, and more – is a key part of the history of the County and the landscape of the County today. Natural areas require policies to ensure their protection for the long term – as key parts of the community, but also as natural infrastructure to support growing communities.
6	Climate Adaptation and Mitigation	The County is committed to growing in the context of our changing climate. Incorporating actions to protect people and property from heat, flooding, new pests such as the Emerald Ash Borer, and more, is one key set of actions to positioning the County of Essex for a continued strong future.	The changing climate presents key challenges for the County – potential for increased flooding, increasing temperatures, more pests are examples. Climate resilience means the County will plan for a changing climate and will be an active steward of County infrastructure, agriculture, and natural areas to support climate-resilient infrastructure. This will further support and reinforce the

#	Policy Topic/Heading	Policy Direction	Discussion
			recommendations of the regional energy plan.
7	Sustainable Transportation	Moving people and goods contributes to quality of life and economic sustainability. The transportation network operated by Essex County will contribute to healthy, vibrant communities – neighbourhoods and business areas – in a manner that is context-sensitive to the community. Sustainable transportation includes active transportation and transit as part of the County transportation network.	Transportation is a key community-building component for each local municipal partner in the County. Ensuring that the County’s transportation infrastructure is aligned to the local context and priorities is an important commitment. The broader goals of accessibility for residents and businesses are equally as important.
8	Growing in Partnership	Growth in the County of Essex is a shared partnership with Local Municipalities. Local municipal partners are integral to planning for communities and implementing growth in a manner that is reflective of the local community priorities. Growing in Partnership includes a strong relationship with the City of Windsor and Chatham-Kent to support a focused broader region of Windsor and the County of Essex.	The commitment to working in partnership with the member municipalities and the City of Windsor is a key outcome for this Official Plan. The County is an important partner to the municipalities and the City, ensuring a broader perspective of mutually supportive goals and growth.
9	Healthy Sustainable Communities	Planning for growth must include a focus on ensuring communities are built that achieve the integrated goals of housing, jobs, public service facilities such as parks and trails, active transportation, and transit.	Healthy, sustainable communities are a key partnership priority with Local Municipalities. Ensuring the County provides support to Local Municipalities in planning for communities is a priority that will be implemented in the Official Plan as well as through key decision-making authority the County holds (e.g. approval of subdivisions).
10	Investing in Infrastructure	Healthy, sustainable communities require infrastructure investment by the County and its municipal partners. Infrastructure includes water,	The County has a key role to play in transportation infrastructure on County roads. The broader provision of

#	Policy Topic/Heading	Policy Direction	Discussion
		wastewater, transportation, transit, parks, and more. Ensuring infrastructure can be provided to areas where growth will occur is integral to building healthy, sustainable communities. Investing in infrastructure will focus on the County's infrastructure, recognizing that Local Municipalities provide infrastructure to support housing and jobs.	infrastructure – power, sewer, water, parks, community facilities – are key elements where the County will be a supportive partner.
11	A Connected Essex	The County of Essex is connected to the broader economic Region which includes the City of Windsor, the City of Detroit, and the broader southwestern Ontario economy. Growth in the County will support sustaining and enhancing the broader community connections.	The importance of the economic region is a key priority for the County, the municipal partners, and the City of Windsor. It is important that this shared priority is included as it is integral to the success of the County.
12	Engaging Citizens and Stakeholders	The County is committed to engaging citizens and stakeholders in planning for the future growth in the County.	Engaging citizens and stakeholders contributes to a more vibrant community and a better overall plan. The implementation of the Official Plan, once approved, must also include a commitment to ongoing engagement to ensure the Plan's success.

## Chapter 3.0 County Structure

### 3.1 Overview

Essex County is home to First Nations, agriculture, industry, thriving communities, and its history of growing as a larger County. The future of Essex County is founded in building on these strengths, focusing on growth of housing and jobs; implementing the County's commitment to reconciliation with First Nations; partnerships with local municipalities in the County, the City of Windsor, and First Nations; stewardship of the agricultural land base and the farmers who steward the land; protection of the natural environment; a focus on climate resilience; and building even greater communities that meet the needs of present and future generations of County residents.

#### One Land, One Climate:

The structure of Essex County and the County's future begins with the land. Essex County is a peninsula at the southwestern tip of the Province of Ontario. Surrounded by major bodies of water (Lake Erie – one of the Great Lakes; the Detroit River; and Lake St. Clair) – Essex County is a compact geographical region with abundant natural strengths. These natural strengths include the many green spaces, adjacency to Point Pelee National Park, access to the shorelines of the major bodies of water, and more.

The County's land is home to some of the best agricultural land in Ontario and Canada. Essex County is blessed with prime agricultural land and likely specialty crop lands – lands that grow tender fruit and grapes, vegetables, greenhouse products and more. Coupled with the agricultural land base is the investment in agriculture including infrastructure such as drains, new crops, and ongoing stewardship of the land base. All of these elements make the agricultural land in Essex County a strong part of the community's future – the agricultural landscape, the economy, and growing food and crops.

The County's Land is very much intertwined with the climate of Essex County. Essex County experiences a warmer climate due to its southerly location within Ontario and Canada. The warm climate is a key factor that residents and business experience. The warm climate is key to agriculture as well. Coupled with the investment in stewardship of agricultural land, climate in Essex County produces a longer growing season and many recreational opportunities for residents and visitors over an extended period of time.

Climate, however, is changing and the County faces challenges through increased and more intense rain, heat, pests and more. County Council adopted a climate change emergency declaration on November 20, 2019, and more recently adopted the Regional Energy Plan for Essex County. The Regional Energy Plan is a multi-pronged plan for addressing climate change through investment in infrastructure, investing in the green economy, decarbonization, and supporting residents in transitioning their homes and daily lives to address climate change.

Land and climate are the foundation of the County of Essex. Stewardship and initiatives to support the long term future of the land while addressing climate change are the foundations of the County, the County's municipal partners, and the County Official Plan.

### One Future:

Essex County's future includes more growth, at a faster rate than the County and its municipalities have historically experienced. Managing growth in the faster paced future is a key priority for the County, to ensure that the land and climate that are foundational to the County are at the forefront of decisions.

Essex County's future is built in strong thriving communities with many key attractive features – walkable communities, a variety of housing choices, key services that matter to residents such as schools, parks, health care, recreation, access to jobs, and access to nature. Building great communities welcoming people choosing to make the County their home, welcomes those choosing to invest in creating jobs, and those who want to work and thrive in the County. Building great communities must include addressing housing affordability – through wise choices in density, wise choices to support a broader range of housing choices and supporting the most vulnerable citizens of the County.

Essex County's future must include a continued focus on connecting communities. Connecting communities means connecting for jobs and employment, ensuring a thriving economy and a healthy environment, as well as providing connections for people of all ages and abilities – to live, work, play, and thrive. The County is committed to active transportation, providing connectivity between communities through multi-use trails as well as on road active transportation facilities. The County's future includes transit and shaping growth that can support transit while the transit solutions are advanced.

Connecting Essex County to its neighbours and beyond must be a focus for a successful County. This includes the border crossings in the City of Windsor to the United States of America, the interprovincial and inter- regional highway system, marine crossings.

Essex County's economy is strongly committed to agriculture. Supporting farmers and growers and supporting agri-tourism and recognizing the strongest greenhouse cluster in Canada are key to the County's future economy. Innovation in agriculture and growing the sustainable agricultural economy supports the long term agricultural future for the land base in the County. Agri-tourism is a key component of the future thriving agricultural economy as is agricultural businesses.

At the same time, transformation in the County's economy will continue – growing new sectors of the economy, diversifying employment opportunities, ensuring services are available for residents, and providing lands to support the growing population with growth in jobs. The highly skilled workforce that is found in County residents is very important to the County's future economy. This means identifying and supporting Regional employment areas and working to ensure there is a strong supply of shovel ready lands for jobs. Thriving communities to attract workers to the County's communities are a key tie in to support economic growth.

#### Together:

Partnerships are the foundation of the County's future. Partnerships are shared responsibilities for reconciliation, for growth, for jobs, for housing, for climate resilience. Partnerships include the relationship with the City of Windsor and the many opportunities that Windsor's location and planned growth provide for the County including regional services such as the new Windsor Regional Hospital, the Windsor International Airport, St. Clair College and the University of Windsor.

Collaboration and partnerships have a strong foundation in the County of Essex – with the City of Windsor, with the partner municipalities, with First Nations, with Invest-Windsor Essex, with the Essex Region Conservation Authority, with anchor institutions in health care and education, and with employers. These partnerships are also foundational to the County's successful future.

#### One Land, One Climate, One Future, Together:

The County of Essex Structure is founded in major elements that shape the County's future and share the vision for the future. These structuring elements are:

1. Primary Settlement Areas – these are urban areas for growth in jobs and housing as well as providing the services residents desire and the institutions such as schools, parks and community facilities that make places desirable.
2. Employment Areas – these are areas for growth in jobs with a priority on creating shovel ready employment land.

3. Agriculture – in addition to being where local food is grown, innovation in sustainable agriculture is seeing a growing economy and a growing agri-tourism region founded in wineries.
4. Natural Heritage – The natural ecosystems in Essex County are unique in Canada. The southern location and mild climate has provided growing conditions for a diverse Carolinian and prairie ecosystem. Stewardship of the land is a key commitment for the County. Natural areas support the daily, weekly, monthly and yearly lives of residents – providing access to nature, climate resilience, and addressing emerging issues such as heat and new pests.
5. Transportation Corridors – transportation corridors provide key opportunities for the movement of people and goods. Transportation corridors provide the connection to international crossings in the City of Windsor and connections to southwestern Ontario.
6. Multi Use Trails - the County's multi-use trails provide active transportation networks (AT) for residents to enjoy the settlement areas and the broader natural and agricultural communities in the County and provide vital connectivity with local municipal trails and with AT networks in adjacent communities.
7. Transit Connections – an emerging opportunity is transit. While transit is currently provided to the County's local municipalities, in part, the importance of transit to the future residents cannot be understated. Transit broadens access to jobs, services, institutions, and communities. Transit supports residents aging in their home communities when a car is no longer an option.
8. Agri-tourism – agri-tourism is an emerging and growing part of the Essex County economy. The County Road 50 Agri-Tourism Corridor provides connections between Amherstburg and Kingsville along Lake Erie. Supporting this corridor supports agricultural, tourism, active transportation, and access to one of the work's five Great Lakes.
9. Access to Water and the Shoreline - the County's prime location on the southern-peninsula of Ontario provides access to fresh water on all sides for recreation opportunities, unconstrained drinking water supply and supply for all existing and future industry.

The County structure will be shown conceptually on as a conceptual vision for the future of the County, connecting all of the key structural elements into a greater County. The conceptual vision will be prepared as part of the Phase 3 workplan for the new Official Plan.

## Chapter 4.0 Growth and Settlement Areas

### 4.1 Overview

Growth and settlement areas are foundations of every Official Plan. Settlement areas determine where most housing and jobs will be located. Settlement areas and their boundaries are also a tool to protect valuable resources in the County – agriculture, some shorelines, natural heritage, aggregate resources, for example. In partnership with the Local Municipalities, the County works to establish the settlement areas, including a hierarchy of settlement areas. The hierarchy is used, typically, to focus growth and investment in infrastructure and services together. Settlement areas are key to achieving a number of important principles that are foundation to the County Official Plan.

#### 4.1.1 County Settlement Areas

The County of Essex has a strong foundation within its current Official Plan for growth. Growth is identified for Settlement Areas, consistent with the requirements of the Provincial Policy Statement. Currently growth is identified for either Primary Settlement Areas or Secondary Settlement Areas in the County Official Plan.

Primary Settlement Areas are those communities in the County where the vast majority of growth will occur. These areas include places for housing, schools, parks, commercial areas, industrial areas, trails, and more. Primary Settlement Areas are the main communities where the County's residents live, work, play, and shop. Primary Settlement Areas have urban services such as municipally provided sewer and water services, parks, schools, may have transit, and have active transportation such as sidewalks and bicycle lanes.

Secondary Settlement Areas are rural-focused communities that are much smaller than Primary Settlement Areas. Secondary Settlement Areas are small villages, hamlets, and communities. Secondary Settlement Areas may or may not have sewer and water service. More importantly, Secondary Settlement Areas are generally planned to retain the small-town rural character without urban services. In some instances, Secondary Settlement Areas may be considered for a change to Primary Settlement Areas. This will be done through the Municipal Comprehensive Review (separate Phase 2 Study – see below for a further description). Secondary Settlement Areas have not historically been the focus for growth in the County of Essex and this will continue in the new Official Plan.

A new proposed direction for consultation is adding "Hamlets" to the County Official Plan. Hamlets are small historic communities that generally do not have services or have very limited services – perhaps a school, a church, or a small corner store. Hamlets would have fixed boundaries that cannot be expanded and limited infill that is locally appropriate may be permitted. Hamlets are not considered settlement areas for the purposes of planning for growth.



The structure of the County in the current Official Plan has served the County and its partner municipalities well. The County Official Plan identifies the overall structure and boundaries of the Settlement Areas and the local municipalities plan for where and what type of growth will occur within those boundaries (examples: housing and jobs). The current structure is recommended to be retained in the new Official Plan. Updates will be required to implement the Municipal Comprehensive Review through revised mapping for the Settlement Area boundaries once those needs and boundaries are determined.

#### *4.1.2 Municipal Comprehensive Review*

Planning for growth requires the County of Essex to complete a Municipal Comprehensive Review for a period of up to 25 years of growth. As part of Phase 1 of the new Official Plan project, the County completed Population, Housing and Employment forecasts in a report entitled “Growth Analysis Report, County of Essex” by Watson and Associates Ltd. (dated October 5, 2022). These forecasts were completed for the County and each of the seven partner municipalities. The forecasts are the basis for the analysis of land needed to support the growth which is being done as a separate component of Phase 2 of the new Official Plan. As part of the Phase 2 of the new Official Plan project, a Growth Management Report has been prepared as of October 2023 as part of the County’s Municipal Comprehensive Review process. Implementation of the recommendations of the Municipal Comprehensive Review will be incorporated into the new Official Plan for the County in terms of any identified quantity of settlement area expansion (“how much”). The location of any settlement area expansion will be completed by the Local Municipality through a Local Comprehensive Review (“where”). Implementation of the location of any settlement area expansion will be completed through both future local and County Official Plan Amendments.

The future draft of the new Official Plan will incorporate both the Policy Direction and the recommendations from the Municipal Comprehensive Review.

#### *4.1.3 Policies to Implement Growth are Required*

Implementing growth at the County level also requires several policy updates to the County Official Plan. These updates include carrying forward the major policy elements for Primary and Secondary Settlement Areas; updating the population, jobs, and housing forecasts to 2051 consistent with the planning horizon and recommended forecasts from the Municipal Comprehensive Review; and, providing policies to address growth management issues such as local municipal Comprehensive Reviews; Settlement Boundary Adjustments; Intensification; and Greenfield development. Strong policies to support growing up instead of growing out based on the recommendations from the balanced approach address affordability, sustainable transportation, climate resilience, and municipal fiscal responsibility. A summary of the major policy themes and the Policy Direction is found in the table in Section 3.2.

## 4.2 Growth Management

#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	<ul style="list-style-type: none"> <li>a) To plan for growth for housing and jobs in the County of Essex;</li> <li>b) To work in partnership with Local Municipalities to implement growth for housing and jobs;</li> <li>c) To implement the efficient use of land and optimize the supply of land in settlement areas;</li> <li>d) To plan for intensification to make efficient use of existing land and infrastructure;</li> <li>e) To plan for densities that achieve a range of housing options, including affordable and market-based housing; and,</li> <li>f) To support fiscally responsible growth.</li> </ul>	
2	Growth Forecasts	<ul style="list-style-type: none"> <li>a) The growth forecasts to 2051 for the County and each municipality will be in the new Official Plan. This will include population forecasts, employment forecasts, and housing forecasts.</li> <li>b) The County of Essex will determine the allocation of growth for population, housing, and jobs to each local municipality.</li> <li>c) Growth forecasts shall be updated by the County of Essex approximately every five years.</li> </ul>	The growth forecasts will be used from the October 2022 Watson and Associates Ltd. report. These forecasts are the basis for the Municipal Comprehensive Review. The Watson and Associates Ltd. report has been reviewed locally and the forecasts, which include a range from low to high scenarios, are the appropriate basis in planning for growth. These forecasts will be reviewed as part of future updates to the County Official Plan.
3	Local Municipal Growth	Forecasts for population, housing and employment will be included for each municipality within the County.	It is important to establish the forecasted growth so that local municipalities can utilize these

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>Policies will take into consideration:</p> <ul style="list-style-type: none"> <li>a) That the forecasts are not caps or maximums; and,</li> <li>b) That the forecasted growth will be implemented by each municipality through updates to their Official Plans and Zoning By-laws.</li> </ul>	<p>estimates for their own planning updates.</p> <p>Forecasted population, jobs, and housing are best estimates of growth. The County will allocate growth to each local municipality and forecasts will be updated every 5 years.</p>
4	General Policies for Settlement Areas	<p>The existing policies for Settlement Areas will be carried forward into the new Official Plan. This includes the delineation between Primary and Secondary Settlement Areas.</p> <p>Updates to Settlement Area boundaries, including potential changes between Secondary and Primary Settlement Areas, will be completed through Local Comprehensive Reviews.</p> <p>Criteria will be included in the Official Plan to identify how Secondary Settlement Areas may be transitioned to Primary Settlement Areas. These criteria are:</p> <ul style="list-style-type: none"> <li>a) The Secondary Settlement Area must be on full municipal water and wastewater services;</li> <li>b) The Secondary Settlement Area must have the elements of a complete community, as follows: <ul style="list-style-type: none"> <li>i) A mix of housing and jobs;</li> <li>ii) Provision of public service facilities including parks and schools – existing and planned;</li> </ul> </li> </ul>	<p>The existing general policies largely achieve best planning practice for growth in settlement areas. The policy updates are to clarify certain approaches such as the Local Comprehensive Review. Policy updates will be consistent with the PPS as well as best planning practices for areas of settlement area expansion.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>iii) Active transportation facilities;</li> <li>iv) Planning to achieve the forecasted housing densities in this Official Plan;</li> <li>v) Planning to achieve the housing mix percentages in this Official Plan;</li> </ul> <p>Policy updates will be included to incorporate the following:</p> <ul style="list-style-type: none"> <li>a) Implementation of complete communities, including providing a range of land uses for expanded settlement areas;</li> <li>b) A range and mix of housing types;</li> <li>c) Measures to address market-based housing needs;</li> <li>d) Protection of land for employment purposes;</li> <li>e) Measures to achieve the intensification targets as identified in the new Official Plan; and,</li> <li>f) Implementation of the local intensification strategy.</li> </ul>	
5	Primary Settlement Areas	<p>The policies for Primary Settlement Areas will largely be carried forward as these are the areas where growth will be focused. The following will be included:</p> <ul style="list-style-type: none"> <li>a) Primary Settlement Areas are characterized by the following: <ul style="list-style-type: none"> <li>i) Largest in geographic area and generally the largest of settlement areas;</li> <li>ii) Full municipal servicing is provided/anticipated;</li> </ul> </li> </ul>	<p>The Primary Settlement Area policies are largely sufficient for the new County Official Plan. Updated policies to reflect the complete communities approach and the importance of housing will be included. Reinforcing the implementation of intensification strategies is also an important part of the Primary Settlement Areas as these areas, with full municipal services, are best positioned to build intensification.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>iii) A broad mix and the highest concentration of commercial uses and services intended to meet the daily needs of residents is provided. This should include a commercial core or downtown;</li> <li>iv) Employment lands are included in the Primary Settlement Area;</li> <li>v) Institutional uses such as schools, hospital/health care, day care and government services are located in Primary Settlement Areas; and,</li> <li>vi) The broadest mix of housing is located in Primary Settlement Areas including areas of intensification for housing.</li> </ul> <ul style="list-style-type: none"> <li>b) A list of Primary Settlement Areas;</li> <li>c) Provision of land use designations will be done through Local Municipal Official Plans;</li> <li>d) Implementation of complete communities policies to provide the full range of community services and a range and mix of housing types;</li> <li>e) The requirement for full municipal water and wastewater servicing; and,</li> <li>f) Implementation of intensification strategies, emphasizing Primary Settlement Areas as the focus for intensification.</li> </ul> <p>The balance of the policies in the Primary Settlement Area Section will be included in the new Official Plan.</p>	

#	Policy Topic/Heading	Policy Direction	Discussion
6	Secondary Settlement Areas	<p>The policy approach in the current County Official Plan will generally be carried forward into the new Official Plan. The following will also be included:</p> <ul style="list-style-type: none"> <li>a) Secondary Settlement Areas are characterized by the following: <ul style="list-style-type: none"> <li>i) Range in geographic area and generally smaller than Primary Settlement Areas;</li> <li>ii) Full municipal servicing may be provided/;</li> <li>iii) A mix of commercial uses and services intended to meet the daily needs of residents may be present. A commercial core or downtown may also be present;</li> <li>iv) Employment lands may be included in the Secondary Settlement Area;</li> <li>v) Limited institutional uses such as schools, health care, day care and some government services may be located in Secondary Settlement Areas; and,</li> <li>vi) A mix of housing should be provided.</li> </ul> </li> <li>b) A list of Secondary Settlement Areas;</li> <li>c) Provision of land use designations will be done through Local Municipal Official Plans;</li> <li>d) Implementation of complete communities policies to provide a range of community services and a range and mix of housing types.</li> </ul>	<p>The major policy approach for Secondary Settlement Areas will be retained – these are smaller communities that are not the focus of growth. In some instances, only partial servicing is available – with the need to build areas for housing and jobs to support the County’s planned growth, the Secondary Settlement Areas should retain their historic role only.</p>
7	Hamlets	<p>Hamlets are small rural or agricultural communities that have historically existed. Hamlets are shown</p>	<p>These policy directions identify hamlets as a third tier of settlements in the</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>on the County Official Plan to recognize the community. Hamlets are not a focus of growth.</p> <p>a) Hamlets are characterized by the following:</p> <ul style="list-style-type: none"> <li>i) Smaller in geographic area and generally the smallest of settlement areas;</li> <li>ii) Generally centred around a node such as a school, a small scale or single commercial use and/or a church;</li> <li>iii) Not intended to have full municipal servicing;</li> <li>iv) Not intended to meet the daily commercial needs of residents; and,</li> <li>v) Housing is supported and a broader mix of housing, subject to servicing requirements, may occur.</li> </ul> <p>b) Hamlets will be identified on the County Land Use Schedule including the hamlet name.</p> <p>c) Hamlets are to be identified in local municipal Official Plans with appropriate Zoning to implement the Official Plan designation.</p> <p>d) Hamlet boundaries are fixed and will not be altered to accommodate growth. Only adjustments to correct mapping errors may occur.</p> <p>e) Local municipal Official Plans shall include policies identifying infill requirements within hamlets. In no circumstance will infill</p>	<p>County with appropriate policies to limit growth within the existing boundary of the hamlet.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>requirements allow for the altering of or expanding the boundary of the hamlet.</p> <p>f) Hamlets will not be included in the forecasting of future growth and land supply in either the Municipal Comprehensive Review or the Local Comprehensive Review.</p> <p>g) Local Official Plans shall include policies for hamlets that:</p> <ul style="list-style-type: none"> <li>i) Promote a compact form and a mix of land uses;</li> <li>ii) Provide for development in depth rather than in strips along the main roads;</li> <li>iii) Coordinate development on adjacent properties, to provide maximum opportunities for linkages, walking and cycling paths and mixed use development consistent with healthy communities design.</li> </ul>	
8	Intensification	<p>The Municipal Comprehensive Review completed an assessment of growth options and a variety of intensification scenarios. Based on the analysis in the Municipal Comprehensive Review, a target of 30% intensification will be established in the new Official Plan.</p> <p>In addition to the intensification target, intensification policies will be updated to achieve:</p> <p>a) Maintenance of the current focus for intensification in Primary Settlement Areas;</p>	<p>Intensification includes new housing provided on existing developed or underdeveloped lands. These sites are opportunities to provide new housing within existing communities using existing infrastructure. The location of sites for intensification as well as the implementation of additional residential units (apartments in single detached dwellings) will be addressed by the Local Municipal Official Plan.</p>



#	Policy Topic/Heading	Policy Direction	Discussion
		<p>b) Intensification in Secondary Settlement Areas where full servicing is available;</p> <p>c) Policy to support local municipal Official Plan updates through creation and implementation of a local intensification strategy by the Local Municipality. Local intensification strategies shall be implemented through Local Official Plans, secondary plans, zoning by-laws, and other supporting documents that identify:</p> <ul style="list-style-type: none"> <li>i) the importance of complete communities and ensuring community services are provided to support intensification generally and intensification areas specifically;</li> <li>ii) development standards to support the achievement of complete communities, permit and facilitate a compact built form and all forms of intensification throughout the built-up area, and avoid or mitigate risks to public health and safety;</li> <li>iii) intensification targets for areas for full services;</li> <li>iv) the location and boundaries of local growth centres and corridors, that are considered priority areas for development;</li> <li>v) achieve higher densities than what currently exist;</li> <li>vi) identify an appropriate design and scale of development and the</li> </ul>	<p>Local intensification strategies and a focus on implementation of the strategies are critical to delivering more housing sooner. The proposed policies recommend requiring a local intensification strategy together with pre-zoning intensification sites to ensure that the strategy achieves the forecasted housing. Pre-zoning will support implementation. As the pre-zoning process will be a public process, local community engagement will occur.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>transition of built forms to adjacent areas;</p> <p>vii) provide a diverse mix of land uses at densities that support existing or planned public transit and active transportation infrastructure;</p> <p>viii) support the provision of affordable housing; and</p> <p>ix) revitalize and, where appropriate, preserve cultural heritage resources within areas that reflect local heritage, character, and streetscapes;</p> <p>x) other major opportunities for intensification, such as infill, redevelopment, brownfields, and the expansion or conversion of existing buildings and greyfield sites; and</p> <p>xi) the timing and efficient provision of municipal water and wastewater systems/services and their fiscal impacts on the Local Area Municipality.</p> <p>i) updates to the municipality's Zoning By-law to pre-zone sites for intensification.</p> <p>d) Supporting additional measures for implementation of intensification through:</p> <p>i) Updates of local Official Plans, Secondary Plans and Community</p>	

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>Improvement Plans as appropriate; and,</p> <p>ii) Community engagement on intensification strategies.</p>	
9	Greenfield Development	<p>Greenfield development is generally the development of vacant land within a settlement area for housing and/or jobs. Best practices shall include greenfield development policies to include:</p> <ul style="list-style-type: none"> <li>a) Building complete communities that include public services (e.g. schools and parks), as well as a connected street network;</li> <li>b) Incorporating active transportation and connectivity including to the County transportation network;</li> <li>c) Ensuring the provision of full municipal services;</li> <li>d) Phasing of development to support the provision of full municipal services while recognizing the financial capability of the local municipality;</li> <li>e) Addressing climate resilience through stormwater management, park planning, and flood prone lands; and,</li> <li>f) Supporting locally appropriate, logical, and orderly development.</li> </ul> <p>The recommended direction is including general expectations for densities for residential development (Low-, Medium-, and High-Density residential uses). Although not done in the current</p>	<p>Greenfield development policies at the County level are to support implementation by local municipalities. Greenfield policies will provide guidance to ensure the overall growth strategy for the County is achieved, while recognizing that the detailed implementation is done locally.</p> <p>The recommendation for including specific densities in the new Official Plan is to ensure that implementation of new greenfield development plans for higher densities that are achievable in the County context. This is important for addressing housing affordability, building for potential future transit supportive densities, and addressing climate resilience.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>County Official Plan, the Municipal Comprehensive Review will utilize residential densities to determine the need for settlement area expansions. These densities should be brought into the County Official Plan as either policies or guidelines to support implementation of the Municipal Comprehensive Review. This approach would tie the County Municipal Comprehensive Review to the planned growth.</p>	
10	County Municipal Comprehensive Review	<p>The County is completing a Municipal Comprehensive Review as part of the new Official Plan with a proposed planning horizon of 2051. Throughout the life of the new Official Plan, it will be necessary to review and update the forecasted growth for population, employment, and housing. Policies in the County Municipal Comprehensive Review will identify the County's role and extent of the review, as follows:</p> <ul style="list-style-type: none"> <li>a) Identifying that a review will be completed every ten years;</li> <li>b) The ten-year review will incorporate: <ul style="list-style-type: none"> <li>i) Updating the forecasts for population, employment, and housing;</li> <li>ii) Updating the available land supply to accommodate the forecasted growth;</li> <li>iii) Assessing the available land supply to ensure sufficient land is available</li> </ul> </li> </ul>	<p>It is important to identify the scope of the County Municipal Comprehensive Review so there is clarity in how the County determines land needs to support growth. This policy works in concert with the Local Comprehensive Review policies to clarify the responsibilities of the County and the local municipality.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>for the planning horizon to accommodate growth; and,</p> <p>iv) Determining the need for settlement area expansions within the County and within each local municipality.</p>	
12	Local Municipal Comprehensive Review	<p>The current County Official Plan, Section 3, Policy 3.2.3.1 establishes the ability for local municipal partners to implement their own comprehensive reviews to address their community's circumstances. This policy will be carried forward into the new Official Plan with updates to incorporate references to the County's population, employment, and housing forecasts.</p> <p>The County Municipal Comprehensive Review will identify the amount of land needed for settlement area expansions for each local municipality. The decision on where the expansion will occur will be done through the Local Municipal Comprehensive Review.</p> <p>Updates to the existing policy will be completed to incorporate the settlement area expansion to achieve complete communities. This supports the provision of appropriate public services, such as parks and schools, streets, active transportation, and local commercial areas within walkable communities.</p>	<p>This policy enables local municipal partners to implement any settlement area expansion in their own communities. This policy supports local municipalities in managing growth in a manner that is appropriate for their community. The County population, employment, and housing forecasts will be referenced so there is consistency between the County's new Official Plan and local municipal implementation.</p> <p>The updated policies tie the Local Comprehensive Review to the updated policies related to housing mix, intensification, multi-modal transportation, and reflect the PPS relative to the Minimum Distance Separation.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>In addition to the existing policies, the following will be added/altered:</p> <ul style="list-style-type: none"> <li>a) Lands will be contiguous with existing settlement area boundaries;</li> <li>b) Lands will implement the housing mix in the County Official Plan and the overall intensification target in the County Official Plan;</li> <li>c) Lands will implement a multi-modal approach to transportation;</li> <li>d) Add the following as policy h) x): The lands comply with the Minimum Distance (MDS) formula.</li> <li>e) Local municipalities should strive to complete Local Municipal Comprehensive Reviews immediately following the preparation of a new or updated County Official Plan;</li> <li>f) Lands will avoid any natural human-made hazards; and</li> <li>g) Lands can be serviced with full municipal services.</li> </ul>	
13	Housing Affordability and Growth	<p>The County will support increasing the supply of housing through planning for growth. The following policies support increasing housing supply and affordability.</p> <ul style="list-style-type: none"> <li>a) Local Municipalities shall plan for housing densities as follows: <ul style="list-style-type: none"> <li>i) Low Density: 25 units per hectare</li> <li>ii) Medium Density: 40 units per hectare</li> </ul> </li> </ul>	<p>A comprehensive approach to growth and housing should be included in the new Official Plan. There are key tools such as increased density and housing mix that can increase the supply of housing and support providing housing that is affordable to the broadest base of the population. Planning for increased density and addressing</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		iii) High Density: 80 units per hectare b) Local Municipalities shall plan to achieve the following County of Essex housing mix: i) Low Density: 48% ii) Medium Density: 27% iii) High Density: 25%	<p>housing mix supports other key goals such as the protection of agricultural land, climate resilience, and optimizing the supply of land.</p> <p>Most local municipalities have planned for the housing densities as identified in Policy a). These densities are seen locally throughout the County and include singles, semis, townhouses, and low to medium rise apartments.</p>

### 4.3 Housing

The County's current Official Plan contains policies related to housing. Generally, the policies direct housing within the Primary Settlement Areas and to a lesser extent within fully serviced Secondary Settlement Areas. There are several subcategories related to housing in the current Official Plan such as housing options, affordable housing for low and moderate income households with housing targets, additional dwelling units, housing for farm worker accommodation, condominium conversions, and monitoring as policy topics. It is recommended that the County include a new Housing section that includes housing goals, higher targets, and defined housing mix for affordable housing; the introduction and expansion of housing terms such as Housing Options, Community Housing and the Missing Middle and Gentle Density; Planning tools to achieve affordable and attainable housing; aging in place/seniors housing; Non-Traditional Building types; and Shoreline housing policies.


#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	Goals within the Housing section will: a) Provide an adequate supply of housing; b) Provide housing to meet changing needs throughout the lifecycle; c) Prioritize increasing the supply of affordable housing;	The current Official Plan contains a heading related to Affordable Housing. It is very important that the new Official Plan contain a

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>d) Align with the County’s Housing and Homelessness Action Plan;</li> <li>e) Identify land use tools and targets to improve access to housing;</li> <li>f) Support a mix and range of housing;</li> <li>g) Support innovation in housing design and mitigate the impacts of climate change; and,</li> <li>h) Provide a range and mix of housing options that are essential for the creation of complete communities.</li> </ul>	<p>section related to Housing, where affordable housing would be included as a subsection.</p>
2	Supply of Land for Housing	<ul style="list-style-type: none"> <li>a) Though there is a 20% target for new affordable housing units in the current Official Plan, to address the current need for affordable housing this target will be a leading or key guiding policy in the new Official Plan.</li> <li>b) With regards to housing targets, the County should require Local Municipalities to establish targets in local Official Plans for overall housing mix by density type and affordability.</li> <li>c) The Official Plan should include requirements for the Local Municipalities to accommodate residential growth for a minimum of 15 years through residential intensification and lands designated available for residential development. The direction prescribed in the current Official Plan is 10 years.</li> <li>d) It is recommended to include a table within the new Official Plan that speaks to Purpose-Built Rental Targets by Local Municipality to provide a metric for future monitoring.</li> </ul>	<p>There is some direction related to housing supply matters that is given to Local Municipalities, but there are sections where this could be improved and more explicit, particularly regarding tools that Local Municipalities can use to increase their supply of affordable housing units or permit non-traditional building types.</p>
3	Provide a Mix of Housing Options	<ul style="list-style-type: none"> <li>a) The current Official Plan contains varying housing policies, though there are several terms related to housing that could be introduced and defined in the new Official Plan, which would help the reader to better understand which facet of housing is being discussed. For example, Housing Options could be</li> </ul>	<p>The County may want to define what Non-Traditional Building Types they would like to see moving forward. The intent of these building</p>



#	Policy Topic/Heading	Policy Direction	Discussion
		<p>introduced as a concept and defined in the Glossary, which would cover Types of housing (single-detached, rowhouses, additional residential units and multi-residential buildings); Forms (co-ownership housing, life lease housing and co-operative housing); Costs (affordable to low- and moderate-income residents and workers); Functions (special needs housing and student housing); and Tenure (ownership vs. rental and conversions). It would also be useful to describe how affordable housing plays into the broader housing market.</p> <p>b) A new policy in the Official Plan will speak to Non-Traditional Building Types, which may include tiny homes, multi-generational housing, laneway housing, innovative design such as modular housing, 3-D printing, and residential developments using timber framing. This policy will support innovation in housing types.</p> <p>c) The housing section of the County Official Plan should include policies related to aging in place.</p> <p>d) The County Official Plan should include policies that promote opportunities for flexible, experimental seniors housing to assist in accommodating for an aging population, and must consider facilities such as senior citizen homes, nursing homes, and rest homes.</p>	<p>forms is to develop, intensify and bridge the gap between traditional housing options and higher-density developments aimed at bringing more affordable options to market.</p> <p>The Watson Report indicates large growth in seniors aged 65+ over the next 30 years, who will make up a large part of the population. There is a need for policies that support members of the community to age in the neighbourhood they have been living in as their housing needs changing over time. New people migrating to the County will have similar needs. It will be important to consider housing types such as life lease, cooperative housing, and life-style communities, which will provide neighbourhoods and facilities that will be age-</p>

#	Policy Topic/Heading	Policy Direction	Discussion
			friendly. These housing types should be encouraged with Primary Settlement areas but low-density housing options for aging populations should be considered in Secondary Settlement Areas provided servicing requirements can be met.
4	Affordable and Attainable Housing	<ul style="list-style-type: none"> <li>a) A distinction should be made between new rental housing and new ownership housing, especially when encouraging the development of affordable housing and minimum targets that can be implemented to the horizon of the new Official Plan. For example, 20% of all new rental housing is to be affordable and 10% of all new ownership housing is to be affordable.</li> <li>b) Housing mix, as identified in this Plan, is essential to supporting affordable and attainable housing.</li> <li>c) To provide practical solutions to the current housing crisis, the County should consult with Local Municipalities, school boards, and Federal and Provincial agencies to identify sites suitable for affordable housing projects. Some examples include identifying surplus government lands/buildings, the sale or lease of surplus County lands, identifying brownfield and greyfield sites (including underutilized commercial or strip malls/plazas or outside employment areas), and land banking.</li> <li>d) The County should include policies around affordable housing, affordable home ownership, affordable rental housing and</li> </ul>	There are some policies in the existing Official Plan that relate to affordable housing, however the County may want to expand on these policies.

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>social and special needs housing, as this can be key for guiding Local Municipalities.</p> <p>e) CMHC provides a Continuum of Housing Diagram that clearly illustrates the varying types of “Affordable Housing” that exist in community. The County should provide this diagram in its new Official Plan to explain the context and choices of housing types.</p> <p>THE HOUSING CONTINUUM</p>  <p>e) The introduction of Community Housing as a concept in the new Official Plan would allow people to begin to categorize certain forms or providers of affordable housing. Community Housing is defined as housing owned and operated by a variety of housing providers such as non-profit housing corporations, housing co-operatives, and municipal governments. Community Housing providers generally offer subsidized or low-end-of market rents.</p>	
5	Missing Middle Housing, Gentle Density, and Additional Residential Units	<p>a) There are no policies related to the Missing Middle and Gentle Density in the current Official Plan. Policies related to the Missing Middle and Gentle Density would also be appropriate in sections of the new Official Plan related to intensification.</p> <p>b) Ensure “secondary dwelling units” are referenced as additional residential units in the new Official Plan.</p>	The Missing Middle and Gentle Density are planning concepts that encourage residential intensification within existing communities in such a way that there is

#	Policy Topic/Heading	Policy Direction	Discussion
			<p>minimal impact on the community and its character. The additional housing is generally provided in existing single-family homes through accessory units and/or by adding new ground oriented, small-scale attached infill housing such as semi-detached, duplexes, and townhouses.</p> <p>The term additional residential units or ADU's is more widely used now.</p>
6	Rental Housing Conversion	a) The current Official Plan contains policies related to rental housing conversions; however, the County should consider permitting rental housing conversions for the provision of affordable ownership housing, including specific directives on when conversions can occur. For example, should the average rental vacancy rate within the Local Municipality reach a level of 3% for the preceding 3 year period the conversion shall be permitted or when the conversion is needed to address health and safety issues through retrofits and renovations, which would result in an increase in rental levels. Guidance material on when these conversions should occur and be developed should be created in collaboration with Local Municipalities.	There are some policies in the existing Official Plan that relate to rental housing conversions, however the County may want to expand on these policies to provide more detailed guidance on when rental housing conversions may be considered and the criteria that will be applied to evaluate such applications. Rental housing conversions

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>b) A policy should be included to indicate the County does not consider a condominium exemption, as provided for in the <i>Condominium Act</i>, from the required planning process to be appropriate where an application is seeking conversion of rental housing.</p>	<p>will still be discouraged by Official Plan policy in order to protect existing dedicated rental housing.</p>
7	<p>Planning Tools to Achieve Affordable and Attainable Housing</p>	<p>a) The following tools should be added as policies: flexibility in scale, form and types of residential uses permitted as-of-right; streamlining of planning approvals for affordable and attainable housing projects; financial incentive programs such as grants, development charge deferrals and property tax reduction; inclusion of a mix of unit sizes in multi-developments; and flexibility in site standards (reduced setbacks, narrower lot sizes, and reduced parking standards).</p> <p>b) Other tools more commonly used by local municipalities include Community Improvement Plans (CIP's) for Affordable Housing; the County's Official Plan could support the use of CIP's for affordable housing.</p> <p>c) Policies should be included to develop a local housing strategy between the County and Local Municipalities that identifies planning tools and other housing initiatives/programs that support affordable housing, establishes housing targets, and identifies performance indicators that can monitor the initiatives being taken in this regard. The County's' Housing Strategy will inform and assist local municipalities.</p>	<p>The current Official Plan references some planning tools to achieve affordable and attainable housing, however, the County should consider adding an entirely new policy set related to affordable and attainable housing.</p> <p>The current Official Plan could expand its discussion of housing through the Community Improvement Process and provide policies to guide local municipalities in this respect.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
			<p>There are some policies in the existing Official Plan that relate to local housing strategies, however the County may want to expand on these policies to provide more guidance and establish targets.</p>
8	Shoreline Protection and Development Policies	<p>a) The County will work with Local Municipalities, Conservation authorities, and other affected stakeholders to determine the most appropriate management approach for new development within these areas.</p> <p>b) All local Official Plan's must address existing shoreline communities, including addressing safe access requirements.</p>	<p>It would be advisable for the County to consider Shoreline Housing policies within the plan. Specifically, rebuilds, additions, and infill housing may be proposed in shoreline areas subject to flooding and erosion hazards and where servicing may be limited. Such policies will address existing residential uses in shoreline areas and provide criteria for assessing development, including infill housing in these areas.</p>

#### 4.4 Employment

Planning for jobs is a key component of building a thriving County of Essex. The current Official Plan contains limited policies on the importance of the economy and jobs. The County OP can provide greater direction related to existing employment lands, protection of employment land from sensitive land uses, and opportunities related to strategic investments which will further economic prosperity. New policy sections should be introduced related to Tourism and Recreation to support and expand the existing tourism economy within the County.

#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	<p>This section outlines the goals of the Official Plan as it relates to Employment. Goals within the Employment section will include:</p> <ul style="list-style-type: none"> <li>a) Prioritizing a Regional employment area strategy for economic growth;</li> <li>b) Planning for employment lands for long-term protection in local Official Plans;</li> <li>c) Protecting employment areas from the encroachment of sensitive uses;</li> <li>d) Planning for the full range of employment in the County of Essex;</li> <li>e) Supporting economic growth in the green economy;</li> <li>f) Identifying and making efficient use of existing employment lands through local Official Plans, Zoning By-laws and support for growth in employment lands;</li> <li>g) Recognizing the importance of tourism within the local economy;</li> </ul>	<p>The current Official Plan does not include any Employment goals/objective. It is important for the new Official Plan to contain a section outlining the goals the County related to Employment and Employment lands to provide guidance to Local Municipalities.</p> <p>The goals also support the economic sectors as identified in the Phase 1 Growth Analysis Report by Watson and Associates Ltd.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>h) Identifying opportunities for strategic investments that further economic prosperity;</li> <li>i) Supporting full municipal servicing for employment lands and areas; and,</li> <li>j) Emphasizing the importance of continued coordination between the County of Essex and the City of Windsor in planning for and implementing employment and job growth.</li> </ul>	
2	Regionally Significant Employment Areas	<p>This section would include policies related to future employment lands within the County. These policies would highlight the co-operation needed between the City of Windsor, the County and Local Municipalities to identify Regionally significant employment areas and will provide criteria related to analyzing the viability of future employment areas.</p> <ul style="list-style-type: none"> <li>a) Identifying Regionally Significant Employment Areas on the Schedules to the Official Plan;</li> <li>b) Completing a future economic and land use analysis to identify additional Regionally Significant Employment Areas;</li> <li>c) Identifying the following key locational criteria to guide the identification of Regionally Significant Employment Areas: <ul style="list-style-type: none"> <li>i) The importance of the Windsor-Essex economy including infrastructure and employment areas in the County and the City;</li> <li>ii) Connections to key transportation infrastructure and leveraging</li> </ul> </li> </ul>	<p>One of the key priorities for County Council is the focus on Regional employment lands. This policy identifies the need for a future economic and land use study that would identify the Regional employment lands.</p>



#	Policy Topic/Heading	Policy Direction	Discussion
		<p>transportation infrastructure for economic growth:</p> <ol style="list-style-type: none"> <li>1. Highway 401;</li> <li>2. Other provincial highways;</li> <li>3. County Roads;</li> <li>4. International Border Crossings;</li> <li>5. Windsor International Airport;</li> <li>6. Rail infrastructure;</li> <li>7. Connectivity between modes of transportation infrastructure; and,</li> <li>8. Transit.</li> </ol> <p>iii) Availability of sewer and water infrastructure to service planned Employment Areas;</p> <p>iv) Identifying area(s) of sufficient size to address economic opportunity; and,</p> <p>v) Ensuring a range of parcel sizes to support small and medium enterprises;</p> <p>vi) A financial strategy to implement necessary infrastructure for development of employment areas.</p> <p>d) Ensuring the employment areas are within Primary Settlement Areas with full urban servicing available;</p> <p>e) Ensuring key requirements for land use compatibility can be achieved including protecting employment areas from sensitive land uses; and,</p>	

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>f) Ensuring proposed employment areas support and can be located to co-exist with the agricultural system.</p>	
2	Employment Lands	<p>This section will include policies for Employment Lands which are to be identified in Local Official Plans. Employment Lands are locally significant and are to be planned to achieve the County's forecast for employment land jobs.</p> <p>In addition, local Official Plans shall include the following:</p> <ul style="list-style-type: none"> <li>a) Mapping and policies for employment lands;</li> <li>b) Policies identifying how protection of employment lands from sensitive land uses will be achieved;</li> <li>c) Policies that: <ul style="list-style-type: none"> <li>i) improve connectivity with transit and active transportation networks;</li> <li>ii) provide for an appropriate mix of amenities and open space to serve the workforce;</li> <li>iii) plan for the intensification of employment uses;</li> </ul> </li> </ul>	

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>iv) ensure that the introduction of non-employment uses would be limited and not negatively impact the primary function of the area;</li> <li>v) encourage approaches to transportation demand management that reduce reliance on single-occupancy vehicle use; and,</li> <li>vi) address infrastructure requirements for employment lands including a financial strategy for implementing the planned infrastructure.</li> </ul>	
3	General Policies for Economic Activity	<p>This section provides general policies related to economic activity within the County.</p> <ul style="list-style-type: none"> <li>a) These general policies include: <ul style="list-style-type: none"> <li>i) Limiting sensitive land uses that are not ancillary to primary employment uses;</li> <li>ii) Identifying minimum density targets for employment lands of 30 jobs per hectare (net);</li> <li>iii) Promoting both development and redevelopment to achieve these targets; and,</li> <li>iv) Local Municipalities establishing which planning tools will be used to ensure compatibility between employment lands and non-employment lands.</li> </ul> </li> <li>b) These policies would outline how the will County support employment lands by:</li> </ul>	<p>The inclusion of general policies for economic activity would allow the County to shape employment lands moving forward. The intent of these policies is to provide direction to Local Municipalities regarding uses and compatibility within employment lands.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>i) Improving County transportation networks and supporting provincial investment in transportation;</li> <li>ii) Avoiding or minimizing any potential adverse effects from contaminants to minimize risks to public health;</li> <li>iii) Supporting local municipalities in planning and implementing job growth through supportive programs and funding; and,</li> <li>iv) Directing office uses to locations that support active transportation and transit.</li> </ul> <p>c) The County and Local Municipalities will protect, maintain and enhance the long-term supply and viability of all employment lands designated in local municipal Official Plans to meet demand and locational requirements for a diverse range of employment uses.</p> <p>d) Local municipalities shall protect and plan for a diverse mix of lot sizes in Employment Areas by:</p> <ul style="list-style-type: none"> <li>i) Ensuring Employment Areas are located adjacent to, or in proximity of, goods movement facilities and corridors, including existing and future major highways and interchanges, for manufacturing, warehousing, logistics, and appropriate associated uses;</li> <li>ii) Designation of Employment Lands with appropriate policies in Official Plans;</li> </ul>	

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>iii) Adopting policies for the efficient use of existing employment lands, including vacant and underutilized employment lands, by increasing employment densities where appropriate;</li> <li>iv) Developing and implementing infrastructure plans, including an acceptable financial strategy, for servicing employment lands;</li> <li>v) Planning for future transit to support talent and business attraction by aligning current and planned transit service with current and planned Employment Lands;</li> <li>vi) Updating and implementing the standards of development through revised Zoning By-laws for Employment Lands; and,</li> <li>vii) Protecting Employment Lands from sensitive land uses.</li> </ul>	
4	Oldcastle Hamlet	The existing policies of Section 3.2.4 i) relative to Oldcastle will be retained and brought forward into the new Official Plan.	<p>The importance of employment lands and employment areas is critical to the future of the County. Oldcastle is a key community opportunity to connect employment lands in the County with the employment areas in the City of Windsor. Proximity to Highway 401 and key transportation infrastructure in the City of Windsor makes this area an important employment area.</p> <p>It is recognized that the current policies differ from the recent Tribunal decision. Upon review of the locational</p>

#	Policy Topic/Heading	Policy Direction	Discussion
			advantages of Oldcastle together with the priorities for employment lands/areas, these policies should be retained.
5	Full Range of Employment Uses	<p>a) Economic growth in the County of Essex will be broad based including a multitude of economic sectors. Economic growth will include:</p> <ul style="list-style-type: none"> <li>i) Traditional employment land uses such as, but not limited to, manufacturing, wholesaling, logistics, warehousing, and more;</li> <li>ii) Population related employment that are businesses and services to fulfill the needs of citizens of the County of Essex;</li> <li>iii) Institutional employment which provides services to citizens of the County of Essex;</li> <li>iv) Primary employment which is largely, but not entirely, located outside settlement areas;</li> <li>v) Work at home employment;</li> <li>vi) No Fixed Place of Work employment which are jobs that do not work from a specific location.</li> </ul> <p>b) Local municipalities will plan for the full range of employment uses in their Official Plans and Zoning By-laws. This includes ensuring appropriate servicing provision for employment to capitalize on investment and opportunity.</p> <p>c) The County of Essex will review the employment forecasts and implementation as part of its Municipal Comprehensive Review.</p>	This policy direction ties the job forecasts in the Watson and Associates Ltd. Growth Analysis to the implementation through the County Official Plan and local municipal Official Plans.

#	Policy Topic/Heading	Policy Direction	Discussion
6	Green Economy	<ul style="list-style-type: none"> <li>a) The County supports investment in job creation in the green economy.</li> <li>b) The County supports skill development and job training to support growth in the green economy.</li> <li>c) Implementation of the Essex County Regional Energy Plan will be used to undertake initiatives to implement the Plan and invest in the green economy.</li> </ul>	These policies support transition to a green economy in the County. The Essex County Regional Energy Plan is a key implementation tool for advancing the green economy.
7	Employment Conversions	Land <ul style="list-style-type: none"> <li>d) The conversion of employment lands to non-employment uses shall only be considered through a Local Comprehensive Review.</li> </ul>	The County Official Plan needs to address employment area conversions. As the delineation of land use is done by the Local Municipality, the decision on a conversion of employment lands is best accomplished through a Local Comprehensive Review.
8	Tourism and Recreation	<ul style="list-style-type: none"> <li>a) This section would include policies related to: <ul style="list-style-type: none"> <li>i) Supporting the tourism sector as a component of the County economy;</li> <li>ii) development of new high-quality attractions, facilities, services, and events which will enhance and complement the existing tourism economy in the County.</li> </ul> </li> <li>b) The policies support the promotion of natural landscapes and trail networks to advance tourism development opportunities.</li> <li>c) Point Pelee National Park is a key tourist destination that supports the tourism economy in the County of Essex. Point Pelee National</li> </ul>	Tourism is a key component of the County of Essex. Tourism policies identify the importance of this economic sector and can be implemented through Local Municipal Official Plans.

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>Park is governed by the federal Government of Canada. However, as a tourist destination, Point Pelee National Park is part of the overall attractiveness to the County of Essex for its natural heritage and destination features.</p>	



## Chapter 5.0 Agriculture and Aggregates

### 5.1 Overview

The County Official Plan has significant agricultural areas that are a foundation of the County's structure, economy, jobs and landscape. There is a strong commitment to agriculture in the County and the long term protection of agriculture, supporting agricultural innovation, and a focus on agri-tourism are key priorities.

Aggregate resources are to be identified in the Official Plan as an overlay to the land use designations. Aggregates are to be protected for their resource as well as for the ability to support future extraction.

### 5.2 Agriculture

Essex County is one of the most complex and technologically advanced agricultural areas in Ontario and provides the longest growing season for the entire province. The County's current Official Plan contains policies related to agriculture, which are generally focused on protecting agricultural lands for the long-term. There are several subcategories related to agriculture in the current Official Plan such as permitted uses within the agricultural area, secondary uses, agricultural-related uses, lot creation policies and accessory farm accommodation. However, it is recommended that many of the existing policies are revised to align with current provincial policy and expanded upon for clarity. Also, new policies should be added such as specialty crop policies; environmental management policies; on-farm and off-farm accommodation policies; and policies that speak to the agricultural system including food and agricultural initiatives.

#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	<p>This section outlines the goals of the Official Plan as it relates to agricultural lands.</p> <p>Goals include:</p> <ul style="list-style-type: none"><li>a) Protecting prime agricultural areas,</li><li>b) Promoting agricultural uses,</li><li>c) Restricting non-farm uses, discourage lot creation;</li></ul>	<p>These goals should remain as part of the new Official Plan.</p> <p>New terminology will be introduced through the PPS and should be included as it relates to the Agricultural sector. This includes, for example, on-farm diversified uses (example:</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>d) Completion of a Specialty Crop study for the County of Essex;</li> <li>e) Complying with Minimum Distance Formulae;</li> <li>f) Recognizing the County Road 50 Corridor as a unique agricultural and agri-tourism area; and,</li> <li>g) Encouraging the retention of woodlots, hedgerows and other natural features as components of the farm operation.</li> </ul>	restaurant at a winery) and agricultural-related uses (example: winery).
2	County Agricultural Land Base	The current Official Plan contains a general directive on the County's Agricultural Lands Base. The County should include the addition of the agricultural system, agri-food network, agri-food sector and agricultural economy.	<p>This directive should be carried over as part of the new Official Plan.</p> <p>New terminology has been introduced through the PPS and should be included as it relates to the Agricultural sector.</p>
3	Permitted Uses	There are permitted uses and secondary uses outlined in the current Official Plan. Secondary uses should be categorized as agriculture-related or on-farm diversified and the term secondary uses deleted.	These changes align with the PPS related to secondary uses (delete this terminology) and agriculture-related and on-farm diversified uses.
4	Agriculture-Related Uses	Secondary Uses are described in the current Official Plan, these uses will need to be assessed as either agriculture-related or on-farm diversified uses in the new Official Plan.	Changes will relate to what is outlined in the PPS.
5	On-Farm Diversified Uses	Secondary Uses are described in the current Official Plan, these uses will need to be assessed as either agriculture-related or on-farm diversified uses in the new Official Plan.	Changes will relate to what is outlined in the PPS.

#	Policy Topic/Heading	Policy Direction	Discussion
6	Farm Accommodation	<p>a) On-Farm: Permit construction of additions to existing structures or additional structures, including seasonal or temporary accommodation in relocatable structures such as trailers, recreational vehicles and non-traditional building types such as tiny homes. In addition permit additional lodging, washroom, dining and/or laundry facilities on a semi-permanent or temporary basis.</p> <p>b) Off-Farm:</p> <ul style="list-style-type: none"> <li>• Permit farm help accommodations on proximate agricultural or rural parcels, including seasonal or temporary accommodation same as permitted on-farm subject to criteria to ensure off-farm accommodation is appropriate given the size of the parcel and farm operations on or surrounding the parcel.</li> <li>• Within the County, off-farm accommodation also includes housing within settlement areas that could accommodate farm workers, including those whose employment is beyond seasonal. The off-farm accommodation policies will recognize and support housing options such as boarding or rooming houses and provide high-level direction on locational criteria related to minimum setbacks, height and density,</li> </ul>	<p>Within County of Essex there is an unparalleled greenhouse industry, and along with it strong demand for on-farm and off-farm accommodations for farm workers. The County should update existing policies to reflect efforts by area municipalities to address the need for more supply and housing options to accommodate farm workers, while minimizing the potential for land use conflict, and ensuring quality housing is provided in a safe and efficient manner. In addition to existing policies for on-farm accommodation policies, the new Official Plan should also address different types of off-farm accommodations. Off-farm accommodation policies are needed to provide high-level direction on locational criteria, provision for amenity space, place-making and connectedness/mobility, and implementation considerations, such as when a zoning by-law amendment and/or site plan control should be required.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>the ability to provide adequate servicing, consideration of compatibility with adjacent existing development, and access to amenities, recreational opportunities, active transportation, transit, and commercial and social services.</p> <ul style="list-style-type: none"> <li>• Updated policy will clarify what should be permitted as-of-right in terms of off-farm accommodation and what should require a zoning by-law amendment and/or be subject to site plan control.</li> </ul> <p>c) Ensure on-farm and off-farm accommodation in agricultural areas are adequately separated from buildings storing chemicals, fuel, pesticides, insecticides, solid or liquid agricultural waste or other noxious items, packing and/or shipping, or any mechanical equipment producing noise or vibrations, except where separation is not feasible and can be adequately mitigated.</p> <p>d) Ensure safe transportation routes for farm workers between housing and work and between farms.</p> <p>e) Encourage place-making and public realm improvements to support inclusion and quality of life.</p>	

#	Policy Topic/Heading	Policy Direction	Discussion
7	Surplus Farm Dwellings	<p>Consent within the agricultural land base as it relates to surplus farm dwelling must meet the following conditions:</p> <ul style="list-style-type: none"> <li>a) The size of any new lot shall be an area of 0.4 hectares except where additional land is needed to accommodate the use and private water supply and sanitary disposal systems.</li> <li>b) Surplus farm dwellings consents shall address the following: <ul style="list-style-type: none"> <li>i) The residence shall be in existence a minimum of 20 years as of the date of adoption of this Official Plan;</li> <li>ii) A bona fide farm consolidation must be established;</li> <li>iii) The consolidation of farms must only be in the County of Essex; and,</li> <li>iv) The remnant farm parcel must be zoned to prohibit a future residence or dwelling on the remnant parcel.</li> </ul> </li> </ul>	<p>The County policies add more detail on how to assess surplus farm dwellings and proposed consents.</p>
8	Lot Creation	<p>The current Official Plan does not provide direction on the size of new lots created through severance and leaves the authority to the local municipality. The new Official Plan should consider a policy that states any new lots created shall be greater than or equal to 40 hectares.</p>	<p>Historically lot creation in the agricultural area of the County has been permissive. As a result, only 7% of the agricultural lots remaining in the County are greater than 40 hectares. A policy can be put in place to preserve larger remaining parcels in the County. OMAFRA recommends 40 hectares as described in the Agriculture Lot Study</p>

#	Policy Topic/Heading	Policy Direction	Discussion
			completed in 2016, unless there is a specialty crop study that has been approved with policies that allow for smaller lot sizes.
9	Minimizing Conflicts of Non-Agricultural Uses	<ul style="list-style-type: none"> <li>a) Prohibit non-agricultural uses where necessary.</li> <li>b) Require an agricultural impact assessment for non-agricultural use applications.</li> <li>c) Do not redesignate lands for non-agricultural uses except for refinements to prime agricultural and rural lands and/or settlement expansions.</li> <li>d) Ensure policies related to Minimum Distance Separation (MDS) are current.</li> <li>e) Address edge planning measures to avoid, minimize or mitigate impacts of non-agricultural development on agricultural operations and the Agricultural System.</li> </ul>	There are currently policies related to minimizing conflicts of non-agricultural uses in the current Official Plan but they are limited and should be expanded upon.
10	Non-Conforming Uses in the Agricultural Area	Include Non-conforming uses within the Agriculture Section of the new Official Plan. Policies will include the strong preference to revert non-conforming uses to agricultural use over time.	The County currently has general policies that are found within the Implementation Section of the current Official Plan to address non-conforming uses. These policies in part should be developed further to have an agriculture focus and context and be found under the agriculture section of the new Official Plan.
11	County Road 50 Agri Tourism Area	The County Road 50 Agri Tourism Area will be identified as an overlay in the Official Plan (as	The County Road 50 Corridor is a unique area within the County. The scenic importance, the connectivity

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>opposed to a designation). The County Road 50 Corridor policies will address the following:</p> <ul style="list-style-type: none"> <li>a) The County Road 50 Corridor has important agriculture, agriculture-related uses, and on-farm diversified uses. The Corridor is an area of the County that showcases the important economic opportunities of agriculture, growing the agricultural economy, and tourism.</li> <li>b) The County Road 50 Corridor is a scenic tourism route along Lake Erie located approximately between Amherstburg and Kingsville. This Corridor includes historic development, connections to Towns and waterfronts, and includes active transportation.</li> <li>c) The County Road 50 Corridor is shown schematically on the County Structure Plan as an overlay.</li> <li>d) The County will ensure that the County Road 50 Corridor design is context sensitive to the needs of this growing part of the County economy. Active transportation in terms of cycling routes along the Corridor will be implemented.</li> <li>e) New high-quality attractions, facilities, services, and events are encouraged along the County Road 50 Corridor where they are permitted in the local Official Plan and Zoning By-law. Such uses must be compatible with the countryside and agricultural character and charm of the</li> </ul>	<p>between Kingsville and Amherstburg, the importance of agriculture and agri-tourism as well as the investment in cycling make this a key opportunity area for the County and the municipalities.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>County and are encouraged to be year-round to promote economic development throughout the year.</p> <p>f) The County will work with Tourism Windsor Essex and the local municipalities to promote the County Road 50 Corridor and its attractions, events, and scenic route.</p> <p>g) Local municipalities should identify the County Road 50 Corridor in their Official Plans and incorporate:</p> <ul style="list-style-type: none"> <li>i) The appropriate land uses for lands on the corridor;</li> <li>ii) Supporting and implementing agriculture, agriculture-related uses, and on-farm diversified uses;</li> <li>iii) Ensuring views and vistas along the Corridor and to the Lake Erie shoreline are maintained and enhanced;</li> <li>iv) Mitigating the visual impacts of development by addressing signage, billboards, and rural employment uses; and,</li> <li>v) Addressing flood prone lands and future development in the County Road 50 Corridor including ingress and egress requirements for these lands.</li> </ul>	



### 5.3 Aggregate Resources

The County Official Plan contains policies for the long-term protection of mineral aggregate resources, mineral resources, resources, and petroleum resources, as generally depicted on Schedule “E1” of the Plan as an overlay to the land use schedule. The current Official Plan contains the basis for protection of these resources. The new Official Plan should expand on policies related to the protection of existing mineral aggregate operations, the evaluation of applications for new mineral aggregate resource operations, and rehabilitation of lands after resource operations cease. New policies sections will be introduced related to haul routes, and the conservation and recycling of aggregate resources.

#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	<p>This section sets out goals of the Plan as it relates to aggregate resources. Goals within this section are:</p> <ul style="list-style-type: none"> <li>a) Supporting the long-term protection of mineral aggregate resources for extraction;</li> <li>b) Supporting the long-term protection of petroleum resources; and,</li> <li>c) Minimizing conflict between resource operations and surrounding land uses.</li> </ul>	<p>The goals ensure consistency with the PPS (2020).</p>
2	Petroleum Resources	<p>The policies in this section will:</p> <ul style="list-style-type: none"> <li>a) Require protection of known petroleum resource areas for long-term use;</li> <li>b) Require protection of petroleum resource operations from development and activities that would preclude or hinder their establishment, expansion, or continued use; and,</li> <li>c) Permit extraction in Prime Agricultural Areas.</li> </ul>	<p>The PPS requires the long-term protection of the resource and operations. The existing County Official Plan policies are sufficient and will be carried forward.</p>
3	Mineral Aggregate Resources	<p>The policies in this section will:</p> <ul style="list-style-type: none"> <li>a) Require protection of mineral aggregate resources for long-term use;</li> </ul>	<p>The PPS requires the long-term protection of the resource and operations. The current Official Plan’s policies are sufficient.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		b) Require protection of mineral aggregate resources from development and activities that would preclude or hinder their establishment, expansion, or continued use; and, c) Permit extraction in Prime Agricultural Areas.	
4	Mineral Resources	The policies in this section will: a) Require protection of areas of mineral potential for long-term use; b) Require protection of mineral mining operations from development and activities that would preclude or hinder their establishment, expansion, or continued use; and, c) Permit extraction in Prime Agricultural Areas.	The PPS requires the long-term protection of the resource and operations. The current Official Plan's policies are sufficient.
5	Wayside Pits and Quarries, Portable Asphalt Plants, and Portable Concrete Plants	The policies in this section permit temporary wayside pits and quarries, portable asphalt plants, and portable concrete plants on public authority contract.	The PPS permits these uses on public authority contracts without the need for <i>Planning Act</i> approvals. The current Official Plan's policies are sufficient, with minor changes.
6	Existing Mineral Aggregate Operations	The policies of this section will: a) Protect existing mineral aggregate operations from new incompatible development; b) Permit existing mineral aggregate operations to continue without the need for <i>Planning Act</i> approvals; and, c) Permit expansion of existing mineral aggregate operations;	The PPS requires the long-term protection of mineral aggregate operations. The Official Plan will permit and protect existing operations.
7	Proposed Mineral Aggregate Operations	The policies of this section will: a) Direct new mineral aggregate operations to lands shown as "Mineral Aggregate Resources" on Schedule E1.	The current Official Plan does not require an Official Plan Amendment where a new operation is proposed within an Agricultural land shown as

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>b) Provide evaluation criteria for new mineral aggregate operations:</p> <ul style="list-style-type: none"> <li>i) potential for negative impacts on existing and future adjacent and surrounding land uses;</li> <li>ii) potential for negative impact on views and vistas;</li> <li>iii) potential for negative air quality, noise, vibration, social, and health impacts;</li> <li>iv) potential for negative impacts on significant built heritage resources, significant cultural heritage landscapes, and archaeological resources or areas of archaeological potential;</li> <li>v) potential for negative impacts on the natural environment system;</li> <li>vi) proposed manner of operation and rehabilitation;</li> <li>vii) proposed haulage routes and the potential negative impacts on roads and other users of the infrastructure;</li> <li>viii) potential for impacts on infrastructure and services;</li> <li>ix) potential economic and financial impacts/benefits;</li> <li>x) potential for negative impacts on agricultural operations in prime agricultural areas;</li> <li>xi) potential geotechnical considerations as appropriate; and</li> </ul>	<p>“Mineral Aggregate Resources” on Schedule E1. This is not proposed to change. Additional policies are added to this section related to the evaluation of applications for new operations.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>xii) other potential impacts which may be specific to a proposed operation or site.</p> <p>c) Require new mineral aggregate operations to demonstrate consistency with natural heritage policies.</p>	
8	Haul Routes and Aggregate Truck Traffic	<p>e) The policies in this section require the demonstration of how potential adverse impacts associated with mineral aggregate truck traffic will be mitigated for new operations:</p> <ul style="list-style-type: none"> <li>i) options for delivery of resources to the market, including alternative modes of transportation and alternative routes;</li> <li>ii) impacts on the road network and potential mitigation measures;</li> <li>iii) safety mitigation measures in all circumstances, with particular attention required where mineral aggregate truck traffic has the potential to mix with residential traffic, school buses, agricultural vehicles, pedestrian, cyclists, and other sensitive road users; and,</li> <li>iv) social and environmental impacts and any mitigation measures.</li> </ul> <p>f) The County may enter into Haul Route Agreements with operators.</p>	<p>The introduction of these policies will allow the County to address haul routes to mitigate impacts from aggregate trucks traffic on surrounding land uses. The County can plan haul routes comprehensively throughout its jurisdiction.</p>
9	Rehabilitation	<p>The policies in this section require rehabilitation of land to accommodate subsequent land uses, after a mineral aggregate operation, mineral mining</p>	<p>The PPS sets out separate rehabilitation policies for:</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		operation, or petroleum resource operation has ceased.	<p>a) Mineral aggregate operations; and,</p> <p>b) Mineral mining operations and petroleum resource operations.</p> <p>The current Official Plan does include rehabilitation policies; however, these will be reviewed with respect to best practices. Rehabilitation Plans will be required as part of new mineral aggregate operations, and the Plan will set out minimum standards for rehabilitation with respect to natural heritage features.</p>
10	Aggregate Recycling	The policies in this section support mineral aggregate resource conservation, including through on-site recycling facilities accessory to a mineral aggregate operation.	The PPS added policy related to mineral aggregate resource conservation, including accessory aggregate recycling facilities. This is a new policy for the Official Plan.

## Chapter 6.0 Community Development

### 6.1 Overview

The purpose of this section is to develop a community development policy framework to assist the County in implementing provincial policy direction and achieving other local planning and community objectives, while ensuring that a high standard of developments can be achieved and maintained throughout the County.

#### Cultural heritage resources

The County recognizes the significance of cultural heritage resources. Section 2.7 of the current Official Plan contains important policies related to the restoration, protection, and maintenance of the County's heritage resources, which includes built heritage resources, cultural heritage landscapes, and archaeological resources. It is proposed that the new Official Plan contain policies that address built heritage resources, cultural heritage landscapes, and archaeological resources separately in order to manage, preserve, and protect these resources more effectively. The relevant policies under the current Official Plan, such as Section 2.7.1 which speaks to the Canadian Heritage River Designation, will be carried forward and integrated into the new Official Plan through the policy recommendations in the table below.

#### Community Improvement

The *Planning Act* contains provisions that enable municipalities to direct funds and implement policy initiatives toward certain areas to facilitate community improvement for environmental, social, or community economic development reasons. The current Official Plan contains a single policy that speaks to the preparation of Community Improvement Plans to encourage mixed-use developments, the maintenance and enhancement of Downtown areas, and the creation of an accessible, pedestrian-oriented streetscape. Policy Direction are provided in the table below to support the County to prepare Community Improvement Plans in accordance with the provisions of the *Planning Act* and to provide directions and criteria for Community Improvement Plans prepared by Local Municipalities.

#### Complete Communities

Complete communities are ones that provide all residents, regardless of age, ability, income, gender, ethnicity, support needs and income, with safe and convenient access to appropriate and adequate housing options, employment, education, food, services, recreation, active transportation, and other destinations that serve their basic needs.

The current Official Plan provides policies related to certain elements of a complete community, such as the encouragement of mixed-use and compact developments, the implementation of a County-wide network of cycling and pedestrian facilities,

the promotion of healthy and diverse communities, and the provision of affordable housing and special needs housing. These policies will be carried forward and integrated into the new Official Plan (the housing policies will be moved to the new section on Housing).

Additionally, Policy Direction outlined in the table below organize relevant policies from the current Official Plan and new policies that address other elements of complete communities into three sub-sections. The first section, Inclusive Communities, provides recommendations that eliminate land use and infrastructure barriers that prevent residents to meet their basic needs and to participate fully in society. The second section, Healthy & Resilient Communities, provides recommendations that promote healthy communities, both physically and mentally, and resilient communities through food security and arts and culture. The third section, Urban Design, provides recommendations that encourage local municipalities to promote well-designed, safe, attractive and accessible communities.

## 6.2 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1	Community Development Goals	<p>This section outlines the overall goals of community development and briefly discusses the various subsections' importance in achieving these following overall goals:</p> <ul style="list-style-type: none"> <li>a) Promoting inclusive, healthy, and resilient communities;</li> <li>b) Promoting a safe, attractive, and vibrant built environment;</li> <li>c) Supporting residents' basic and daily needs by providing adequate and convenient access to a range of housing, employment, services, community infrastructure, and facilities;</li> <li>d) Managing, protecting, and distributing resources responsibly and equitably; and,</li> <li>e) Fostering and co-ordinating the desirable physical improvements and maintenance of</li> </ul>	

#	Policy Topic/Heading	Policy Direction	Discussion
		community areas for environmental, social, or community economic reasons through Local Municipal Official Plans.	
2	Built Heritage and Cultural Heritage Landscape Policies	<p>This section will include the following policies:</p> <ul style="list-style-type: none"> <li>a) Requiring Local Municipalities to identify, preserve, and protect significant cultural heritage resources;</li> <li>b) Supporting Local Municipalities in the preparation of a Cultural Heritage Master Plan to assist with decision making;</li> <li>c) Requiring cultural heritage impact assessment for County infrastructure projects;</li> <li>d) Supporting Local Municipalities to provide sufficient documentation for developments affecting cultural heritage resources to meet provincial and County requirements, especially those being considered for demolition;</li> <li>e) Not permitting development on protected heritage property or on adjacent lands, except through the evaluation of a heritage impact assessment;</li> <li>f) Providing a definition for “adjacent lands” for the purposes of this section;</li> <li>g) Supporting Local Municipalities to maintain a heritage property register for retaining identified properties in their original condition and location; and,</li> <li>h) Utilizing Community Improvement Plans to support local municipalities in their efforts to preserve and protect cultural heritage.</li> </ul>	<p>The recommended policies will ensure consistency with the PPS and follows best practices for cultural heritage resource policies.</p> <p>The current Official Plan includes policies related to Canadian Heritage River Designation and these policies are sufficient.</p>



#	Policy Topic/Heading	Policy Direction	Discussion
4	Archaeological Resources Goals	<p>This section should start with acknowledging the traditional territories upon which the County of Essex is founded. Indigenous and European archaeological resources contribute to the County's cultural identity.</p> <p>The section also establishes objectives of the archaeological resources policies:</p> <ul style="list-style-type: none"> <li>a) support the identification of archaeological resources and areas of archaeological potential; and,</li> <li>b) ensure archaeological resources are conserved in accordance with Provincial requirements.</li> </ul>	<p>It is important to recognize Indigenous communities' long-standing presence and history in the land that County of Essex is on. This sets the stage for a collaborative and genuine relationship with Indigenous communities when it comes to managing and conserving archaeological resources.</p>
5	Archaeological Resources Policies	<p>This section contains the policies related to the following:</p> <ul style="list-style-type: none"> <li>a) Preparing, maintaining and reviewing an Archaeological Management Plan and a map of areas of archaeological potential;</li> <li>b) Development and site alteration on lands containing archaeological resources or areas of archaeological potential;</li> <li>c) Meaningful engagement with First Nations and Indigenous communities when identifying, protecting, and managing archaeological resources;</li> <li>d) Incorporating the potential for marine archaeological resources;</li> </ul>	<p>An Archaeological Management Plan, including a register and map of areas of archaeological potential, is proposed to be a separate document from the Cultural Heritage Management Plan contemplated in the current Official Plan. There is sufficient information and number of policies to justify this as its own document and it allows for this document to be developed ahead of the Cultural Heritage Management Plan.</p> <p>The current Official Plan includes policies related to notifying First Nations of significant archaeological resources. The PPS directs municipalities to</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>e) Requiring archaeological assessments as part of certain public work projects and Environmental Assessment projects; and,</p> <p>f) Requiring Local Municipal Official Plans to contain policies consistent with Provincial direction dealing with archaeological resources.</p>	<p>engage with First Nations, requiring a more involved consultation process. It is important to update the language of these policies to reflect the appropriate level of consultation. This also supports the commitment to reconciliation with First Nations, Inuit and Metis which is a principle of the Plan.</p> <p>Marine archaeological resources are introduced to specifically address partially or fully submerged marine features of cultural heritage value.</p> <p>Other policies are proposed to follow best practices for archaeological resources policies. Overall, this section implements policy 2.6 under the PPS.</p>
6	Community Improvement Goals	<p>a) This section contains enabling policies for the County to designate Community Improvement Project Areas and to establish their own Community Improvement Plans that deal with infrastructure that is within their jurisdiction; land and buildings within and adjacent to existing or planned transit corridors with the potential for higher density mixed-use development and redevelopment; and affordable housing and any other matters as prescribed in the <i>Planning Act</i>.</p>	<p>This section sets out the high-level objectives of community improvement initiatives and ensures alignment with Community Improvement provisions of the <i>Planning Act</i>.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
7	Community Improvement Policies	<p>a) This section contains enabling policies for the County to designate Community Improvement Project Areas and to establish their own Community Improvement Plans that deal with infrastructure that is within their jurisdiction; land and buildings within and adjacent to existing or planned transit corridors with the potential for higher density mixed-use development and redevelopment; and affordable housing and any other matters as prescribed in the <i>Planning Act</i>.</p> <p>b) This section also outlines the focus areas of Community Improvement Areas and Plans that the County encourages and supports in local municipal Official Plans:</p> <ul style="list-style-type: none"> <li>i) redevelopment and rehabilitation of brownfield sites;</li> <li>ii) conservation of cultural heritage resources;</li> <li>iii) provision of affordable housing;</li> <li>iv) provision of mixed-use developments and accessible, pedestrian-oriented streetscape in downtown and uptown areas;</li> <li>v) reduction of greenhouse gas emissions; and,</li> <li>vi) preparation for impacts of a changing climate.</li> </ul>	<p>Should the County wish to implement the Community Improvement provisions of the Planning Act, it is important to spell out matters that an upper tier municipality CIP is permitted to deal with as per O. Reg. 550/06 but also to allow for other matters that may be permitted by the regulation in the future.</p> <p>Additionally, this section also identifies matters that the County supports local municipalities to consider establishing CIP for. These are approaches that help implement the policies of the Official Plan. The existing policy in the County's current Official Plan that speaks to the preparation of CIPs to encourage mixed-use developments, the maintenance and enhancement of Downtown/Uptown areas, and the creation of an accessible pedestrian oriented streetscape deals with will also be incorporated here.</p>
8	Complete Communities Goal	<p>a) This section starts with an introduction of complete communities as a concept and the importance of the full range of services for residents. Complete communities are</p>	<p>This section supports complete communities within the County of Essex. This implements the</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>implemented in partnership between the County of Essex and the Local Municipalities.</p> <p>b) Complete communities shall be planned to include:</p> <ul style="list-style-type: none"> <li>i) creating built form that provides healthy living;</li> <li>ii) planning for all ages, incomes, abilities and populations;</li> <li>iii) supporting walkable and bikeable neighbourhoods through active transportation;</li> <li>iv) implementing open space and parks that facilitate physical activity, social cohesion and support mental health;</li> <li>v) providing a full range of housing types including supportive housing;</li> <li>vi) planning for and providing public service facilities with convenient access; and,</li> <li>vii) planning for housing and jobs to support economic growth and development.</li> </ul>	<p>requirements of the PPS relative to complete communities.</p>
9	Inclusive Communities	<p>This section provides policies that supports residents and households across the full spectrums of age, ability, gender, ethnicity, support needs, and income in the County. The following topics are addressed in this section:</p> <ul style="list-style-type: none"> <li>a) Age-friendly communities – policies that support a built environment that addresses the needs of people at all of life’s stages, with particular focus on aging-in-place;</li> </ul>	<p>This section supports inclusive communities in the County. Inclusive communities enable residents and households across the full spectrum of age, ability, gender, ethnicity, support needs and income to meet their basic needs and enjoy high quality of life.</p> <p>This section implements several policies under the PPS, namely Policy</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>b) Universal design – policies that support the incorporation of universal design features into the built environment to enhance the mobility and independence of all residents; and,</li> <li>c) Provision of services, facilities and housing options – policies that support the equitable distribution of services, facilities, and housing options to meet the needs of residents and households across the full spectrums of age, ability, gender, ethnicity, support needs and income in the County</li> </ul>	<p>1.1.1 promoting improving accessibility for persons with disabilities and older persons</p>
10	Healthy & Resilient Communities	<p>This section provides policies that promote and protect the health and resiliency of the County’s residents. The following topics are addressed in this section:</p> <ul style="list-style-type: none"> <li>a) Food security – policies that promote convenient and safe access to a variety of affordable and healthy food options and encourage food production in urban setting, with a focus on community gardens;</li> <li>b) Healthy &amp; active lifestyles – policies that support walkable and bikeable neighbourhoods through the provision of a full range and equitable distribution of open spaces and recreation facilities, the creation of spaces that facilitate social connections and community involvement and the strategic co-location of services and facilities in conjunction with active transportation;</li> </ul>	<p>This section encompasses policies that support communities that are not only healthy but also resilient. Several areas have been identified as contributing to healthy and resilient communities.</p> <p>Food security ensures residents have access to healthy and affordable food options and encourages local food production. This section specifically focuses on urban agriculture as food production in rural setting is addressed under Chapter 4.</p> <p>Healthy communities are achieved through the encouragement of active lifestyles and promotion of positive and resilient mental health which is supported through creation of spaces</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		c) Arts & culture – policies that support the development and preservation of spaces for artistic and cultural activities as well as the integration of public art into the public realm and private properties.	that foster social connection as well as artistic expression and cultural engagement. This is in line with policies 1.5.1 of the PPS, advocating for healthy and active communities.
11	Urban Design Goals	This section outlines the overarching goals of: a) Supporting Local Municipalities in achieving excellence in urban design, b) Promoting active transportation; c) Supporting healthy and vibrant downtowns; d) Ensuring County transportation is designed and built to be sensitive to the community context; and, e) Creating safe neighbourhoods for residents.	This section sets out the high-level objectives for urban design policies.
12	Urban Design Policies	The policies in this section support and encourage Local Municipalities to include urban design policies that will assist in creating complete communities. The following policies are recommended in this section that encourage local municipalities to: a) Promote a high standard of urban design to create healthy communities; b) Pursue excellence and innovation in overall community design to provide an attractive, walkable, accessible, diverse, and functional built environment; c) Promote revitalization and redevelopment within downtowns and community cores to improve their existing character.	The policy recommendations are intended to support Local Municipalities in implementing refined policies through their Official Plans, urban design guidelines, manuals, zoning and site plan control.

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>d) Require new developments to be walkable and bike friendly and integrate with the overall complete transportation system;</li> <li>e) Enhance the public realm for safe, attractive, and desirable communities;</li> <li>f) Promote active transportation through collaborative street design, building interfaces, and public spaces;</li> <li>g) Apply sustainable design principles;</li> <li>h) Consider County road design to include flexible spaces that support the creation of complete communities through place-making elements, seasonal seating areas, pedestrian infrastructure, etc.</li> <li>i) Design public service facilities to promote community identity, diversity, year-round use of the facility and are accessible to all;</li> <li>j) Include policies in their official plans that reduce crime through community design, such as Crime Prevention Through Environmental Design (CPTED).</li> <li>k) Develop urban design guidelines, including section addressing urban design in new Employment Area, for each municipality.</li> </ul>	

## Chapter 7.0 Natural Heritage and Water Resources

### 7.1 Overview

The purpose of this section is to provide goals and policy framework for protecting natural features and identifying a natural heritage system for the County. The Provincial Policy Statement directs that “the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural systems, should be maintained, restored or, where possible improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

The PPS prohibits development or site alteration in significant wetlands and significant coastal wetlands. Development and site alteration are also not permitted in fish habitat or the habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. Development and site alteration may be permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, coastal wetlands, and adjacent lands to natural features and areas where it has been demonstrated there will be no negative impacts on the natural features or their ecological functions.

It should be noted that where agricultural areas and natural heritage overlap or interact, natural heritage policies are not intended to limit the ability of the existing agriculture use of the land to continue. The Official Plan can, however, regulate or restrict the development of new agricultural uses (such as buildings) within natural heritage features or areas.

In addition to natural heritage, the PPS requires planning authorities protect, improve or restore the quality and quantity of the water resources. The County is directed by the PPS to use watersheds as the ecologically meaningful scale for integrated and long-term planning, to minimize potential impacts, to evaluate and prepare for the impacts of a changing climate to water resource system at the watershed level and maintain linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas. Further, the PPS requires restrictions on development and site alteration to protect municipal drinking water supplies and designated vulnerable areas, and to protect, improve or restore vulnerable surface and ground water features, and their hydrologic functions. Finally, the PPS mandates planning for efficient and sustainable use of water resources, consideration of environmental lake capacity, and ensuring stormwater management practices minimize stormwater volumes and contaminant loads and maintain or increase the extent of vegetative and pervious surfaces.



## 7.2 Essex County Natural Heritage System

Policies for the County of Essex Natural Heritage System are found in Section 3.4 (Natural Environment) in the current Official Plan. The general directive, goals, and policies have been informed by a comprehensive analysis of all natural areas within the Essex Region in 2002. An update was completed in 2013 that sought to map existing natural heritage features as well as prioritize habitat restoration opportunities. This work established the fragmented nature of the County’s natural heritage, a result of lands being used for farming historically; it also provided a basis for identifying a Natural Heritage System for the County, which is identified using a land use designation, “Natural Areas”, and two overlays: secondary natural heritage features, and restoration opportunities.

The Official Plan’s Natural Heritage System framework provides strong protection using a land use designation for natural heritage features that the PPS directs development and site alteration shall not be permitted. An overlay approach is employed for natural heritage features and areas accorded less protection—i.e., development may be permitted in accordance with underlying land use designations where no negative impacts to the nature features or their ecological functions are demonstrated. Finally, the framework includes a restoration overlay that identifies lands that do not contain existing natural heritage features or areas but have the potential to enhance the County’s fragmented natural heritage system. Recognizing the fragmentation of natural heritage in the County and the importance of farming to the local economy, restoration of natural heritage features and areas and/or enhancement of the natural heritage system must be balanced with PPS direction to protect prime agricultural lands for the long-term and not limit the ability of existing agricultural uses to continue. In this policy and planned context, the approach in the County OP is sensible and appropriate and will result in only modest improvements to the diversity and connectivity of natural features that comprise the County’s Natural Heritage System.

## 7.3 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	a) Protecting the natural environment for the long-term by identifying a natural heritage system for the County to maintain, restore or, where possible, improve the diversity and connectivity of natural features and areas and system-level ecological function and biodiversity;	

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>b) Ensuring development results in no negative impacts on significant natural features and their ecological function;</li> <li>c) Increasing the size of natural heritage features and fostering a linked system that connects wildlife habitat areas; and,</li> <li>d) Identifying and promoting restoration opportunities, including new or expanded linkages, particularly using vegetative buffers along streams and municipal drains.</li> </ul>	
2	Natural Heritage System Framework/Strategy	<p>The section will include policies to:</p> <ul style="list-style-type: none"> <li>a) Identify the natural heritage system for the County to ensure natural features and areas are protected for the long-term allowing that it may vary in size and form between settlement areas, rural areas, and prime agricultural areas;</li> <li>b) Establish the level of protection or degree of constraint on development that natural heritage features and areas, as well as adjacent lands, require in relation to development and site alteration;</li> <li>c) Ensure natural heritage inventories/studies are updated and maintained and monitoring of system level health is undertaken to inform the County OP's natural heritage system framework/strategy;</li> <li>d) Outline how natural heritage system planning should be integrated with regional, watershed, and secondary plan level planning;</li> </ul>	<p>The PPS requires that natural heritage systems be identified and provides minimum levels of required protection for individual natural heritage features and areas in relation to development and site alteration.</p> <p>It is a best practice to commit to undertaking, updating, and maintaining natural heritage inventories/studies to inform the natural heritage system framework and to monitor system level health.</p> <p>Similarly, it is best practice to outline, as part of the Official Plan's natural heritage system framework, how the natural heritage planning should integrate with planning at multiple-scales and to recognize how the natural</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>e) Recognize the social, economic, cultural, and ecological values associated with natural heritage features and areas and the services the natural heritage system provides to local communities;</li> <li>f) Recognize the relationship between the County's natural heritage system and the surrounding environment which includes urban areas, agricultural lands, and resource extraction areas;</li> <li>g) Clarify that natural heritage policies are not intended to limit the ability of agricultural uses to continue;</li> <li>h) Clarify that identified features are schematic and their precise boundaries/limits may be refined without amendment to the current Official Plan based on provide policy direction and criteria;</li> <li>i) Clarify natural heritage system policies apply to features and areas and linkages not otherwise identified in the current Official Plan, particularly those such as the Habitat of Endangered Species and Threatened Species that are not mapped, but also those not yet identified; and,</li> <li>j) Require implementation of natural heritage system policies and mapping in local Official Plans and Zoning By-laws.</li> </ul>	<p>heritage system relates to local values and contributes to local communities.</p> <p>To improve implementation, it is important to clarify that mapped features are schematic and their limits and significance are subject to verification and on-the-ground refinement when detailed studies are conducted.</p> <p>To ensure consistent implementation of the Official Plan's natural heritage system across local municipalities, it is recommended that natural heritage system policies and mapping should be incorporated, as appropriate, in local Official Plans and Zoning By-laws.</p> <p>Note: The PPS directs that its natural heritage policies are not intended to limit the ability of agricultural uses to continue.</p>
3	Policies for Natural Heritage Features and Areas	This section will include policies for identifying and protecting the individual natural heritage features	The PPS identifies individual natural heritage features and areas within which development and site alteration is

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>and areas that comprise the County's Natural Heritage System.</p> <p>In the current County OP, the components of the County's Natural Heritage System are identified a table. The table provides information on who is responsible for determining significance of a feature or area, the criteria and methods used to determine significance, mapping on schedules, and whether (or under what circumstances) development and site alteration may be permitted. This table will be carried over to new Official Plan and updated as necessary.</p>	<p>either prohibited, such as provincially significant wetlands, or permitted only where it can be demonstrated no negative impacts on the feature and its ecological function can be demonstrated.</p> <p>The Official Plan must provide direction on who is responsible for identifying and delineating individual natural heritage features and how they should be identified and delineated, and their significance determined. Wetlands and Areas of Natural and Scientific Interest (ANSI) are identified and/or evaluated for significance by the Province. Other features are typically identified and evaluated based on guidance provided by the Province, including technical or reference manuals.</p>
4	Environmental Impact Studies	<p>The section will include policies that:</p> <ul style="list-style-type: none"> <li>a) Outline requirements for Environmental Impact Studies, including required content and analysis, as well as the demonstration that no negative impacts on the natural heritage systems will result from a proposed development and/or site alteration;</li> <li>b) Require consideration of the role and importance of lands adjacent to natural heritage</li> </ul>	<p>To fulfill the PPS requirement that no negative impact be demonstrated before development and site alteration may be permitted within certain natural features and areas and lands adjacent to them, Environmental Impact Studies must be carried out.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>systems and an analysis of avoidance and mitigation measures such as the establishment of ecological buffers and minimum setbacks;</p> <p>c) Require development proponents to consult with municipal staff on terms of reference for Environmental Impact Studies; and,</p> <p>d) Provide criteria to evaluate circumstances where the requirement for an Environmental Impact Study maybe waived, reduced in scope, or alternative forms of assessment provided.</p>	<p>This section provides direction on requirements for Environmental Impact Studies in terms of process, content, and analysis.</p> <p>The Official Plan should provide clear guidance on where the requirement for an Environmental Impact Study can be scoped/reduced, waived, or an alternative form of assessment considered. Typically, a reduced requirement is considered for relatively minor development proposals proximate to a natural heritage feature that are not anticipated to generate negative impacts.</p>
5	Water Resources	<p>This section will provide policies to protect, improve, or restore the quality and quantity of water in accordance with direction provided in the PPS, including:</p> <p>a) Use of the watershed as the ecologically meaningful scale for integrated and long-term planning;</p> <p>b) Minimizing potential negative impacts and consider cumulative impacts of development, to water resource systems at the watershed level;</p> <p>c) Identifying water resource systems;</p> <p>d) Maintain linkages and functions of the water resource system.</p>	<p>The PPS requires planning authorities to protect, improve, or restore the quality and quantity of water by, among other things, using the watershed as the ecologically meaningful scale for integrated and long-term planning and identifying water resource systems.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>e) Implementing necessary restrictions on development and site alteration to protect drinking water supplies and designated vulnerable areas, and protect, improve or restore vulnerable surface and ground water and their hydrologic function; and,</p> <p>f) Planning for the efficient and sustainable use of water resources.</p>	
6	Source Water Protection	<p>This section will provide policies to ensure municipal decisions under the <i>Planning Act</i> conform to the significant threat policies and have regard for other policies in the Essex Region Source Protection Plan and Thames-Sydenham and Region Source Protection Plan.</p> <p>Existing Source Water Protection policies will be carried over into new County OP with minor updating to reflect changes in approval status of the Plans.</p> <p>Currently Intake Protection Zones (1-3), Highly Vulnerable Aquifers, and Significant Groundwater Recharge Areas are mapped on County OP Schedules C3, C4, and C5 respectively. These and other surface or groundwater features on County OP schedules will be updated to reflect the most current mapping available. It is recommended that mapping associated with Source Protection Plans be moved to an Appendix to the new County OP as identification and delineation of features is</p>	<p>Section 2.2.1 f) requires Planning Authorities to implement necessary restrictions to development and site alteration to 1) protect municipal drinking water supplies and designated vulnerable areas; and 2) protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions.</p> <p>Under the <i>Clean Water Act</i>, all municipal decisions must conform with significant drinking water threat policies and have regard for moderate and low drinking water threat policies.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		subject to change outside OP review and update cycles.	
6	Environmental Stewardship	This section will acknowledge the importance of consultation, collaboration between stakeholders, and the involvement of the public, advocacy organizations, and community groups in natural heritage system planning, monitoring, and restoration efforts.	Providing policies to encourage, facilitate, and/or support environmental stewardship is a best practice.

## Chapter 8.0 Natural and Human Made Hazards

### 8.1 Overview

The purpose of this section is to provide goals and policy framework to reduce the potential for public cost or risk to County residents from natural and human-made hazards. The Provincial Policy Statement requires that development be “directed away from areas of natural or human-made where there is an unacceptable risk to the public health or safety or of property damage, and not create new or aggravate existing hazards.” The PPS also provides specific natural hazards and circumstances where development and site alteration shall not be permitted. Finally, planning authorities are required to prepare for the “impacts of a changing climate that may increase the risk associated with natural hazards.”

Policies for flooding and erosion (natural hazards) are provided in Section 2.4 in the Official Plan, while policies pertaining to human-made hazards are found in Sections 2.3 and 2.6, which covers mineral resources, including the exploration and extraction of mineral aggregate or petroleum resources.

Policies in Section 2.4 in the Official Plan require local Official Plans to direct development away from areas susceptible to flooding and erosion and identify these and other hazards in consultation with Conservation Authorities using standards provided and/or the most current and detailed descriptions of regulated areas. Local municipalities are directed to distinguish in their Official Plans and Zoning By-laws between floodways and flood prone areas. For flood prone areas adjacent to Lake St. Clair, the Detroit River and Lake Erie, Section 2.4.1 indicates local Official Plans must establish policies and regulations for development setbacks, elevations, and shoreline protection measures, including policies to address existing development on hazardous lands that provide options for building repair and maintenance, minor building additions and interior alterations, and maintenance and repair of shoreline protection. It is stated the preferred approach for protecting new development from natural hazards is minimum setbacks as opposed to structural or non-structural protection measures. For inland watercourses, Section 2.4.2 prohibits development in the floodway and provides criteria—consistent with PPS direction—that must be met for development and site alteration in flood fringe areas. This is in accordance with a two-zone concept to flood management in which floodplains are split into floodway and flood fringe.

Regarding human-made hazards, the PPS stipulates that “development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed.” Section 2.6 requires local Official Plans to include policies to establish that development within, abutting, or adjacent to lands affected by human-hazards will only be permitted under these



circumstances. In accordance with the PPS, the Official Plan itself directs that contaminated sites be remediated as necessary prior to any activity associated with a proposed use such that there will be no adverse impacts.

Section 2.3.1 in the Official Plan requires new development be setback a minimum of 75 metres from existing wells—the equivalent of the minimum setback for new wells from existing development under the *Oil, Gas and Salt Resources Act*. The Official Plan provides policy direction in Section 2.3 that local Official Plans include policies to protect mineral resources for long-term use. Detailed policy direction and guidance consistent with PPS policies on new development on lands identified as having potential for extraction or abutting/adjacent to existing mineral aggregate or petroleum resource operations is left to local Official Plans. Similarly, Section 2.6 directs local Official Plans to include policies relating to known human-made hazards and outlines several policy requirements that such local Official Plan policies must provide in relation to the re-use of contaminated and hazardous sites.

The PPS requires planning authorities to “prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.”

## 8.2 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	The goal of policies in this Section is to reduce the risk to people and property associated with natural and human-made hazards by generally directing development and site alteration away from hazardous lands and hazardous sites.	
2	General Policies for Natural Hazards	This section will include policies that: a) Identify that it is the policy of the Official Plan that local Official Plans direct development to areas that are not susceptible to flooding, erosion or other natural hazards; b) Outline how hazardous lands and hazardous sites are identified for the purposes of implementing Official Plan policies;	To be consistent with PPS direction on natural hazards, it must be the policy of the Official Plan to direct development outside of hazards. Where development and site alteration are permitted within hazards, the PPS provides additional policy direction that needs to be incorporated in Official Plans and implementing Zoning By-laws. The new

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>c) Indicate circumstances where development and site alteration may be permitted within hazardous lands or hazardous sites;</li> <li>d) Provide direction that Local Municipalities incorporate appropriate requirements or policies for hazardous lands;</li> <li>e) Indicate that requiring minimum setbacks is preferred method for protecting new development from natural hazards;</li> <li>f) The provision of safe access for development in flood prone areas; and,</li> <li>g) Address how the impacts of a changing climate may increase the risk associated with natural hazards and provide general direction to prepare for those risks.</li> </ul>	<p>Official Plan must include policy to address how the County and local municipalities will prepare for increased risks associated with more frequent, extreme weather (particularly rainfall events) linked to a changing climate.</p> <p>Identification of hazardous lands and hazardous sites should be in consultation with the Conservation Authorities and reflect the limits of their regulated areas.</p>
3	Flooding	<p>This section will include policies to:</p> <ul style="list-style-type: none"> <li>a) Direct development outside of floodplains (a one zone flood management approach), except where it is considered desirable to permit development within the portion of the floodplain identified/delineated as the flood fringe (a two-zone flood management approach).</li> <li>b) Provide policy direction for existing development within Flood prone Areas identified within the County, including vacant lots of record.</li> <li>c) Address the southeast Leamington Flood Prone Area via a special policy area to provide policy direction on development—both existing and new—within hazard lands adjacent to the</li> </ul>	<p>The current Official Plan directs development outside of floodplains but requires local Official Plans and Zoning By-laws to distinguish between the floodway and flood fringe areas, which constitutes a two-zone flood management approach.</p> <p>Flood prone areas identified on Schedule C1 of the current Official Plan require additional policy direction to address existing development and what (limited) new development may be permitted.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		Lake Erie shoreline, including safe access for existing residential development.	
4	Erosion	This section will include policies for the identification and assessment of erosion hazards, as well as guidance appropriate/acceptable means of protecting new development from erosion hazards.	The current Official Plan does not provide specific policy direction for erosion hazards. Though erosion hazards are often associated with areas susceptible to flooding, policies for steep and unstable slopes/soils should be provided.
5	Lake St. Clair, Detroit River and Lake Erie	Policies in the section will be carried over into the new County Official Plan. Additional policy direction will be provided to address preparing for the impacts of a changing climate that may increase risks to persons and property from natural hazards adjacent to Lake St. Clair, the Detroit River, and Lake Erie.	<p>The current Official Plan provides policy direction for development and site alteration on hazardous lands adjacent to the shoreline of the Lake Erie, Lake St. Clair and the Detroit River as connecting channel in the Great Lakes – St. Lawrence River System (as defined in the PPS).</p> <p>Specific policy direction is also provided for lands fronting onto the Great Lakes System shorelines to reflect the extent of existing development. Current policies do not contemplate increased risks from natural hazards that might result from climate change.</p> <p>New shoreline mapping that is currently being prepared will be incorporated into the Official Plan when the mapping is completed.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
6	General Policies for Human-Made Hazards	<p>This section will include policies that:</p> <ul style="list-style-type: none"> <li>a) Ensure development on, abutting or adjacent to human-made hazards identified in the PPS is only permitted if rehabilitation or other measures to address and mitigate known or suspected risks are under way or have been completed;</li> <li>b) Establish minimum requirements that align with Provincial standards and regulations;</li> <li>c) Require sites with contaminants to be assessed and remediated prior to any activity associated with a proposed use determine there will be no adverse impacts; and,</li> <li>d) Support on-site and local re-use of excess soil where feasible and in manner that protects human health and the environment.</li> </ul>	<p>Policies to address human-made hazards are required for the Official Plan to be consistent with the PPS.</p> <p>For clarity and consistency across local Official Plans where Provincial Acts or regulations provide minimum standards or requirements they should be incorporated as policy direction in the new Official Plan.</p> <p>Policy direction should be provided for contaminated sites to require they be assessed prior to any activity associated with a proposed use.</p> <p>The PPS directs planning authorities to support on-site and local re-use of excess soil, which is typically generated during construction activities.</p>

## Chapter 9.0 Infrastructure (Water, Wastewater, Stormwater, and Solid Waste)

### 9.1 Overview

The purpose of this section is to provide a consolidated chapter for infrastructure policies relating to water, wastewater, stormwater, waste, and energy. Although the provision of water, wastewater, and stormwater services are not the responsibility of the County and are managed locally, it is important to integrate County-level infrastructure goals and policies with local planning and growth management policies. The existing Official Plan policies speak to the servicing hierarchy and should be built upon in the new Official Plan. Infrastructure planning is important in servicing communities, contributing to liveability, and adapting to and mitigating the impacts of climate change. This section will set policy direction for planning and managing infrastructure through a climate change and sustainability lens to ensure infrastructure optimization, promote proper asset management, facilitate growth, and support healthy, sustainable communities.

### 9.2 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	<p>This section will outline the goals:</p> <ul style="list-style-type: none"> <li>a) The different types of infrastructure and how they can contribute to achieving an innovative, equitable, and sustainable County;</li> <li>b) The priority of full serviced primary settlement areas and planning infrastructure to support planned housing and job growth;</li> <li>c) The role of infrastructure in shaping the community through growth management and infrastructure asset management;</li> <li>d) Applying a climate change lens to infrastructure planning;</li> <li>e) Applying an integrated approach to water management to help achieve the County's goals of sustainability; and,</li> <li>f) Promoting a sustainable and healthy community through infrastructure optimization,</li> </ul>	<p>The current Official Plan does not include an introduction and overarching goals for different types of infrastructure. The inclusion of a general introduction and goals is important in ensuring that infrastructure policies align with the PPS, while providing context for the importance of infrastructure in servicing communities, contributing to liveability, and supporting a compact built form. Furthermore, it brings the Plan in alignment with the County Council's declaration of a Climate Emergency and the goals and direction of the Regional Energy Plan (REP).</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		retrofits, and adaptive re-use wherever feasible; and g) Ensuring that all municipal services consider climate resiliency as part of the master plan process	
2	Solid Waste Management Goals	This section will outline the overarching goals for: a) Solid waste management and the role that they play in climate change mitigation and sustainability; b) Applying a holistic approach to waste management by adopting a circular waste economy that is guided by principles of reduce, reuse, recycle, and recover, wherever possible; and, c) The current policies provide for land-use compatibility considerations and recommend the County to undertake programs and facilities that are environmentally, socially, economically, and technically sound. These will be carried forward into the new Official Plan.	The current Official Plan directs that solid waste management is provided through a partnership with the City of Windsor by the Essex-Windsor Solid Waste Authority.  The proposed introduction and goals provide additional context for solid waste management, as well as the guiding principles of the circular waste economy for waste management considerations. The introduction acknowledges how waste contributes to climate change through GHG emissions from landfills and waste combustion facilities and thus has a key role to play in climate change mitigation through more sustainable practices such as the circular waste economy. The circular waste economy refers to an economy focused on the elimination of waste and continual use of resources, which is key in mitigating climate change impacts, as it works to extend the life of materials and

#	Policy Topic/Heading	Policy Direction	Discussion
			products, decreasing dependence on raw materials.
3	General Policies for Solid Waste Management	<p>This section will include policies related to the following:</p> <ul style="list-style-type: none"> <li>a) Recommendation that the County reviews and updates their Solid Waste Management Master Plan every five years;</li> <li>b) Requirement that the recommendations of the Solid Waste Management Master Plan are implemented;</li> <li>c) Recommendation for the development of a monitoring and evaluation framework for the Solid Waste Management Master Plan;</li> <li>d) Acknowledging the role of organic waste and the value of composting, and encouraging that the Essex-Windsor Authority consider conducting feasibility studies for a municipal composting program;</li> <li>e) Including the idea of a circular approach to waste management – reduce, reuse, recycle, and recover;</li> <li>f) Supporting waste diversion strategies;</li> <li>g) Supporting collaboration and partnership with Local Municipalities, the Province, and the federal government;</li> <li>h) Supporting industrial, commercial, and institutional sectors to develop waste reduction programs to support the County’s waste management goals;</li> </ul>	<p>This section expands on the current Official Plan’s policies and strengthens the approach to waste management through the introduction of circular waste management and various waste diversion strategies. This section also recognizes the importance of the Solid Waste Management Master Plan and recommends a monitoring, evaluation, and review framework to ensure it is consistent with the policies of this Plan.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>i) Supporting the County leading by example by requiring that all County departments and agencies use products with the least environmental impact; and,</li> <li>j) Providing further policy guidance on change of use on a proposed waste site.</li> </ul>	
4	Sewage and Water System Goals	<p>This section will outline the overarching goals for:</p> <ul style="list-style-type: none"> <li>a) water and wastewater systems and the importance of infrastructure in supporting compact growth; and,</li> <li>b) supporting the integration of climate change considerations into water and wastewater planning, which includes innovative approaches to water efficiency and wastewater treatment.</li> </ul>	<p>This section will supplement the existing introduction by providing further detail on how water and wastewater infrastructure is critical in supporting growth, the impacts of climate change on water and wastewater infrastructure, and outlining key water management principles related to reuse, conservation, and efficiency.</p>
5	General Policies for Wastewater	<p>This section will include policies related to the following:</p> <ul style="list-style-type: none"> <li>a) reducing inflow and infiltration in Local wastewater systems;</li> <li>b) collaboration between Local Municipalities for the provision of wastewater services, where appropriate;</li> <li>c) servicing hierarchy as consistent with the PPS;</li> <li>d) private wastewater servicing policies as consistent with the PPS;</li> <li>e) partial wastewater servicing policies as consistent with the PPS;</li> <li>f) reviewing impacts with Local Municipalities of private on-site water servicing on the</li> </ul>	<p>The current Official Plan contains general policies on wastewater management regarding full, partial, and private servicing, and encourages coordination between available servicing and development. The updated policies will emphasize the priority of full municipal servicing for planned growth in Primary Settlement Areas including managing the fiscal requirements for growth.</p> <p>New policies in this section will supplement the existing ones by</p>



#	Policy Topic/Heading	Policy Direction	Discussion
		<p>environmental, rural character, and feasibility of other forms of servicing as consistent with the PPS;</p> <p>g) Coordinated planning of available wastewater treatment system/servicing capacity with growth/future development;</p> <p>h) Recommending that Local Municipalities prepare wastewater servicing master plans with reviews every 5 years to support planned growth;</p> <p>i) Promoting innovative water and energy efficiency and wastewater use methods such as grey water reuse, naturalized wastewater treatment, and water recycling in all sectors;</p> <p>j) Regular maintenance and inspection of County infrastructure to increase resiliency to climate change/extreme weather events;</p> <p>k) Building knowledge of climate risks to infrastructure; and,</p> <p>l) Land-use compatibility policies between sewage treatment works and sensitive land-uses.</p>	<p>ensuring consistency with the PPS servicing policies and promoting innovative wastewater management strategies that build on the previous principles of climate change adaptation, water reuse, water conservation, and water efficiency.</p>
6	General Policies for Water	<p>This section will include policies related to the following:</p> <p>a) Private communal and individual on-site water servicing policies as consistent with the PPS;</p> <p>b) Partial water servicing policies as consistent with the PPS;</p> <p>c) Reviewing impacts with local municipalities of private on-site water servicing on the</p>	<p>The current Official Plan contains general policies on water management regarding full, partial, and private servicing, and encourages coordination between available servicing and development.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>environmental, rural character, and feasibility of other forms of servicing as consistent with the PPS;</p> <p>d) Promoting innovative water and energy efficiency methods such as water conservation, water reuse, rainwater harvesting; and,</p> <p>e) Building knowledge of climate risks to water infrastructure</p>	<p>New policies in this section will supplement the existing ones by ensuring consistency with the PPS servicing policies and promoting innovative water management strategies that build on the previous principles of climate change adaptation, water conservation, and water efficiency.</p>
7	General Policies for Stormwater	<p>This section will contain a general introduction to stormwater management and the County’s role in facilitating this. The introduction will acknowledge how climate change and extreme weather events will impact vulnerable population groups, the environment, and infrastructure, highlighting the crucial role of stormwater management in climate change adaptation and mitigation. The section should establish support for an integrated approach to stormwater management using methods such as low impact development (LID), green infrastructure, stormwater attenuation and re-use, and water conservation and efficiency.</p> <p>This section will contain policies related to the following:</p> <p>a) Different levels of stormwater management approaches that should be utilized where appropriate (e.g. lot-level, conveyance, end-of-pipe);</p>	<p>The current section on stormwater management in the Official Plan is brief and only sets out the requirements for stormwater management reports/plans for development applications.</p> <p>The new introduction and policies will provide greater context on the importance of stormwater management, the role of the County and local municipalities, climate change adaptation and mitigation measures, the importance of regular monitoring and maintenance, and best practices in stormwater management. The introduction of green infrastructure builds upon the principles of water reuse, conservation, and efficiency that have been previously introduced, viewing water management through a holistic lens. Beyond mitigating the</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>b) Introducing components of green infrastructure and its importance in stormwater management;</li> <li>c) Regular maintenance and inspection of County stormwater infrastructure and ensuring that they are built, maintained, and financially sustained for the life of the asset in accordance with the applicable legislation and guidelines;</li> <li>d) Recommending the preparation of a stormwater management plan and asset management plan to support planned growth, and for these plans to consider and integrate the impacts of climate change when retrofitting existing and planning for new infrastructure;</li> <li>e) Planning for the impacts of climate change;</li> <li>f) Local stormwater management policies to have regard for stormwater drainage and surface water infiltration and to minimize erosion and off-site flooding;</li> <li>g) Requiring development proposals to meet applicable stormwater management policies, guidelines, and best practices;</li> <li>h) Requiring that large development applications be supported by a stormwater quality/quantity management study, with the design of stormwater facilities to be in accordance with the Ministry of Environment’s Stormwater Management Planning and Design Manual and the applicable stormwater management guidelines or materials by the Conservation Authority;</li> </ul>	<p>impacts of stormwater runoff and climate change, green infrastructure has multiple benefits such as carbon sequestration, climate regulation, improved air and water quality, water storage, and improved health and well-being of our communities.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>i) Stormwater drainage, on-site surface water, and on-site erosion control measures;</li> <li>j) Encouraging establishment of local municipally owned and operated stormwater quality treatment facilities where feasible and practical that are informed by watershed and sub watershed studies;</li> <li>k) Requiring that large development applications be supported by a stormwater quality/quantity management study, with the design of stormwater facilities to be in accordance with the Ministry of Environment's Stormwater Management Planning and Design Manual and the applicable stormwater management guidelines or materials by the Conservation Authority;</li> <li>l) Water conservation and water-reuse to reduce water taken from watersheds and reduce the amount of runoff and effluent returning to waterbodies;</li> <li>m) Support partnership and collaboration between local municipalities, conservation authorities, the Province, and other agencies in the implementation of initiatives and guidelines to protect the natural environment, manage hazards, and reduce risks; and,</li> <li>n) Managing stormwater on County roads to achieve the County's goals for a healthy, equitable, and sustainable community; and</li> </ul>	

#	Policy Topic/Heading	Policy Direction	Discussion
		o) Co-locating regional stormwater facilities with trails and parkland for the benefits of healthy community building and for cost-effective ways of addressing long-term climate change resiliency.	
8	Utilities Goals	This section will contain a general introduction on utility infrastructure and its importance in supporting communities and creating business development opportunities. Utility services should be planned and provided for in a way that minimizes impacts to natural heritage systems, rural areas, and cultural heritage resources.	The existing goals and introduction in the Official Plan mandate that utility corridors should be designed to minimize negative impacts wherever possible. The proposed introduction provides context on the importance of utility infrastructure in supporting communities and providing social and economic opportunities. Minimizing negative impacts should also include cultural heritage resources.
9	General Policies for Utilities	This section will contain policies related to the following: a) Supporting the provision of high-quality telecommunication services such as high-speed internet and cellular services; b) The County's role in participating on Environmental Assessments for major utilities to ensure matters of County and Provincial interest are addressed; c) Collaboration between the County, Local Municipalities, and utility providers to plan for and protect corridors and right-of-way for utility infrastructure such as electricity generation	The current Official Plan policies provide for preferred routes for utility corridors, regard for minimal negative impacts during all stages of the process, and mitigative measures during and after construction.  The new policies will strengthen the section by outlining the County's role in utility planning and management, coordination between local municipalities and utility providers, alternate uses on utility corridors, additional mitigative measures during

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>facilities and transmission systems to meet current and future needs;</p> <p>d) Coordination between the County and Local Municipalities to minimize land requirements and increase efficiency of utility construction and maintenance where appropriate;</p> <p>e) County approval requirements for utility projects within the County road allowance;</p> <p>f) Ensuring measures during construction, demolition, or maintenance projects that mitigate impacts on natural heritage, cultural heritage resources, rural lands, and the built environment;</p> <p>g) Ensuring a coordinated approach between development and availability of services;</p> <p>h) Encouraging secondary and/or complementary uses on utility corridors such as LID, recreational uses, and/or active transportation uses;</p> <p>i) Policies on assessing impacts of utility corridors on farmland;</p> <p>j) Encouraging Local Municipalities to identify the locations of utility corridors in their planning documents, where feasible, to ensure the appropriate setbacks and emergency response planning zones; and,</p> <p>k) Policies outlining development considerations and implications on existing utility infrastructure such as impacts on pipelines.</p>	<p>and after construction, and further considerations for impacts on utility infrastructure and surrounding land.</p>

## Chapter 10.0 Energy, Air Quality, and Climate Change

### 10.1 Overview

County Council’s Declaration of a Climate Emergency and the Regional Energy Plan illustrate the County’s commitment to climate action. The County understands and acknowledges the grave and interconnected impacts of climate change on communities throughout the region – this chapter is intended to align Official Plan policies with the direction and recommendations from the Regional Energy Plan (REP), especially as it relates to energy and air quality. Furthermore, this chapter will contain climate change policies related to mitigation and adaptation measures on various sectors, sustainability and alternative energy, knowledge building of climate risks, and coordinated climate action and adaptation strategy.

### 10.2 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1	Goals	This section will outline a general introduction to energy use in community functioning as well as the importance of energy conservation and efficiency, especially as it relates to air quality and climate change. It should be recognized that automobile dependency not only contributes to energy usage and GHG emissions, but also impacts air quality and overall liveability. Energy conservation and efficiency, improvements to air quality, and climate change responses should be achieved through an integrated approach to efficient land-use and transportation planning, renewable energy, and community energy planning.	The Official Plan should provide an introduction on energy use in the community and the relationship between energy use, air quality, and climate change. Providing this context is key for readers of the Plan to understand how these components are interrelated, the impact of our individual and collective actions, and how these disciplines and solutions work together to create liveable communities.
2	General Policies for Energy	This section will contain policies related to the following: a) Integration of recommendations and direction from the Regional Energy Plan (REP) regarding energy transition, energy efficiency for transportation, buildings, and greenhouses;	The current Official Plan’s policies provide for various considerations to support energy efficiency, improved air quality, and green infrastructure during the planning and development review,

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>b) Recommendation that the REP be updated every 5 years to respond to changes in climate policy, energy policy, technology, and global best practices;</li> <li>c) Collaboration between the County, Local Municipalities, utility providers, and other stakeholders in the delivery of energy with regards to energy conservation, demand management, renewable energy, and alternative energy systems;</li> <li>d) Encouraging renewable energy and alternative energy systems for residential, commercial, institutional, and industrial buildings that should be developed with Local Municipalities to ensure high quality design standards;</li> <li>e) Demonstrating leadership in energy efficiency and energy conservation in County decision-making and operations;</li> <li>f) Promoting land-use planning policies that support/encourage energy conservation and energy efficient developments through compact and mixed-use built forms, active transportation, green infrastructure, enhancement and preservation of natural areas and features, and optimization of existing physical and community infrastructure;</li> <li>g) Supporting water re-use, conservation, and efficiency measures through community energy planning (e.g. building design and retrofiting);</li> </ul>	<p>and encourages local municipalities to adopt smog action plans.</p> <p>The County's REP is a key strategic document that outlines a detailed roadmap to addressing the climate crisis and working towards a low-carbon and resilient future. Aligning the policies of the Official Plan with the REP is crucial in ensuring a fulsome and integrated approach to a sustainable energy future. Detailed policies regarding energy efficiency and conservation, renewable energy, energy transition policies, and educational outreach initiatives are proposed to supplement the current Official Plan's policies.</p>



#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li data-bbox="636 237 1350 505">h) Promoting and supporting a culture of energy conservation through initiatives and educational outreach and encouraging public agencies, private industries, and individuals to participate in energy conservation programs/measures (e.g. using energy during off-peak hours);</li> <li data-bbox="636 513 1350 623">i) Promoting green infrastructure and LIDs when considering new developments and redevelopment proposals;</li> <li data-bbox="636 631 1350 899">j) Enabling policies in local municipal Official Plans to support renewable energy projects and alternative energy systems throughout the County where compatible with the community and neighboring land-uses, and where municipal services and infrastructure are not negatively impacted;</li> <li data-bbox="636 907 1350 1175">k) Encouraging renewable energy proponents to engage and collaborate to the highest levels, where possible, with the County, local municipalities, host property owners, and local communities during all phases of the project and are encouraged to comply with all policies of this Plan;</li> <li data-bbox="636 1183 1350 1331">l) Requirements and key considerations for renewable energy projects to ensure land-use compatibility and to minimize/address impacts on sensitive land-uses;</li> </ul>	

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>m) County approval requirements for renewable energy projects that use and/or cross County road allowances;</li> <li>n) Encouraging local municipalities to adopt policies and standards addressing renewable energy use and impacts; and,</li> <li>o) Encouraging preparation of local energy plans in accordance with the REP.</li> </ul>	
3	General Policies for Air Quality	<p>This section will contain policies related to the following:</p> <ul style="list-style-type: none"> <li>a) Improving air quality by conserving energy and reducing impacts of climate change;</li> <li>b) Protecting and enhancing existing natural areas as a component of improving air quality;</li> <li>c) Exploring opportunities to increase natural areas/forest cover throughout the County through tree plantings, landscaping, and naturalization initiatives, where appropriate;</li> <li>d) Supporting compact land-uses, active transportation, and reduced reliance on private automobiles; and,</li> <li>e) Discouraging idling through educational campaigns/outreach.</li> </ul>	<p>The proposed section acknowledges the interrelation between energy use and provides for new policies regarding natural areas, green infrastructure, land-use planning, and educational initiatives to support improved air quality.</p>
4	General Policies for Climate Change	<p>This section will contain a general introduction on climate change, once again reinforcing the importance of acting now and responding to the impacts of climate change, as is consistent with County Council’s declaration of a Climate Emergency and the direction of the REP. Climate change impacts liveability across the board –</p>	<p>This section recognizes that climate change is a dire threat to the future liveability of our communities. County Council’s declaration of a Climate Emergency and the preparation of the REP recognizes this and positions the County to take swift and coordinated</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>housing and built form, infrastructure, transportation, natural heritage features, agriculture, the economy, and vulnerable population groups. An integrated approach across different sectors and partnerships between municipalities is key for an effective and coordinated response to climate change.</p> <p>This section will contain policies related to the following:</p> <ul style="list-style-type: none"> <li>a) Supporting the preparation of a climate change impact study on County infrastructure and transportation systems to better understand priorities for asset management and risk-reduction;</li> <li>b) Integrating the impacts of climate change such as more frequent and severe weather events when retrofitting/upgrading existing or planning for new infrastructure;</li> <li>c) Partnering and collaborating with Local Municipalities and other levels of government to prepare a comprehensive climate change adaptation strategy;</li> <li>d) Implementing urban design and development standards to mitigate climate change impacts on infrastructure;</li> <li>e) Continuing the County corporate internal governance and culture regarding climate change;</li> </ul>	<p>action. This section consolidates policies related to climate change for various disciplines, recognizing the value in an integrated and collaborative approach to combatting climate change.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>f) Planning for sustainable and resilient communities and infrastructure by reducing greenhouse gas emissions and advancing the energy transition off fossil fuels to renewable/alternative energy for County facilities and infrastructure;</p> <p>g) Ensuring an integrated and coordinated approach to addressing climate change that involves various disciplines such as infrastructure, transportation, energy, and housing; and,</p> <p>h) Building knowledge of climate risks through partnerships to share knowledge and data between local municipalities, public and private agencies, conservation authorities, and other levels of government to inform policy making</p>	

## Chapter 11.0 Transportation

### 11.1 Overview

The current Official Plan contains policies related to transportation within the chapter that outlines the planning framework and general policies. The consolidation of all transportation-related matters into a separate chapter in the new Official Plan is intended to reinforce the significance of transportation planning in shaping our communities, recognizing its role in creating healthy, sustainable, and vibrant communities. This chapter recognizes the importance of an integrated, multi-modal transportation network in creating compact, connected communities that reduce reliance on private automobiles, expand access to jobs and housing, and respond to the impacts of climate change. The policies of this section are organized by the different components of the multi-modal framework, with an emphasis on the role of active transportation and complete streets (streets that are designed for users of all modes and abilities). These new policy sections serve to enhance and expand the County’s existing road and active transportation policies by promoting human-centric transportation design and considerations that contributes to vibrant streetscapes and compact, connected built forms; encourages an integrated transportation network; provides for a variety of transportation options; and promotes safe and efficient movement throughout the County’s communities. Rail and airport policies regarding permitted land-uses and development considerations are also addressed.

### 11.2 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1	Overall Goals for Transportation	This section will outline the overarching goals for: a) Multi-modal transportation infrastructure, emphasizing the importance of a comprehensive and integrated transportation network; b) Facilitating vibrant streetscapes, with the understanding that built form and transportation planning is interconnected and should work together to enhance and attract commercial and recreational opportunities and create healthy, vibrant, sustainable, and liveable communities that are people-centric;	The introduction section in the current Official Plan outlines the transportation network throughout the County and directs development proposals to consider a series of broad transportation planning objectives. This section outlines the importance of the County’s transportation system in supporting social, environmental, and public health objectives, which overall combine to create compact, liveable, and inclusive communities.

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>c) Facilitating equitable outcomes by ensuring that multi-modal transportation infrastructure is in place to provide opportunities for people with disabilities, low-income persons, recent immigrants, migrant workers, youth, and seniors;</li> <li>d) Transportation planning that reinforces a sense of place, supports the County’s unique identity, and fosters inclusion and community;</li> <li>e) Ensuring coordination between infrastructure, land-use planning and growth;</li> <li>f) Facilitating efficient movement of people and goods;</li> <li>g) Shifting to sustainable modes of transportation;</li> <li>h) Providing for a range of transportation options;</li> <li>i) Creating an interconnected transportation network throughout the County, with reference to the County’s Transportation Master Plan (TMP);</li> <li>j) Creating and enhancing an integrated active transportation system, with reference to the County-Wide Active Transportation (CWAT) Master Plan; and,</li> <li>k) Supporting the implementation of complete streets.</li> </ul>	<p>Furthermore, the County’s Transportation Master Plan (TMP) is referenced in the introduction section of the road policies and the County-Wide Active Transportation (CWAT) Master Plan is referenced in the introduction section of the active transportation policies – both the TMP and CWAT Master Plan should be introduced early on at the beginning of the transportation section to establish the key policy documents supporting Official Plan policies. Official Plan policies and objectives play a role in shaping these documents. Overall, these changes and additions will provide clear context and direction for transportation planning considerations across the County.</p>
2	Roads	<p>This section will contain policies related to the following:</p> <ul style="list-style-type: none"> <li>a) Reviewing and updating the County’s Transportation Master Plan (TMP) every 5 years;</li> </ul>	<p>The current Official Plan contains policies for roads, right-of-way widths, and road widenings. This section includes an introduction on the different roads and functions in the County,</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>b) Implement the recommendations of the County's TMP;</li> <li>c) Planning for and designing existing and future County roads that prepares for and addresses the impacts of climate change;</li> <li>d) Ensuring that the planning and design for County roads are done for all modes of transportation (complete streets) while maximizing safety, minimizing environmental impacts, and ensuring context-sensitive designs;</li> <li>e) Designing County roads to address the context within the local community/municipality;</li> <li>f) Minimizing the use of cul-de-sacs and dead-end streets that don't allow for through connection and for infill developments to integrate with existing neighborhoods;</li> <li>g) County road classification based on an updated TMP and to address access points onto County roads based on road classification;</li> <li>h) Designating County roads as truck routes given a set of criteria regarding roadway design, height, and weight restrictions, existing land-uses, and other factors as determined by County Council in consultation with local municipalities;</li> <li>i) Updated road-widening requirements for County roads;</li> <li>j) Identifying the purpose of right-of-way (ROW) allowances in supporting a multi-modal</li> </ul>	<p>along with the TMP (2004) that was intended to serve the needs of the region for 20 years. The current section provides policies regarding roadway and network optimization, traffic flow, reducing transportation needs, road classification, addressing cross-boundary transportation, and required road widenings. The current policies in the Official Plan are traffic-oriented and need consideration for other modes of transportation and the relationship between road/street design and the built form. These additional policies will support an integrated, pedestrian-oriented, and multi-modal transportation network through road and street design, climate change considerations, collaboration between local municipalities and adjacent jurisdictions, and the promotion of Transportation Demand Management (TDM) measures. The TMP is also noted as a strategic document in supporting the objectives transportation planning principles and policies and should be kept current in order to address the evolving transportation needs of the County.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>transportation network, as well as outlining the transportation priorities and needs to be addressed in the development of public ROWs;</p> <p>k) Promoting efficient assembly of land-uses that promotes multi-modal options and efficient movement of goods;</p> <p>l) County and local road interfaces to ensure a continuous and integrated pedestrian and cyclist experience;</p> <p>m) Road and street design policies to consider farm vehicles where there is a need to travel through Urban and Village areas for direct access to agricultural land;</p> <p>n) Support placemaking opportunities at gateways and major entry points into communities on County roads;</p> <p>o) Protecting scenic views to prominent natural or cultural heritage features on County roads and encourage local municipalities to consider doing the same;</p> <p>p) Facilitating and coordinating with Local Municipalities and surrounding jurisdictions for improved intermodal linkages;</p> <p>q) Introducing Transportation Demand Management (TDM) measures, which seek to reduce demand for roadways and vehicles by promoting other modes of transportation (walking, cycling, transit, carpooling, ridesharing, etc.) by influencing how, where,</p>	



#	Policy Topic/Heading	Policy Direction	Discussion
		<p>and when people travel to support a more efficient transportation system; and,</p> <p>r) Local Municipalities to consider reduced parking requirements for development applications that incorporate TDM measures as part of the proposal, as appropriate.</p>	
3	Goods Movement Network	<p>This section will contain policies related to the following:</p> <p>a) Collaboration with the Province, local municipalities, and surrounding jurisdictions to plan for, protect, and promote an efficient and multi-modal goods movement network connecting local municipalities, Employment Areas and surrounding areas, and utilizing freight-supportive infrastructure (Provincial highways, airports, County roads, rail) to meet current and future needs;</p> <p>b) Directing freight-intensive land-uses to areas that are well-serviced and connected to major highways, airports, rail, and marine facilities and working with local municipalities to ensure protection of lands for that purpose;</p> <p>c) Encouraging clustering of freight and logistic uses to foster collaboration and innovation within the industry;</p> <p>d) Minimizing conflicts with sensitive land-uses by directing movement of heavy traffic and hazardous goods away from Settlement Areas while ensuring efficient movement of goods; and,</p>	<p>This section will provide transportation policies to support the safe and efficient movement of goods across the County to support the economy, provide for appropriate locations for logistic facilities, support an integrated and efficient goods movement network, and minimize land-use conflicts and incompatibilities.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>e) Ensuring integrated planning between growth management, transportation planning, and goods movement, which will support and enhance Agricultural Areas, ensuring compatibility in terms of scope, size, and impact.</p>	
4	Transit	<p>This section will contain policies related to the following:</p> <ul style="list-style-type: none"> <li>a) Recognizing the environmental, public health, and economic benefits of public transit in facilitating compact, sustainable, and healthy communities;</li> <li>b) Encouraging integrated transit connections with the City of Windsor's existing transit service and local transit provision;</li> <li>c) Encouraging Local Municipalities to explore local transit feasibility, where applicable;</li> <li>d) Planning and coordinating cross-boundary transportation needs with adjacent municipalities and agencies to improve connectivity; and,</li> <li>e) Encouraging pedestrian-friendly and barrier-free transit facilities such as covered bus shelters, lighting, signage, street furniture, and shade trees.</li> </ul>	<p>This section recognizes the environmental, public health, and economic benefits of public transit, especially with the realities of climate change. The County's TMP (2005) contemplates Alternative Service Delivery Methods in lieu of public transit and suggests the possibility of extending the City of Windsor's transit service to adjacent suburban communities in LaSalle, Tecumseh, and Lakeshore.</p> <p>As of the present, Transit Windsor services LaSalle, Amherstburg, the industrial part of Tecumseh, and Leamington, with stops in Kingsville and Essex. The City of Windsor's Official Plan Policy 7.2.5.3 <i>also "encourages the creation of a Regional Public Transit System"</i>. This section provides enabling policies that support the future development of transit and encourages collaboration/funding with Transit</p>

#	Policy Topic/Heading	Policy Direction	Discussion
			Windsor to better service the County, and encourages local transit systems, where feasible.
5	Active Transportation	<p>This section will contain a general introduction on active transportation and its role in building healthy, sustainable, and vibrant communities and how it is a key component of the overall transportation system. A human-centric design should be at the center of active transportation to create livable neighborhoods with a strong sense of community, while reducing automobile traffic and GHG emissions.</p> <p>This section will contain policies related to the following:</p> <ul style="list-style-type: none"> <li>a) Implementing the recommendations of the County-Wide Active Transportation System (CWATS) Master Plan;</li> <li>b) Reviewing and updating the CWATS Master Plan every 5 years;</li> <li>c) As per the CWATS Master Plan recommendations, establish an Active Transportation Committee to implement the CWATS Master Plan and monitor its progress;</li> <li>d) Providing connected, comfortable, safe, and accessible pedestrian and cycling facilities for children, seniors, and people of all abilities and ensuring continuous linkages in downtown areas and areas identified for intensification;</li> </ul>	<p>The current OP introduces the CWAT Master Plan and provides policies for its implementation through the development review process, active transportation (AT) infrastructure, and planning and design documents. The proposed policies provide greater depth and guidance for Local Municipalities in implementing AT infrastructure through detailed design and land-use considerations, the preparation of local pedestrian and cycling master plans, and educational outreach to encourage the uptake of active transportation.</p> <p>The proposed section also recognizes the importance of the CWAT Master Plan in providing a detailed roadmap on the delivery of AT infrastructure projects and recommends that the CWATS Master Plan be monitored and updated periodically to ensure that the objectives this Plan are met.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>e) Supporting the preparation of local pedestrian and cycling master plans;</li> <li>f) Supporting local municipalities to provide pedestrian and cycling facilities at intermodal hubs and transit facilities such as bike racks and storage at transit stops, bike racks on buses, improved access for pedestrians and cyclists at transit stops, commuter parking lots, park and ride facilities, and transit terminals, where appropriate;</li> <li>g) Enhancing pedestrian and cycling environments to encourage active transportation through consistent information and signage; integration of active transportation facilities in existing, new, and planned areas; ensuring streets, parks, and community facilities are pedestrian-friendly, safe, and accessible; providing multi-modal integration at transit facilities/terminals; implementing urban design and Crime Prevention Through Environmental Design (CPTED) principles that support active transportation;</li> <li>h) Requiring that new developments integrate active transportation facilities, where appropriate, and that their designs be walkable and bike-friendly to enable integration with the overall transportation system;</li> <li>i) Supporting mixed-use and compact built forms that promote active transportation and reduce reliance on automobiles;</li> </ul>	

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>j) Supporting high-quality urban design that contributes to a sense of place for the public realm and public spaces near major transit terminals; and,</li> <li>k) Supporting active transportation by partnering with Local Municipalities and community groups to implement promotional programs, and educational outreach and initiatives.</li> </ul>	
6	Complete Streets	<p>This section will contain a general introduction on complete streets and how they are key to an accessible, healthy, and inclusive environment, as well as the role they play in facilitating a multi-modal and active transportation-oriented environment.</p> <p>This section will contain policies related to the following:</p> <ul style="list-style-type: none"> <li>a) Enhancing the public realm and promote active transportation through a safe, attractive, and accessible pedestrian environment in accordance with urban design policies and guidelines, as applicable;</li> <li>b) Street network design for a multi-modal transportation system;</li> <li>c) Streetscape design that is pedestrian-scale and accommodates active transportation uses to reduce the need for future traffic calming/traffic control devices, and provides a landscaped buffer between pedestrian and vehicular traffic, where possible;</li> </ul>	<p>Complete Streets are a key component of vibrant streetscapes, which supports active transportation uses and a multi-modal transportation network. The concept of complete streets acknowledges that there are different road users with different abilities and strives for streets with inclusive, safe, and efficient designs.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>d) Promoting context-sensitive designs that balance the needs and priorities of different users and uses within the County ROW;</li> <li>e) Supporting street improvement projects in Local Municipalities;</li> <li>f) Design policies for constructing a finer street grid that allows for through movement to accommodate and support multi-modal options and transit facilities;</li> <li>g) Implementing a street network that supports delivery of emergency services in new neighborhoods or infill developments;</li> <li>h) Establishing appropriate rights-of-way that supports complete streets and place-making opportunities;</li> <li>i) Encouraging intermodal design that promotes the use of sustainable modes of transportation and reduces reliance on automobiles;</li> <li>j) Local Municipalities to include policies that require facilities and street furnishings such as sidewalks, street lighting, and street furniture in Settlement Areas as a condition of development;</li> <li>k) Requiring Local Municipalities to include pedestrian and cycling connections where appropriate as a condition of development;</li> <li>l) Supporting higher-density developments near existing/planned transit stops/nodes to minimize walking distances and support active transportation;</li> </ul>	

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>m) Requiring that the street network provide direct access to key community and transit facilities via multi-use paths, trails, bike lanes, sidewalks, and walkways from the street and interior block areas of neighbourhoods. The creation of mid-block connections in existing and planned neighborhoods for active transportation modes should be encouraged; and,</p> <p>n) The County shall prepare a Complete Streets Design Manual and Guidelines in collaboration with local municipalities and update it periodically to reflect best practices and innovations in the field.</p>	
7	Rail	<p>This section will contain policies related to the following:</p> <p>a) Collaboration with Local Municipalities to evaluate potential use of abandoned rail corridors for recreation, transportation, and/or utility corridor purposes;</p> <p>b) Utilizing rail corridors to facilitate safe and efficient goods movement that meets the current and future needs of the community;</p> <p>c) Planning for and protecting rail corridors as key freight-infrastructure; and,</p> <p>d) Future development of abandoned rail corridors.</p>	<p>Existing policies speak to the importance of rail infrastructure in economic growth and efficient movement of goods, prevention of incompatible land-uses, and the appropriate mitigation and safety measures required for nearby developments. The proposed policies promote an efficient use of land through the consideration for use of abandoned rail corridors.</p>
8	Airport	<p>This section will contain policies related to the following:</p>	<p>The current Official Plan contains policies protecting airport lands from incompatible land-uses. These</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>a) Supporting and protecting airport infrastructure in recognition of its economic importance;</li> <li>b) Ensuring connection to transportation connections and nearby facilities, as appropriate; and,</li> <li>c) Provision of warning clauses advising property owners in vicinity of Airport lands of potential development restrictions and noise-related impacts.</li> </ul>	<p>proposed policies will provide further context on the economic importance of the Windsor Airport and related airstrips and its value to the community, while ensuring appropriate transportation connections and proper notice of potential impacts on nearby properties/developments.</p>



## Chapter 12.0 Implementation

### 12.1 Overview

The Implementation Section of the new Official Plan is an important statement and commitment to ensure the goals, objectives and land use policies are achieved. This section is intended to guide decision making and provide overall assistance to those who use the Official Plan on how to apply the policies.

The Implementation Section of the new Official Plan will contain policies that guide Council, staff, members of the public, local municipal partners, and applicants on how the County's Official Plan will be achieved. Implementation policies provide details on how to interpret the Official Plan, how and where flexibility in application of the policies can be applied, and the various planning tools to be used. Planning tools include items such as how and when to engage the public, how applications will be addressed, implementing recent legislative changes such as the delegation of approvals of certain decisions, and more.

### 12.2 Directions

#	Policy Topic/Heading	Policy Direction	Discussion
1.	Goals	<ul style="list-style-type: none"><li>a) Providing direction on how to interpret and apply the policies of this Official Plan;</li><li>b) Identifying responsibilities of the County of Essex and the local municipalities in implementing this Official Plan;</li><li>c) Outlining the approach to working in partnership with local municipalities;</li><li>d) Committing to reconciliation and engagement with First Nations and Metis communities;</li></ul>	These goals are to outline what the Implementation Section is to achieve.

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>e) Committing to engagement with the broader County of Essex members of the public and stakeholders; and,</li> <li>f) Identifying how monitoring of the Official Plan will occur to provide accountability to County Council, the local municipalities, and the broader County of Essex public.</li> </ul>	
2.	Interpretation of the Official Plan	<p>Current wording of the interpretation section will be reorganized into policies that follow the outline of this table in this report. Policy will be added to reflect the schedules, maps and comment boxes (which will be used to assist in understanding the plan). Overarching goals of Official Plan implementation will be included, as well as primers to help navigate the section.</p> <p>Policies to assist with interpreting the Official Plan will include:</p> <ul style="list-style-type: none"> <li>a) A Schedule is part of the policy framework and forms part of the new Official Plan;</li> <li>b) A Table is a summary of policy requirements in a graphic form and is part of the new Official Plan;</li> <li>c) A Map is a visual guide or aid provided to assist the reader in understanding the geographic location or context of site specific policies and is part of the new Official Plan;</li> </ul>	This text will assist the reader in understanding how to interpret the various components of the new Official Plan – schedules, tables, maps, appendices, and more.

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>d) The Glossary of Terms provides definitions integral to policy interpretation and forms part of the new Official Plan;</p> <p>e) An Appendix is intended to provide policy context to the reader and does not form part of the new Official Plan; and,</p> <p>f) Comment boxes occur alongside policy. Comment boxes supplement and provide context to policy and are not considered part of the new Official Plan.</p>	
3.	Office Consolidation of the Official Plan	<p>Policies will be added to the new Official Plan to assist with minor clarification and updates that can be made without an amendment to the Official Plan. This includes matters such as:</p> <p>a) Correcting typographical errors,</p> <p>b) Updating references to legislation, and</p> <p>c) Reorganizing text.</p>	<p>This policy approach allows for regular minor edits to be made to the Official Plan without changing the substantive policies. It is good housekeeping of the Official Plan.</p>
4.	Planning Responsibilities	<p>This section will outline the responsibilities between the County and the partner municipalities – identifying the general spheres of responsibility and shared interest.</p> <p>Recent legislative changes to the <i>Planning Act</i> allow Councils to delegate certain approvals to staff. Although these recent changes focus on matters that are the jurisdiction of Local Municipalities (e.g. zoning), the Province does require Official Plan policies to support delegation to staff or a committee. The recent</p>	<p>These policies provide a framework for understanding roles and responsibilities.</p> <p>The County currently supports delegation of decisions to the Manager of Planning. This policy will not change the current practice. However, the legislation now requires that policies be in the Official Plan to allow delegation of decisions. This</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		changes do not impact the County; however, in order to be prepared for future potential changes, a general delegation policy is appropriate.	updated policy will reinforce the current approach and achieve alignment with the legislation.
5.	Non-Conforming Uses	<p>a) There will be circumstances where an existing land use does not conform to the County Official Plan. The policies of the new Official Plan will address this situation ensuring existing uses can continue without requiring an amendment to the new Official Plan.</p> <p>b) There are existing policies in the current County of Essex Official Plan that are appropriate for addressing non-conforming uses and these will be carried forward.</p>	It is a good administrative practice to include this in the new Official Plan. It is fair to owners of property with existing non-conforming uses ensuring they can continue to use the property as has been established. Generally local municipal partners will be more engaged in working with landowners which is the appropriate level of authority/decision. This policy is to ensure the County supports local municipality's in working with these landowners who have non-conforming uses.
6.	Amendments to the County Official Plan	As a living document, Amendments to the County Official Plan will be made periodically to reflect needs of the County community. The current policies in the County Official Plan reflect best practices for County Official Plan Amendments. The following is recommended	Amendments may be submitted by various stakeholders and may be initiated by the County. Policies are to ensure potential changes are made with transparency and accountability, reflecting the necessary issues to be

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>for addition to the existing policy, which would be carried forward to the new Official Plan:</p> <ul style="list-style-type: none"> <li>a) Early engagement with Local Municipal partners on proposed Amendments;</li> <li>b) Assessing impact on prime agricultural lands; and,</li> <li>c) Assessing impact on adjoining municipalities.</li> </ul>	<p>reviewed as part of the Amendment process.</p>
7	Municipal Plan Review	<p>Municipalities are required by the <i>Planning Act</i> to undertake scheduled updates to ensure plans remain relevant, and consistent with provincial policy. The existing policies will be brought forward into the new Official Plan as they outline the County's role clearly.</p>	<p>The Municipal Comprehensive Review (MCR) is necessary for the County of Essex to engage in, as required the Provincial government through the <i>Planning Act</i>.</p>
8	Local Official Plans	<p>This section outlines Local Official Plan Conformity. Policy will encompass the following:</p> <ul style="list-style-type: none"> <li>a) Updates to Local Official Plans will be completed: <ul style="list-style-type: none"> <li>i) On a regular basis consistent with the requirements of the <i>Planning Act</i>;</li> <li>ii) After the completion of an update to the County Official Plan or the adoption of a new County Official Plan; and,</li> <li>iii) May occur to address significant changing local circumstances.</li> </ul> </li> <li>b) Local Official Plan update requirements, as follows: <ul style="list-style-type: none"> <li>i) Addressing matters of Provincial interest in the <i>Planning Act</i>;</li> </ul> </li> </ul>	<p>At a high level, the County Official Plan should outline the expectations for updates to local Official Plans. This should be updated to give local municipalities clarity and to provide a consistent basis from which to interpret expectations of conformity.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>ii) Conformity with Provincial guidelines and standards;</li> <li>iii) Conformity with the County of Essex Official Plan;</li> <li>iv) Conformity with the Source Protection Plan;</li> <li>v) Completion of an Intensification Strategy with policies and mapping included in the Official Plan;</li> <li>vi) Reasonable efforts in the Local official plan to accommodate matters encouraged by the policies of this Plan, or indication why such a policy direction is not appropriate or feasible in the local context; and,</li> <li>vii) Completion of a Local Comprehensive Review in accordance with the County of Essex Official Plan.</li> </ul>	
9	Implementation Tools	<p>This is a new section that will address the following with respect to implementation:</p> <ul style="list-style-type: none"> <li>a) Secondary Plans</li> <li>b) Local Zoning By-laws</li> <li>c) Holding Zones</li> <li>d) Temporary Use By-laws</li> <li>e) Interim Control By-laws</li> </ul> <p>This new section will identify that these tools are the responsibility of the Local Municipality. The County supports the use of these tools.</p>	<p>These policies are to identify the roles and responsibilities for these tools rest with the local municipality.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
10	Site Plan Control (SPC)	This section outlines Site Plan Control which is a Local Municipal responsibility. The current policies are sufficient and require minor updating to incorporate references to the updated transportation policies including active transportation on the County transportation network and context sensitive design.	Site Plan Control is largely related to the County transportation network. This section will be updated to reflect the commitment to context sensitive road design of County roads (referring to the transportation policies) and supporting local municipalities in the use of Site Plan Control.
11	Public Engagement	This section continues to outline the role of Public Engagement strategies in planning and incorporates the following into the current County Official Plan: a) Transparent decision making; b) Communication and engagements tools/techniques; c) Intergovernmental consultation; and, d) Indigenous consultation.	Best practice is to go above and beyond the <i>Planning Act</i> requirements for public consultation in circumstances where it may require. That the County opens the possibility of increased public feedback builds trust with community and minority stakeholders.
12	First Nations and Metis Consultation	The current policies in the County Official Plan have been highlighted as a strong practice in Ontario. These policies will be augmented by: a) Incorporating the land acknowledgment of the traditional territories which the County of Essex shares; b) Commitment to sharing details of planning matters – including, but not limited to, development applications, major studies, infrastructure plans – with First Nations and Metis communities; and,	It is important to recognize the Indigenous communities' role in the planning and development of traditional and sacred lands. The County may consult with Indigenous Communities on development of this section to construct a genuine relationship with local Indigenous communities and to aid in the process of planning and development.

#	Policy Topic/Heading	Policy Direction	Discussion
		g) Have regard for major studies and plans prepared on behalf of First Nations and Metis communities in the County of Essex.	
13	Local Municipal Partnerships	<p>Continue to provide a policy framework outlining direction for:</p> <ul style="list-style-type: none"> <li>a) Coordination of inter-municipal infrastructure,</li> <li>b) Shared policy development;</li> <li>c) Growth management;</li> <li>d) Development implementation; and</li> <li>e) Emergency management coordination.</li> </ul> <p>Establish new policies to support Coordination through regular meetings of the lead planning staff at the County and the local municipalities to ensure ongoing coordination of activities and issues. This would include engagement with Caldwell First Nation on shared issues.</p>	<p>These policies will outline the shared priorities between the County and its local partners. The policies will reinforce the importance of shared goals, priorities, and identifying implementation strategies for the County Official Plan. The relationship with the City of Windsor will be included in this policy framework to emphasize the importance of the relationship with the City and shared priorities.</p>
14	Plans of Subdivision/Condominium	<ul style="list-style-type: none"> <li>a) This section includes policies related to lot creation through subdivision and condominium process. In general, the existing policies will be carried forward into the new Official Plan from the existing Official Plan, as follows: <ul style="list-style-type: none"> <li>i) Compliance with the County Official Plan and Local Municipal Official Plan;</li> <li>ii) Establishing Conditions of Approval; and,</li> </ul> </li> <li>b) Additional policy will be included to address:</li> </ul>	<p>In addition to the themes in the existing County Official Plan, themes regarding compliance, lot creation, conditions of approval, condominium exemption, provisions for part lot control and lapsing approval should be clearly defined and outlined to increase clarity and understanding. Updates will be completed to reflect compliance with the <i>Planning Act</i> will be included.</p>



#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>i) Lapsing of approval and addressing the updates from the <i>Planning Act</i> which allow flexibility in applying lapsing provision; <i>and</i>,</li> <li>ii) Referencing the requirements of the <i>Planning Act</i> regarding subdivision requirements for approval.</li> <li>iii) Criteria for when a condominium exemption (from the planning process prescribed for plan of subdivision applications in the <i>Planning Act</i>), as provided for in the <i>Condominium Act</i>, may be considered by the County.</li> </ul>	
15	Rental Housing Protection	This section will carry forward the existing Official Plan policy discouraging the conversion of dedicated rental housing to condominium tenure and provide additional policy direction regarding demolition and redevelopment affecting rental units, including the requirement to provide an acceptable tenant relocation and assistance plan, as well as replacement rental units for existing tenants.	It is appropriate to include policy discouraging the conversion of dedicated rental units (multi-unit rental buildings) to condominium tenure in order to protect the existing supply of rental and affordable housing. It can also be appropriate to protect rental housing supply by requiring replacement rental units where a proposed development eliminates existing units.
16	Part Lot Control	This section will continue to include policies that support the process of Part Lot Control, as well as supporting local municipal exemptions.	Part Lot Control is an appropriate tool for lot creation. It is best implemented by local municipalities to support the development of blocks within plans of subdivision that have already received County approval.

#	Policy Topic/Heading	Policy Direction	Discussion
17	Consents	<p>This section outlines the Consent Policy including the delegation of Consent approval to local municipalities. The existing policies will be retained with the following updates:</p> <ul style="list-style-type: none"> <li>a) The need for consent policies by the Local Municipality in their local Official Plan;</li> <li>b) Recognizing the requirements of the <i>Planning Act</i> for consents; and,</li> <li>c) The importance of the County transportation network, including active transportation and local context, in determining consents.</li> </ul>	<p>It is important to emphasize the role of the local municipality, and the conditions for consent in the <i>Planning Act</i>.</p>
18	The Role for Process	<p>This will be a new section/policy area for the County Official Plan. There are multiple types of applications and implementation tools such as Capital Budgets that are used to implement the Official Plan. This policy identifies that more detailed process is an appropriate approach for implementation. The policy also recognizes that implementation is often done by local municipal partners and supporting the local process is an important commitment by the County.</p>	<p>Official Plans set the broad policy framework and overall goals for the County and its partner municipalities. Implementation of Official Plans is achieved through individual development applications and this policy supports that approach to process.</p>
19	Pre-Consultation	<p>Applicants are required to meet with the County and local municipalities for applications for local Official Plan amendment, plan of subdivision/condominium, condominium conversion, and/or part lot control.</p> <p>The existing policy accurately reflects the requirements and expected outcomes of pre-</p>	<p>Pre-consultation is an important “onboarding” step for applicants, with expectations further clarified to provide detailed information to applicants.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		consultation and no changes are recommended.	
20	Complete Applications	Complete Application requirements are listed in this section, with policy ensuring applications address relevant planning issues.	In doing so, greater clarity and consistency is derived for applicants and local partners. This should decrease confusions and aid in streamlining process.
21	Supporting Studies	The existing policy details the list of potential supporting studies. The policy is to be restructured to update the extent of potential studies and the general rationale for these studies. Policy will direct that supporting studies are completed by qualified professionals.	The current Official Plan provides a high-level overview of usual required studies but does not list the planning circumstances in which they are to be used. Doing so would add clarity and provide consistency across applications.
22	Role of County Guidelines	The County can use guidelines to implement the Official Plan. Examples can include guidelines for the design of County Roads and guidelines for Environmental Impact Studies and County CIP policies. This policy would identify the use of guidelines to assist in decision making, to provide more detail on implementation, and to stipulate that guidelines do not create policy.	This approach will clarify that County guidelines are to assist with decision making, do not create policy, and are to provide greater details for applicants and local municipal partners.
23	Fiscally Responsible Planning	The County is committed to implementing the planned growth through fiscal responsibility. This includes using the tools available to finance infrastructure, protect agriculture, and protect natural heritage. Policies will be included as follows:	Implementation of the priorities for this Official Plan will require the County to prepare fiscal strategies to support housing and jobs. This section of the Plan will identify those tools the County can utilize to support growth as well as other priorities such as stewardship of natural heritage lands.

#	Policy Topic/Heading	Policy Direction	Discussion
		<ul style="list-style-type: none"> <li>a) The importance of County Development Charges as a financial tool to implement infrastructure for growth;</li> <li>b) Financial mechanisms such as grants from other levels of government, tax increment financing, and other financial tools such as front ending agreements and cost sharing agreements to support infrastructure;</li> <li>c) Grant programs to support natural heritage stewardship;</li> <li>d) Coordination and collaboration of financial expenditures related to services for development will be undertaken between the County and the Local Area Municipalities.</li> </ul>	
24	Definitions	<p>Definitions which are currently not included in the County Official Plan will be updated to reflect missing, new, or emerging terminology and wording. Definitions for abbreviated terms should include a definition of the study, agency, or institution.</p>	<p>Updates to definitions sections are good practice to avoid misunderstandings or confusion among the various stakeholders which use the plan. As this plan is being updated, it will be important to include precise and consistent definitions for all key terms found throughout.</p>
25	Monitoring and Evaluating	<p>The purpose of monitoring reports on the new Official Plan is to provide a framework regarding the effectiveness of the new Official Plan.</p> <p>This section will also continue to provide policies that monitor the following features and objectives:</p>	<p>Updates will be included to cover the outlined goals, objectives, and requirements in the Official Plan. It will be important to define the objectives of monitoring, and performance indicators used to evaluate the effectiveness of the Official Plan. The</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		<p>a) Updating population, housing, affordable housing and employment projections and in coordination with the City of Windsor;</p> <p>b) Tracking draft approved and registered vacant lots through the development approvals process; and,</p> <p>c) Evaluating the effectiveness of Indigenous consultation efforts through qualitative and quantitative measures.</p> <p>In addition, the following features and objectives will also be included for monitoring purposes:</p> <p>a) Mix, range, and affordability of housing units;</p> <p>b) Effectiveness and progress toward climate change mitigation and adaptation;</p> <p>c) Protection of agricultural areas and monitoring agricultural land retention;</p> <p>d) Economic development and implementation of employment areas and employment land development; and,</p> <p>e) Other potential policies that may require regular monitoring.</p> <p>Further, the following text will be included:</p> <p>Monitoring the implementation of this Plan is critical to:</p> <p>a) Analyzing the effectiveness of the policies in this Plan in meeting its overall goals and objectives;</p>	<p>information gathered in the monitoring reports will be utilized to evaluate the implementation of the Official Plan.</p>

#	Policy Topic/Heading	Policy Direction	Discussion
		b) Confirming targets are being met; c) Responding to emerging issues; and, d) Identifying and confirming if the direction of the Plan remains constant or if updates are required.	

## PART D – TABLES, SCHEDULES, APPENDICES

### 1.0 Overview

Official Plans contain a series of information that is provided in either graphic form (maps) or tables. This information can form part of the Official Plan or be used to assist with interpreting the Official Plan. The Implementation policies will identify how to interpret tables, schedules, map schedules and appendices.

### 4.3 Tables

Tables provide information in a format that incorporates greater detail. The following table is recommended for inclusion in the new Official Plan.

Table 1: Population, Housing, and Employment Forecasts for the County and Local Municipalities

### 3.0 Schedules

Schedules are a series of maps that are part of the Official Plan. These schedules align with policies – for example, defining the Primary and Secondary Settlement Areas. The following are the proposed Schedules to the Official Plan.

#	Title	Description	Discussion
A	County of Essex and Local Municipalities	This Schedule will define the boundaries of the County and each local municipality.	The Schedule is information for the reader/user of the new Official Plan. This Schedule provides context on the municipal structure of the County.
B	County Structure	This Schedule will establish the overall County structure and structural elements.	This is the Vision for the County.
C	County Settlement Areas	This Schedule will establish the settlement area boundaries for all settlement areas in the County.	This is the primary growth schedule to the Official Plan.

#	Title	Description	Discussion
D1	Natural Heritage System Overlay	This Schedule overlays the Natural Heritage System on the County Structure Schedule. It is an overlay and not a land use designation.	Use of an overlay maintains the underlying land use designation. The overlay provides information on natural heritage systems to assist in interpreting the policies of the Official Plan.
D2	Natural Heritage System Restoration Opportunities	This overlay will identify areas for potential natural heritage system restoration. It is an overlay on the County Structure Schedule and not a land use designation.	Use of an overlay maintains the underlying land use designation. The overlay provides information on potential restoration opportunities to assist in interpreting the policies of the Official Plan.
D3	Areas Susceptible to Flooding Overlay	This overlay will provide information regarding flood prone areas. It is used to provide local municipal partners with details on flood prone areas for implementation of any buildings or land use changes.	Use of an overlay maintains the underlying land use designation. The overlay provides information on flood prone areas to assist in interpreting the policies of the Official Plan.
D4	Intake Protection Zones	The <i>Clean Water Act</i> is the legislation that establishes the requirements to protect sources of municipal drinking water. This Schedule will identify the Intake Protection Zones – sources where municipal drinking water supply is drawn from.	This Schedule is part of the implementation of the Source Protection Plan for the County of Essex. The policies in the new Official Plan related to Source Protection assist in applying this Schedule.
D5	Highly Vulnerable Aquifers Overlay	Highly vulnerable aquifers have been identified as part of the Source Protection Plan for the Essex Source Protection Area. These aquifers are important to identify so that appropriate policies can be applied to protect the aquifers.	Use of an overlay maintains the underlying land use designation. The overlay provides information on the significant aquifers to assist in interpreting the policies of the Official Plan.



#	Title	Description	Discussion
D6	Significant Groundwater Recharge Areas Overlay	Significant groundwater recharge areas have been identified as part of the Source Protection Plan for the Essex Source Protection Area. These areas are important to identify so that appropriate policies can be applied to protect groundwater sources.	Use of an overlay maintains the underlying land use designation. The overlay provides information on groundwater recharge areas to assist in interpreting the policies of the Official Plan.
E1	Transportation Network	The County of Essex Transportation Network is an important component of the economy, the communities, and provides ways to move people and goods. The Schedule will show the Transportation Network as well as major transportation corridors such as Provincial highways. Although the international crossings are in the City of Windsor, these will be noted as they provide important economic corridors of connectivity for the County of Essex.	Transportation corridors are important corridors for movement of people and goods. Official Plans need to identify the transportation corridors to ensure the long-term protection of the corridors. In addition, the corridors align to the Transportation policies to ensure coordination between land use and transportation.
E2	Active Transportation Network	Active transportation includes pedestrian and cycling facilities as well as connections to public transit. The Active Transportation Schedule will include these facilities, some of which are on-road and some of which are off-road.	Active Transportation is shown separately due to the details of the Schedule. The Schedule will work with the Active Transportation policies to establish requirements for County roads and the implementation of Active Transportation facilities on County roads.
F	Natural Resources	Natural Resources include petroleum, aggregate, sand and gravel, and salt resources. The PPS requires these resources to be protected for the long-term. Identification of the resources on this Schedule assists with achieving this requirement of the PPS.	This Schedule will be based on the existing Schedule in the current Official Plan.

#### 4.0 Appendices

#	Title	Description	Discussion
App. 1	Conservation Authority Regulated Areas	Conservation Authority mapping will be used to create this Appendix. This Appendix provides information to the user/reader on potential floodplain issues.	As an Appendix, it is informative but not a Schedule or statutory component of the Official Plan. As an Appendix, it can be updated as the mapping is updated by the Conservation Authority without the need for an Official Plan Amendment.
App. 2	Provincial Natural Heritage System	This Appendix will show the Provincial Natural Heritage System. The requirements for natural heritage features are changing and this map may change as well. An Appendix is an appropriate tool to provide the information.	As an Appendix, it is informative but not a Schedule or statutory component of the Official Plan. As an Appendix, it can be updated as the mapping is updated by the Province without the need for an Official Plan Amendment.
App. 3	Former Landfill Sites	The current Appendix on Former Landfill Sites will be brought forward into the new Official Plan.	This is important information for all users of the Plan as guidance on how to manage land use planning in the vicinity of these sites.
App. 4	Noise Exposure Forecast Contours	This appendix will identify the Noise Exposure Forecast (NEF) Contours for airports in the City of Windsor and in the County.	This information is to be used to assist in local decision making on land use.

## PART E - CONCLUSION

The Policy Direction Report has been prepared to provide the detailed information and policy directions for the new County of Essex Official Plan. The Report responds to the requirements of the Province of Ontario relative to what Official Plans must achieve as well as the policy content required in an Official Plan. Consultation and engagement on the Policy Direction Report and the Growth Management Report (a separate report analyzing growth needs) will be undertaken in 2023 so that a draft of the new Official Plan can be prepared for further consultation.

### THE POLICY DIRECTIONS REPORT WILL INFORM THE FINAL OFFICIAL PLAN BY:

- 1 Describing the new Official Plan major policy areas
- 2 Informing the strategic policy direction and recommended approaches
- 3 Identifying where existing policies will be incorporated in the new Official Plan

## APPENDIX A – RECENT LEGISLATIVE CHANGES SUMMARY

The following is a summary of the recent legislative changes relative to the County of Essex Official Plan.

More Homes Built Faster Act, 2022, S.O. 2022, c. 21 - Bill 23

### *Public Meetings for Plans of Subdivision*

Bill 23 removed the requirement for a public meeting for a plan of subdivision. Public consultation policies for the new Official Plan will need to comply with updated public consultation provisions in the *Planning Act*.

More Homes for Everyone Act, 2022, S.O. 2022, c. 12 - Bill 109

Bill 109 is a first-step response towards implementing the recommendations of the Report of the Ontario Housing Affordability Task Force. Of note, the following must be considered:

### *Plans of Subdivisions*

Section 51 of the *Planning Act* has been updated to allow the regulation-making authority to determine what cannot be required as a condition of draft plan approval. These requirements will be prescribed by future regulations made under the *Planning Act*.

In addition, the changes permit an approval authority to allow municipalities to reinstate draft plans of subdivision that have lapsed within the past five years without a new application. This exemption does not apply where the approval has previously been deemed not to lapse using this provision of the *Planning Act*, and if there is an agreement entered into for the sale of the land by a description in accordance with the draft approved plan of subdivision. If the draft plan of subdivision is deemed not to have lapsed, the approval authority shall specify a time when the approval lapses.

Supporting People and Businesses Act, 2021, S.O. 2021, c. 34 - Bill 13

Bill 13 focused on reducing “red tape” and helping to build a more efficient Ontario for people and businesses coming out of the COVID-19 pandemic. Changes to the *Planning Act* were relatively minor:

### *Minor By-laws Delegation*

Section 39.2 has been added to the *Planning Act* to allow the council of a Local Municipality to by by-law delegate the authority to pass Zoning By-law Amendments that are minor in nature to a committee of council, or to an individual who is

an officer, employee, or agent of the municipality. These by-laws include those to remove a holding symbol and to authorize the temporary use of land, buildings, or structures.

It is noted that the County of Essex has delegated decisions to the Manager of Planning. In order to prepare for any future opportunities for delegation of responsibilities to streamline approval timelines, a general policy can be included in the new Official Plan in the event further legislative changes arise.

#### [Supporting Recovery and Competitiveness Act, 2021, S.O. 2021, c. 25 - Bill 276](#)

Bill 276 amended the *Planning Act* to address several conveyance and title issues. These changes address process matters that are necessary to consider but are unlikely to have significant policy implications on the new Official Plan. The following is a summary of these changes:

#### [Bill 108, More Homes, More Choice Act, 2019](#)

Bill 108, the *More Homes, More Choice Act, 2019*, has resulted in several changes to the *Planning Act*. Many of these changes have since been amended by subsequent legislation. However, the following remains relevant:

##### *Reduction of decision timelines*

Timelines for making decisions related to Official Plans are changed from 210 to 120 days, those related to Zoning By-laws are changed from 150 to 90 days, and the timeline for making decisions related to plans of subdivision is changed from 180 to 120 days. It's in the County's interest to implement Official Plan policies that allow planning applications to be processed within legislative timelines due to subsequent changes to the *Planning Act* regarding mandatory refund of planning application fees introduced through Bill 109.

#### [Bill 34, Green Energy Repeal Act, 2018](#)

Bill 34 increased the authority of the Ontario government and municipalities to reject renewable energy projects through amendments to the *Planning Act* that restricted appeals regarding refusal or failure to adopt or approve changes to an Official Plan and Zoning By-laws that proposed to authorize a renewable energy undertaking, including a generation facility, project, testing facility, or testing project. Bill 34 also repealed exemptions for renewable energy undertakings from requirements under the *Planning Act*.

#### [Bill 139, Building Better Communities and Conserving Watersheds Act, 2017](#)

Although there were several changes made to the *Planning Act* through Bill 139, most of these changes focused on procedural matters. Subsequent amendments to the *Planning Act* have since reversed or further amended many of the provisions put in place through Bill 139. The following still applies, however:

#### *Official Plan Requirements and Matters of Provincial Interest*

Section 16 of the *Planning Act* currently governs the content of Official Plans. A new clause 16 (1) (a.1) requires Official Plans to contain policies relating to affordable housing and a new subsection 16 (14) requires Official Plans to contain policies relating to climate change.

#### *Bill 68, Modernizing Ontario's Municipal Legislation Act, 2017*

Section 2 of the *Planning Act* requires the Minister, municipal councils, local planning boards, and the now Ontario Land Tribunal to have regard to matters of provincial interest and lists examples of such matters. Added to the list is the mitigation of greenhouse gas emissions and adaptation to a changing climate.

#### *Bill 73, Smart Growth for Our Communities Act, 2015*

##### *Built Form*

Section 2 of the *Planning Act* requires the Minister, municipal councils, local planning boards, and the Municipal Board to have regard to matters of provincial interest and lists examples of such matters. Added to the list is the promotion of built form that:

- (i) is well-designed,*
- (ii) encourages a sense of place, and*
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

##### *Obtaining Views of the Public*

Official Plans are now required to contain a description of the measures and procedures for informing and obtaining the views of the public with respect to:

- (i) proposed amendments to the official plan or proposed revisions of the plan,*
- (ii) proposed zoning by-laws,*
- (iii) proposed plans of subdivision, and*
- (iv) proposed consents under section 53.*

Previously, alternative measures for informing and obtaining the views of the public were permitted in connection with proposed Official Plan amendments and Zoning By-laws. Bill 73 expands these provisions and permits alternative measures in connection with plans of subdivision.