

County of Essex New Official Plan

One Land, One Climate, One Future, Together

November 1st, 2023

County of Essex – Council Meeting



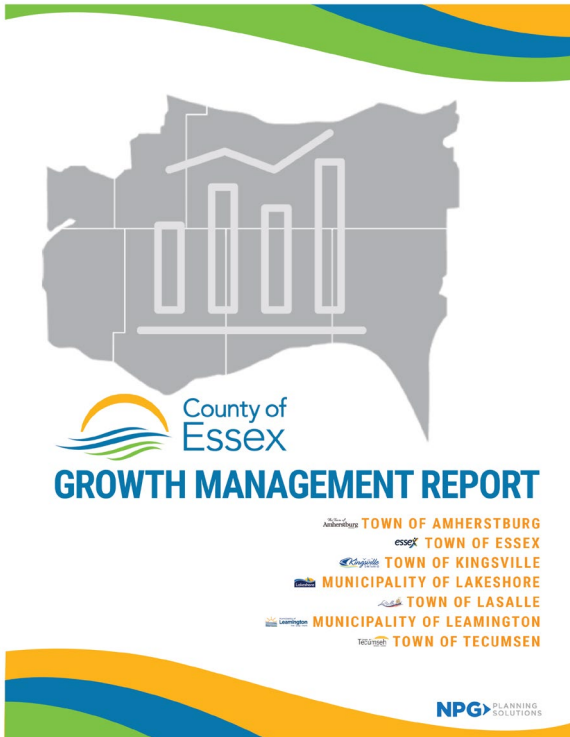
OFFICIAL PLAN  County of Essex

-  **TOWN OF AMHERSTBURG**
-  **TOWN OF ESSEX**
-  **TOWN OF KINGSVILLE**
-  **MUNICIPALITY OF LAKESHORE**
-  **TOWN OF LASALLE**
-  **MUNICIPALITY OF LEAMINGTON**
-  **TOWN OF TECUMSEH**

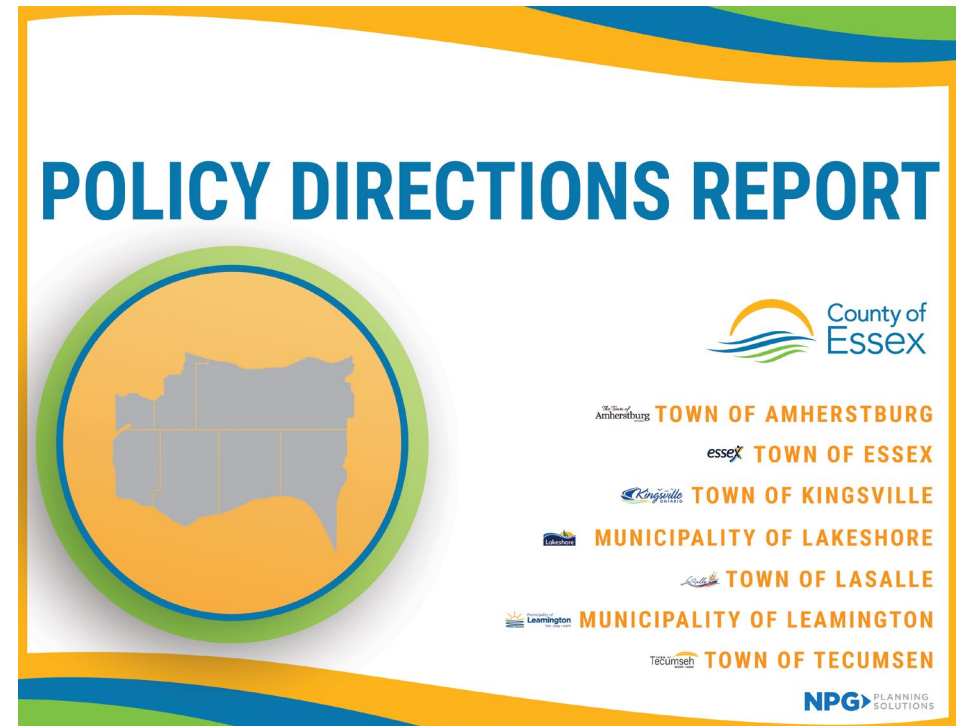
Work Completed To-Date



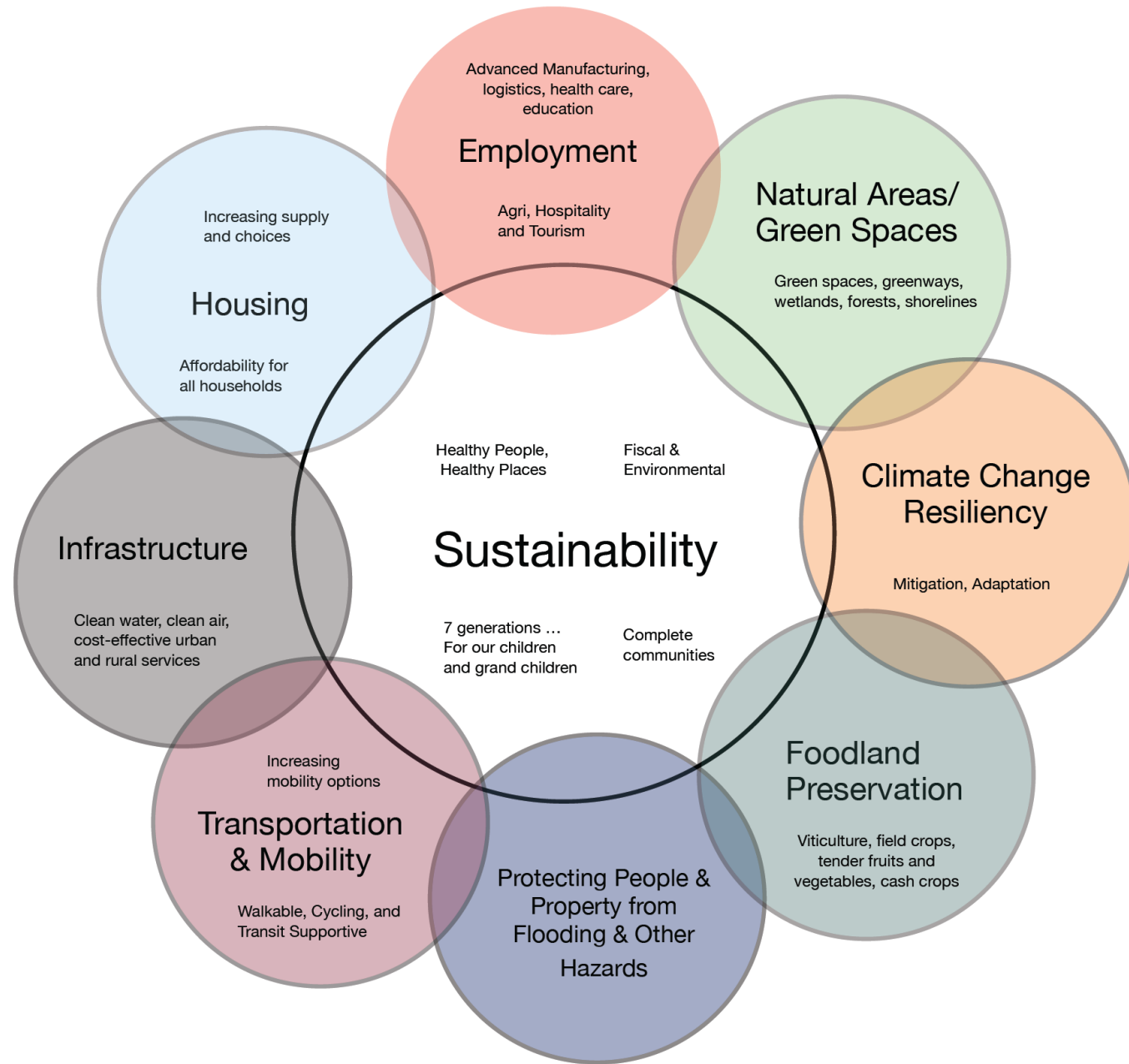
Phase 2 Work Completed



Growth Management Report



Policy Directions Report



GROWTH MANAGEMENT REPORT

County of Essex 2021 to 2051

From 199,100 to 268,100 - 315,000 People

From 71,400 to 101,200 - 124,200 Households

From 72,300 to 107,900 - 124,200 Jobs

Essex County is Growing

All municipalities and the County will grow:

- More population and at a greater rate than the past 20 years
- More housing is needed for the range of population/demographics
- More jobs are coming to each community

Housing Land Needs

HOUSING NEEDS

(Watson Report)



Low Density
Singles and Semis



Medium Density
Missing Middle

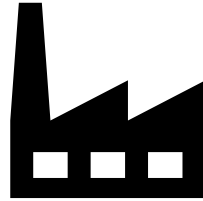


High Density
Apartments

Land Needs for Jobs

JOB NEEDS

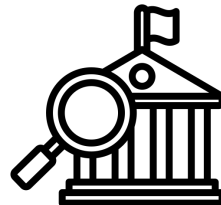
(Watson Report)



Industrial Jobs
“Employment Land”



Commercial
“Population Related”



Institutional

Growth Scenarios

Scenario 1:
Historic
Densities for
Housing and
Jobs

Scenario 2:
No
Expansion of
Settlement
Areas

Scenario 3:
Mixed
Density for
Housing and
Jobs

Scenario 4:
Higher
Density for
Housing and
Jobs

Recommendations

Recommended Housing Growth Option

Scenario 3: Mixed Density for Housing and Jobs

Intensification: 30%

<u>Greenfield Densities:</u>	Low Density	25 units per hectare
	Medium Density	50 units per hectare
	High Density	80 units per hectare

Visualizing Density - Low

Development:	Forhan Street, Amherstburg
Type of Units:	Semi-detached
Number of Housing Units:	36
Property Size:	1.09 ha (Average Lot Size: 31 ft by 110 ft)
Density:	33 du/ha



Visualizing Density - Medium

Development:	St. Anne Arms, Tecumseh
Type of Units:	Apartment-style
Number of Housing Units:	12 (two 3-storey buildings)
Property Size:	0.19 ha
Density:	63 du/ha



Visualizing Density - High

Development:	Seacliff Heights, Leamington
Type of Units:	Apartment-style
Number of Housing Units:	106 (6 stories)
Property Size:	1.12 ha
Density:	94 du/ha



Recommendations

Recommended Job Growth Option

Scenario 4: Higher Density for Housing and Jobs

Employment Land Density: 30 jobs per hectare

Population-Related Employments: 300 square feet/employee + 35% for site needs

Recommendations

Recommended Residential Additional Vacant Land Supply

Community	Existing Vacant Land Supply	Additional Land Needed
County of Essex	2,484.48 ha	87.07 ha
Amherstburg	181.84 ha	0 ha
Essex	151.00 ha	0 ha
Kingsville	188.00 ha	0 ha
Lakeshore	1,055.53 ha	0 ha
LaSalle	470.00 ha	0 ha
Leamington	135.71 ha	87.07 ha
Tecumseh	302.40 ha	0 ha

Recommendations

Recommended Employment Additional Vacant Land Supply

Community	Existing Vacant Supply (Population Related)	Population Related – Additional Land Needed	Existing Vacant Supply (Employment Land)	Employment Land – Additional Land Needed	Total
County of Essex	648.96 ha	14.8 ha	1,339.06 ha	222.9 ha	237.7 ha
Amherstburg	0.00 ha	10.1 ha	560.00 ha	0 ha	10.1 ha
Essex	13.20 ha	0 ha	30.70 ha	45.75 ha	45.75 ha
Kingsville	4.11 ha	4.7 ha	33.06 ha	31.1 ha	35.8 ha
Lakeshore	43.22 ha	0 ha	251.15 ha	87.1 ha	87.1 ha
LaSalle	109.00 ha	0 ha	21.00 ha	58.9 ha	58.9 ha
Leamington	381.73 ha	0 ha	238.45 ha	0 ha	0 ha
Tecumseh	97.70 ha	0 ha	204.70 ha	0 ha	0 ha

POLICY DIRECTIONS REPORT

County Structure

The County has the following as foundational elements:


1. Settlement Areas
2. Employment Areas
3. Agriculture
4. Natural Heritage
5. Transportation Corridors
6. Multi-Use Trails
7. Transit Connections
8. Agritourism

1. Jobs and Housing


- Housing
 - More units
 - Greater mix of unit types
 - Focus on affordability
- Jobs:
 - Traditional employment & employment/services for people
 - Agricultural economy
 - Regionally significant employment areas
- Implementation:
 - Infrastructure planning to implement growth
 - Financial plans and asset management to implement growth



Housing



Employment



Infrastructure

2. Agriculture

- Alignment with current provincial policy
- Expanded agricultural policies for clarity
- Specialty crop policies
- Environmental management
- On-farm and off-farm accommodation
- Agricultural system policies
 - Food and agricultural initiatives

Foodland
Preservation

Climate
Change
Resiliency

3. Natural Heritage and Natural Hazards

- Natural Heritage
 - Strong current framework in the Official Plan
 - Alignment with the PPS
 - Framework for protection and restoration of natural heritage features
 - Protection of prime agricultural lands for the long-term
- Natural Hazards
 - Consistency with PPS direction
 - Reduce potential for public cost or risks from natural and human-made hazards
 - Increased risks associated with a changing climate


Protecting
People &
Property from
Hazards

Natural Areas
Green Spaces

Climate
Change
Resiliency

4. Housing

- Affordability
 - Housing goals
 - Higher affordable housing targets
 - Defined housing mix for affordable housing
- Housing Options
 - Community Housing, Missing Middle, and Gentle Density
- Tools to achieve affordable and attainable housing
- Aging in place/senior's housing
- Non-traditional building types
- Shoreline housing policies



Housing

5. Community Development

- County framework to support achievement of local and community objectives
- Ensuring a high standard of development across the County
- Cultural heritage and archaeological resources policies
- Community improvement policies
- Complete community policies
 - Inclusive communities
 - Healthy and resilient communities
 - Urban design

Transportation
& Mobility

Natural Areas
Green Spaces

Housing

6. Economy

- Jobs as a key component of building thriving County
- Identification of Employment Areas – Regionally significant
- Greater direction in relation to existing employment lands
- Protection of employment lands from sensitive land-uses
- Opportunities related to strategic investments
- Support expansion of existing tourism and recreation economy



Employment

7. Infrastructure and Transportation

- Infrastructure
 - Integrating County-level infrastructure goals with local planning policies
 - Servicing hierarchy as consistent with PPS
 - Infrastructure planning and management through a climate change lens
- Transportation
 - Supporting integrated multi-modal options and transportation network
 - Integrating County-Wide Active Transportation (CWAT) Master Plan
 - Emphasis on active transportation, complete streets, and climate change
 - Vibrant streetscapes and compact built form
 - Logistics, rail, and airport policies
 - Context-sensitive design of County roads

Transportation
& Mobility

Infrastructure

Climate
Change
Resiliency

8. Climate Change

- Climate Change, Air Quality, and Energy policies
- Align with recommendations of the Regional Energy Plan (REP)
- Climate change mitigation and adaptation measures
- Sustainability and alternative energy
- Green infrastructure
- Knowledge building of climate risks
- Coordinated climate action and adaptation strategy

Transportation
& Mobility

Infrastructure

Climate
Change
Resiliency

9. Implementation

- Guiding policies on how to achieve Official Plan goals
- How to interpret the Official Plan
- Flexibility in application of policies
- Responsibilities of County and Local Municipalities
- Implementation tools
- Reconciliation and engagement with First Nations and Metis communities
- Engagement with the public
- Implementing legislative changes
- Monitoring and Evaluating

Next Steps

