Essex County Regular Meeting Revised Agenda

Date:	**Wednesday, October 16, 2024**
Time:	**Closed Meeting 4:00PM, Regular Meeting 6:00PM**
Location:	**Council Chambers, 2nd Floor** **360 Fairview Avenue West** **Essex, Ontario N8M 1Y6** **https://video.isilive.ca/countyofessex/live.html**

Accessible formats or communication supports are available upon request. Contact Clerk's Office, clerks@countyofessex.ca, 519-776-6441 extension 1353

Pages

1. **Closed Meeting**

   A Closed Meeting has been scheduled for 4:00 PM.

Recommendation:

Moved by _____

Seconded by _____

That Council move into a closed meeting pursuant to Section 239 (2) (a), (b), (c), (f), and (k) of the Municipal Act, 2001, as amended for the following reasons:

(a) the security of the property of the municipality or local board;
(b) personal matters about an identifiable individual, including municipal or local board employees;
(c) a proposed or pending acquisition or disposition of land by the municipality or local board;
(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board. 2001, c. 25, s. 239 (2); 2017, c. 10, Sched. 1, s. 26.

(Vote by show of hands)

Recommendation:

Moved by _____

Seconded by _____

That Essex County Council adjourn, and rise from the October 16, 2024 Closed Meeting at [time] PM.

(Vote by show of hands)

2. Moment of Reflection

3. Singing of 'O Canada'

4. Land Acknowledgement Statement

We acknowledge the land on which the County of Essex is located is the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibway, Odawa and Potawatomie Peoples.

We specifically recognize Caldwell First Nation and other First Nations which have provided significant historical and contemporary contributions to this region.

We also value the contributions of all Original Peoples of Turtle Island, who have been living and working on this land from time immemorial.

5. Recording of Attendance

6. County Warden’s Welcome and Remarks

7. Disclosure of Pecuniary Interest

8. Adoption of Regular Meeting Minutes

11

Essex County Council Regular Meeting Minutes dated October 2, 2024

Recommendation:

Moved by _____

Seconded by _____

That the minutes of the October 2, 2024 Regular Meeting of Essex County Council be adopted as presented.

(Vote by show of hands)

9. Delegations and Presentations

Recommendation:

Moved by _____

Seconded by _____

That Robert Franz, Music Director and Deborah Severs, Board Chair, Windsor Symphony Orchestra be permitted to make a presentation to Council.

(Vote by show of hands)

9.1 Windsor Symphony Orchestra (WSO)

Robert Franz, Music Director and Deborah Severs, Board Chair - Windsor Symphony Orchestra to provide a presentation for County Council regarding the 'State of the Symphony' with the 2024 season marking the WSO's 77th season.

*9.2 Canada South Land Trust

19

Patricia McGorman, Chair, Canada South Land Trust, to make a presentation for Council regarding the Draft Official Plan for the County of Essex.

Recommendation:

Moved by _____

Seconded by _____

That Patricia McGorman, President, Canada South Land Trust, be permitted to make a presentation to County Council, regarding the Draft Official Plan for the County of Essex.

(Vote by show of hands)

*9.3 John DeMarco

John DeMarco, County resident, to make a presentation for Council regarding the Draft Official Plan for the County of Essex.

Recommendation:

Moved by _____

Seconded by _____

That John DeMarco be permitted to make a presentation to County Council, regarding the Draft Official Plan for the County of Essex.

(Vote by show of hands)

*9.4 Giovani Abati

Giovanni Abati, Windsor resident, to make a presentation to Council regarding the Draft Official Plan for the County of Essex.

Recommendation:

Moved by _____

Seconded by _____

That Giovanni Abati, Essex County resident, be permitted to make a presentation to County Council.

(Vote by show of hands)

*9.5 Nevan Construction Inc.

Rob Molliconi, General Manager, to make a presentation to Council regarding the Draft Official Plan for the County of Essex.

Recommendation:

Moved by _____

Seconded by _____

That the delegations from Nevan Construction Inc. be permitted to make a presentation to County Council.

(Vote by show of hands)

*9.6 Municipality of Lakeshore

Tammie Ryall, Corporate Leader, Growth and Sustainability & Ryan Donally, Division Leader, Economic Development and Mobility - Municipality of Lakeshore, to make a presentation to Council regarding the Draft Official Plan for the County of Essex. (Note correspondence included with item 12.2.1)

Recommendation:

Moved by _____

Seconded by _____

That Tammie Ryall and Ryan Donally, from the Municipality of Lakeshore, be permitted to make a presentation to County Council.

(Vote by show of hands)

*9.7 Dennis Sanson

Dennis Sanson, Sanson Estate Winery, to make a presentation to Council regarding the Draft Official Plan for the County of Essex.

Recommendation:

That Dennis Sanson, Essex County resident, be permitted to make a presentation to County Council.

(Vote by show of hands)

*9.8 Essex Region Conservation Authority

Tim Byrne, Chief Administrative Officer, Essex Region Conservation Authority to provide a presentation to Council regarding the Draft Official Plan for the County of Essex

Recommendation:
That Tim Byrne, Chief Administrative Officer, ERCA, be permitted to make a presentation to County Council.

(Vote by show of hands)

10. Communications

10.1 Correspondence

Recommendation:
That the correspondence listed on the Regular Agenda for October 16, 2024, be received and any noted action approved.

(Vote by show of hands)

10.1.1 Western Ontario Warden's Caucus (WOWC)
September 2024 Newsletter

10.1.2 Great Lakes St. Lawrence Cities Initiative (GLSLCI) 31
Making Waves Newsletter

10.1.3 Tourism Windsor Essex Pelee Island (TWEPI)
W.E. Keep You Informed: Halloween Events, TIAO Learning Opportunity and New Photos!

10.1.4 Township of Brock 39
October 1, 2024 Resolution RE request that rideshare services licencing administration be uploaded to the Province

10.1.5 Regional Affordable Housing Strategy
Dates for Community Feedback Events now available online!

10.2 Resolutions

10.2.1 Municipality of Lakeshore 41
September 26, 2024 Letter and Resolution RE Renaud Line Road and County Road 42

Recommendation:
That Essex County Council **[receive and file / receive and support / other action]** the correspondence and resolution from the Municipality of Lakeshore regarding Renaud Line and County Road 42.

(Vote Electronically)

11. Consent Agenda

Recommendation:
That the Minutes listed as 11.1 be approved, and that administrative reports listed under 11.1 and 11.2 on the consent agenda for October 16, 2024, be received.

(Vote Electronically)

11.1 Essex County Library Board

42

Minutes of the July 31, 2024 Essex County Library Board Meeting

Also attached - ECL Space Study Report

11.2 Summary of Outstanding Reports

56

Report number 2024-1016-LCS-R32-KH, Summary of Outstanding Reports for October 16, 2024, from Katherine Hebert, Clerk

12. Reports and Questions

12.1 Traffic Control Study - County Road 20 (Martin Lane and Victory)

61

Report number 2024-1016-IPS-RCC-JB, Traffic Control Study - County Road 20 (Martin Lane and Victory), dated October 16, 2024 from Jerry Behl, Manager, Transportation Planning and Development

Recommendation:
That Essex County Council receive report number 2024-1016-IPS-R25-JB, Traffic Control Study – County Road 20 (Martin Lane and Victory) as information and

That County Administration be directed to complete preliminary designs and cost estimates for traffic signals at County Road 20 and Martin Lane, and at County Road 20 and Victory Street, in the Town of LaSalle.

(Vote Electronically)

12.2 County of Essex Official Plan Adoption

91

Report number 2024-1016-IPS-R24-RB, County of Essex Official Plan Adoption, dated October 16, 2024 from Rebecca Belanger, Manager, Planning Services

Recommendation:
That Essex County Council receive report number 2024-1016-IPS-R24-RB, New County of Essex Official Plan.

(Vote Electronically)

*12.2.1 Supplemental Information - Final Draft New County of Essex Official Plan

389

Report number 2024-1016-IPS-R28-RB Supplemental Information - Final Draft New County of Essex Official Plan, dated October 16, 2024 from Rebecca Belanger, Manager, Planning Services

Recommendation:
That Essex County Council receive report number 2024-1016-IPS-R28-RB, Supplemental Information-Final Draft County of Essex Official Plan; and,

That the new County Official Plan be reviewed in collaboration with the Ministry of Municipal Affairs and Housing to confirm conformity with PPS 2024, and be considered for adoption at an upcoming meeting of County Council.

(Vote Electronically)

13. Unfinished Business

There are no matters of Unfinished Business for October 16, 2024

14. New Business

14.1 Public Reporting of Closed Meeting

*15. Adoption of By-Laws

Recommendation:
That By-laws 2024-46 through 2024-48, be given three readings, and having been read a first, second and third time, be finally passed and enacted.

(Vote Electronically)

*15.1 By-law Number 2024-45

Item removed.

15.2 By-law Number 2024-46 430

Being a By-law to authorize the Corporation of the County of Essex entering into a Cost Sharing Agreement with the Corporation of the Town of Tecumseh and the development group known as Trinity Gardens.

15.3 By-law Number 2024-47 433

Being a by-law to Authorize the Execution of an Agreement to Purchase lands fronting on County Road 22

15.4 By-law Number 2024-48 436

Being a By-law to confirm the proceedings of the Council of the Corporation of the County of Essex, for the Regular and Closed meetings held October 16, 2024.

16. Notice of Motion

There were no Notices of Motion raised ahead of the October 16, 2024 meeting.

17. Adjournment

Recommendation:
That the Essex County Council meeting for October 16, 2024 be adjourned at [TIME] PM.

(Vote by show of hands)

Essex County Council, Regular Meeting Minutes

Wednesday, October 2, 2024
6:00 PM
Council Chambers, 2nd Floor
360 Fairview Avenue West
Essex, Ontario N8M 1Y6
https://video.isilive.ca/countyofessex/live.html

Council:	Michael Akpata, Deputy Mayor, Town of LaSalle Joe Bachetti, Deputy Warden / Deputy Mayor, Town of Tecumseh Tracey Bailey, Mayor, Municipality of Lakeshore Sherry Bondy, Mayor, Town of Essex Kimberly DeYong, Deputy Mayor, Town of Kingsville Chris Gibb, Deputy Mayor, Town of Amherstburg Gary McNamara, Mayor, Town of Tecumseh Crystal Meloche, Mayor, Town of LaSalle Michael Prue, Mayor, Town of Amherstburg Rob Shepley, Deputy Mayor, Town of Essex Larry Verbeke, Deputy Mayor, Municipality of Leamington Kirk Walstedt, Deputy Mayor, Municipality of Lakeshore Paul Tiessen, Councillor, Municipality of Leamington, (Alternate Member)
Absent:	Hilda MacDonald, Warden / Mayor, Municipality of Leamington Dennis Rogers, Mayor, Town of Kingsville
Administration:	Allan Botham, Director, Infrastructure & Planning Services Jayne Brooks Keller, Administrator, Sun Parlor Home Katherine Hebert, County Clerk Darrel Laurendeau, Director, Information Technology Don McArthur, Manager, Communication and Organizational Development Kyla Pritiko, Director, Human Resources Slawomir Pulcer, Deputy Chief, Professional Standards, EWEMS Melissa Ryan, Director, Financial Services/Treasurer David Sundin, County Solicitor Crystal Sylvestre, Coordinator, Legislative and Community Services

Sandra Zwiers, Chief Administrative Officer
Jerry Behl, Manager, Transportation Planning and Development
Dee Blais, Administrative Assistant to the CAO

1. Closed Meeting

There was no Closed Meeting held on October 2, 2024

2. Moment of Reflection

3. Singing of 'O Canada'

4. Land Acknowledgement Statement

We acknowledge the land on which the County of Essex is located is the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibway, Odawa and Potawatomie Peoples.

We specifically recognize Caldwell First Nation and other First Nations which have provided significant historical and contemporary contributions to this region.

We also value the contributions of all Original Peoples of Turtle Island, who have been living and working on this land from time immemorial.

5. Recording of Attendance

Warden MacDonald was absent. Paul Tiessen attended as an Alternate member for the Municipality of Leamington.

Dennis Rogers was absent.

Deputy Warden Joe Bachetti presided over the meeting.

All other Members of Council attended the meeting at the Essex County Civic Centre, Council Chambers.

6. County Deputy Warden's Welcome and Remarks

Deputy Warden Joe Bachetti welcomed everyone to the meeting and highlighted the essential role of the Essex County Library system as a cornerstone for community engagement, learning, and enrichment.

The Deputy Warden encouraged all residents to engage in the diverse programs and resources available within the libraries of Essex County.

7. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest raised.

8. Adoption of Regular Meeting Minutes

Minutes of the September 18, 2024 Regular Meeting of Essex County Council.

256-2024
Moved By Rob Shepley
Seconded By Gary McNamara

That the minutes of the September 18, 2024 Regular Meeting of Essex County Council be adopted as presented.

(Voted by show of hands)

Carried

9. Delegations and Presentations

There were no delegations for October 2, 2024

10. Communications

10.1. Correspondence

257-2024
Moved By Larry Verbeke
Seconded By Chris Gibb

That the correspondence listed on the Regular Agenda for October 2, 2024, be received and any noted action approved.

(Voted Electronically)

In Favour (13): Michael Akpata, Joe Bachetti, Tracey Bailey, Sherry Bondy, Kimberly DeYong, Chris Gibb, Gary McNamara, Crystal Meloche, Michael Prue, Rob Shepley, Larry Verbeke, Kirk Walstedt, and Paul Tiessen

Carried

10.1.1 Association of Municipalities of Ontario (AMO)

- AMO Watchfile Newsletter
- AMO Policy Updates
- AMO Calendar
- AMO Education Events, Healthy Democracy Forum

10.1.2 Windsor-Essex County Health Unit

Letter dated September 16, 2024 RE Windsor-Essex Food Strategy (Presented as information)

10.2. Resolutions

There were no resolutions for consideration for October 2, 2024.

11. Consent Agenda

258-2024
Moved By Sherry Bondy
Seconded By Crystal Meloche

That the recommendations in the Administrative Reports listed as item 11.1 and 11.2 on the Consent Agenda for October 2, 2024, be received and approved.

(Voted Electronically)

In Favour (13): Michael Akpata, Joe Bachetti, Tracey Bailey, Sherry Bondy, Kimberly DeYong, Chris Gibb, Gary McNamara, Crystal Meloche, Michael Prue, Rob Shepley, Larry Verbeke, Kirk Walstedt, and Paul Tiessen

Carried

11.1. Summary of Outstanding Reports

Report number 2024-0918-LCS-R29-KH, Summary of Outstanding Reports for October 2, 2024, from Katherine Hebert, Clerk

11.2. Electricity and Natural Gas Update, Commodity Price Hedging Strategy

Report number 2024-1002-FIN-R20-MR, Electricity and Natural Gas Update, Commodity Price Hedging Strategy, dated October 2, 2024, from Melissa Ryan, Director, Financial Services/Treasurer

12. Reports and Questions

12.1. Road Safety Management Program

Report number 2024-1002-IPS-R22-JB, Road Safety Management Program, dated October 2, 2024, from Jerry Behl, Manager, Transportation Planning and Development

Jerry Behl explained that the Road Safety Management Program would identify safety concerns, develop solutions, and prioritize projects based on data collected. Analysis of the County Road network was underway and was expected to be completed by late 2024. Following the analysis, Administration indicated that a report

to Council would be provided outlining projects to improve road safety in the network, anticipated by spring 2025.

259-2024
Moved By Tracey Bailey
Seconded By Kirk Walstedt

That Essex County Council receive report 2024-1002-IPS-R22-JB Road Safety Management Program for information.

(Voted Electronically)

In Favour (13): Michael Akpata, Joe Bachetti, Tracey Bailey, Sherry Bondy, Kimberly DeYong, Chris Gibb, Gary McNamara, Crystal Meloche, Michael Prue, Rob Shepley, Larry Verbeke, Kirk Walstedt, and Paul Tiessen

Carried

12.2. Bridge and Culvert Asset Management Software Purchase Agreement

Report number 2024-1002-IPS-R23-AB, Bridge and Culvert Asset Management Software Purchase Agreement, dated October 2, 2024, from Allan Botham, Director, Infrastructure and Planning Services

Allan Botham explained that the system previously used to gather and organize data required under legislation had been discontinued. It was noted that the data and backup are housed in a cloud service within Canada.

The InspectX software provided Ontario Structure Inspection Manual (OSIM) specific features and asset management capabilities.

260-2024
Moved By Gary McNamara
Seconded By Paul Tiessen

That Essex County Council approve report number 2024-1002-IPS-R23-AB, Bridge and Culvert Asset Management Software Purchase Agreement; and,

That the Warden and Clerk be authorized to execute an agreement for the purchase of OSIM Inspection Software (InspectX) and the allocation of funds to cover the full cost of the proposed 5 year + 5-year contract, totaling approximately $521,675 CAD.

(Voted Electronically)

In Favour (13): Michael Akpata, Joe Bachetti, Tracey Bailey, Sherry Bondy, Kimberly DeYong, Chris Gibb, Gary McNamara, Crystal Meloche, Michael Prue, Rob Shepley, Larry Verbeke, Kirk Walstedt, and Paul Tiessen

Carried

12.3. Approval of 2025 Conferences and Policy Review

Report number 2024-1002-LCS-R31-KH, Approval of the 2025 Conferences and Review of the Travel, Conferences Policy, dated October 2, 2024 from Katherine Hebert, County Clerk

Katherine Hebert explained that updates to the Policy centred around clarifying language to address frequently asked questions. In addition to language clarifications, meal allowance rates would align with rates prescribed by Canada Revenue Agency (CRA) going forward.

The proposed list of approved conferences included the removal of the Transportation Association of Canada (TAC) conference; typically attended by Administration, and replacing it with the Western Ontario Wardens' Caucus (WOWC) conference.

261-2024
Moved By Gary McNamara
Seconded By Kimberly DeYong

That Essex County Council:

1. Receive and approve Report Number 2024-1002-LCS-R31-KH, Proposed 2025 Approved Conferences List, and Review of the Travel, Meetings, and Conferences – Council, Committees, Agencies and Boards Policy; and,
2. Approve the proposed amendments to Policy Number 2022-003 attached hereto as Appendix A; and,
3. Approve the conferences identified and attached as Appendix B to this Report, in accordance with Policy Number 2022-003, as amended.

(Voted Electronically)

In Favour (13): Michael Akpata, Joe Bachetti, Tracey Bailey, Sherry Bondy, Kimberly DeYong, Chris Gibb, Gary McNamara, Crystal Meloche, Michael Prue, Rob Shepley, Larry Verbeke, Kirk Walstedt, and Paul Tiessen

Carried

13. Unfinished Business

There were no matters of Unfinished Business to be considered for October 2, 2024.

14. New Business

14.1. Civic Centre Access Points

262-2024
Moved By Crystal Meloche
Seconded By Sherry Bondy

That Essex County Council direct administration to prepare a report outlining current practices to the process for public attendance at County Council meetings.

(Voted by Show of Hands)

Carried

15. Adoption of By-Laws

263-2024
Moved By Larry Verbeke
Seconded By Rob Shepley

That By-laws 2024-43 through 2024-44, be given three readings, and having been read a first, second and third time, be finally passed and enacted.

(Voted Electronically)

In Favour (13): Michael Akpata, Joe Bachetti, Tracey Bailey, Sherry Bondy, Kimberly DeYong, Chris Gibb, Gary McNamara, Crystal Meloche, Michael Prue, Rob Shepley, Larry Verbeke, Kirk Walstedt, and Paul Tiessen

Carried

15.1. By-law Number 2024-43

Being a by-law to Authorize the Execution of an Agreement Between the Corporation of the County of Essex and Bridge Intelligence LLC DBA Asset Intel.

15.2. By-law Number 2024-44

Being a by-law to confirm the proceedings of the Council of the Corporation of the County of Essex for the Regular and Closed Meetings held October 2, 2024

16. Notice of Motion

There were no Notices of Motion for consideration for October 2, 2024.

17. Adjournment

264-2024
Moved By Kirk Walstedt
Seconded By Kimberly DeYong

That the Essex County Council meeting for October 2, 2024 be adjourned at 7:02 PM.

(Voted by show of hands)

Carried

_____

Joe Bachetti,
Deputy Warden, County of Essex

_____

Katherine J. Hebert,
County Clerk

_____

Date Signed



CANADA SOUTH LAND TRUST

Response to:
Draft Official Plan for the County of Essex
October 16, 2024.



So very important to protect!

Essex County has less than 3% forest cover (OMB, 2002) and less than 9% total natural area, including open water, remaining! (ERCA/EC, 2024)





So very important to protect!

Canada has less than 5% farmable lands! Ontario has less than 5% farmable lands! These essential agricultural lands are vital to our food sovereignty, as well as our economic prosperity. Agriculture is a $ 47 Billion Dollar Industry in Ontario! (OFA, 2024)

Arable land (% of land area) in Canada was reported at 4.3532 % in 2021, according to the World Bank collection of development indicators, compiled from officially recognized sources.

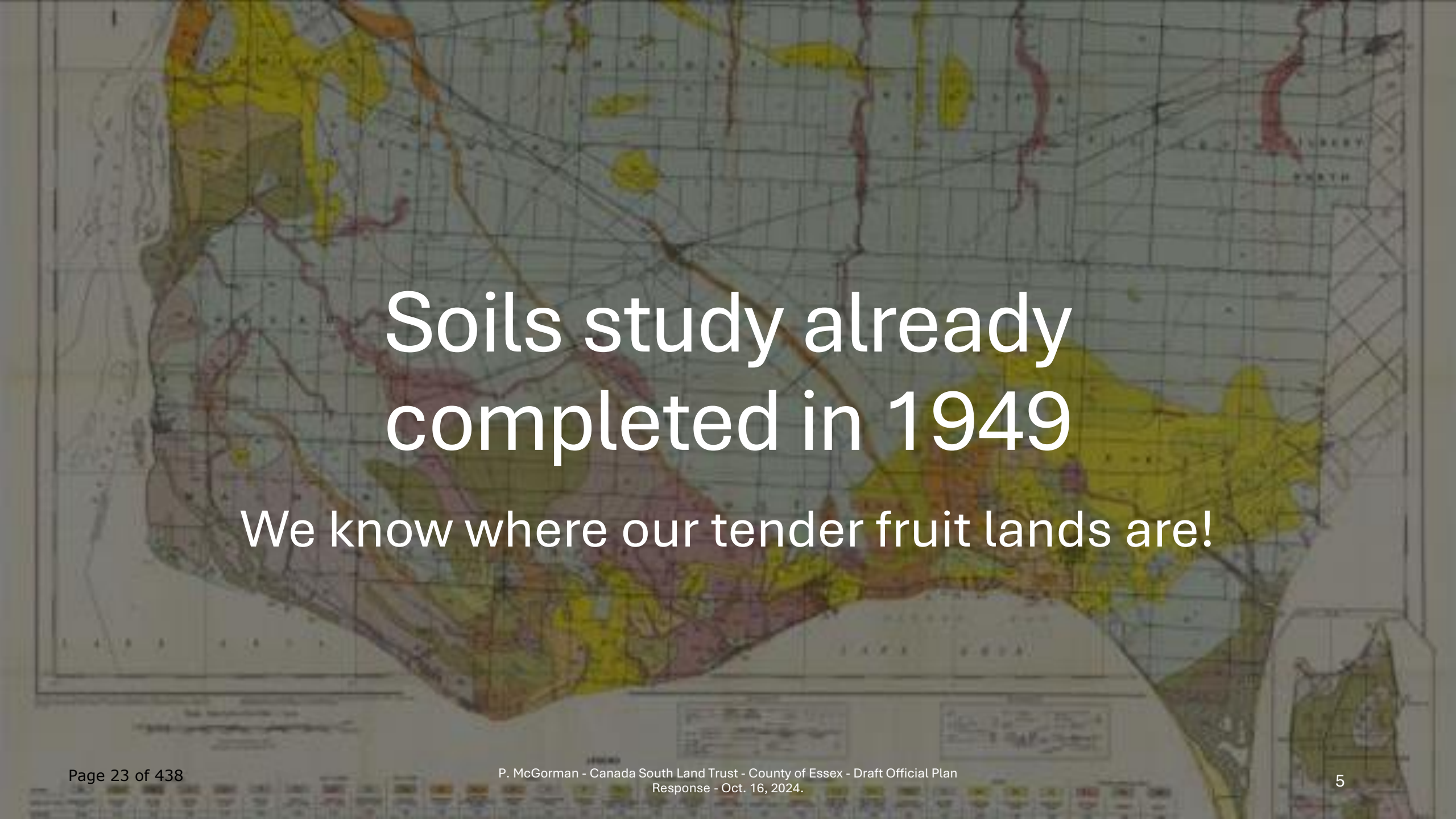
Trading Economics
https://tradingeconomics.com › canada › arable-land-perc...

Arable Land (% Of Land Area) - Canada - Trading Economics

OFA Ontario Federation of Agriculture

Membership Issues

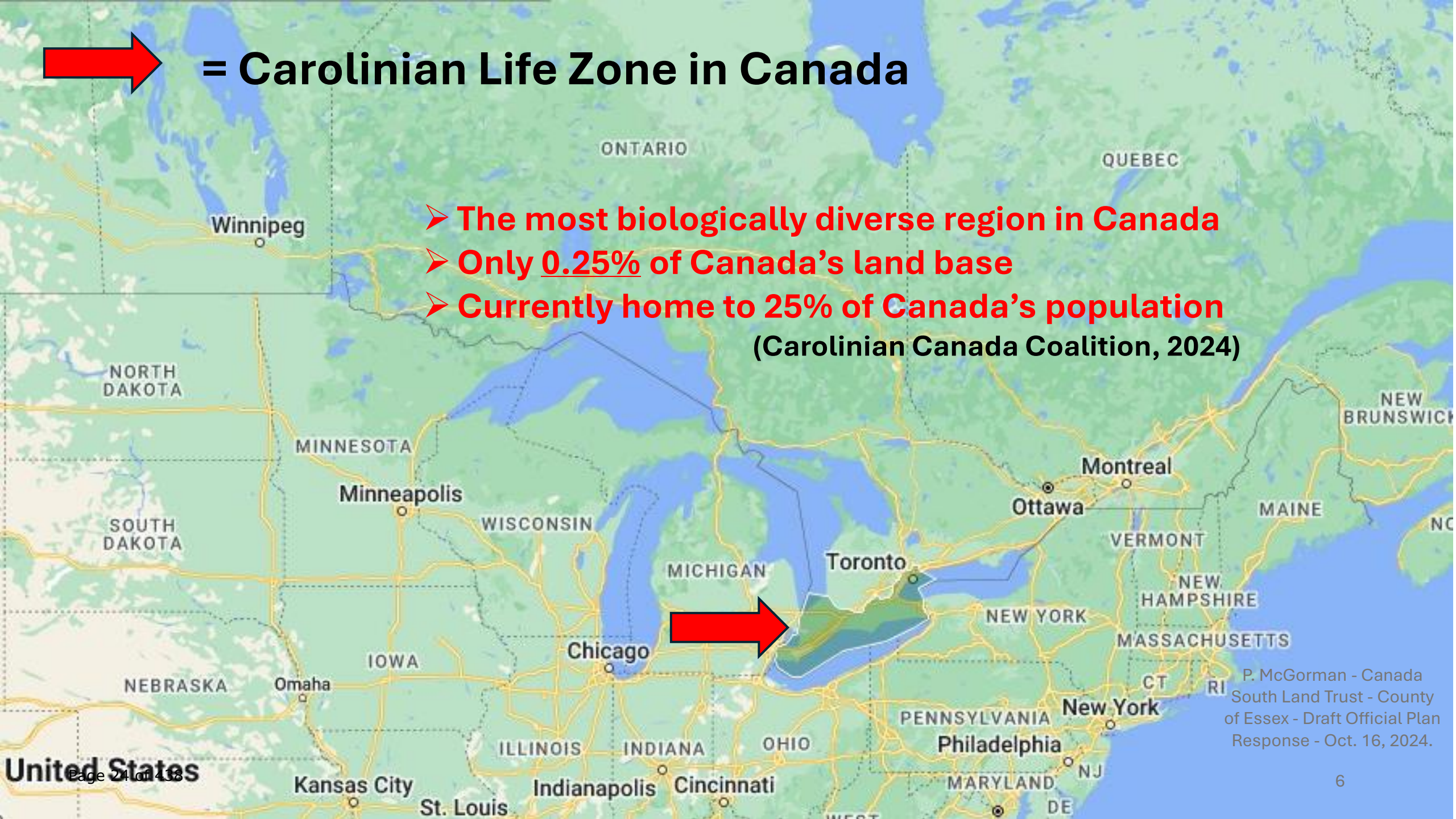
Although Ontario is a large province, only about five percent of our land is suitable for growing crops or raising livestock. Much of northern Ontario can't be farmed because of the cool climate and the rocky Canadian Shield, and towns and cities dot much of the southern Ontario landscape.



Soils study already completed in 1949

We know where our tender fruit lands are!

= Carolinian Life Zone in Canada



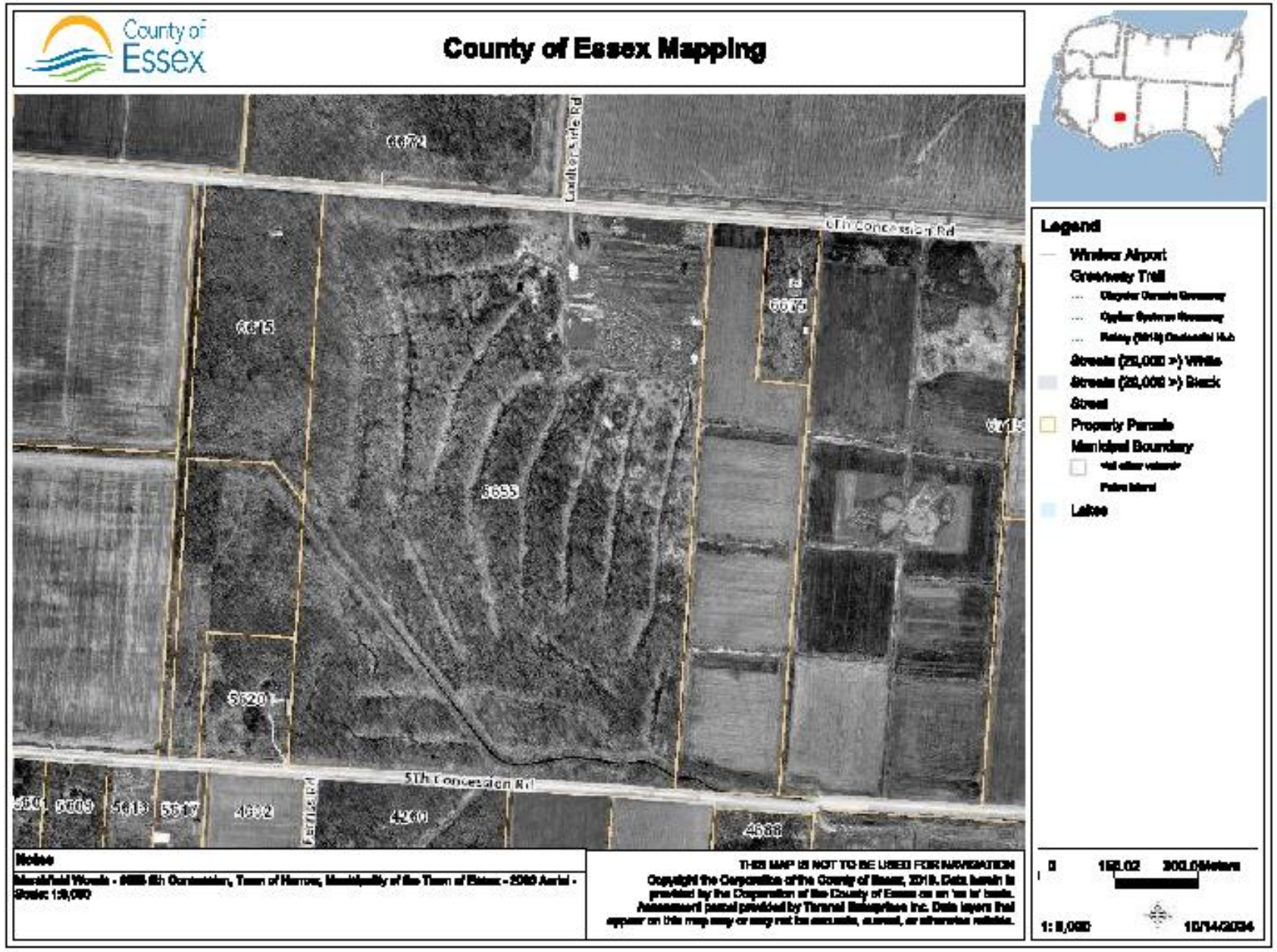
- **The most biologically diverse region in Canada**
- **Only 0.25% of Canada's land base**
- **Currently home to 25% of Canada's population**

(Carolinian Canada Coalition, 2024)

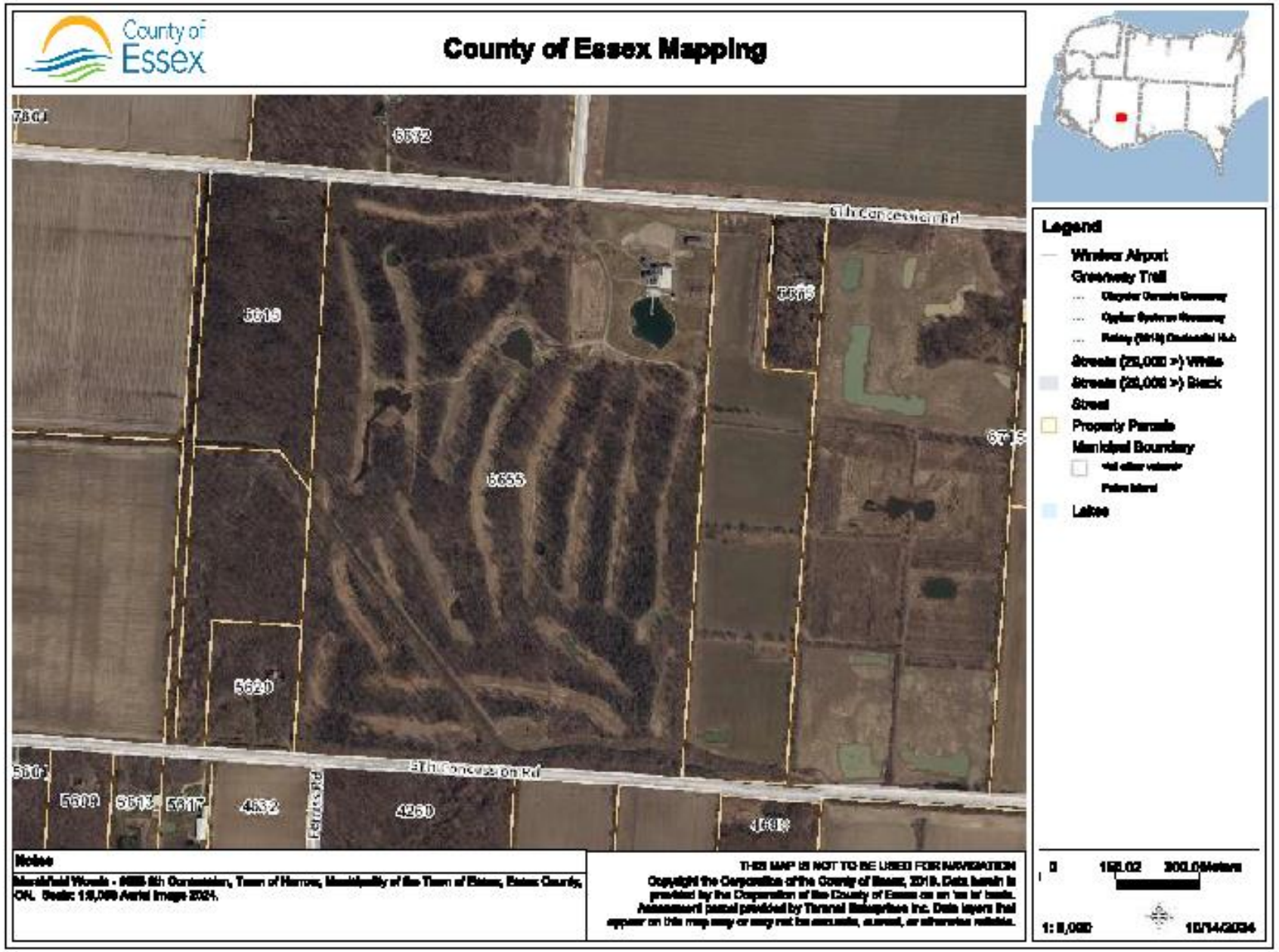
P. McGorman - Canada South Land Trust - County of Essex - Draft Official Plan Response - Oct. 16, 2024.


How much of our life-sustaining resources are we going to pave over?
Novi
St.Clair Shores
Lake St Clair
96
94
Livonia
Detroit
Canton
Taylor
Romulus
401
Tilbury
Comber
275
75
75
Wheatley
Kingsville

Marshfield Woods 2000

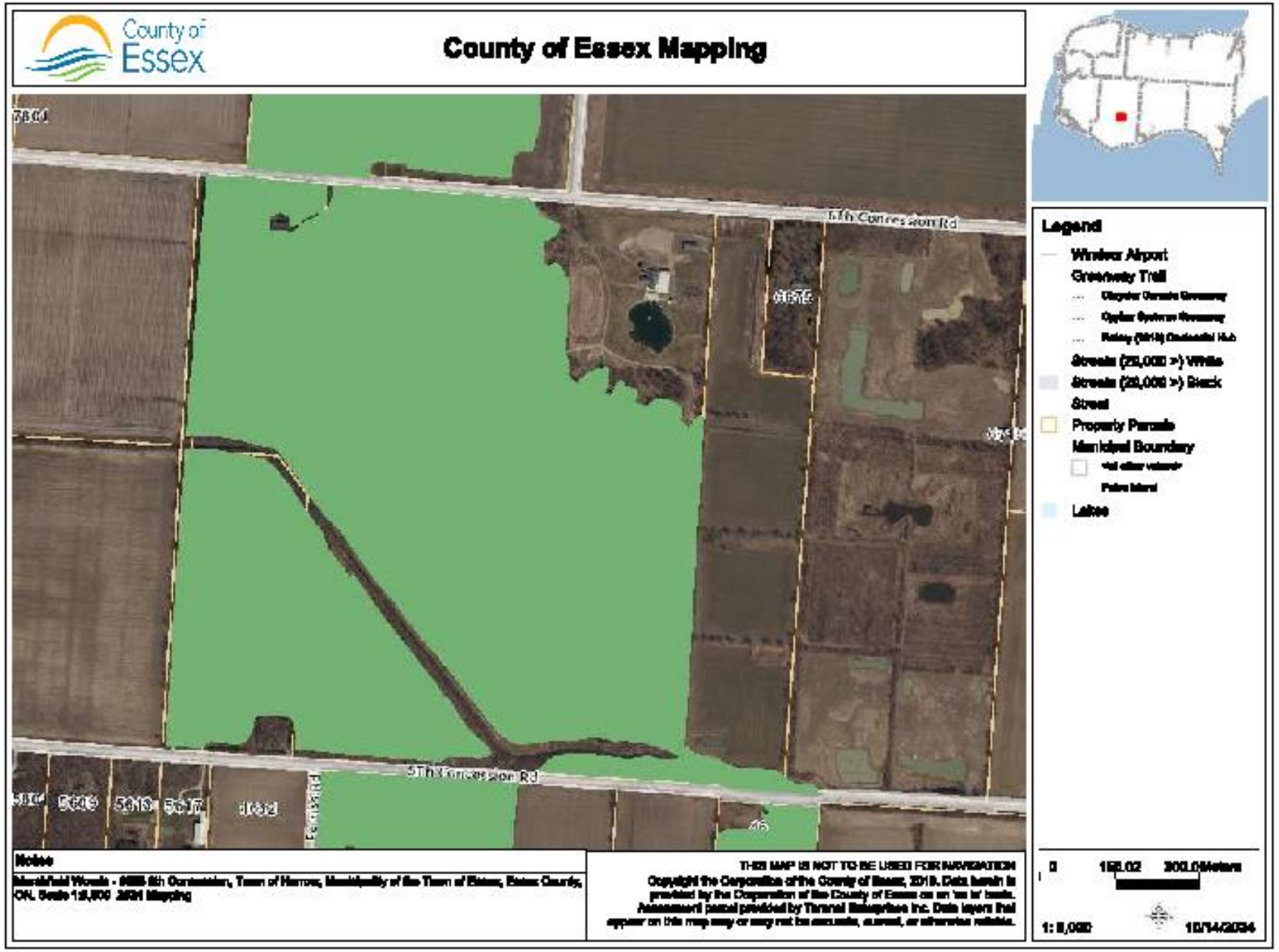


Marshfield Woods 2024



Marshfield Woods 2024

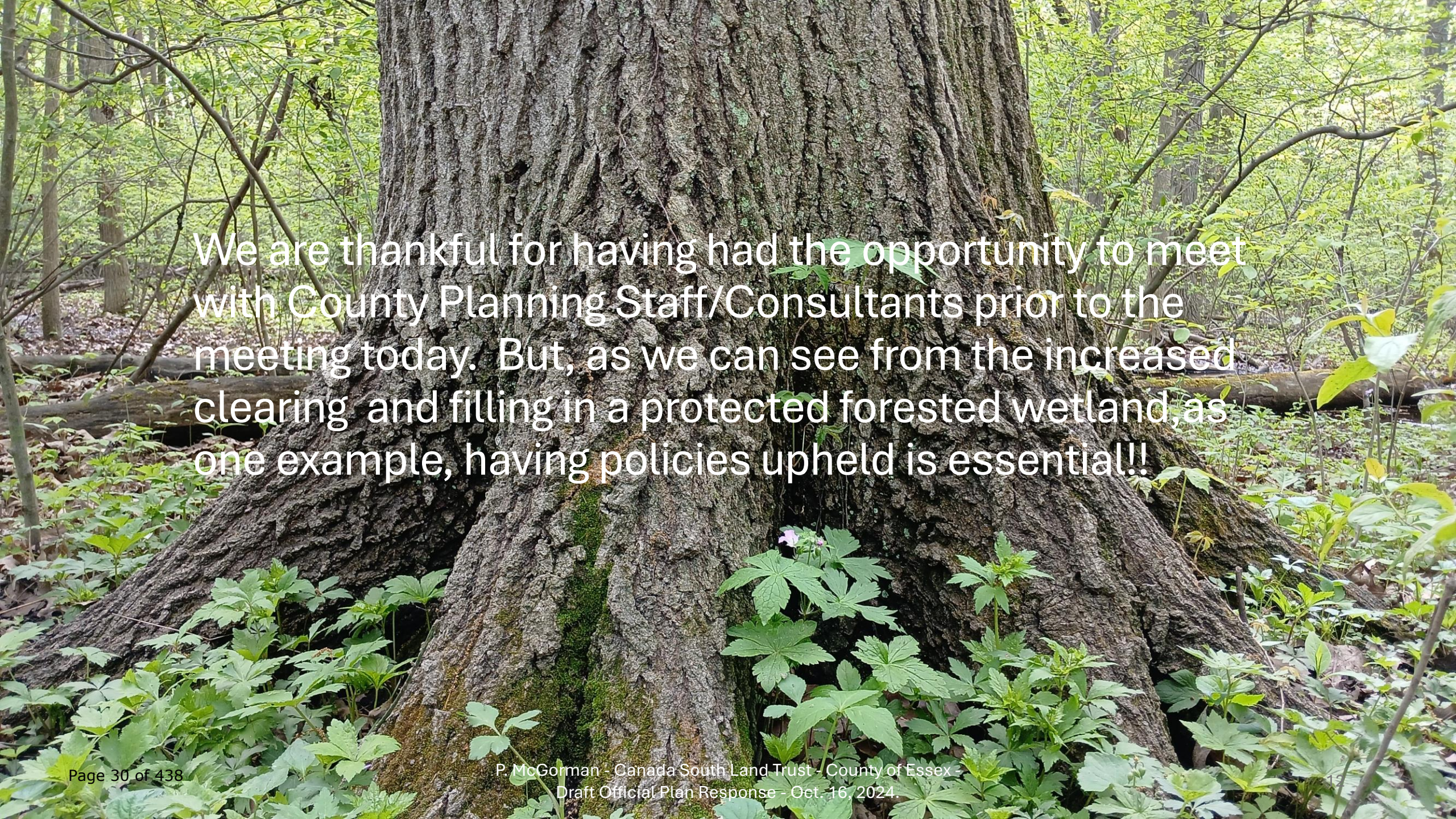
- Draft Official Plan applied from mapping application – green identifies protected natural heritage in the plan





CANADA SOUTH LAND TRUST

The destruction of Marshfield Woods, the efforts by a landowner to change the Provincially Significant (forested) Wetland into another use, was the catalyst for the starting of the Canada South Land Trust. Although the Provincial Policy at the time, as it does now, identified the lands, waters and forest as protected, it took significant efforts and financial resources from individuals of our community in effort to make legal appeals, successfully. It is one example of the importance of upholding Planning Policies for the protection of our vital resources and the huge cost of failing to uphold our Policies.


We are thankful for having had the opportunity to meet with County Planning Staff/Consultants prior to the meeting today. But, as we can see from the increased clearing and filling in a protected forested wetland,as one example, having policies upheld is essential!!

making waves **newsletter**

GREAT LAKES AND ST. LAWRENCE CITIES INITIATIVE

2024

Making Waves is the Great Lakes and St. Lawrence Cities Initiative's monthly newsletter. Read on to learn about our events and activities, along with important announcements and updates from our policy and program teams!

CEO Message



Dear Members,

The last month has been busy for the Cities Initiative with events at the Democratic National Convention in Chicago and the Republican National Convention in Milwaukee, and at the Association of Municipalities of Ontario Conference in Ottawa. We've continued to promote our efforts to improve the state of the Great Lakes and St. Lawrence River, modernize our water infrastructure, and build up our blue-green economic corridor across the Great Lakes and St. Lawrence Basin.

We're thrilled to have launched our first "Honoring Our Waters: A Tribal Connection to Stewardship" event in Chicago on August 20th. This program, led by **Mayor Brandon Johnson** (Chicago), **Chair Gena Kakkak** (Menominee Indian Tribe), and **Chairman James Crawford** (Forest County Potawatomi), highlighted Indigenous knowledge and its connection to our waters. Future events will foster dialogue between Indigenous, and non-Indigenous leaders on shared interests around the basin.



In partnership with the Royal Canadian Geographical Society and Swim Drink Fish's **Biinaagami** initiative, these events are a vital step in building understanding and collaboration as part of our Reconciliation journey. For more information, please reach out to our Member and Government Relations Director, **Eamonn Horan-Lunney**

We're also preparing to launch our Economic Transformation Commission to position our region as the world leading Blue-Green Economic Corridor of North America. Working groups will focus on transportation, energy, sustainable industries, and shoreline development. Look out for invitations to join this effort.

We look forward to a productive fall and appreciate your continued participation.

Warm regards,

Jonathan Altenberg
President and CEO

Basin Bulletin

- Our very own co-chair, **Mayor Ryan Sorenson** of Sheboygan, WI, recently appeared in *Insight on Business* magazine for his work with the Cities Initiative! Read the article.
- The International Joint Commission's (IJC) Great Lakes Water Quality Board just released a new scenario-based online game called *Choosing Your Great Lakes*

Future. The purpose of this game is to educate and inspire people to consider how today's actions will impact the Great Lakes in the future. Find out more and play the game.

Program Updates

- The Resilient Coastal Projects Initiative will begin supporting Michigan's Upper Peninsula communities this fall. If you are in this region and interested in participating, please contact Pierce VanValkenburg before October 1.
- In New York, the Resilient Coastal Projects Initiative will conclude with a Grant Writing Workshop on November 13 at 12pm Central. Local leaders are encouraged to participate. To register, email Pierce VanValkenburg.
- The Resilient Coastal Projects Initiative is underway in Illinois with support from our two co-Chairs: Mayor Billy McKinney (Zion) and Mayor Leon Rockingham (North Chicago). Through our partnership with NOAA on the GLRI-funded Initiative for Resilient Great Lakes Coasts, we will be designing five new habitat-focused resilience projects with communities in the region over the next few months. Stay tuned for an announcement later this month on projects selected for this service!
- This summer, the Mayors Commission on Water Equity held consultations with municipal staff around water infrastructure and source water protection challenges in Ontario and Quebec. These consultations will inform our program development for our Canadian Members. You can find our What We Heard report from our Ontario consultation here.

Policy Updates

- **U.S. Vice President Kamala Harris** formally accepted the Democratic Party's presidential nomination at the 2024 Democratic National Convention, which was held in Chicago in August.
- Michigan, Pennsylvania, and Wisconsin are among the top battleground states in the 2024 U.S. presidential election, with Pennsylvania widely considered to be the tipping point state most likely to determine the outcome the presidential election to the winning candidate via the Electoral College.
- In addition to the presidential election, there are several key Senate races in Great Lakes states. **Senator Tammy Baldwin** (WI), **Senator Sherrod Brown** (OH), and **Senator Bob Casey** (PA) are among those running for reelection. Meanwhile, in Michigan, current **Rep. Elissa Slotkin** (MI-07) and former **Rep. Mike Rogers** (MI-08) are vying to succeed **Senator Debbie Stabenow** (MI), a staunch Great Lakes ally who decided to retire from public service.
- Over the last month, **Ontario Premier Doug Ford** made major announcements regarding water infrastructure and the province's maritime industry. The Ontario Government is enabling the construction of over 500,000 new homes across the province through its Housing-Enabling Water Systems

Fund. The province will invest $970 million in 54 projects across 60 municipalities as part of its first phase to help municipalities develop, repair, rehabilitate and expand drinking water, wastewater and stormwater infrastructure. Ontario is also investing $10 million to train and upskill workers in the shipbuilding sector in partnership with Ontario Shipyards Inc.

- The Cities Initiative submitted its 2025 pre-Budget consultation document to the House of Commons Finance Committee in preparation for the upcoming fall session of Parliament. The submission emphasizes three key areas: 1) Economic Transformation, 2) Shoreline Protections, and 3) Waterfront Redevelopment. The purpose of the briefing note is to ensure critical federal programs are funded in 2025 and beyond, particularly the National Adaptation Strategy, flood mapping initiatives, and the Freshwater Action Plan, which includes specific programming for the Great Lakes and St. Lawrence River. These efforts are essential for fostering sustainable economic growth, mitigating flood risks, and protecting vital freshwater resources across Canada.

Upcoming Events

- The U.S. Environmental Protection Agency and Environment and Climate Change Canada are once again hosting their *Let's Talk!* webinar series with a range of lake-based topics around nutrients, habitat and species protection, sediment contamination, and invasive species. Find out more.
- October 8-10, Great Lakes Commission Annual Meeting – Join stakeholders from around the Great Lakes in Rochester, NY, to discuss some of the most crucial issues impacting our shared water! Click here for more information.

Member Spotlight

If you have a story you would like to share, please contact our Chief Development Officer, Phil Murphy-Rhéaume.

Welcome to our new Member!

Repentigny's commitment to environmental justice for all - Nicolas Dufour, Mayor of the City of Repentigny, QC



Repentigny is a city in Québec, located in the northern part of the Greater Montreal region. The city is surrounded by water, with the St. Lawrence River running its entire length to the south, and its tributaries to the north and west. In addition to its proximity to the Seaway, Repentigny is also connected to the Great Lakes by its history, as it was a Repentignois who founded what will become our host city for the Cities Initiative's 2025 Annual Conference: Milwaukee.

Among other things, the City of Repentigny is active in optimizing the use of its water infrastructure. For example, to reduce the city's need for wastewater treatment, we passed a more restrictive bylaw on pollutant loading from industries. Companies must therefore partially treat their water before sending it back to the municipal treatment system, and are subject to random testing and fines if their pollutant load is higher than prescribed. It's an inexpensive solution – albeit one that requires good cooperation with local industry.

In Repentigny, as in many cities in the basin, a major challenge is to adapt our water infrastructure and protect water quality. Cities across Greater Montreal were particularly hard hit by the torrential rains of last August. Rainfall, well above seasonal averages, saturated soils that could no longer absorb the excess water, increasing the risk and instances of flooding across the region.

Contaminated water sources and service interruptions highlighted the disparities in the resilience of municipal infrastructure. Sewer systems were submerged, causing backups and flooding in several neighborhoods, with devastating financial and human repercussions for thousands of our fellow citizens.

The event also revealed shortcomings in rainwater management, particularly in terms of runoff, leading to increased pollution of freshwater sources. Regions with limited financial resources and insufficient infrastructure are likely to suffer the most severe impacts, compromising the quality of drinking water and intensifying inequalities when it comes to accessing fresh water.

For an equitable approach, it is crucial to plan and finance long-term needs, particularly for monitoring water consumption, pollution control, and rainwater management. The Cities Initiative therefore recently called on political leaders in

Québec and Ottawa to anticipate and finance these future needs. Policies in this area must not only consider where freshwater resources are located, but also the specific needs of cities that are more vulnerable to climate risks, such as those affected by the recent torrential rains.

This calls for a review of priorities and investments so that all cities can meet these challenges in a sustainable and equitable way. This is exactly what the Mayors Commission on Water Equity will be working on, and we'd be delighted to have you join us on this important group.

Mayors Commission Updates

Mayors Commission on Economic Transformation
We are actively seeking more members to serve on this commission.

The commission will convene every other month from September 2024 through May 2025 to develop the *Action Plan for the Economic Transformation of the Great Lakes and St. Lawrence River Basin, 2025-2035*, to be released at our next Annual Conference in Milwaukee, WI. The action plan will provide a roadmap for basin communities seeking to transform their industries, energy grids, transportation sectors, and waterfronts.

We have recruited several representatives from government, industry, and the non-profit world to serve on working groups providing strategic guidance and policy expertise to the commission as the action plan is developed. Working group members include representatives from the following organizations: AquaAction, Current, Council of the Great Lakes Region, Investissement Québec, Ontario Chamber of Commerce, Port of Québec, Stantec, LimnoTech, SmithGroup, Great Lakes Commission, Coastal States Organization, Climate Mayors, America Is All In, Elevate, Canada Infrastructure Bank, and Québec Ministry of Economy, Innovation, and Energy, among countless others. Thank you to these partners for supporting the commission.

Interested in joining a commission? Please contact Travis Wheeler, Chief Policy Officer to learn more about opportunities to get involved.

Cities Initiative Partners with Conservation Ontario for Successful AMO Events in Ottawa

In August 2024, the Cities Initiative and Conservation Ontario hosted two key events around the Association of Municipalities of Ontario conference in Ottawa. The first event was a briefing for our members, providing an opportunity to review priority issues and strategies ahead of the three-day conference. The Cities Initiative and

Conservation Ontario also hosted a well-attended reception that drew nearly 200 guests, including councillors, mayors, Members of Provincial Parliament, and Ontario Members, and other partners from across the province. The reception celebrated Ontario's freshwater resources, highlighting the importance of safeguarding the basin for future generations. These events fostered meaningful dialogue on water protection and municipal leadership, setting the stage for future collaboration.





Word on the Hills

Parliament Hill

- With Parliament returning this month, election speculation is mounting following the end of the NDP—Liberal Supply and Confidence Agreement (S&CA). With NDP leader **Jagmeet Singh** unexpectedly "ripping up" the agreement after Labour Day, Canada now finds itself in a traditional minority government scenario, where the governing **Prime Minister Justin Trudeau**'s Liberal Party will need support from at least one opposition party to pass legislation. Alternatively, opposition parties may choose not to vote in full strength to prevent triggering a non-confidence situation and delaying an election. The dissolution of the S&CA has led to increased election timing speculation. While a federal election could happen at any time, many expect a late Spring 2025 federal election (following the expected Ontario provincial election) or last until the scheduled election timeline of fall 2025.

Capitol Hill

- On August 1, 2024, the Senate Committee on Appropriations approved its version of the Fiscal Year (FY) 2025 Appropriations Act for Energy, Water Development, and Related Agencies, which provides annual funding for the U.S. Army Corps of Engineers, among other federal agencies and programs.

The proposed legislation would provide $5 million for the Great Lakes Authority (GLA) and $3 million for the Great Lakes Coastal Resiliency Study (GLCRS). The version of this legislation previously approved by the House Committee on Appropriations would provide $5 million for the GLA, but no funding for the GLCRS.

- As U.S. lawmakers return to Washington, DC, after August recess, a potential shutdown of the federal government is on the horizon once again. Since the U.S. Congress has not yet approved any of the 12 annual appropriations bills, the federal government will shut down on October 1, 2024, unless Congress passes a Continuing Resolution (CR) to keep the government open. The U.S. House and Senate are at odds over the duration of a CR and the inclusion of contentious 'policy riders' in the legislation.



The Corporation of
The Township of Brock
1 Cameron St. E., P.O. Box 10
Cannington, ON L0E 1E0
705-432-2355

October 1, 2024

The Honourable Doug Ford
Premier of Ontario

Sent via email: premier@ontario.ca

Re: Rideshare Services

Please be advised that Council adopted the following resolution at their Council meeting held on September 23, 2024:

C-2024-226

"Whereas, the Township of Brock faces challenges related to limited access to transportation, and there exists a pressing need for a ride-sharing service to address transportation gaps within our community; and

Whereas Rideshare services are increasingly relied upon by seniors, students, visitors and tourists, and residents looking for safe, affordable, convenient, and reliable ways to travel; and

Whereas, the standardization and consistency of regulations across municipalities, particularly in Ontario, can improve the efficiency and effectiveness of the regulatory framework; and

Whereas, transferring the responsibility of ride-share regulations and licensing to the provincial level would contribute to a more streamlined and uniform governance structure, while eliminating associated red tape and unnecessary administrative costs;

Therefore, Be It Resolved that the Township of Brock Council hereby expresses its support for the migration of ride-share regulations and licensing from the municipal level to the provincial level;

Be It Further Resolved that the Township of Brock Council formally requests the Government of Ontario to initiate the transfer of responsibilities in the interest of creating a more coherent and standardized regulatory framework for ride-sharing services across the province;

Be It Further Resolved that copies of this motion be distributed to the Honourable Doug Ford, Premier of Ontario; the Honourable Prabmeet Sarkaria, Minister of Transportation; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable Laurie Scott, Member of Provincial Parliament for Haliburton-Kawartha Lakes-Brock; the

Association of Municipalities of Ontario (AMO); the Region of Durham; all Durham Region lower-tier municipalities, and all Ontario municipalities."

Should you have any questions or concerns please do not hesitate to contact Clerks@Brock.ca.

Yours truly,

THE TOWNSHIP OF BROCK



Maralee Drake
Deputy Clerk

MD:dh

cc. Hon. Prabmeet Sarkaria, Minister of Transportation – minister.mto@ontario.ca
Hon. Paul Calandra, Minister of Municipal Affairs & Housing – minister.mah@ontario.ca
Laurie Scott, MPP Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
Robin Jones, President, AMO - amopresident@amo.on.ca
Durham Region municipalities
All Ontario municipalities

Lakeshore
OUR COMMUNITIES. OUR HOME.

419 Notre Dame St,
Belle River, ON N8L 0P8
519-728-2700
1-877-249-3367
Lakeshore.ca

County of Essex
360 Fairview Ave. W, Suite 101
Essex, ON
N8M 1Y6

Attn: Katherine Hebert, County Clerk

RE: Resolution – Renaud Line Road and County Road 42

At their meeting held September 24, 2024, the Council of the Municipality of Lakeshore passed the following resolution:

> Resolution #306-09-2024
>
> Be it resolved that the Council of the Municipality of Lakeshore request that the County of Essex complete a traffic review for the corner of Renaud Line Rd. and County Rd. 42;
>
> And that the follow-up report include data over the past 5 years relating to accidents, traffic volumes, and recommended improvements to improve traffic flows and safety.
>
> **Carried Unanimously**

We would request that you bring the above-noted resolution to the attention of County Council. Should you require any additional information, please contact the undersigned at clerk@lakeshore.ca.

Sincerely,

Brianna Coughlin
Division Leader – Legislative Services

Cc: Mayor Bailey
Deputy Mayor Walstedt

Essex County Library Board Regular Meeting Minutes

(also available at www.essexcountylibrary.ca under About the Library)

Wednesday, July 31, 2024

Room C, 2nd Floor
360 Fairview Avenue West
Essex, Ontario N8M 1Y6

Mission

Essex County Library welcomes you to a world of discovery, creativity and lifelong learning through accessible resources, programs, and innovative services.

Vision

ECL strives to welcome a diverse community to a warm and inviting space where:

- Knowledgeable staff are sensitive to the needs and aspirations of the community
- Innovative ideas and cutting-edge technology are embraced
- Engaging programs and current comprehensive collections are created
- Creative partnerships encourage social interaction and cultural vitality

Members:
Joe Bachetti, Chair
Tracey Bailey
Sherry Bondy, Vice Chair
Terry Burns
Chris Gibb
Heather Latam
Lauren Segedin

Administration:
Bianca Azzopardi, Coordinator, HR
Adam Craig, Chief Librarian/C.E.O.
Grant Munroe, Manager, Public Services

Manuela Denes, Manager, Community Services
Natalie Hatch, Manager, Support Services

6:00 PM Regular Meeting

1. Land Acknowledgement

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

We specifically recognize Caldwell First Nation and other First Nations which have provided historical and contemporary contributions to this region.

We also value the contributions of all Original Peoples of Turtle Island, who have been living and working on this land from time immemorial.

2. Recording of Attendance

Members of the Essex County Library Board attended the meeting at the Civic Centre.

All members were in attendance.

3. Approval of the Agenda

24/39

Moved by Ms. Bondy
Seconded by Mr. Gibb
That the Agenda be accepted as distributed.

Carried

4. Adoption of Regular Meeting Minutes

24/40

Moved by Ms. Segedin
Seconded by Mr. Gibb

That the minutes of the June 26, 2024 Regular Meeting of Essex County Library Board be adopted as presented.

Carried

5. Consent Agenda

A) Chief Executive Officer's Report

Administration is in the process of implementing a new online calendar software. The new software, *Attend,* includes functions that allow for improved user-friendly marketing of programs. Staff training will be scheduled in the near future and instructional materials for the public are being drafted.

Several upgrades to branch security infrastructure were completed in June and July including the installation of panic buttons at the LaSalle branch; additional security cameras at the Leamington branch; and upgraded security systems at the McGregor and Harrow branches.

The Library will be launching a program that allows patrons to check out a variety of "tech toys" such as robots and gadgets through the library website catalog. These items have aged but are in good working condition.

Library staff participated in the Essex Fun Fest this month. Upcoming events include Bookfest Windsor; Essex County Accessibility Advisory Committee's Accessibility Fair; and United Way School Readiness Fair.

Financial statements were presented to the Board.

Stasitics were presented to the Board.

24/41

Moved by Mr. Burns
Seconded by Ms. Segedin
That the Board receive the consent items: CEO' report for information.

Carried

6. Reports

A) Facilities Review

At the June Essex County Library Board meeting, the Board requested a high-level review of Library facilities and how the facilities compare to library space needs.

The Ontario Ministry of Tourism, Culture, and Sport recommends that library spaces should be designed with a 0.7 average square foot per capita ratio. In 2007, the Library conducted a facility planning study and the study used 0.45 square feet per capita as the guideline.

With respect to ECL facilities now, ECL does not meet the minimum recommended standard of 0.7 square feet per capita. Based on 2021 census data, ECL currently sits below the Administrators of Rural and Urban Public Libraries of Ontario (ARUPLO) guidelines of 0.45 square feet per capita.

This research indicates that the new floor design for the Cottam branch is close to meeting the recommended square footage.

The Board requested that this report be presented to County Council.

24/42

Moved by Ms. Latam
Seconded by Ms. Segedin
That the Board receive the Facilities Review Report for information.

Carried

B) Workplace Statistics

At the June meeting for the Essex County Library Board, the Board requested a report highlighting workplace statistics amongst staff.

The report indicated that there are 69 active positions at ECL. 46% of the positions are full-time; 29% of the positions are part-time; and 25% of the positions are students.

Furthermore, 56% of Resource Assistants, public facing staff, are full-time.

24/43

Moved by Ms. Bondy
Seconded by Mr. Gibb
That the Board receive the Workplace Statistics Report for information.

Carried

C) Branch Report – Tecumseh

In summer of 2023, the Tecumseh branch was moved to a temporary location within the Golden Age club, due to branch renovations. Renovations were completed in May of this year and staff have been receiving nothing but positive feedback about the new space and the branch is busier than ever.

10-15 pieces of artwork from the branch are being reframed, by Alicia Ristic, to match an art display at the Town Hall. Each piece will include a plate highlighting the artist's name, piece tile, and year of completion.

Senior Month was celebrated by hosting the Green Bench Program, in partnership with Schlegel Villages of Aspen Lake and St. Clair. This program gave patrons the opportunity to visit the branch with an elder and partake in great conversations on the bench. The plan is to host monthly visits and book talks.

The Tecumseh branch participated in a pilot program, *Paws 4 Reading.* This program allowed children to read aloud to a child-certified therapy dog to improve reading and communication skills.

ECL has partnered with the Town of Tecumseh Recreation Department and will be co-hosting 2 sessions of a senior craft program in August.

Statistics were shared with the Board.

24/44

Moved by Mr. Burns
Seconded by Ms. Latam
That the Board receive the Branch Report for information.

Carried

D) Operational Policy

The following new policies were presented to the Board:

Public Holidays for Non-Union Employees; Bearvement for Non-Union Employees; and Overtime for Non-Union Employees.

It is recommended that the Board approve the policies as presented.

The Board requested that the language within the bearvement policy be updated to exclude gender specific titles.

The Board requested that Administration investigate into the Accreditation Policy that was drafted several years ago.

24/45

Moved by Ms. Bondy
Seconded by Ms. Bailey
That the Board receive the Operational Policy Report for information; and approve the policies as presented.

Carried

7. New Business

A) Motion

24/46

Moved by Ms. Bondy
Seconded by Mr. Burns

That the Board direct Administration to send a letter to the Town of Amherstburg Council, signed by the Essex County Library Board Chair, requesting that the Essex County Library Amherstburg branch be considered in the municipality's space analysis.

That the Board direct Administration to provide County Council the Facilities Review Report.

Carried

B) Notice of Motion

There was no notice of motion.

8. Date and Location of Next Meeting

Date: September 25, 2024
Location: Room C, Essex County Civic Centre

9. Adjournment

Upon motion of Ms. Bondy and Mr. Gibb, the Chair declared the meeting adjourned at 6:46 PM.

Joe Bachetti
Chair – Essex County Library Board

Adam Craig
CEO/Chief Librarian, Essex County Library
Secretary and Treasurer to the Board

Administrative Report

To: Members of Essex County Library Board

From: Adam Craig, C.E.O. / Chief Librarian, Essex County Library (ECL)

Date: July 31, 2024

Subject: Library Facilities Space Review

Purpose

To provide the Essex County Library Board with a high-level review of Library facilities and to compare ECL spaces with contemporary benchmarks for library service.

Background

At the June 2024 meeting of the Essex County Library board, while discussing the proposed footprint of the new Cottam library branch, some interest was expressed in developing a better understanding of the library's space needs and how its current facilities compare to library averages.

Best practice recommendations for library design range from 0.45 square feet per capita, to as high as 1.2 square feet per capita. For example, the Administrators of Rural and Urban Public Libraries of Ontario (ARUPLO) 2017 Guidelines recommend the following:

The following minimum guidelines are based on assignable library space for staff work areas, programs/services, collections, seating and all required service areas.

- *Small Branches: Branches serving catchment areas of 1,000-5,000 population. Minimum 2,500 sq. ft. or 1 sq. ft. per capita in the library's catchment area, whichever is greater*
- *Medium Branches: Branches serving catchment areas of 5,000-10,000 population. Minimum 5,000 sq. ft. or 1 sq. ft. per capita in the library's catchment area, whichever is greater*
- *Large Branches: Branches serving catchment areas of 10,000-35,000 population. Minimum 10,000 sq. ft. or 1 sq. ft. per capita in the library's catchment area, whichever is greater*

This '1 square foot per capita model' is contrasted with the Ontario Ministry of Tourism, Culture and Sport recommendation that library spaces should be designed

with a 0.7 square foot per capita ratio. The MTCS recommendation is more in line with the average size of libraries across Ontario and was adopted by the Federation of Ontario Public Libraries (FOPL) in their 2018 document "Municipal Talking Points for Ontario Public and School Libraries". For the purposes of this report, 0.7 square feet per capita will be used as a benchmark.

In 2007, ECL contracted DMA Planning and Management Services to perform a comprehensive facility planning study. While that study looked at a number of factors and made several bold recommendations (including the closure of *all* small branches), it used 0.45 square feet per capita as the guideline. Based on the facility footprint at that time and compared to 2001 census data, it was determined that the level of service being delivered was 0.39 square feet per capita.

The 2007 study considered metrics like circulation, membership, cost-effectiveness and location to inform its 19 recommendations. Among those was a recommendation to consolidate small branch services into larger, more centralized facilities in order to meet future space needs. The report uses a projected 2021 county population of 233,784 and suggests that by 2021 the library would require a total of 105,203 square feet.

Discussion

The Essex County Library operates 14 facilities in 7 municipalities across the County. Among those, 5 are co-located alongside municipal services or facilities (The Essex branch is attached to the Maedel Centre, The Lasalle branch is housed in the same building as Lasalle town hall, etc.), and in every case, the municipalities are responsible for the building while the Library provides the service.

Library facilities are a range of ages, from 110 years in the case of the Amherstburg branch, to the Stoney Point branch which opened its doors in early 2023. While this report does not speak to the condition of branches, most Library branches across the County have been well maintained by their respective municipalities and meet or exceed general operating standards for public facilities.

Table 1: Comparison to other Libraries

Library System	Resident Population	Sq Ft	Per Capita
Richmond	198,309	69,758	0.35
Essex County	**181,530**	**79,020**	**0.43**
Burlington	176,802	106,784	0.60
Oshawa	172,000	94,000	0.54
Windsor	229,660	164,845	0.71

However, at a very high level the Essex County Library does not meet the minimum recommended standard of 0.7 square feet per capita. With the existing footprint (including 12,000 square feet of administrative space), and based on 2021 census

data, ECL currently sits below the ARUPLO/MTC recommendation for minimum space, with 0.43 square feet per capita.

Table 2: Library Space by Municipality

	Population (2021)	Library Sq Ft	Recommended Sq Ft	Sq/Ft per capita
Amherstburg	23,524	3,200	16,466	0.13
Essex	21,216	12,100	14,851	0.57
Kingsville	22,119	10,300	15,483	0.46
Lakeshore	40,410	11,470	28,287	0.28
LaSalle	32,721	12,000	22,904	0.36
Leamington	29,680	9,200	20,776	0.30
Tecumseh	23,300	8,800	16,310	0.37

This trend continues when we look at the amount of library space in each municipality and apply the same standards. Table 2 breaks down the total amount of library space in each municipality and compares those figures to 2021 census information. As you will see, space deficiencies based on 0.7 square feet per capita are as high as 16,000 square feet in Lakeshore, and 13,000 square feet in Amherstburg. The Town of Essex comes closest to reaching the recommended 0.7 benchmark with 0.57 square feet per capita, but between it's three branches is still nearly 3,000 square feet short of meeting the FOPL minimum recommended standard.

Table 3: Total Square Footage by Branch

	Branch Sq/FT	Recommended
Amherstburg	3,200	16,466
Essex	6,000	7,700
Harrow	4,000	1,793
McGregpr	2,100	1,075
Kingsville	7,300	7,053*
Ruthven	1,400	167*
Cottam	1,600	673*
Lakeshore (Toldo)	7,300	8,120
Comber	1,400	293
Stonry Point	920	973
Woodslee	1,800	945
LaSalle	12,000	22,904
Leamington	9,200	20,776
Tecumseh	8,800	16,310
Library Admin	12,000	12,000
Total	79,020	125,679

Table 3 illustrates the total square footage for each branch. The current facilities footprint was determined by consulting archived planning documents, service agreements and values used in the 2007 study. Recommendations are based on available census data for each area and multiplied by 0.7.

In each case, 'non-public' space was included in the overall branch square footage. While this paints a more accurate picture of the library buildings as a whole, it may be misleading due to the volume of unusable space in some facilities. For example, the Comber branch is approximately 1,400 square feet in total, but when we remove staff areas, staff washrooms and the basement, the total usable public space is just over 700 square feet. Likewise with the Leamington branch, which has nearly 500 square feet of space dedicated to HVAC.

Also worth noting is the lack of accurate and up-to-date census data for smaller communities inside the Town of Kingsville. In the early 2000s Statistics Canada stopped making a distinction between the primary and secondary settlement areas. As such, no reliable data exists for Cottam, Ruthven and the primary settlement area of Kingsville. Recommendations in the table above are based on historical information, and are likely much lower than what would be recommended based on the actual population of Cottam and Ruthven.

As you can see, when calculating recommended square footage based on population and a 0.7 square foot per capita benchmark, the Essex County Library exceeds recommendations in some cases, while seeing deficiencies in other areas. Many of our smaller branches for instance, exceed the recommended footprint, while branches in larger population centers are often much smaller than the MTCS/FOPL recommended standards.

Summary

While the preceding report highlights potential gaps in public service, it does not consider metrics like circulation, program attendance and membership numbers. In short, it takes a black and white view of library space without addressing the needs of specific communities.

That said, this high-level overview of library space does provide considerable food for thought during preliminary consultations for any future library renovation or design projects.

Recommendation

That the Essex County Library receive the Library Facilities Space Review for information.

Submitted by,

Adam Craig, Chief Librarian

Appendix No.	Title of Appendix

Summary of Outstanding Reports

Meeting Date: Wednesday, October 16, 2024

Report #: 2024-1016-LCS-R32-KH

Purpose

To provide County Council with a summary of outstanding reports and an estimated timeline for reporting back to Council on such matters.

In accordance with Procedure By-law 2024-26, Section 11.13.2., items listed have been requested by Council, by resolution during the current term of Council.

Summary Table

Meeting Date	Direction/Motion	Status/Action Taken	Anticipated Report/ Completion
2023-11-01	**316-2023** **Moved by** Michael Prue **Seconded by** Chris Gibb Whereas Amherstburg Town Council has voted at their October 10, 2023 meeting to direct Mayor Prue and/or Deputy Mayor Gibb to introduce a Notice of Motion to County Council requesting a Traffic Control Study at the intersection of County Rd 9 and Alma Road; And whereas this intersection is owned by the County of Essex and is located within the Municipality of Amherstburg; Now therefore, Essex County Council requests that County Administration conduct a Traffic Study for the said intersection	**Pending** Due to the ongoing construction in this vicinity, it is not possible to currently obtain accurate traffic counts. This study will be undertaken upon the conclusion of the construction anticipated by August 2024. Completion of this report is not anticipated until early fall 2024.	2024-11-06

Katherine Hebert, Clerk
Corporation of the County of Essex, Main Floor, Suite 201, 360 Fairview Ave. W., Essex, ON N8M 1Y6
Phone: 519-776-6441, ext. 1353, Email: khebert@countyofessex.ca

Meeting Date	Direction/Motion	Status/Action Taken	Anticipated Report/ Completion
2024-04-03	**099-2024** **Moved by** Gary McNamara **Seconded by** Chris Gibb That Essex County Council direct Administration to consult with ERCA on the feasibility of reviewing and enhancing the Clean Water Green Spaces Program with an aim at achieving an accelerated rate of natural restoration in the County and provide a report back to Council; And, further that Essex County Council direct Administration to bring back a report and draft by-law/policy to meet the obligations of Section 270(1)7 of the Municipal Act with regard to the protection and enhancement of tree canopy.	**In-Progress** Rebecca Belanger (Further consultation required amending the expected completion date.)	TBD
2024-05-01	**132-2024** **Moved by** Crystal Meloche **Seconded by** Michael Akpata Whereas the intersections at Martin Lane and Front Road, and Victory and Front Road are owned by the County of Essex, but located within the Town of LaSalle; And Whereas Front Road has seen an increase in traffic volume, which volume will only further increase with the new developments on Martin Lane; Be It Resolved that Council support Mayor Meloche and Deputy Mayor Akpata in their efforts to introduce a motion at County Council requesting a traffic control study at the intersections of Martin Lane and Front Road, as well as at Victory and Front Road, to assess the requirement for	**Pending** Allan Botham	2024-10-16

Meeting Date	Direction/Motion	Status/Action Taken	Anticipated Report/ Completion
	traffic signalization, to assist not only with the traffic flow but also with pedestrian safety.		
2024-05-15	**147-2024** **Moved by** Joe Bachetti **Seconded by** Michael Prue That Essex County Council receive report 2024-0515-R08-RB regarding the Advancement of a County Development Charges Study and By-law for information; and That Essex County Council approve the utilization of rate stabilization reserves up to a maximum of $60,000 to fund the Development Charges Study.	**Assigned** Rebecca Belanger (External consultants retained, with it being expected that they will appear at Council in November for information and consultation purposes.)	2024-11-06
2024-08-14	**212-2024** **Moved by** Chris Gibb **Seconded by** Michael Prue That Administration of the County of Essex complete a review of traffic and pedestrian conditions at and near the intersection of County Road 20 and Lowes Side Road; and, That the County of Essex consider a reduction in the posted speed limit along County Road 20 from Lowes Side Road and southerly approximately 500 metres; and, That the County of Essex consider installing signage indicating pedestrians crossing at the County Rd 20 at Lowes Side Rd intersection; and, That the Administration communicate with the Town of Amherstburg, Infrastructure Services department as part of the review.	**Assigned** Allan Botham	Spring 2025

Meeting Date	Direction/Motion	Status/Action Taken	Anticipated Report/ Completion
2024-09-18	**251-2024** **Moved By** Crystal Meloche **Seconded By** Sherry Bondy That Essex County Council direct administration to bring a report to council in advance of the annual AMO conference advising County Council on delegations with Ministers at the annual conference and materials be provided to Council.	**Assigned** Sandra Zwiers	2025-07-16
2024-09-18	**253-2024** **Moved By** Michael Prue **Seconded By** Chris Gibb That County Administration prepare a report to review the rate of speed on County Road 46 at the intersection of County Road 19 Moved by Joe Bachetti Seconded by Gary McNamara *Pursuant to section 13.4.4 of the Procedure By-law, a Postponement of the matter, until such a time as the Administrative Report requested under resolution 253-2024 is presented for Council as follows:* That the rate of speed on County Rd 46 be reduced to 60km/hr leading into the intersection at County Rd 19; and, That signs be posted in both directions to notify drivers of the rate of speed.	**Assigned** Allan Botham	TBD
2024-10-02	**262-2024** **Moved By** Crystal Meloche **Seconded By** Sherry Bondy That County Council direct administration to prepare a report outlining current practices and proposed changes to the process for public attendance at county council meetings.	**Assigned** Sandra Zwiers	2024-12-04

Meeting Date	Direction/Motion	Status/Action Taken	Anticipated Report/ Completion
2024-10-02	**Direction/Discussion by Admin on Agenda Item 12.1 – Road Safety Management Program** The network screening is expected to be completed by November 2024, with design work for safety improvements potentially beginning in 2025. A report will be brought to Council in Spring outlining the analysis.	**Assigned** Jerry Behl	Spring 2025

Recommendation

That Essex County Council receive report number 2024-1016-LCS-R32-KH, Summary of Outstanding Reports as information.

Approvals

Respectfully Submitted,

Katherine Hebert

Katherine Hebert, Clerk

Concurred With,

Sandra Zwiers

Sandra Zwiers, MAcc, CPA, CA, Chief Administrative Officer.

Administrative Report

To:	**Warden MacDonald and Members of Essex County Council**
From:	**Jerry Behl, P.Eng.**
	Manager, Transportation Planning and Development
Date:	**Wednesday, October 16, 2024**
Subject:	**Traffic Control Study – County Road 20 (Martin Lane and Victory)**
Report #:	**2024-1016-IPS-R25-JB**

Purpose

The purpose of this report is to provide County Council with results on traffic control studies carried on County Road 20 (Front Road), in the Town of LaSalle, at intersections with Martin Lane and Victory Street.

Background

Essex County Council, at its Wednesday, May 1, 2024 meeting, adopted the following resolution under New Business:

132-2024 Moved by Crystal Meloche Seconded by Michael Akpata.

Whereas the intersections at Martin Lane and Front Road, and Victory and Front Road are owned by the County of Essex, but located within the Town of LaSalle;

And Whereas Front Road has seen an increase in traffic volume, which volume will only further increase with the new developments on Martin Lane;

Be it resolved that Council support Mayor Meloche and Deputy Mayor Akpata in their efforts to introduce a motion at County Council requesting a traffic control study at the intersections of Martin Lane and Front Road, as well as at Victory and Front Road, to assess the requirement for traffic signalization, to assist not only with the traffic flow but also with pedestrian safety.

Discussion

County Administration hired RC Spencer and Associates to carry out traffic control studies at the subject locations. Reports for the two locations were completed and are attached as Appendix I and II. The work completed

Jerry Behl, P.Eng., Manager, Transportation Planning and Development
Corporation of the County of Essex, 360 Fairview Ave. W., Essex, ON N8M 1Y6
Phone: 519-776-6441, ext. 1316; Email: jbehl@countyofessex.ca

included 8 hours of traffic data being collected for cars and pedestrians. The reports consider analysis to determine if traffic signals or pedestrian crossing facilities are needed.

The analysis determined that, according to the Ontario Traffic Manual, traffic signals or pedestrian crossing facilities are not warranted at these locations. However, the analysis did show that traffic signals are close to the threshold of being required at both locations.

Administration recognizes that:

- Annual average daily traffic volumes have risen along CR 20 from 11,800 in 2019 to 17,000 in 2024;
- Approved Subdivisions Plans between Martin Lane and Victory Street are in place with new homes being constructed;
- CR 20 (Front Road) currently has a sidewalk along the west side;
- Victory Street has an existing sidewalk along the south side;
- Martin Lane has an existing, paved, multi-use path along the north side;
- An updated CWATS Master Plan recommends a change along CR 20, from a "share the road" facility to a separated bike lane; and
- Both Martin Lane and Victory Street are classified as collector streets in the Town of LaSalle, and intersecting with an arterial road (CR 20).

Administration recommends the preparation of preliminary designs and cost estimates of traffic signals at the intersections of both CR20 and Victory Street, and CR20 and Martin Lane. This work will be used to prepare construction budgets for future years, and identify cost sharing opportunities as new development proposals come forward.

Financial Implications

The estimated cost to prepare preliminary designs and cost estimates will be in the order of $12,000, and can be managed within the approved 2024 IPS budget for consulting services (rate stabilization reserve funded). Administration will work with colleagues at the Town of LaSalle regarding intersection requirements and to identify construction cost sharing opportunities for any future costs that might arise from the design phase.

Consultations

The Manager of Engineering at the Town of Lasalle has been consulted on this report.

Strategic Plan Alignment

Working as Team Essex County	Growing as Leaders in Public Service Excellence	Building a Regional Powerhouse
☐ Scaling Sustainable Services through Innovation ☒ Focusing "Team Essex County" for Results ☐ Advocating for Essex County's Fair Share	☐ Being an Employer with Impact ☒ A Government Working for the People ☒ Promoting Transparency and Awareness	☒ Providing Reliable Infrastructure for Partners ☒ Supporting Dynamic and Thriving Communities Across the County ☐ Harmonizing Action for Growth ☐ Advancing Truth and Reconciliation

Recommendation

That Essex County Council receive report number 2024-1016-IPS-R25-JB, Traffic Control Study – County Road 20 (Martin Lane and Victory) as information; and,

That County Administration be directed to complete preliminary designs and cost estimates for traffic signals at County Road 20 and Martin Lane, and at County Road 20 and Victory Street, in the Town of LaSalle.

Approvals

Respectfully Submitted,

Jerry Behl

Jerry Behl, P.Eng., Manager, Transportation Planning and Development

Concurred With

Allan Botham

Allan Botham, P.Eng., Director, Infrastructure and Planning Services

Concurred With,

Sandra Zwiers

Sandra Zwiers, MAcc, CPA, CA, Chief Administrative Officer

Appendix	Title
I	County Road 20 at Martin Lane Traffic Signal Control Review – Final Report
II	County Road 20 at Victory Street Traffic Signal Control Review -Final Report

RC SPENCER ASSOCIATES INC.
Consulting Engineers

2 July 2024
File No.: 23-1525

County of Essex
360 Fairview Ave. W. Suite 315
Essex, ON N8M 1Y6

Attention: **Mr. Jerry Behl**
Manager, Transportation Planning & Development

Re: **County Road 20 at Martin Lane, LaSalle, Essex County**
Traffic Signal Control Review

The County of Essex has requested that the intersection of County Road 20 (Front Street) at Martin Lane be reviewed for signalization and / or enhanced pedestrian control. Accordingly, this report was prepared to quantify and qualify the traffic operations metrics experienced during the critical weekday peak hours. The subject intersection is illustrated on **Figure 1**:



Figure 1: County Road 20 at Martin Lane

Traffic Data Collection

For the subject intersection, traffic data was collected on 18 June 2024. Turning movement counts were compiled for the weekday AM, Mid-Day (MD), and PM peak hours; the data is referenced in **Appendix A**.

Existing Conditions

The intersection is currently controlled by an eastbound / westbound stop control condition (with supplemental overhead flashers in the centre of the intersection). The minor street approaches of Martin Lane are on an angle to Front Street; both minor street approaches are comprised of a shared lane. County Road 20 is comprised of a four-lane cross-section; the northbound and southbound approaches consist of a shared left turn / through lane and a shared through / right turn lane. The posted speed limit on County Road 20 is 50 km/h; the posted speed limit on Martin Lane is 40 km/h on the west leg and 50 km/h on the east leg. Sidewalks are present on the west side of County Road 20 and on the north side of the east leg of Martin Lane. Sight lines appear to be clear from the stop-controlled approaches; however, drivers must use caution due to the intersection angle.

Signal Warrant Analysis

The collected turning movement counts provided the basis for industry-standard traffic signal warrant analysis; the results of the analysis are provided in **Appendix B**. Since this is an urban area (with a speed limit of 50 km/h or 40 km/h on both County Road 20 and Martin Lane), the analysis was undertaken for an intersection with “two or more approach lanes” and a restricted flow condition. The results indicate that signalization is not warranted for the subject intersection; Justifications 1, 2, and 3 are not satisfied to 80% or more. However, it should be noted that the road authority has jurisdictional power to implement traffic signal control without meeting the provincial warrants.

Pedestrian Crossing Treatment Review

A pedestrian crossing treatment was also considered for the subject intersection. Traffic volumes were 8,113 on the north leg and 7,985 on the south leg during the highest eight hours of the day. County Road 20 is effectively a four-lane roadway and is approximately 13m wide. In OTM Book 15, pg. 34, Footnote #1 states that, “The total number of lanes is representative of crossing distance… The width of these lanes is assumed to be between 3.0 m and 3.75 m according to MTO Geometric Design Standards for Ontario Highways…”; County Road 20 consists of a four-lane cross-section.

Pedestrian volumes were very low; of the 11 pedestrians observed during the eight-hour count period, only four crossed County Road 20. Therefore, since pedestrian volumes do not meet the volume threshold for implementation of a pedestrian crossing treatment and since there is no apparent desire line for pedestrian connectivity, a pedestrian crossover is not a suitable choice for pedestrian safety / control at this intersection.

Conclusions & Recommendations

The County of Essex has requested that the intersection of County Road 20 at Martin Lane be reviewed to determine the need for signalization or pedestrian crossing treatments. Upon completion of the accompanying technical evaluations, it is the engineers' opinion that signalization / pedestrian crossing treatments are not warranted at the subject intersection.

All of which is respectfully submitted,

RC Spencer Associates Inc.

Appendix A

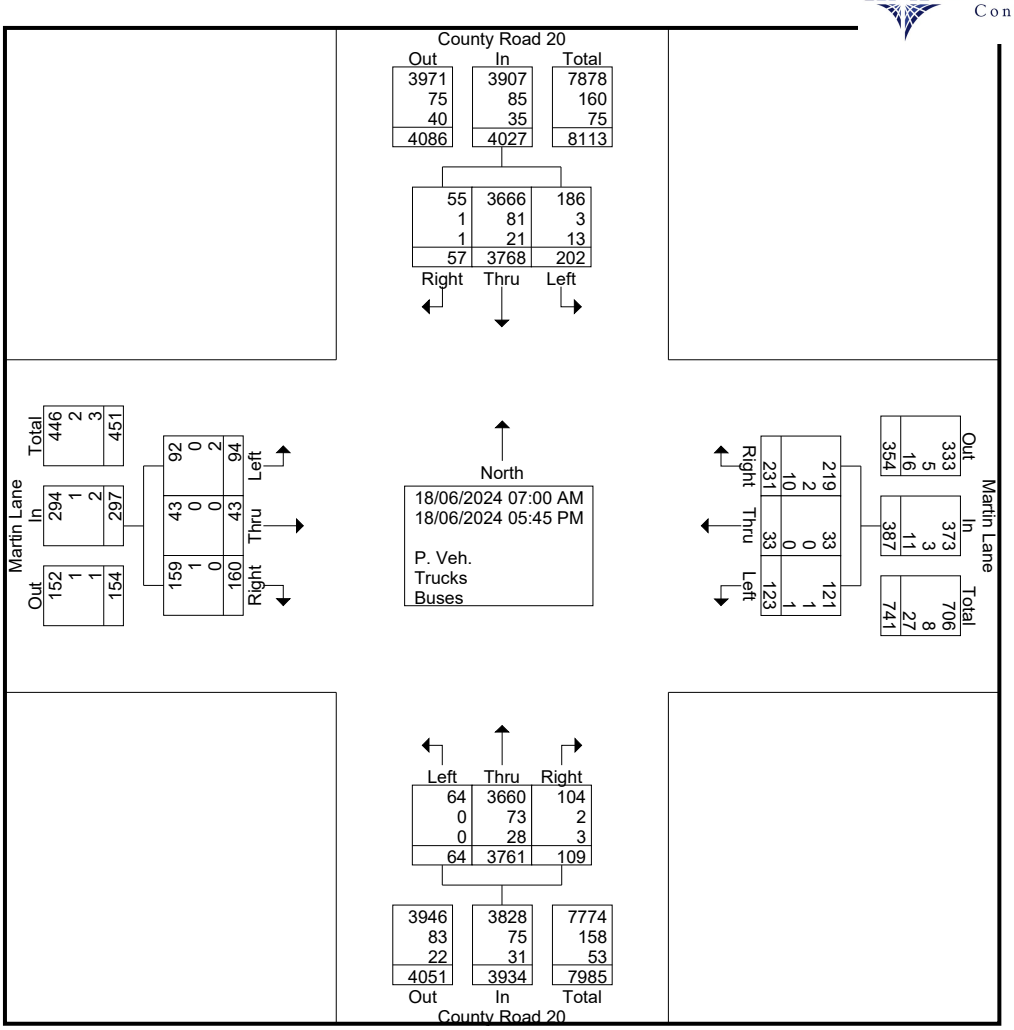
TRAFFIC DATA COLLECTION

RC SPENCER ASSOCIATES INC.
Consulting Engineers

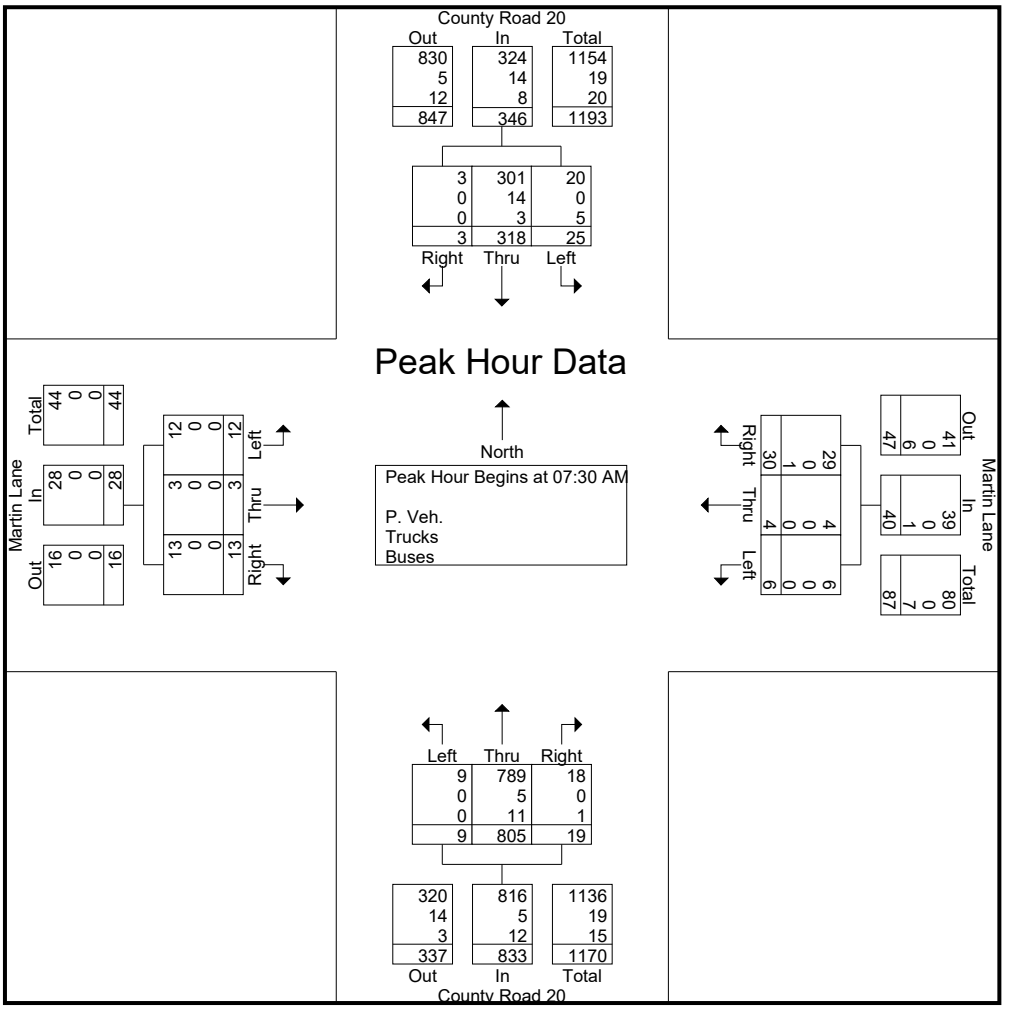
Date: 18 June 2024
Counted By: Erick R. (CAM 4)
Weather Conditions: Cloudy
Martin Ln. at County Road 20

Groups Printed- P. Veh. - Trucks - Buses

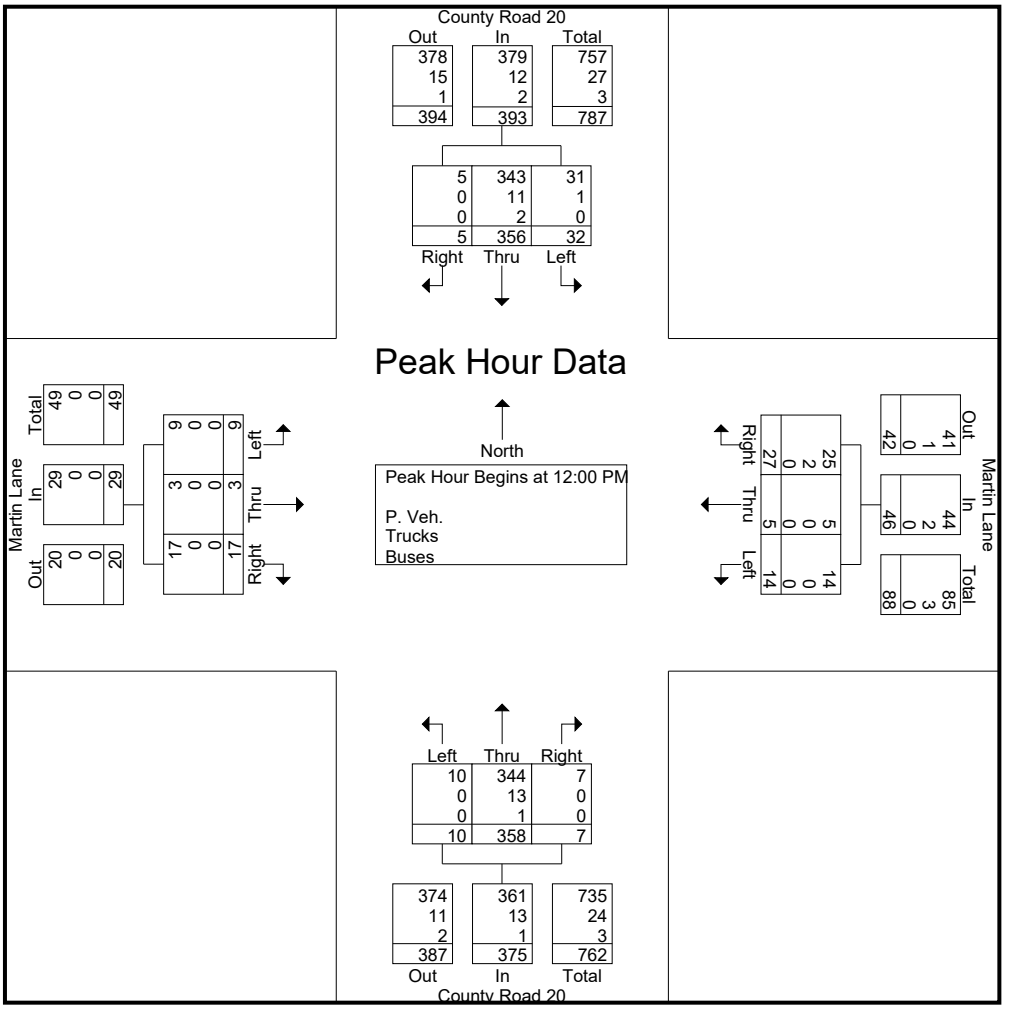
	Martin Lane E/B					Martin Lane W/B					County Road 20 N/B					County Road 20 S/B							
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	7	1	0	(0)	8	0	0	7	(0)	7	1	147	2	(0)	150	4	52	0	(1)	56	1	221	222
07:15 AM	3	1	2	(0)	6	3	0	1	(0)	4	1	190	1	(0)	192	4	62	0	(0)	66	0	268	268
07:30 AM	6	0	1	(0)	7	1	1	9	(0)	11	2	221	2	(0)	225	5	103	1	(0)	109	0	352	352
07:45 AM	2	0	3	(0)	5	1	1	7	(0)	9	0	224	7	(0)	231	8	80	0	(0)	88	0	333	333
Total	18	2	6	(0)	26	5	2	24	(0)	31	4	782	12	(0)	798	21	297	1	(1)	319	1	1174	1175
08:00 AM	2	1	3	(0)	6	2	2	6	(0)	10	5	173	6	(0)	184	7	53	0	(0)	60	0	260	260
08:15 AM	2	2	6	(0)	10	2	0	8	(0)	10	2	187	4	(0)	193	5	82	2	(0)	89	0	302	302
08:30 AM	4	1	2	(0)	7	7	2	13	(0)	22	1	143	1	(0)	145	9	74	0	(0)	83	0	257	257
08:45 AM	1	4	1	(0)	6	6	0	6	(0)	12	3	125	4	(0)	132	4	85	0	(0)	89	0	239	239
Total	9	8	12	(0)	29	17	4	33	(0)	54	11	628	15	(0)	654	25	294	2	(0)	321	0	1058	1058
*** BREAK ***																							
11:00 AM	2	0	5	(0)	7	3	1	7	(0)	11	1	89	2	(0)	92	5	91	2	(0)	98	0	208	208
11:15 AM	2	2	1	(0)	5	3	4	7	(0)	14	1	88	5	(0)	94	1	68	1	(0)	70	0	183	183
11:30 AM	2	0	4	(0)	6	4	0	5	(0)	9	3	82	0	(0)	85	4	85	0	(2)	89	2	189	191
11:45 AM	0	1	0	(0)	1	2	1	4	(0)	7	1	75	2	(0)	78	3	104	0	(0)	107	0	193	193
Total	6	3	10	(0)	19	12	6	23	(0)	41	6	334	9	(0)	349	13	348	3	(2)	364	2	773	775
12:00 PM	1	0	3	(1)	4	2	2	7	(0)	11	3	73	3	(0)	79	12	94	1	(0)	107	1	201	202
12:15 PM	4	0	6	(0)	10	4	1	10	(0)	15	2	88	0	(0)	90	3	96	2	(0)	101	0	216	216
12:30 PM	2	3	4	(1)	9	7	2	3	(0)	12	5	92	4	(0)	101	12	86	0	(2)	98	3	220	223
12:45 PM	2	0	4	(0)	6	1	0	7	(0)	8	0	105	0	(0)	105	5	80	2	(0)	87	0	206	206
Total	9	3	17	(2)	29	14	5	27	(0)	46	10	358	7	(0)	375	32	356	5	(2)	393	4	843	847
*** BREAK ***																							
02:00 PM	7	0	5	(0)	12	4	0	6	(0)	10	2	124	6	(0)	132	6	106	2	(0)	114	0	268	268
02:15 PM	3	2	9	(0)	14	2	1	5	(0)	8	2	102	4	(0)	108	2	114	1	(0)	117	0	247	247
02:30 PM	2	0	6	(0)	8	3	0	6	(0)	9	3	130	5	(0)	138	14	139	2	(1)	155	1	310	311
02:45 PM	2	1	2	(0)	5	5	2	17	(0)	24	3	92	2	(0)	97	7	127	4	(0)	138	0	264	264
Total	14	3	22	(0)	39	14	3	34	(0)	51	10	448	17	(0)	475	29	486	9	(1)	524	1	1089	1090
03:00 PM	4	3	5	(0)	12	6	2	11	(0)	19	1	79	5	(0)	85	9	167	2	(1)	178	1	294	295
03:15 PM	2	1	13	(0)	16	3	0	6	(0)	9	2	95	3	(0)	100	6	151	5	(0)	162	0	287	287
03:30 PM	4	0	10	(0)	14	5	0	16	(0)	21	1	107	3	(0)	111	6	202	3	(0)	211	0	357	357
03:45 PM	1	1	9	(0)	11	5	0	7	(0)	12	3	122	6	(0)	131	6	159	4	(0)	169	0	323	323
Total	11	5	37	(0)	53	19	2	40	(0)	61	7	403	17	(0)	427	27	679	14	(1)	720	1	1261	1262
04:00 PM	4	1	7	(0)	12	5	0	8	(0)	13	1	98	1	(0)	100	5	201	3	(0)	209	0	334	334
04:15 PM	3	5	8	(0)	16	7	0	5	(0)	12	1	122	8	(0)	131	8	165	2	(0)	175	0	334	334
04:30 PM	5	4	10	(0)	19	4	5	10	(0)	19	0	105	4	(0)	109	8	189	3	(0)	200	0	347	347
04:45 PM	1	1	6	(0)	8	5	2	5	(0)	12	1	100	3	(0)	104	8	179	1	(0)	188	0	312	312
Total	13	11	31	(0)	55	21	7	28	(0)	56	3	425	16	(0)	444	29	734	9	(0)	772	0	1327	1327
05:00 PM	6	1	5	(0)	12	7	0	6	(0)	13	6	83	5	(0)	94	7	140	3	(0)	150	0	269	269
05:15 PM	2	2	7	(2)	11	4	2	3	(0)	9	2	121	2	(0)	125	5	165	5	(0)	175	2	320	322
05:30 PM	5	2	8	(0)	15	3	1	9	(0)	13	4	95	7	(0)	106	5	124	2	(0)	131	0	265	265
05:45 PM	1	3	5	(0)	9	7	1	4	(0)	12	1	84	2	(0)	87	9	145	4	(0)	158	0	266	266
Total	14	8	25	(2)	47	21	4	22	(0)	47	13	383	16	(0)	412	26	574	14	(0)	614	2	1120	1122
Grand Total	94	43	160	(4)	297	123	33	231	(0)	387	64	3761	109	(0)	3934	202	3768	57	(7)	4027	11	8645	8656
Apprch %	31.6	14.5	53.9			31.8	8.5	59.7			1.6	95.6	2.8			5	93.6	1.4					
Total %	1.1	0.5	1.9		3.4	1.4	0.4	2.7		4.5	0.7	43.5	1.3		45.5	2.3	43.6	0.7		46.6	0.1	99.9	
P. Veh.	92	43	159		298	121	33	219		373	64	3660	104		3828	186	3666	55		3914	0	0	8413
% P. Veh.	97.9	100	99.4	100	99	98.4	100	94.8	0	96.4	100	97.3	95.4	0	97.3	92.1	97.3	96.5	100	97	0	0	97.2
Trucks	0	0	1		1	1	0	2		3	0	73	2		75	3	81	1		85	0	0	164
% Trucks	0	0	0.6	0	0.3	0.8	0	0.9	0	0.8	0	1.9	1.8	0	1.9	1.5	2.1	1.8	0	2.1	0	0	1.9
Buses	2	0	0		2	1	0	10		11	0	28	3		31	13	21	1		35	0	0	79
% Buses	2.1	0	0	0	0.7	0.8	0	4.3	0	2.8	0	0.7	2.8	0	0.8	6.4	0.6	1.8	0	0.9	0	0	0.9


County Road 20
Out In Total
3971 3907 7878
75 85 160
40 35 75
4086 4027 8113
55 3666 186
1 81 3
1 21 13
57 3768 202
Right Thru Left
North
18/06/2024 07:00 AM
18/06/2024 05:45 PM
P. Veh.
Trucks
Buses
Martin Lane
Total 446 2 3 451
In 294 1 2 297
Out 152 1 1 154
92 0 2 94 Left
43 0 0 43 Thru
159 1 0 160 Right
Right 231 10 219
Thru 33 0 0 33
Left 123 1 1 121
Out 333 5 16 354
In 373 3 11 387
Total 706 8 27 741
Martin Lane
Left Thru Right
64 3660 104
0 73 2
0 28 3
64 3761 109
3946 3828 7774
83 75 158
22 31 53
4051 3934 7985
Out In Total
County Road 20

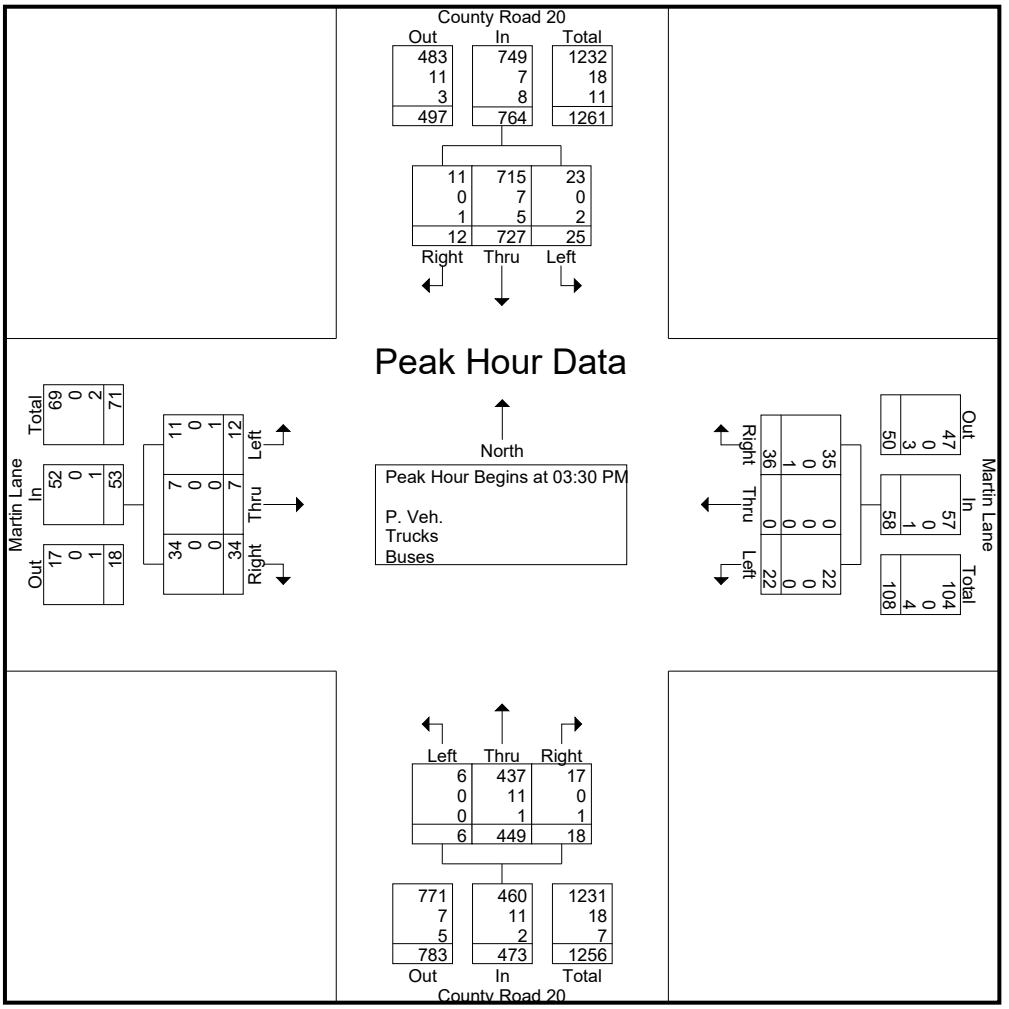
	Martin Lane E/B				Martin Lane W/B				County Road 20 N/B				County Road 20 S/B				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	**6**	0	1	7	1	1	**9**	**11**	2	221	2	225	5	**103**	1	**109**	**352**
07:45 AM	2	0	3	5	1	1	7	9	0	**224**	**7**	**231**	**8**	80	0	88	333
08:00 AM	2	1	3	6	**2**	**2**	6	10	**5**	173	6	184	7	53	0	60	260
08:15 AM	2	**2**	**6**	**10**	2	0	8	10	2	187	4	193	5	82	**2**	89	302
Total Volume	12	3	13	28	6	4	30	40	9	805	19	833	25	318	3	346	1247
% App. Total	42.9	10.7	46.4		15	10	75		1.1	96.6	2.3		7.2	91.9	0.9		
PHF	.500	.375	.542	.700	.750	.500	.833	.909	.450	.898	.679	.902	.781	.772	.375	.794	.886
P. Veh.	12	3	13	28	6	4	29	39	9	789	18	816	20	301	3	324	1207
% P. Veh.	100	100	100	100	100	100	96.7	97.5	100	98.0	94.7	98.0	80.0	94.7	100	93.6	96.8
Trucks	0	0	0	0	0	0	0	0	0	5	0	5	0	14	0	14	19
% Trucks	0	0	0	0	0	0	0	0	0	0.6	0	0.6	0	4.4	0	4.0	1.5
Buses	0	0	0	0	0	0	1	1	0	11	1	12	5	3	0	8	21
% Buses	0	0	0	0	0	0	3.3	2.5	0	1.4	5.3	1.4	20.0	0.9	0	2.3	1.7



	Martin Lane E/B				Martin Lane W/B				County Road 20 N/B				County Road 20 S/B				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 10:00 AM to 01:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 12:00 PM																	
12:00 PM	1	0	3	4	2	**2**	7	11	3	73	3	79	**12**	94	1	**107**	201
12:15 PM	**4**	0	**6**	**10**	4	1	**10**	**15**	2	88	0	90	3	**96**	**2**	101	216
12:30 PM	2	**3**	4	9	**7**	2	3	12	**5**	92	**4**	101	12	86	0	98	**220**
12:45 PM	2	0	4	6	1	0	7	8	0	**105**	0	**105**	5	80	2	87	206
Total Volume	9	3	17	29	14	5	27	46	10	358	7	375	32	356	5	393	843
% App. Total	31	10.3	58.6		30.4	10.9	58.7		2.7	95.5	1.9		8.1	90.6	1.3		
PHF	.563	.250	.708	.725	.500	.625	.675	.767	.500	.852	.438	.893	.667	.927	.625	.918	.958
P. Veh.	9	3	17	29	14	5	25	44	10	344	7	361	31	343	5	379	813
% P. Veh.	100	100	100	100	100	100	92.6	95.7	100	96.1	100	96.3	96.9	96.3	100	96.4	96.4
Trucks	0	0	0	0	0	0	2	2	0	13	0	13	1	11	0	12	27
% Trucks	0	0	0	0	0	0	7.4	4.3	0	3.6	0	3.5	3.1	3.1	0	3.1	3.2
Buses	0	0	0	0	0	0	0	0	0	1	0	1	0	2	0	2	3
% Buses	0	0	0	0	0	0	0	0	0	0.3	0	0.3	0	0.6	0	0.5	0.4



	Martin Lane E/B				Martin Lane W/B				County Road 20 N/B				County Road 20 S/B				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:30 PM																	
03:30 PM	**4**	0	**10**	14	5	0	**16**	**21**	1	107	3	111	6	**202**	3	**211**	**357**
03:45 PM	1	1	9	11	5	0	7	12	**3**	**122**	6	**131**	6	159	**4**	169	323
04:00 PM	4	1	7	12	5	0	8	13	1	98	1	100	5	201	3	209	334
04:15 PM	3	**5**	8	**16**	**7**	0	5	12	1	122	**8**	131	**8**	165	2	175	334
Total Volume	12	7	34	53	22	0	36	58	6	449	18	473	25	727	12	764	1348
% App. Total	22.6	13.2	64.2		37.9	0	62.1		1.3	94.9	3.8		3.3	95.2	1.6		
PHF	.750	.350	.850	.828	.786	.000	.563	.690	.500	.920	.563	.903	.781	.900	.750	.905	.944
P. Veh.	11	7	34	52	22	0	35	57	6	437	17	460	23	715	11	749	1318
% P. Veh.	91.7	100	100	98.1	100	0	97.2	98.3	100	97.3	94.4	97.3	92.0	98.3	91.7	98.0	97.8
Trucks	0	0	0	0	0	0	0	0	0	11	0	11	0	7	0	7	18
% Trucks	0	0	0	0	0	0	0	0	0	2.4	0	2.3	0	1.0	0	0.9	1.3
Buses	1	0	0	1	0	0	1	1	0	1	1	2	2	5	1	8	12
% Buses	8.3	0	0	1.9	0	0	2.8	1.7	0	0.2	5.6	0.4	8.0	0.7	8.3	1.0	0.9



Appendix B

TRAFFIC SIGNAL WARRANT

RC SPENCER ASSOCIATES INC.
Consulting Engineers

Justification 1 - Minimum Vehicle Volume

County Road 20 at Martin Lane (Existing Traffic Volumes)

100% SATISFIED - ☐ Yes ☑ No

80% SATISFIED - ☐ Yes ☑ No

	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				PERCENTAGE WARRANT									
APPROACH LANES	1		2 or MORE		HOUR ENDING								TOTAL ACROSS	
FLOW CONDITION	FREE FLOW ☐	RESTR. FLOW ☐	FREE FLOW ☐	RESTR. FLOW ☑	8:00	9:00	12:00	13:00	15:00	16:00	17:00	18:00		
A. ALL APPROACH LANES	480 (385)	720 (575)	600 (480)	900 (720)	1174	1057	773	843	1090	1262	1325	1120		
100% FULFILLED					100	100			100	100	100	100	600	SECTIONAL PERCENTAGE
80% FULFILLED							80	80					160	
ACTUAL % IF BELOW 80% VALUE														
												TOTAL DOWN /8 =		95

B. MINOR STREET BOTH APPROACHES	120* (95)*	170* (135)*	120* (95)*	170* (135)*	57	83	60	75	90	114	111	94	TOTAL ACROSS	
100% FULFILLED														SECTIONAL PERCENTAGE
80% FULFILLED														
ACTUAL % IF BELOW 80% VALUE					34	49	35	44	53	67	65	55	402	
												TOTAL DOWN /8 =		50

*For "T" intersections, these values should be increased by 50%.

RC SPENCER ASSOCIATES INC.
Consulting Engineers

Justification 2 - Delay to Cross Traffic

County Road 20 at Martin Lane (Existing Traffic Volumes)

100% SATISFIED - ☐ Yes ☑ No

80% SATISFIED - ☐ Yes ☑ No

	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				PERCENTAGE WARRANT									
APPROACH LANES	1		2 or MORE		HOUR ENDING								TOTAL ACROSS	
FLOW CONDITION	FREE FLOW ☐	RESTR. FLOW ☐	FREE FLOW ☐	RESTR. FLOW ☑	8:00	9:00	12:00	13:00	15:00	16:00	17:00	18:00		
A. MAJOR STREET BOTH APPROACHES	480 (385)	720 (575)	600 (480)	900 (720)	1117	974	713	768	1000	1148	1214	1026		
100% FULFILLED					100	100			100	100	100	100	600	SECTIONAL PERCENTAGE
80% FULFILLED								80					80	
ACTUAL % IF BELOW 80% VALUE							79						79	
												TOTAL DOWN /8 =		95

B. TRAFFIC CROSSING MAJOR STREET	50 (40)	75 (60)	50 (40)	75 (60)	23	30	21	28	30	32	38	40	TOTAL ACROSS	
100% FULFILLED														SECTIONAL PERCENTAGE
80% FULFILLED														
ACTUAL % IF BELOW 80% VALUE					31	40	28	37	40	43	51	53	323	
												TOTAL DOWN /8 =		40

RC SPENCER ASSOCIATES INC.
Consulting Engineers

Justification 3 - Volume/Delay Combinations

County Road 20 at Martin Lane (Existing Traffic Volumes)

Justification Satisfied 80% or More				Two Justifications Satisfied 80% or More	
Justification 1	Minimum Vehicular Volume	☐ Yes	☑ No	☐ Yes	☑ No
Justification 2	Delay to Cross Traffic	☐ Yes	☑ No		

RC SPENCER ASSOCIATES INC.
Consulting Engineers

28 June 2024
File No.: 23-1525

County of Essex
360 Fairview Ave. W. Suite 315
Essex, ON N8M 1Y6

Attention: **Mr. Jerry Behl**
Manager, Transportation Planning & Development

Re: **County Road 20 at Victory Street, LaSalle, Essex County**
Traffic Signal Control Review

The County of Essex has requested that the intersection of County Road 20 (Front Street) at Victory Street be reviewed for signalization and / or enhanced pedestrian control. Accordingly, this report was prepared to quantify and qualify the traffic operations metrics experienced during the critical weekday peak hours. The subject intersection is illustrated on **Figure 1**:



Figure 1: County Road 20 at Victory Street

Traffic Data Collection

For the subject intersection, traffic data was collected on 18 June 2024. Turning movement counts were compiled for the weekday AM, Mid-Day (MD), and PM peak hours; the data is referenced in **Appendix A**.

Existing Conditions

The intersection is a tee intersection (with the Holiday Harbour Marina access offset to the west); it is currently controlled by a westbound stop-control condition, with the eastbound approach marina driveway operating as an assumed stop-control. The westbound approach of Victory Street consists of a dedicated left turn lane and a dedicated right turn lane; it is assumed that vehicles heading to the marina utilize the left turn lane due to the offset. The westbound left turn lane provides approximately 50m of storage and taper. County Road 20 is comprised of a four-lane cross-section. The northbound and southbound approaches consist of a shared left turn / through lane and a shared through / right turn lane. The posted speed limit on County Road 20 is 50 km/h; the assumed speed limit on Victory Street is 50 km/h. Sidewalks are present on the west side of County Road 20 and on the south side of Victory Street. Sight lines appear to be clear from the stop-controlled approaches.

Signal Warrant Analysis

The collected turning movement counts provided the basis for industry-standard traffic signal warrant analysis; the results of the analysis are provided in **Appendix B**. Since this is an urban area (with a speed limit of 50 km/h on both County Road 20 and Victory Street), the analysis was undertaken for an intersection with “two or more approach lanes” and a restricted flow condition; the intersection was conservatively evaluated as a four-legged operation. The results indicate that signalization is not warranted for the subject intersection. Justifications 1, 2 and 3 are not satisfied to 80% or more. However, it should be noted that the road authority has jurisdictional power to implement traffic signal control without meeting the provincial warrants.

Pedestrian Crossing Treatment Review

A pedestrian crossing treatment was also considered for the subject intersection. Traffic volumes were 9,329 on the north leg and 8,641 on the south leg during the highest eight hours of the day. County Road 20 is effectively a four-lane roadway and is approximately 13m wide. In OTM Book 15, pg. 34, Footnote #1 states that, “The total number of lanes is representative of crossing distance… The width of these lanes is assumed to be between 3.0 m and 3.75 m according to MTO Geometric Design Standards for Ontario Highways…”; County Road 20 consists of a four-lane cross-section.

Pedestrian volumes were very low (with 21 pedestrians observed during the eight-hour count period, only 4 of which crossed County Road 20); therefore, the pedestrian volumes do not meet the volume threshold for implementation of a pedestrian crossing treatment, and there is no apparent desire line for pedestrian connectivity. Therefore, a pedestrian crossover is not a suitable choice for pedestrian safety / control at this intersection.

Conclusions & Recommendations

The County of Essex has requested that the intersection of County Road 20 at Victory Street be reviewed to determine the need for signalization or pedestrian crossing treatments. Upon completion of the accompanying technical evaluations, it is the engineers' recommendation that signalization / pedestrian crossing treatments are not warranted at the subject intersection.

All of which is respectfully submitted,

RC Spencer Associates Inc.

Appendix A

TRAFFIC DATA COLLECTION

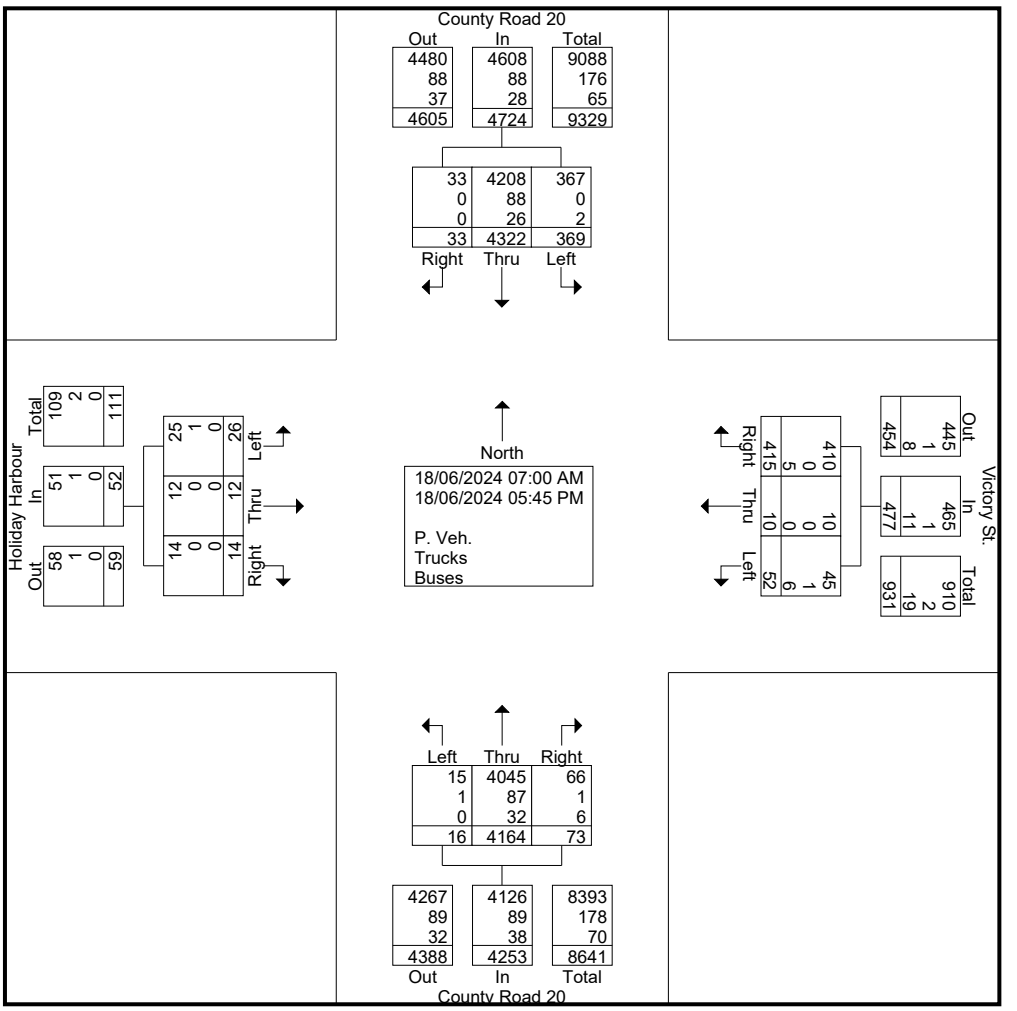
Date: 18 June 2024
Counted By: Erick R. (CAM 4)
Weather Conditions: Overcast
Victory St. at County Road 20

Groups Printed- P. Veh. - Trucks - Buses

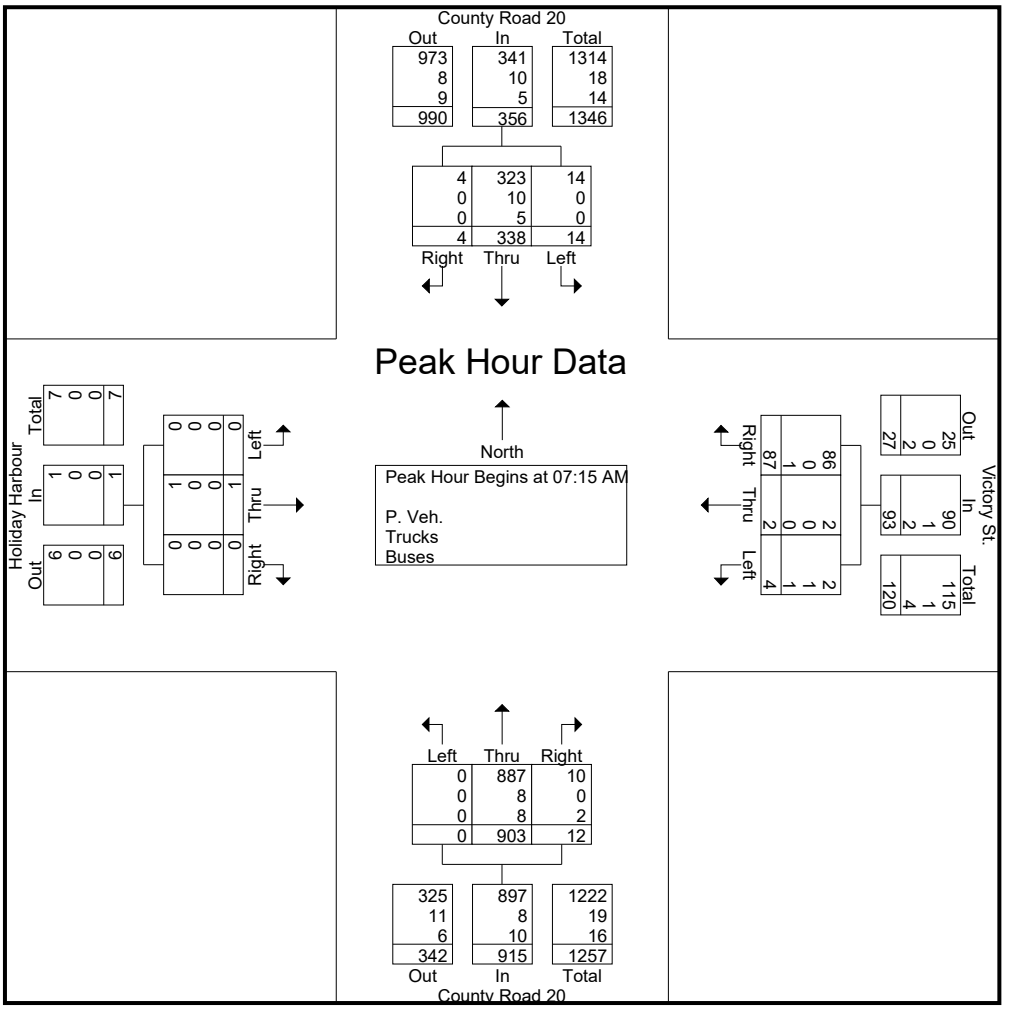
	Holiday Harbour E/B					Victory St. W/B					County Road 20 N/B					County Road 20 S/B							
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	0	0	0	(0)	0	1	0	13	(0)	14	0	144	0	(0)	144	2	58	0	(0)	60	0	218	218
07:15 AM	0	0	0	(0)	0	1	0	22	(0)	23	0	230	2	(0)	232	3	77	0	(0)	80	0	335	335
07:30 AM	0	0	0	(0)	0	2	0	22	(0)	24	0	239	4	(0)	243	7	106	1	(0)	114	0	381	381
07:45 AM	0	1	0	(0)	1	0	1	19	(0)	20	0	223	5	(0)	228	1	85	0	(0)	86	0	335	335
Total	0	1	0	(0)	1	4	1	76	(0)	81	0	836	11	(0)	847	13	326	1	(0)	340	0	1269	1269
08:00 AM	0	0	0	(0)	0	1	1	24	(0)	26	0	211	1	(0)	212	3	70	3	(0)	76	0	314	314
08:15 AM	0	2	0	(0)	2	3	1	26	(0)	30	0	198	4	(0)	202	8	86	0	(0)	94	0	328	328
08:30 AM	1	0	0	(0)	1	2	0	12	(0)	14	0	168	2	(0)	170	6	85	1	(0)	92	0	277	277
08:45 AM	0	0	0	(0)	0	2	0	20	(0)	22	0	148	3	(0)	151	9	95	1	(0)	105	0	278	278
Total	1	2	0	(0)	3	8	2	82	(0)	92	0	725	10	(0)	735	26	336	5	(0)	367	0	1197	1197
*** BREAK ***																							
11:00 AM	1	0	1	(0)	2	3	0	8	(0)	11	0	101	3	(0)	104	3	99	0	(0)	102	0	219	219
11:15 AM	0	1	0	(0)	1	0	1	6	(0)	7	0	100	3	(0)	103	9	77	2	(0)	88	0	199	199
11:30 AM	0	0	0	(0)	0	2	0	8	(1)	10	2	91	2	(0)	95	6	97	2	(0)	105	1	210	211
11:45 AM	0	0	0	(0)	0	0	0	8	(0)	8	0	81	2	(0)	83	6	109	1	(0)	116	0	207	207
Total	1	1	1	(0)	3	5	1	30	(1)	36	2	373	10	(0)	385	24	382	5	(0)	411	1	835	836
12:00 PM	2	0	2	(1)	4	0	0	13	(0)	13	2	85	1	(0)	88	11	110	2	(0)	123	1	228	229
12:15 PM	2	1	0	(0)	3	1	1	11	(0)	13	1	100	0	(0)	101	12	112	1	(0)	125	0	242	242
12:30 PM	1	0	3	(1)	4	1	1	8	(0)	10	1	108	1	(0)	110	7	110	1	(0)	118	1	242	243
12:45 PM	1	0	1	(1)	2	0	0	6	(0)	6	1	116	2	(1)	119	11	91	1	(0)	103	2	230	232
Total	6	1	6	(3)	13	2	2	38	(0)	42	5	409	4	(1)	418	41	423	5	(0)	469	4	942	946
*** BREAK ***																							
02:00 PM	4	0	0	(0)	4	1	0	6	(0)	7	1	126	3	(1)	130	7	125	2	(0)	134	1	275	276
02:15 PM	0	1	0	(0)	1	5	0	15	(0)	20	0	124	2	(0)	126	8	138	3	(0)	149	0	296	296
02:30 PM	1	0	0	(0)	1	2	1	20	(0)	23	0	132	1	(1)	133	16	158	2	(0)	176	1	333	334
02:45 PM	2	0	1	(0)	3	1	0	13	(0)	14	0	106	0	(0)	106	15	147	2	(0)	164	0	287	287
Total	7	1	1	(0)	9	9	1	54	(0)	64	1	488	6	(2)	495	46	568	9	(0)	623	2	1191	1193
03:00 PM	1	0	1	(0)	2	1	1	15	(0)	17	0	99	3	(0)	102	18	193	0	(0)	211	0	332	332
03:15 PM	1	0	2	(0)	3	2	0	6	(0)	8	1	102	2	(3)	105	9	182	0	(0)	191	3	307	310
03:30 PM	1	1	0	(0)	2	4	1	8	(0)	13	1	124	2	(0)	127	25	208	0	(0)	233	0	375	375
03:45 PM	3	1	0	(0)	4	2	0	9	(0)	11	2	130	3	(0)	135	20	196	1	(1)	217	1	367	368
Total	6	2	3	(0)	11	9	2	38	(0)	49	4	455	10	(3)	469	72	779	1	(1)	852	4	1381	1385
04:00 PM	1	0	1	(0)	2	3	0	14	(0)	17	1	103	1	(2)	105	23	222	1	(0)	246	2	370	372
04:15 PM	0	0	0	(0)	0	0	0	11	(0)	11	0	135	5	(1)	140	18	206	1	(0)	225	1	376	377
04:30 PM	3	3	0	(0)	6	2	1	11	(0)	14	2	120	2	(0)	124	20	198	2	(0)	220	0	364	364
04:45 PM	0	0	0	(0)	0	2	0	8	(0)	10	0	106	3	(1)	109	20	219	1	(0)	240	1	359	360
Total	4	3	1	(0)	8	7	1	44	(0)	52	3	464	11	(4)	478	81	845	5	(0)	931	4	1469	1473
05:00 PM	0	0	1	(0)	1	3	0	18	(0)	21	0	98	2	(3)	100	21	175	1	(0)	197	3	319	322
05:15 PM	0	1	1	(0)	2	3	0	9	(0)	12	0	126	2	(0)	128	12	194	1	(0)	207	0	349	349
05:30 PM	1	0	0	(0)	1	1	0	11	(0)	12	0	104	3	(0)	107	17	137	0	(0)	154	0	274	274
05:45 PM	0	0	0	(0)	0	1	0	15	(0)	16	1	86	4	(3)	91	16	157	0	(0)	173	3	280	283
Total	1	1	2	(0)	4	8	0	53	(0)	61	1	414	11	(6)	426	66	663	2	(0)	731	6	1222	1228
Grand Total	26	12	14	(3)	52	52	10	415	(1)	477	16	4164	73	(16)	4253	369	4322	33	(1)	4724	21	9506	9527
Apprch %	50	23.1	26.9			10.9	2.1	87			0.4	97.9	1.7			7.8	91.5	0.7					
Total %	0.3	0.1	0.1		0.5	0.5	0.1	4.4		5	0.2	43.8	0.8		44.7	3.9	45.5	0.3		49.7	0.2	99.8	
P. Veh.	25	12	14		54	45	10	410		466	15	4045	66		4142	367	4208	33		4609	0	0	9271
% P. Veh.	96.2	100	100	100	98.2	86.5	100	98.8	100	97.5	93.8	97.1	90.4	100	97	99.5	97.4	100	100	97.5	0	0	97.3
Trucks	1	0	0		1	1	0	0		1	1	87	1		89	0	88	0		88	0	0	179
% Trucks	3.8	0	0	0	1.8	1.9	0	0	0	0.2	6.2	2.1	1.4	0	2.1	0	2	0	0	1.9	0	0	1.9

Groups Printed- P. Veh. - Trucks - Buses

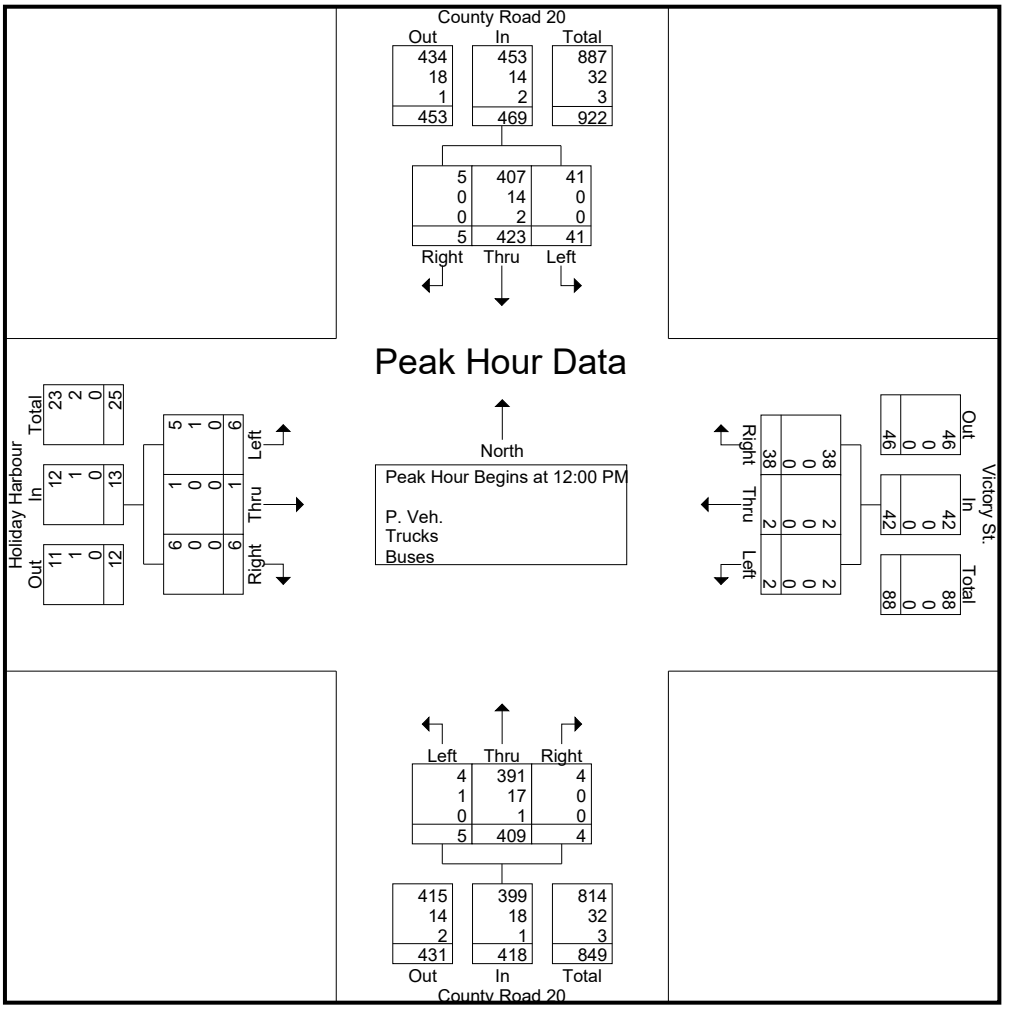
	Holiday Harbour E/B					Victory St. W/B					County Road 20 N/B					County Road 20 S/B							
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Exclu. Total	Inclu. Total	Int. Total
Buses	0	0	0		0	6	0	5		11	0	32	6		38	2	26	0		28	0	0	77
% Buses	0	0	0	0	0	11.5	0	1.2	0	2.3	0	0.8	8.2	0	0.9	0.5	0.6	0	0	0.6	0	0	0.8



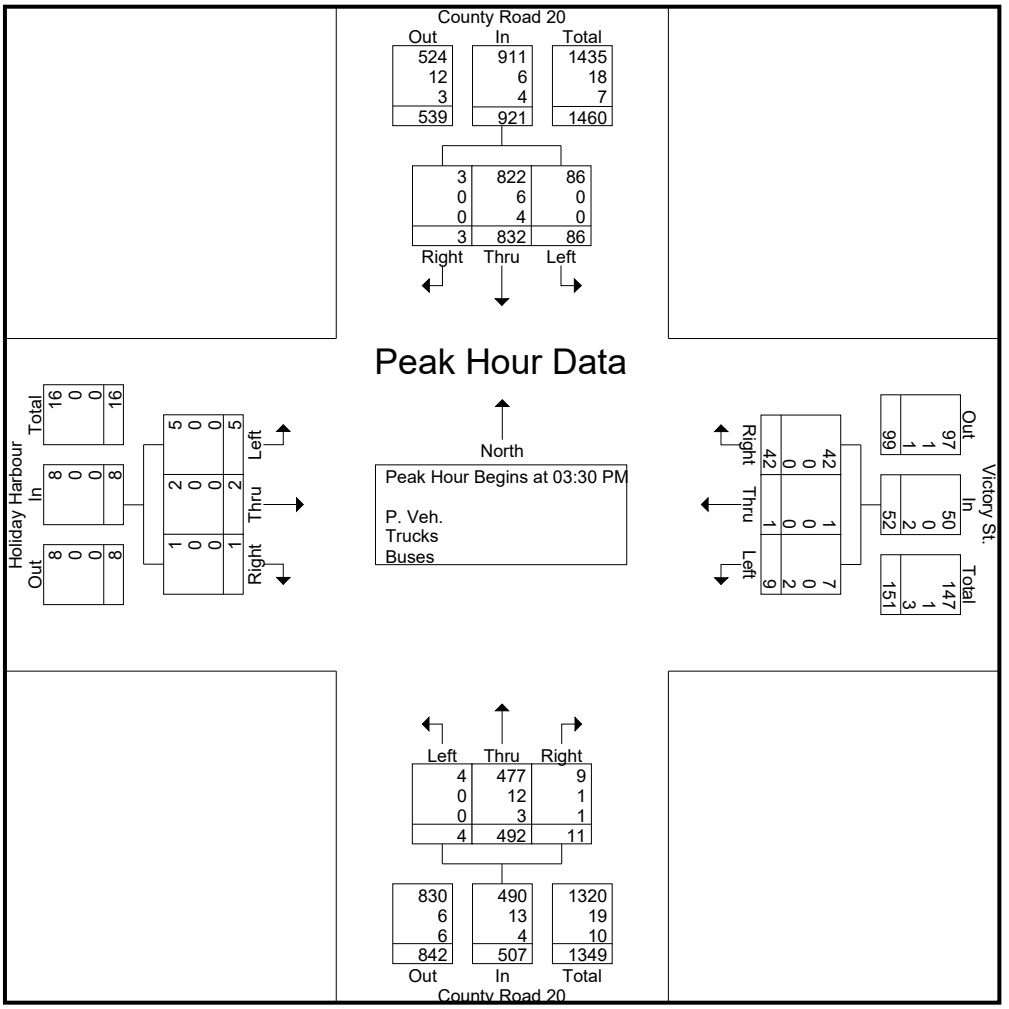
	Holiday Harbour E/B				Victory St. W/B				County Road 20 N/B				County Road 20 S/B				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	0	0	1	0	22	23	0	230	2	232	3	77	0	80	335
07:30 AM	0	0	0	0	**2**	0	22	24	0	**239**	4	**243**	**7**	**106**	1	**114**	**381**
07:45 AM	0	**1**	0	**1**	0	**1**	19	20	0	223	**5**	228	1	85	0	86	335
08:00 AM	0	0	0	0	1	1	**24**	**26**	0	211	1	212	3	70	**3**	76	314
Total Volume	0	1	0	1	4	2	87	93	0	903	12	915	14	338	4	356	1365
% App. Total	0	100	0		4.3	2.2	93.5		0	98.7	1.3		3.9	94.9	1.1		
PHF	.000	.250	.000	.250	.500	.500	.906	.894	.000	.945	.600	.941	.500	.797	.333	.781	.896
P. Veh.	0	1	0	1	2	2	86	90	0	887	10	897	14	323	4	341	1329
% P. Veh.	0	100	0	100	50.0	100	98.9	96.8	0	98.2	83.3	98.0	100	95.6	100	95.8	97.4
Trucks	0	0	0	0	1	0	0	1	0	8	0	8	0	10	0	10	19
% Trucks	0	0	0	0	25.0	0	0	1.1	0	0.9	0	0.9	0	3.0	0	2.8	1.4
Buses	0	0	0	0	1	0	1	2	0	8	2	10	0	5	0	5	17
% Buses	0	0	0	0	25.0	0	1.1	2.2	0	0.9	16.7	1.1	0	1.5	0	1.4	1.2



	Holiday Harbour E/B				Victory St. W/B				County Road 20 N/B				County Road 20 S/B				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 12:00 PM																	
12:00 PM	**2**	0	2	**4**	0	0	**13**	**13**	**2**	85	1	88	11	110	**2**	123	228
12:15 PM	2	**1**	0	3	**1**	**1**	11	13	1	100	0	101	**12**	**112**	1	**125**	**242**
12:30 PM	1	0	**3**	4	1	1	8	10	1	108	1	110	7	110	1	118	242
12:45 PM	1	0	1	2	0	0	6	6	1	**116**	**2**	**119**	11	91	1	103	230
Total Volume	6	1	6	13	2	2	38	42	5	409	4	418	41	423	5	469	942
% App. Total	46.2	7.7	46.2		4.8	4.8	90.5		1.2	97.8	1		8.7	90.2	1.1		
PHF	.750	.250	.500	.813	.500	.500	.731	.808	.625	.881	.500	.878	.854	.944	.625	.938	.973
P. Veh.	5	1	6	12	2	2	38	42	4	391	4	399	41	407	5	453	906
% P. Veh.	83.3	100	100	92.3	100	100	100	100	80.0	95.6	100	95.5	100	96.2	100	96.6	96.2
Trucks	1	0	0	1	0	0	0	0	1	17	0	18	0	14	0	14	33
% Trucks	16.7	0	0	7.7	0	0	0	0	20.0	4.2	0	4.3	0	3.3	0	3.0	3.5
Buses	0	0	0	0	0	0	0	0	0	1	0	1	0	2	0	2	3
% Buses	0	0	0	0	0	0	0	0	0	0.2	0	0.2	0	0.5	0	0.4	0.3



	Holiday Harbour E/B				Victory St. W/B				County Road 20 N/B				County Road 20 S/B				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:30 PM																	
03:30 PM	1	**1**	0	2	**4**	**1**	8	13	1	124	2	127	**25**	208	0	233	375
03:45 PM	**3**	1	0	**4**	2	0	9	11	**2**	130	3	135	20	196	**1**	217	367
04:00 PM	1	0	**1**	2	3	0	**14**	**17**	1	103	1	105	23	**222**	1	**246**	370
04:15 PM	0	0	0	0	0	0	11	11	0	**135**	**5**	**140**	18	206	1	225	**376**
Total Volume	5	2	1	8	9	1	42	52	4	492	11	507	86	832	3	921	1488
% App. Total	62.5	25	12.5		17.3	1.9	80.8		0.8	97	2.2		9.3	90.3	0.3		
PHF	.417	.500	.250	.500	.563	.250	.750	.765	.500	.911	.550	.905	.860	.937	.750	.936	.989
P. Veh.	5	2	1	8	7	1	42	50	4	477	9	490	86	822	3	911	1459
% P. Veh.	100	100	100	100	77.8	100	100	96.2	100	97.0	81.8	96.6	100	98.8	100	98.9	98.1
Trucks	0	0	0	0	0	0	0	0	0	12	1	13	0	6	0	6	19
% Trucks	0	0	0	0	0	0	0	0	0	2.4	9.1	2.6	0	0.7	0	0.7	1.3
Buses	0	0	0	0	2	0	0	2	0	3	1	4	0	4	0	4	10
% Buses	0	0	0	0	22.2	0	0	3.8	0	0.6	9.1	0.8	0	0.5	0	0.4	0.7



Appendix B

TRAFFIC SIGNAL WARRANT

RC SPENCER ASSOCIATES INC.
Consulting Engineers

Justification 1 - Minimum Vehicle Volume

County Road 20 at Victory Street (Existing Traffic Volumes)

100% SATISFIED - ☐ Yes ☑ No

80% SATISFIED - ☐ Yes ☑ No

	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				PERCENTAGE WARRANT									
APPROACH LANES	1		2 or MORE		HOUR ENDING								TOTAL ACROSS	
FLOW CONDITION	FREE FLOW ☐	RESTR. FLOW ☐	FREE FLOW ☐	RESTR. FLOW ☑	8:00	9:00	12:00	13:00	15:00	16:00	17:00	18:00		
A. ALL APPROACH LANES	480 (385)	720 (575)	600 (480)	900 (720)	1270	1197	835	942	1191	1381	1469	1222		
100% FULFILLED					100	100		100	100	100	100	100	700	SECTIONAL PERCENTAGE
80% FULFILLED							80						80	
ACTUAL % IF BELOW 80% VALUE														
												TOTAL DOWN /8 =		98

B. MINOR STREET BOTH APPROACHES	120* (95)*	170* (135)*	120* (95)*	170* (135)*	82	95	39	55	73	60	60	65	TOTAL ACROSS	
100% FULFILLED														SECTIONAL PERCENTAGE
80% FULFILLED														
ACTUAL % IF BELOW 80% VALUE					48	56	23	32	43	35	35	38	310	
												TOTAL DOWN /8 =		39

*For "T" intersections, these values should be increased by 50%.

RC SPENCER ASSOCIATES INC.
Consulting Engineers

Justification 2 - Delay to Cross Traffic

County Road 20 at Victory Street (Existing Traffic Volumes)

100% SATISFIED - ☐ Yes ☑ No

80% SATISFIED - ☐ Yes ☑ No

	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				PERCENTAGE WARRANT									
APPROACH LANES	1		2 or MORE		HOUR ENDING								TOTAL ACROSS	
FLOW CONDITION	FREE FLOW ☐	RESTR. FLOW ☐	FREE FLOW ☐	RESTR. FLOW ☑	8:00	9:00	12:00	13:00	15:00	16:00	17:00	18:00		
A. MAJOR STREET BOTH APPROACHES	480 (385)	720 (575)	600 (480)	900 (720)	1188	1102	796	887	1118	1321	1409	1157		
100% FULFILLED					100	100			100	100	100	100	600	SECTIONAL PERCENTAGE
80% FULFILLED							80	80					160	
ACTUAL % IF BELOW 80% VALUE														
												TOTAL DOWN /8 =		95

B. TRAFFIC CROSSING MAJOR STREET	50 (40)	75 (60)	50 (40)	75 (60)	3	10	8	11	15	14	14	10	TOTAL ACROSS	
100% FULFILLED														SECTIONAL PERCENTAGE
80% FULFILLED														
ACTUAL % IF BELOW 80% VALUE					4	13	11	15	20	19	19	13	114	
												TOTAL DOWN /8 =		14

RC SPENCER ASSOCIATES INC.
Consulting Engineers

Justification 3 - Volume/Delay Combinations

County Road 20 at Victory Street (Existing Traffic Volumes)

Justification Satisfied 80% or More				Two Justifications Satisfied 80% or More	
Justification 1	Minimum Vehicular Volume	☐ Yes	☑ No	☐ Yes	☑ No
Justification 2	Delay to Cross Traffic	☐ Yes	☑ No		

Administrative Report

To:	**Warden MacDonald and Members of Essex County Council**
From:	**Rebecca Belanger, MCIP, RPP**
	Manager, Planning Services
Date:	**Wednesday, October 16, 2024**
Subject:	**New County of Essex Official Plan Adoption**
Report #:	**2024-1016-IPS-R24-RB**

Purpose

The purpose of this administrative report is to summarize the comments received on the most recent draft of the County Official Plan and advise County Council as to how these comments have been addressed. Further, to provide the summary of consultations that have taken place throughout all three phases of this multi-year work program and present the final revised Official Plan for adoption by County Council.

Background

The County of Essex commenced preliminary background work needed to undertake a comprehensive review of the Official Plan in September of 2021. The goal of this work is to replace the County's previous Official Plan, which was adopted in 2014 (the "**2014 OP**"). The 2014 OP was based on population, housing and employment forecasts prepared by the County in 2009 to a horizon year of 2031, and the new Official Plan provides for growth projected to 2051, in conformity with Provincial direction. In a report to County Council dated February 16, 2022, it was noted that Administration intended to deliver a draft Official Plan for consideration of adoption by the end of 2023. Additional time has been taken to complete this work, in order to incorporate additional consultation with local municipal planning staff, provincial and regional agencies, community stakeholders and the public at large.

The Official Plan review process included several rounds and forms of public and stakeholder engagement which is detailed in the Appendix titled County of Essex Official Plan Review Timeline (Summary of meetings, workshops and public notifications). The initial round of engagement and consultation

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took place during Phase 1 of the work program, from September 2021 to June of 2022. This round of consultation included public outreach on the opportunities, challenges and issues facing the County and what priorities the new County OP needed to address. This round of consultation included creating a new vision to be carried forward in subsequent phases of the work program to assist with the formulation of new goals and policy directions for the 30-year planning horizon.

At that time three advisory groups were established to provide input and feedback as part of the Official Plan review process. These groups included a Technical Planning Advisory Committee ("**TPAC**"), a Community Stakeholder Advisory Group comprised of representatives from key business, community and non-profit sectors and a Youth Advisory Group, comprised of students from the Secondary Schools in Essex County. Workshops were held with each of the advisory groups and County Council. One on one consultations also took place with representatives from Indigenous Communities, City of Windsor, ERCA, MMAH and other Regional agencies with an interest in land use planning. The project website was established at this time, and an on-line survey was created. A social media campaign, along with traditional media sources, have been utilized to share information throughout the review process. A Phase 1 Background Report and a Growth Analysis Report were prepared as part of the initial phase and were made available for review to all interested stakeholders and the public at large. At that time, residents and interested parties were asked to sign up to a project mailing list to receive notices of future OP related work and meetings. There are 192 individuals on the project email list that are notified regularly regarding project milestones. There are also 44 agencies that have been circulated information throughout this multi-year initiative.

At the outset of Phase 2, the procurement process by the County resulted with NPG Planning Solutions selected to undertake consulting services to complete the remainder of the Official Plan review process. A Policy Options and Key Directions Report was prepared during this phase and additional workshops were held with County Council, the three advisory groups and with all participants that expressed an interest and attended one of the three virtual workshops held during October of 2023. The Growth Management Report (Land Needs Analysis) was prepared by the planning consultant. During this phase of the project, Phase 2 reports were published to the County's project website as they were completed. Further, consultation took place with Indigenous Communities, local municipal Councils, adjacent municipalities, Provincial Ministries and Regional Agencies on the studies/reports that had been prepared. Copies of these reports were made

available on the project webpage, and residents and interested parties were given an opportunity to review and provide feedback to County Staff.

As noted in the report provided to County Council for the statutory public meeting on September 5, 2024, Phase 3 of the work program included a public open house centrally located for all county residents in McGregor. This open house was well attended by sixty individuals and provided an opportunity for the public to view display panels identifying key policy directions, to ask questions, and learn more about proposed land use designations and policies that form the basis of the County's draft new Official Plan. Copies of the draft new Official Plan, together with panels from this open house were made available on the project webpage, and residents and interested parties were given an opportunity to review and provide feedback to County Staff.

It should also be noted that throughout the Official Plan review process, County Planning Administration along with Mary Lou Tanner and Larry Silani have met with numerous individuals and stakeholders, when requested, to hear comments and to receive feedback regarding the draft plan. Further, well over a hundred emails have been received and reviewed by the project Planning team. These emails from individuals, agencies, municipalities and Ministries have been reviewed and changes have been made to the draft Official Plan in response to these on-going comments.

Discussion

The new County of Essex Official Plan will establish important strategic directions and targets for both the County and local Official Plans once adopted by Council, and approved by the Province.

A number of significant complementary and supportive planning initiatives are currently underway (at both the County and local level) that rely on the 30-year growth forecasts and policy directions being adopted by County Council. In addition, the new County-wide housing policies, complete community policies, and growth management policy framework will be utilized by all 7 of the local municipalities, for local official plan updates and secondary plans that are currently underway.

The preparation of this new County Official Plan has been a collaborative affair, with significant contributions being made by local municipal planning staff, community stakeholders, interested residents, and provincial and regional ministries and agencies who participated in the multi-phase work program leading up to the preparation and submission of the final draft of the County's new Official Plan.

It should be noted that the final draft of the new Official Plan contains significant revisions to reflect and support County Council's commitment to the restoration and enhancement of the County's natural heritage system. This commitment also capitalizes on County Council partnering with local municipalities, County landowners, Indigenous Communities, and senior levels of government to successfully implement and achieve the goals set out in the new Official Plan. By establishing a restoration target (15 percent of all land) which is aligned with one of the most important strategic conservation goals for this region, and incorporating/adopting the revisions that have been made to the final draft of the new County Official Plan, County Council is demonstrating a strong leadership role in creating an environmentally and fiscally responsible Official Plan policy framework that will enhance the quality of life for all existing and future inhabitants of Essex County.

On September 5, 2024 the statutory public meeting was held to hear public comments on the draft County Official Plan with five delegations presenting to County Council. The attached Comment Response Table from NPG Planning Solutions provides a detailed response to municipal, agency and public comments received in response to the most recent draft of the Official Plan, including the comments received as part of the formal statutory public meeting. The delegations included three presentations regarding natural heritage policies, a request to modify the policies pertaining to the Oldcastle area and a requested settlement area boundary adjustment to lands in Lakeshore.

As a result of the delegations received at the public meeting, as well as feedback received in writing after the public meeting, the following comments summarize changes made to the draft Official Plan. Greater detail is presented in the related Appendix. It should be noted that significant changes have been made to the natural heritage systems policies section of the Official Plan throughout the various drafts of the document, including the final revised draft that is being presented to County Council for adoption purposes.

Natural Heritage Policies

All natural heritage policy categories have been combined onto one schedule in the Official Plan (Schedule "B") to better reflect the actual natural heritage system across Essex County. Once combined, all three layers including the natural environment designation, natural environment overlay along with restoration opportunities and wildlife and habitat corridors create a connected natural heritage system from Ojibway to Lake Erie and the Detroit River to Hillman Marsh in Leamington at 20% natural areas coverage. In order to enhance the natural heritage system in the coming planning horizon

additional policies requiring the commitment of capital and operating funding have been added to sections of the Official Plan.

Wildlife and habitat corridors have been added to the natural heritage system schedule along with new policies recognizing the wildlife and ecological linkage created by these corridors such as the Chrysler Canada and CASO Greenways. A policy has also been added committing the County to complete an update to the Essex Region Natural Heritage System Strategy within the next five years.

The Official Plan has established a goal for 15 percent natural areas coverage for this planning horizon. Presently, natural areas coverage is at approximately 9 percent natural areas coverage. The County Official Plan also recognizes that achieving this goal will require the support and participation of local County municipalities, community stakeholders, and landowners to achieve this important policy objective. It also provides encouragement and support to local communities to build and enhance their local natural corridors.

Policies in the Official Plan have been updated to provide a higher level of protection from that directed in the Provincial Policy Statement of "a demonstration of no negative impact on the natural features or ecological functions" to adoption of "a no net loss approach". This directive will give County and Local Planning Administration greater authority in protecting and requesting compensation at the time of processing Planning applications. The policies also direct that conveyance of lands within the natural heritage system to a public authority, at no cost, as part of the development approval process to ensure these lands will be protected in perpetuity.

There are also additional policies focusing on enhancement to the urban forest to be integrated into complete communities.

Oldcastle Area Policies

The Oldcastle area policies have been updated to remove language that was previously identifying the lands to be primarily developed for employment uses and also recognizes that opportunities exist to expand upon the existing residential clusters that are situated in the area. The County OP recognizes that a land use study is currently under preparation by Tecumseh that will incorporate new and or revised policies into the Tecumseh Official Plan based on the results of their study and local consultation process.

Requested Settlement Area Boundary Change- Lakeshore

William Pol presented at the public meeting on behalf of his clients, the Sylvestres, regarding a requested settlement area boundary adjustment in Lakeshore. The Municipality of Lakeshore and NPG Planning Solutions

provided comments in response to the proposed settlement area boundary change. Both the County's planning consultant and Lakeshore Staff identified that the requested amendment is outside the scope of the County's Official Plan review process and is presently premature.

The Town of Essex has also initiated a review of their local Official Plan. The County has received a large number of comments regarding the local Official Plan which have been reviewed and maintained separate from the County Official Plan review process. County Staff have been in discussions with Town of Essex Planning Staff, and we understand that there are a number of significant servicing challenges that will impact where and how the Town is able to accommodate future growth. As part of their local official plan review, local staff in Essex will be identifying and reviewing servicing options to ensure that growth takes place in manner that is fiscally and environmentally responsible, consistent with the new County policies and applicable Provincial policies. The Town of Essex Official Plan will need to fully conform to the County's draft Official Plan and will be reviewed by the County as the delegated approval authority on behalf of the Province.

The County's Planning consulting team has responded to the comments received during the review of the Official Plan through the preparation of five drafts of the draft Official Plan. The final draft of the Official Plan was published on the County's website on September 30th. Following adoption of the new Official Plan, the document will be circulated to the Ministry of Municipal Affairs and Housing for final approval.

Financial Implications

The costs related to the consulting fees for the completion of the Official Plan (OP) Review have been effectively managed within the allocated budget, drawing from the County Official Plan Review Reserve. This reserve is maintained and replenished annually to ensure there are sufficient funds available to cover the necessary expenses related to the OP review when required.

As for the broader financial implications of the Official Plan, it is important to note that they cannot be fully quantified at this time. The Official Plan lays the foundation for future land use and growth management, including planning for housing, jobs, agriculture, environmental protection, and climate resilience. The financial impacts will be dependent on how these initiatives and policies are implemented over time, and will be influenced by future actions, investments, and decisions made by the County and its stakeholders. Therefore, the costs associated with the plan's implementation

will emerge in subsequent Council reports, aligned with the strategies outlined in the plan.

Consultations

All agency comments and feedback has been considered and a comprehensive response table has been prepared and sent to agencies advising as to how their comments have been addressed in the drafts of the Official Plan. The draft Official Plan and associated land use schedules have been posted on the County's project website for several months.

Strategic Plan Alignment

Working as Team Essex County	Growing as Leaders in Public Service Excellence	Building a Regional Powerhouse
☐ Scaling Sustainable Services through Innovation ☒ Focusing "Team Essex County" for Results ☒ Advocating for Essex County's Fair Share	☐ Being an Employer with Impact ☒ A Government Working for the People ☒ Promoting Transparency and Awareness	☒ Providing Reliable Infrastructure for Partners ☒ Supporting Dynamic and Thriving Communities Across the County ☒ Harmonizing Action for Growth ☒ Advancing Truth and Reconciliation

Recommendation

That Essex County Council receive/approve report number 2024-1016-IPS-R24-RB, New County of Essex Official Plan and direct the by-law for adoption as part of the Council Meeting. Further that administration be directed to send the Official Plan to MMAH for final approval.

Approvals

Respectfully Submitted,

Rebecca Belanger

Rebecca Belanger, MCIP, RPP, Manager, Planning Services

Concurred With,

Allan Botham

Allan Botham, P.Eng., Director, Infrastructure and Planning Services

Concurred With,

Sandra Zwiers

Sandra Zwiers, MAcc, CPA, CA, Chief Administrative Officer

Appendix	Title
A	Final County of Essex Official Plan for Adoption & Maps Schedules A1 through F1
B	County of Essex Official Plan- Comment and Response Table from the Public Meeting and following
C	Mary Lou Tanner correspondence on the Greenbelt versus Essex County countryside
D	County of Essex Official Plan Review Timeline

County of Essex New Official Plan

One Land, One Climate, One Future, Together

October 16, 2024



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

WHAT THIS PLAN DELIVERS

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

County of Essex 2021 to 2051

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

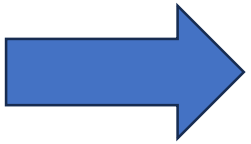
From 71,400 to 101,200 - 124,200 Households

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

More Housing and Jobs

- Affordability
- Greater choice in housing
- Getting more housing built … faster
- Supporting each local municipality

- Importance of jobs in each local municipality
- Future focused on Regionally Significant Employment Lands



COMPLETE COMMUNITIES

- Housing
- Jobs
- Services
- Parks
- Schools
- Trails
- … and more

Land Stewardship, for existing and future generations

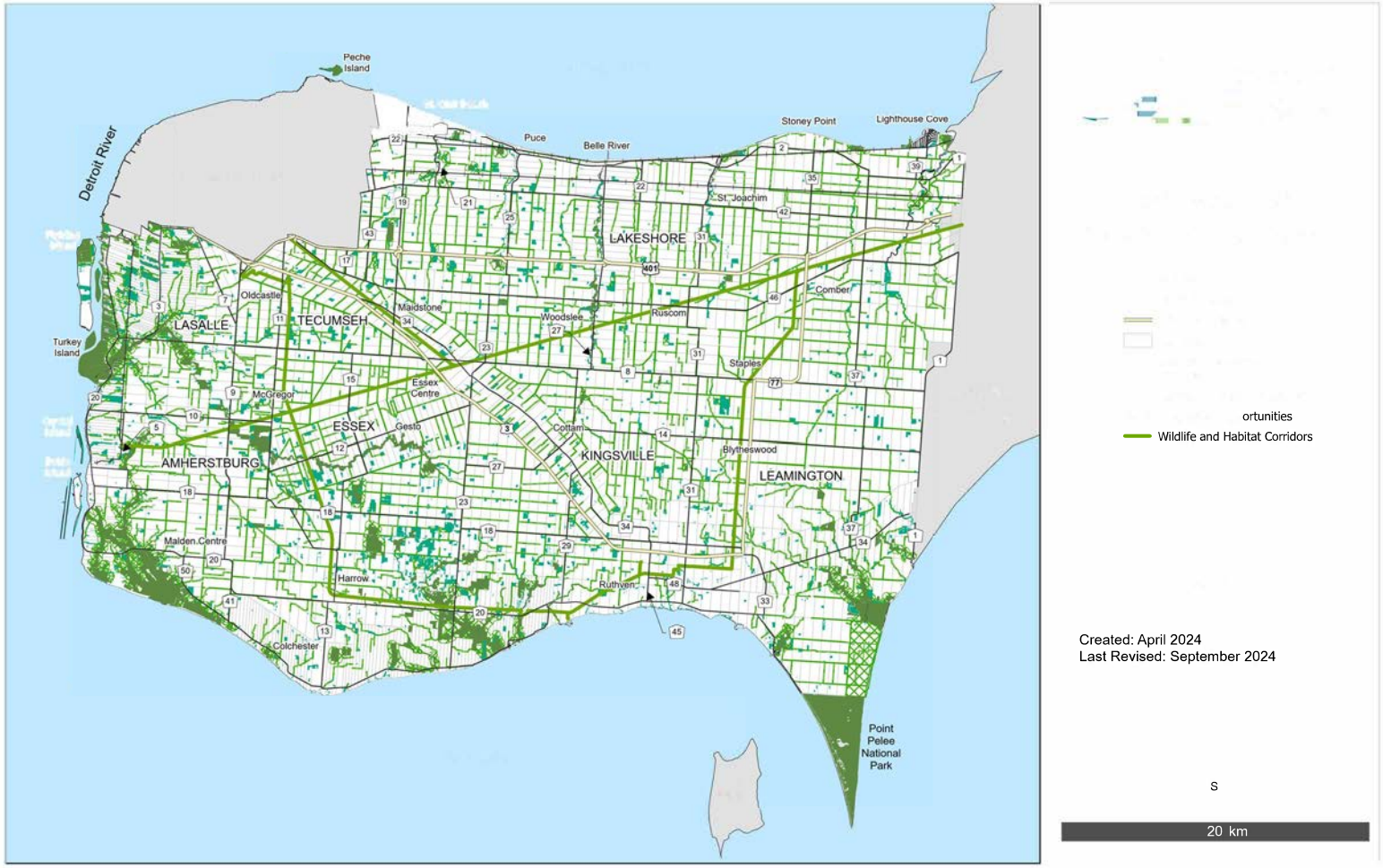
- Enhanced Protection of Agricultural Land
- Greater Natural Heritage Protection
- Investment in Natural Heritage Restoration
- “Made in Essex” Countryside and Interconnected Greenways

Natural Heritage

- Mapping updates:
  - Natural heritage features revised using aerial photography
  - Completed using ERNHSS Methodology

- One consolidated Schedule, and further policy updates/additions to implement County Council's strengthened natural heritage goals, policies and restoration/protection targets

Natural Heritage Schedule



Active Transportation

- Integrating CWATS into the Official Plan … a first

- Placemaking and ensuring County Roads support local priorities for growth and development

Reconciliation

- Active integration of reconciliation in the preparation of the Official Plan
- Enhanced and stronger commitments to reconciliation
- Integrating the County's land acknowledgement into the Official Plan

More Action … Less Red Tape

- Focus on shared solutions with local municipalities for housing and jobs, while protecting and enhancing the county's important agricultural, cultural and natural heritage resources
- Streamlining approvals
- Clear up front requirements to implement new development

WHAT WE'VE DONE SINCE SEPTEMBER 5, 2024

Natural Heritage

Major updates:

- **No net loss** instead of no negative impact … natural heritage features and requirements for a net gain in the system
- Countywide target of **15% natural heritage cover** after restoration
- **New requirements** for compensation (only where appropriate in limited application)
- **New Wildlife and Habitat Corridors** including enhancement
- **ERNHSS Update** within 5 years
- Local municipalities **can exceed the County NHS**
- **Funding** for natural heritage restoration
- **Ojibway to Lake Erie** connectivity

Consultation and Engagement

- County Council
- Local Municipalities
- Stakeholders:
  - Windsor Essex Federation of Agriculture
  - Windsor Essex Association of Realtors
  - Tourism Windsor Essex
  - Windsor Essex Home Builders Association
  - United Way Windsor Essex
  - Windsor Essex Health Unit
  - Invest Windsor Essex
  - Windsor Essex Community Foundation
  - Ontario Greenhouse Vegetable Growers
- Students – **Two** Virtual Workshops

Consultation and Engagement

- Caldwell First Nation – Multiple Meetings
- City of Windsor
- Province of Ontario
- Online Surveys
- **Three** Public Meetings
- **One** Open House – 60 attendees
- **Forty four** agencies circulated
- **One hundred and ninety** individuals circulated on the project notification list

Local Municipal Partnerships

Technical Planning Advisory Committee (TPAC):

- 6 + Meetings

Local Municipal Planning Staff

- 18 meetings; minimum 2 per municipality

Additional Partnership Work

First Nations Engagement

City of Windsor Staff

Community Stakeholder Advisory Committee

MMAH Staff

Specific Issues and Feedback

- Oldcastle – Wording aligned with delegation feedback
- Lakeshore Settlement Boundary – lands not added to the settlement area
- Greenhouse study – feedback noted for future study
- Colchester/Town of Essex Official Plan – feedback is related to Town Official Plan

THE WAY FORWARD

Adoption of Official Plan

- Housing
  - Addressing Affordability, for both rental and ownership housing
  - Getting housing built faster to meet the needs of a growing regional economy and growing population
- Jobs
  - Greater commitment to employment
  - Regionally Significant Employment Lands
- Natural Heritage and Natural Hazard Protection
- Enhanced Agricultural Protection
- Addressing the unprecedented growth in Windsor Essex

Implementation Studies Requiring Priority Attention

- Updates to the **Shoreline Natural Hazard Mapping-** completed in 2024
- **Regional Affordable Housing Strategy and Implementation Plan** underway- to be completed in 2025
- **Regional Transportation Study** underway- to be completed in 2025
- **County-wide Development Charges Study** underway- to be completed Feb 2025
- **Specialty Crop Study-** to commence in 2025
- **Greenhouse Study-** Scope of Work to be developed in 2025 and completed in 2026
- **Essex Region Natural Heritage System** fieldwork- to be commenced in 2025 and completed in 2026

Local Municipal Needs & Priorities

- Local Municipalities undertaking Official Plan updates and Secondary Plan processes utilizing the growth projections and densities

- County OP is **critical** for Local Official Plans, Secondary Plans, development charge studies, transportation plans, master servicing studies need the forecasted growth to be adopted by County Council

- Partnership requires moving forward together

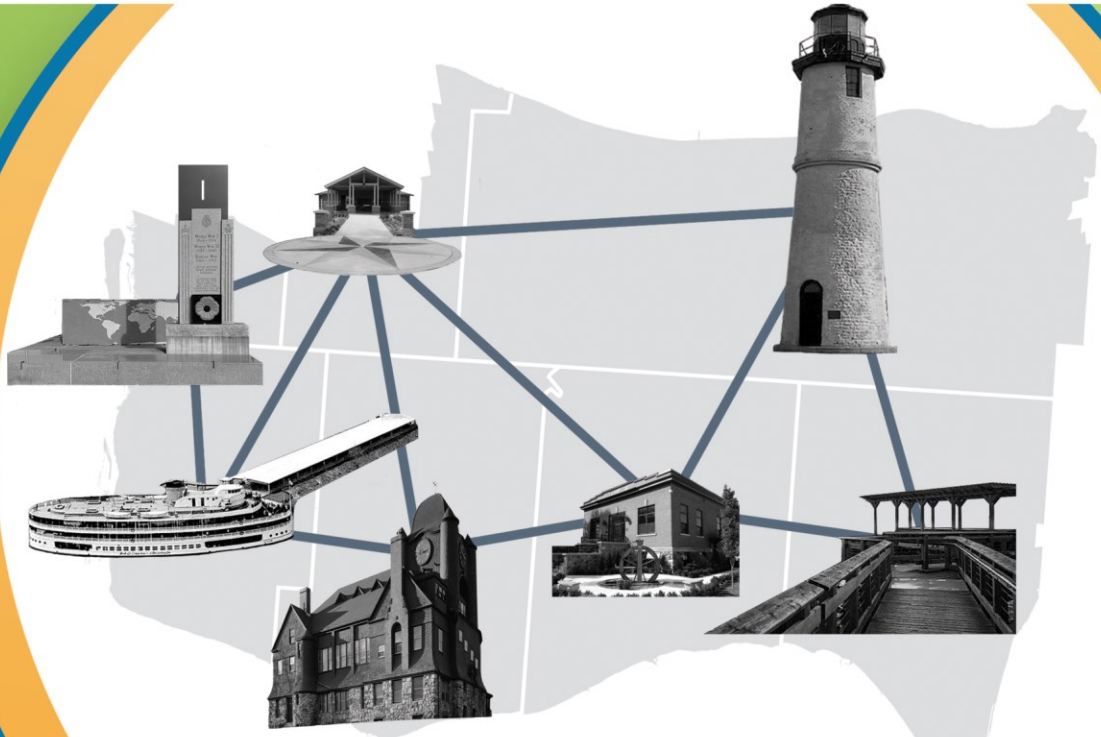
Essex County 2051....strong, safe, vibrant communities, with an abundance of clean water, fertile soils, temperate climate, and green spaces



County of Essex

With a forward-thinking, responsible and transformative new County Official Plan, Essex County residents will see a built and natural environment where people of all ages and abilities are able to live healthier and more active lifestyles and have access to a greater diversity of employment and housing opportunities.

Residents and their children and grandchildren will be able to live in a region that values, protects and enhances its many natural, agricultural and cultural resources that are unique to this part of Ontario.



OFFICIAL PLAN

County of Essex

Final Draft For Adoption

October 2024

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

LAND ACKNOWLEDGEMENT

We acknowledge the land on which the County of Essex is located is the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibway, Odawa and Potawatomie Peoples.

We specifically recognize Caldwell First Nation and other First Nations which have provided significant historical and contemporary contributions to this region.

We also value the contributions of all Original Peoples of Turtle Island, who have been living and working on this land from time immemorial.

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CHAPTER 1



INTRODUCTION

1.0 Introduction

The County of Essex Official Plan establishes how and where growth and development will occur across the seven Local Municipalities that comprise the County. This is a Plan for the next thirty years during which the County will experience greater growth – more people, more housing, more jobs – than has historically been experienced. With this growth comes the opportunity to build and foster healthy, strong, vibrant communities. This Plan establishes policy direction that promotes the development of complete communities that provide housing for people of all ages and abilities, and communities that are connected, with access to valuable services, jobs and public spaces.

At the same time, the County is committed to being a wise and strong steward of the land. This means supporting agriculture and farmers, protecting natural heritage systems and the environment, and planning for a changing climate. Stewardship of the land is in partnership with Local Municipalities, with Indigenous communities, with adjacent communities, and with the citizens of Essex County.

The past two iterations of the County Official Plan have assisted in setting the framework for this new Plan. The first Official Plan was approved in 2005 and set the policy foundation for the urban and agricultural environments and natural systems. In 2014, the County Official Plan was updated to more fully address the approach to growth, to advance agricultural and natural heritage priorities, and to support healthy communities. Building on this legacy, the County is focusing on integrated growth management, planning for infrastructure and financial resilience, while addressing key challenges such as climate change and housing affordability.

The County Official Plan is a broad policy document that is implemented through local municipal official plans and amendments, zoning bylaws, and subdivision approvals, together with long-term transportation and infrastructure master plans, environmental studies, watershed management plans, energy and climate resiliency plans, financial plans and programs, capital budgets, economic development initiatives, and human services plans. The overall health, well-being and prosperity of people living in this region of Ontario will be impacted and shaped by the goals and policies that are contained within the County Official Plan.

1.A – PURPOSE OF THE OFFICIAL PLAN

1.A.1. The purpose of the Official Plan is to:

a) Plan for growth in the County of Essex for housing and jobs;

b) Reinforce the importance of agriculture in the County of Essex;

c) Commit to the importance of cooperative working relationships to implement growth in the County of Essex and the broader Windsor Essex Region;

d) Commit to protection of resources and the natural heritage system;

e) Plan for a sufficient supply and mix of housing types and densities that integrate housing that is affordable; and,

f) Integrate climate change measures in planning policies.

1.A.2. It will guide and provide direction to landowners, business owners, developers/homebuilders, and the community at large on matters such as:

a) the location and extent of urban (settlement area) boundaries, and how communities are designed, serviced and built (and new lots are created);

b) population, employment and housing projections – and corresponding land resources needed to meet these projections;

c) how growth is managed for fiscal and environmental sustainability;

d) housing affordability and residential intensification;

e) land uses and activities that are to be encouraged and supported in urban and rural areas;

f) agricultural land and natural heritage protection and enhancement;

g) how people and property are protected from flooding and other hazards;

h) climate change mitigation and adaptation;

i) cultural heritage and archeological resource conservation;

j) transportation and mobility for all types of vehicles and users;

k) other policy matters and implementation tools as required to responsibly address *Planning Act* and Provincial Policy and/or Planning Statement (PPS) requirements.

1.B – BASIS OF THE OFFICIAL PLAN

1.B.1. This Official Plan constitutes the Official Plan (the Plan) for the County of Essex, prepared and enacted under the authority of the provisions of the *Planning Act*, R.S.O. 1990, c. P.13. This Plan contains goals and policies established primarily to manage and direct physical change and the effects on the social, economic, agricultural, and natural environment of the County.

1.B.2. This Official Plan replaces the previous Official Plans for the County of Essex.

1.B.3. This Official Plan has been developed based on the following:

a) Phase 1 Reports to the new Official Plan (Background to the Official Plan; Growth Forecasts);
b) *Planning Act* requirements to address matters of Provincial Interest;
c) Provincial Policy Statement (2020);
d) Background Studies and Plans such as the Regional Energy Plan, Active Transportation Plan, Asset Management Plan, and more;
e) Phase 2 Reports to the new Official Plan (Growth Management Analysis Report and Policy Directions Report); and,
f) Input and feedback from County Council, members of the public, local municipal partners, Indigenous communities, and community-based organizations.

1.B.4. Where a specified planning horizon is required, this Plan uses the year 2051. However, in all planning decisions, it must be considered that land-use decisions may have an impact on the County beyond this 30-year horizon. The policies of this Plan are intended to be achieved within the horizon of this Plan. However, this Plan does not limit the planning for infrastructure and public service facilities beyond the horizon of the Plan.

1.B.5. This Plan applies to all lands within the County of Essex.

1.C – PROVINCIAL LEGISLATION AND POLICIES

1.C.1. The *Planning Act* directs that decisions must have regard for the matters of Provincial Interest identified in Section 2 of the Act. This Official Plan has been prepared to implement the matters of Provincial Interest.

1.C.2. The Official Plan is designed to be consistent with the Provincial Policy Statement, 2020. Provincial interests and policies have been supported and integrated throughout the Plan.

1.C.3. This Plan is a legal document. The *Planning Act* requires that all County and local public works projects, local Official Plans, amendments, land-use related by-laws, and all future development must conform to the approved Plan.

1.C.4. From time to time, Guidelines related to matters of Provincial Interest shall be provided by the Province. The County and Local Municipalities shall conform with Provincial Guidelines in the decision-making process.

1.D – LOCAL MUNICIPAL PARTNERS

1.D.1. The local Official Plan represents one of the most important tools for implementing this Plan. Accordingly, local Official Plans shall be prepared

and/or updated to conform to this Plan within one year of the approval of this Plan.

1.D.2. Local Municipalities shall update their Official Plans to bring them into conformity with this Plan, the *Planning Act*, Provincial Policy Statements, and any other applicable provincial policy, legislation, and plans.

1.D.3. Local Municipalities shall ensure that local Official Plan policies consider relevant Provincial guidelines and standards.

1.D.4. The scope and content of respective local Official Plans may differ in recognition of the unique circumstances within each municipality. Local Official Plans and Official Plan amendments may contain policies that are more restrictive than the policies in this Plan, but may not be more permissive than the policies established in this Plan or Provincial policy.

1.E – RELATIONSHIP WITH LOCAL MUNICIPAL PARTNERS

1.E.1. The County is committed to working in partnership with Local Municipalities to deliver the objectives of the Plan and to engage a variety of stakeholders through local municipal planning initiatives.

1.E.2. The County shall, in conjunction with its Local Municipalities, establish and maintain a formal protocol for on-going liaison on matters of mutual interest and concern.

1.E.3. The County will work in a comprehensive, timely and equitable manner to achieve on-going co-operation and resolution of inter-municipal issues including, but not limited to the following:

a) Growth management.
b) Transportation and physical service coordination.
c) Natural heritage conservation and watershed management.
d) Economic development.
e) Public transit.
f) Active transportation.
g) Emergency management coordination.
h) Cultural heritage resources.
i) Co-ordination of overall planning activities.

1.F – ADJACENT MUNICIPALITIES

1.F.1. The County of Essex is bordered by the City of Windsor to the northwest, the Detroit River to the west, the Municipality of Chatham-Kent to the east, Lake St. Clair to the north and Lake Erie and Pelee Island to the south. The County

recognizes the need to manage growth to contribute to the long-term health and prosperity of the region. In addition, Indigenous communities and Point Pelee National Park are key stakeholders and partners to the County of Essex.

1.F.2. County Council shall, and Local Municipalities will, consult with abutting municipalities on matters of mutual interest and concern. There is an established history of service sharing between adjacent municipalities. The provision of these core services was facilitated through legal agreements and made possible in many instances through considerable senior level government assistance. There is an ongoing need to establish equitable funding strategies, coordinated planning and engineering, and plans of action to foster effective and efficient growth and settlement.

1.F.3. The County encourages Local Municipalities to co-operate with and invite affected adjacent municipalities to participate in Municipal Class Environmental Assessments for municipal infrastructure projects including roads, water and wastewater projects. The County also encourages its Local Municipalities to participate in the preparation of Municipal Class Environmental Assessments within adjacent municipalities when the Local Municipalities are identified through the consultation requirements of the Environmental Assessment as potentially being affected by the subject undertaking.

1.F.4. The County will, in conjunction with Local Municipalities, Indigenous communities, Point Pelee National Park, and municipalities in the area including the City of Detroit, promote an effective and efficient system of infrastructure through the support and participation of regional, Provincial and international infrastructure planning.

1.G – ORGANIZATION OF THE PLAN

1.G.1. The structure of the Plan includes twelve Chapters, a Glossary of Terms, schedules and appendices. Interpretation of this Plan is guided by the policies in Chapter 12 – Implementation.

1.G.2. The Introduction Chapter identifies the County's planning context, provides the pillar directives upon which the Plan is based, the legislative basis for the Plan, the importance of relationships with municipal partners in implementing the Plan, and an outline of the Plan's structure and organization.

1.G.3. The Successful County Chapter outlines the key goals and priorities for this Plan and what the County will work toward.

1.G.4. The County Structure Chapter outlines the key defining natural and agricultural landscape, built communities, and infrastructure that define the County.

1.G.5. The Growth and Settlement Areas Chapter identifies how and where growth and development are to occur within the County. This chapter identifies population and employment forecasts, land needs and the distribution of forecasted growth, as well as the County's growth strategy. This chapter contains general policies that support residential intensification, redevelopment, and other enhancements to the supply of housing to address affordability. This chapter also identifies how the County will plan for and support job growth.

1.G.6. Agricultural policies within the Agriculture and Aggregate Resources Chapter direct the protection and enhancement of the County's vital agri-food sector. Policies in this chapter also protect mineral aggregate resources and petroleum resources from incompatible land uses and provide for extraction while minimizing environmental and social impacts.

1.G.7. The Community Development Chapter focuses on elevating the livability of the County's communities and introduces policies related to creating vibrant urban and rural places. Urban design policies assist the County in achieving a high-quality built environment through the design of the built form and mobility networks. Healthy community policies support the development of healthy, vibrant, active and safe communities. Cultural and archaeological heritage are also addressed in this chapter with policies directing for conservation of cultural heritage resources and early screening for significant archaeological resources as part of *Planning Act* applications.

1.G.8. The Natural Heritage and Water Resources Chapter outlines the policy framework that will enhance the sustainability and resilience of the County's natural environment. Policies for the integrated natural environment system and watershed planning provide for the protection of environmental features and ecological functions from adverse impacts.

1.G.9. The Natural and Human Made Hazards Chapter addresses natural and human made hazards through a policy framework that supports the health and public safety of people and the environment – both natural and built.

1.G.10. The Infrastructure Chapter addresses the County's infrastructure for existing and future needs. Policies direct for integrated planning and development and to support forecasted population and employment growth, financial sustainability and climate change resiliency.

1.G.11. The policies of the Energy, Air Quality, and Climate Change chapter support implementation of the County's Regional Energy Plan and give direction for climate change mitigation, resiliency and adaptation, although climate change is also addressed throughout the Plan.

1.G.12. Policies in the Transportation Chapter prioritize investments in complete streets, active transportation, context sensitive design, transit, and goods movement. A key focus is implementing the County Wide Active Transportation System and integrating this Active Transportation system with networks being built and maintained by Local Municipalities, adjacent communities and provincial and regional agencies.

1.G.13. The Implementation Chapter provides implementation policies that identify how the Plan is intended to be carried out to achieve the key directives, and focuses on identifying interpretation of the Plan, monitoring, coordination of roles, complete applications, implementation tools, transition, as well as consultation policies.

CHAPTER 2



SUCCESSFUL COUNTY

2.0 Successful County

The County of Essex is planning for the County's future to the year 2051. This Plan provides policy direction that considers growth for housing and jobs, greater support for agriculture, adapting to a changing climate, and planning for how residents will access services, jobs, schools, and parks – all elements of complete communities. The new Official Plan is being created with the Local Municipalities: Amherstburg; Essex; Kingsville; LaSalle; Lakeshore; Leamington; and Tecumseh and with Indigenous communities.

County residents want to live in vibrant places with economic opportunities and town/village centres nearby that are safe, walkable, bikeable, and filled with a wide range of activities and services. They also want to live in places that have good schools, libraries, museums, recreational facilities and green spaces that they can enjoy year-round.

Essex County is fortunate to have many of these attributes, that make it a highly desirable place to live, work, and visit. It also has land and water resources and climatic conditions that can support strong and vibrant agricultural and tourism sectors.

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 and are foundation elements for the goals and policies contained within this plan. These principles are key to achieving a Successful County.

PRINCIPLES

Principle 1: Economic Resilience

Growing Essex County includes planning for economic growth and job creation. 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.

Principle 2: Housing Supply, Housing Choice and Housing Affordability

A wide range of housing options will be provided to meet the needs of the growing and increasingly diverse population in the County. Increasing housing supply and housing choices is important to support the growing economy, aging population, and to create housing that is affordable and equitable to County residents, to support Essex residents in staying in Essex and its communities throughout their lives, and to support the growing population.

Principle 3: Agricultural Sustainability

Agriculture is an integral component of the economy of the County and is the majority of the land base in the County. The agricultural landscape is a defining feature of the County. Sustaining the agricultural land base and growing the agricultural economy are priorities within the Official Plan. Included in the agricultural economy is ensuring appropriate housing for agricultural workers.

Principle 4: Commitment to Reconciliation

The County of Essex is committed to Reconciliation with Indigenous communities. Meaningful engagement, consultation, and shared priorities for growth and land stewardship is an important principle for the County's future.

Principle 5: Environmental Stewardship

Environmental stewardship of natural areas and protection of both natural features and linkages between them 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 County's southerly location and moderate climate result in a unique and diverse ecosystem that is part of the Carolinian Zone. Natural areas support the biodiversity within the County, which includes many rare floral and faunal species, and contribute to the overall attractiveness and quality of life in the County.

Principle 6: Climate Resilience

The County is committed to adapting to the context of our changing climate and to take meaningful actions to transition to renewable energy sources and transit-supportive land uses and built forms. Incorporating actions to protect people and property from extreme weather, higher temperatures, increased flooding, and invasive species, and more, is one key set of actions to positioning the County of Essex for a continued strong future.

Principle 7: Sustainable Transportation

Moving people and goods contributes to quality of life and economic sustainability. The transportation network available to Essex County residents will contribute to healthy, vibrant communities – neighbourhoods and business areas – in a context sensitive manner to the community. Sustainable transportation aligned with built forms that support and facilitate safe and convenient active transportation and transit will be an integral part of County and local transportation networks.

Principle 8: Growing in Partnership

Growth in the County of Essex is a shared partnership with Local Municipal partners. Local municipal partners are integral to planning for healthy sustainable 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 to support a focused broader region of Windsor and the County of Essex.

Principle 9: Healthy Sustainable Communities

Planning for growth must include a focus on ensuring communities are built that achieve the integrated goals of housing affordability, job creation, public service facilities such as parks, schools, active transportation and transit. The County is committed to taking actions and making community investments that promote and facilitate healthy active lifestyles county-wide.

Principle 10: Investing in Infrastructure

Healthy sustainable communities require infrastructure investment by the County and its municipal partners. Infrastructure includes water, wastewater, transit, roads, trails, parks, and more. Ensuring infrastructure will be provided to areas where growth will occur is integral to building healthy sustainable communities.

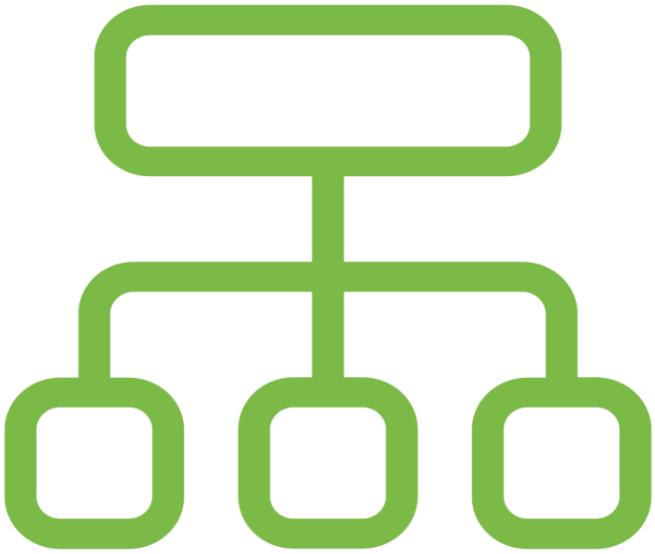
Principle 11: A Connected Essex

The County of Essex is connected to the broader economic Region, which includes the City of Windsor, the City of Detroit, the Municipality of Chatham-Kent, Pelee Island, and the broader southwestern Ontario economy. Growth in the County will sustain and enhance these broader community connections.

Principle 12: Engaging Citizens and Stakeholders

The County is committed to engaging citizens and stakeholders in planning for future growth in the County. Engagement will be undertaken utilizing traditional media, digital and social media, in-person and virtual meetings, and other forms of communication to meaningfully engage with residents of all ages and abilities.

CHAPTER 3



COUNTY STRUCTURE

3.0 County Structure

Essex County has many strengths, including its agricultural land base, diversified advanced manufacturing industry, thriving communities, and its history of growing as a larger County while protecting ecologically significant natural heritage areas. Essex County is committed to building on these strengths including: focusing on supporting responsible growth of housing and jobs; fostering partnerships with Local Municipalities in the County, the Municipality of Chatham-Kent, and the City of Windsor; sustained stewardship of the agricultural land base and support for 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. The County is further committed to reconciliation with Indigenous communities.

ONE LAND, ONE CLIMATE

The structure of Essex County and its success for the 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 resources. These natural resources include ecologically significant wetlands, forests, and prairie grasslands, the most southern national park in Canada (Point Pelee) and more than 100 kilometres of lakefront shoreline and riverine areas.

The County is also home to some of the best agricultural land in Ontario and Canada, including prime agricultural land and specialty crop lands – lands that grow tender fruit and grapes, vegetables and greenhouse products. Coupled with the agricultural land base is the commitment to continued investment in agriculture, including supporting infrastructure such as drains, new crops, electricity, and ongoing stewardship of the land base. All of these elements make the agricultural land in Essex County an integral part of the community's future – the agricultural landscape, the diversified agricultural economy, agri-tourism, and the production of food and crops.

The County's land is strongly intertwined with the unique climate of Essex County. Essex County, located at the same latitude as northern California, experiences a warmer climate due to its southerly location within Canada and the moderating effects of the Great Lakes. These unique climatic conditions result in a longer growing season, which contributes to agricultural diversity and a strong agricultural economy. Essex County has distinct agricultural communities which add economic vitality, employment opportunities and tourism-related facilities that are attractive to residents and visitors.

Climate, however, is changing and the County is facing greater challenges with 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 responsibly prepare for climate change.

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

ONE FUTURE

Essex County's future includes population growth, at a faster rate than the County and its municipalities have historically experienced. Managing growth in a 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 will focus on fostering strong, thriving communities with a diversity of attractive features – walkable and complete 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 includes welcoming people that choose to make the County their home, welcoming those that choose 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 populations of the County.

Essex County's future must include a continued focus on connecting communities. Connected communities support greater access to jobs and employment, ensure a thriving economy and a healthy environment, and provide connections for people of all ages and abilities – to live, work, play, and thrive. The County is committed to active transportation, providing connectivity within and between communities through multi-use trails, as well as on-road active transportation facilities. The County's future includes expanding transit and shaping growth county-wide in a way that supports transit while new transit solutions are advanced at both the local and county level.

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, and 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 and agricultural businesses are a key component of the future thriving agricultural economy.

At the same time, transformation in the County's economy will continue at an accelerated rate – growing new sectors of the economy, diversifying employment opportunities, supporting advanced manufacturing and logistics, ensuring services are available for businesses and residents, and providing lands and jobs to support the growing population. The highly skilled workforce that is found among County residents is very important to the County's future economy. This means identifying, supporting and servicing Regional and local employment areas situated at strategic locations, and working to ensure there is sufficient supply of shovel ready lands for on-going employment opportunities. Thriving communities that attract workers to the County are key to supporting economic growth and creating a broad range of new employment opportunities.

TOGETHER

Sustaining strong and resilient partnerships are the foundation of the County's future. Partnerships support shared responsibilities for reconciliation, for growth, for jobs, for housing, for climate resilience, and for natural heritage and agricultural land protection. Partnerships include the relationship with Indigenous communities, as well as the City of Windsor and the opportunities that Windsor's location and planned growth provide for the County including Regional services such as the new Windsor-Essex Regional Hospital, the Windsor International Airport, St. Clair College and the University of Windsor.

Essex County has a long history of successfully fostering strong collaboration and partnerships – with partner municipalities, with the City of Windsor and the Municipality of Chatham-Kent, with the Township of Pelee, with Indigenous communities, with Invest-Windsor Essex, with Tourism Windsor Essex Pelee Island, with local Conservation Authorities, with anchor institutions in health care and education, and with employers. These partnerships will remain foundational to the County's future success.

ONE LAND, ONE CLIMATE, ONE FUTURE, TOGETHER

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

1. Settlement Areas – these are urban areas for growth in jobs and housing; for the provision of desired resident services and institutions such as schools, parks and community facilities that make places desirable. Primary Settlement Areas are planned to accommodate the majority of growth.
2. Regionally Significant Employment Areas – these are areas of regional significance for growth in jobs with a priority on creating shovel ready employment land.

3. Agriculture – these are areas of local food production where innovation in sustainable agriculture and a growing agri-tourism market underpinned by local wineries is growing the economy.

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, Michigan, and Ohio.

6. Multi-Use Trails – the County's multi-use trails provide the foundation for active transportation (AT) networks 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.

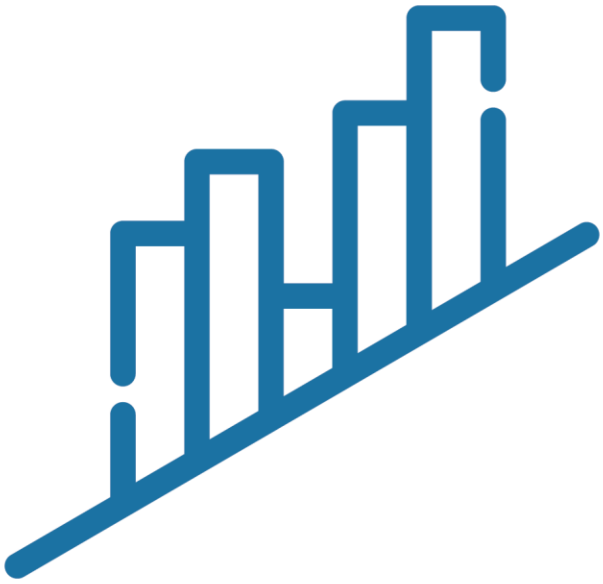
7. Transit Connections – an emerging opportunity is transit. While transit is currently provided by the County's Local Municipalities, in part, the importance of public transit to the future residents cannot be understated. Transit broadens access to jobs, services, institutions, and communities. Transit supports residents aging in their home communities when a private vehicle is not 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 is an established agri-tourism district, providing a broad range of tourism-related opportunities along a scenic drive and cycling route on the Lake Erie shoreline. Enhancing this corridor supports agriculture, tourism, active transportation, and access to one of the world's five Great Lakes.

9. Access to Water and the Shoreline – the County's unique geographical location on the southern-peninsula of Ontario provides access to fresh water on all sides for recreation opportunities, an unconstrained drinking water supply and supply for all existing and future industry and settlement area needs.

The County structure is shown on Schedule "A2" as a conceptual vision for the future of Essex County, connecting all of the key structural elements into a more cohesive County.

CHAPTER 4



GROWTH AND SETTLEMENT AREAS

4.0 Growth and Settlement Areas

The County of Essex has a strong foundation for growth for housing and jobs. Growth is identified for every municipality in the County, providing opportunities for a range of housing, broader choices in employment, access to services and public spaces – supporting complete communities in every municipality.

The County's growth strategy is focused on Settlement Areas. Primary Settlement Areas are those communities in the County where the majority of growth will be concentrated. These areas include places for housing, schools, parks, commercial areas, industrial areas, trails, and more. Primary Settlement Areas are the communities where most of the County's residents live, work, play, and shop. Primary Settlement Areas provide municipal sewer and water services, and support greater access to parks, schools, and multimodal transportation, including active transportation options.

Secondary Settlement Areas are generally smaller, villages, and communities than Primary Settlement Areas. Secondary Settlement Areas may or may not provide municipal piped sanitary sewer and water services. More importantly, Secondary Settlement Areas are generally planned to remain smaller in size, with less services available, and be primarily residential in nature. Historically, Secondary Settlement Areas have not been the focus for growth in the County of Essex; this trend is expected to remain consistent in the new Official Plan.

Hamlets are very small in size and have no municipal piped sanitary sewer services – but may have historically contained a school, church, or small-scale retail and personal services. Hamlets are the smallest communities and have accommodated limited infill where it has been locally appropriate. Although Hamlet's are defined as part of the Settlement Area of the County, Hamlets are not intended or anticipated to accommodate forecasted future growth.

GOALS

a) Planning for the growth of population, housing and jobs in the County of Essex in keeping with the 30-year growth forecasts as set out in Tables 4-1, 4-2 and 4-3;
b) Working in partnership with Local Municipalities to accommodate forecasted growth for housing and jobs in a fiscally and environmentally responsible manner;
c) Ensuring the efficient use of land and optimizing the supply of land in settlement areas, and minimizing the use and conversion of agricultural land for urban purposes;
d) Planning for intensification with efficient use of existing land, infrastructure and services that supports the creation of: more affordable rental and ownership

Housing; walkable, bikeable, and transit-ready main streets, districts and corridors; and mixed income neighbourhoods;

e) Planning for densities and housing types that achieve a broader range of housing options for all household sizes, including affordable and market-based housing; and,

f) Ensuring that growth takes place in a sustainable manner that contributes to the long-term financial, social and environmental well-being of the County of Essex and its constituent Local Municipalities.

4.A – GROWTH MANAGEMENT

4.A.1 – Planning for Housing and Jobs

4.A.1.1. Population, housing unit and employment forecasts listed in Tables 4-1, 4-2 and 4-3 are the basis for land use planning decisions to 2051. Tables 4-1, 4-2, and 4-3 form a part of this Official Plan.

4.A.1.2. Forecasts in Tables 4-1, 4-2, and 4-3 are targets to be used for growth planning.

4.A.1.3. Forecasts in Tables 4-1, 4-2, and 4-3 are used to determine the location and capacity of infrastructure, public service facilities, and the delivery of related programs and services required to meet the needs of the County of Essex's current and future residents.

4.A.1.4. Growth shall be accommodated within Settlement Areas, as shown in Schedule A-2.

4.A.1.5. The County, in consultation with Local Municipalities, will monitor the Population, Employment and Housing Unit Forecasts in Tables 4-1, 4-2, and 4-3 and shall review the forecast every five years and revise the forecasts and allocations, if necessary, based on changing demographic and economic circumstances.

4.A.1.6. The County Structure includes policies and designations that direct growth to designated Settlement Areas and Employment Areas. Settlement Areas consist of:

a) Primary Settlement Areas
b) Secondary Settlement Areas
c) Hamlets
d) Regional Employment Areas

4.A.1.7. The housing units shall be implemented utilizing a forecasted housing mix as follows:

Low Density Residential	48%
Medium Density Residential	27%
High Density Residential	25%

4.A.1.8. The employment and jobs forecast shall be implemented using a forecast of 25 units per net hectare for employment lands and 300 square feet per employee for population related jobs.

TABLE 4-1: POPULATION FORECASTS

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

TABLE 4-2: EMPLOYMENT FORECASTS

Year	Amherstburg	Essex	Kingsville	LaSalle	Lakeshore	Leamington	Tecumseh	Essex County
2021	5,800	6,800	7,400	6,700	14,300	15,200	16,200	72,300
2051 Employment Forecast	**Amherstburg**	**Essex**	**Kingsville**	**LaSalle**	**Lakeshore**	**Leamington**	**Tecumseh**	**Essex County**
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
2021-2051 Employment Growth	**Amherstburg**	**Essex**	**Kingsville**	**LaSalle**	**Lakeshore**	**Leamington**	**Tecumseh**	**Essex County**
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

TABLE 4-3: HOUSING UNIT FORECASTS

Year	Amherstburg	Essex	Kingsville	LaSalle	Lakeshore	Leamington	Tecumseh	Essex County
2021	9,185	8,380	8,290	11,640	14,380	10,535	8,945	71,395
2051 Household Growth	**Amherstburg**	**Essex**	**Kingsville**	**LaSalle**	**Lakeshore**	**Leamington**	**Tecumseh**	**Essex County**
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
2021-2051 Household Growth	**Amherstburg**	**Essex**	**Kingsville**	**LaSalle**	**Lakeshore**	**Leamington**	**Tecumseh**	**Essex County**
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

4.A.2 – Primary Settlement Areas

4.A.2.1. Primary Settlement Areas are the largest communities and are the traditional centres of settlement and commerce in the County. It a priority for the County to focus growth and investment in Primary Settlement Areas. The locations and boundaries of Primary Settlement Areas within the County have been identified on Schedule "A-2". Primary Settlement Areas are *Strategic Growth Areas*.

4.A.2.2. Primary Settlement Areas are characterized by the following:

a) Largest in geographic area and generally the largest settlement areas in terms of population;
b) Full municipal servicing is provided/expected;
c) 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;
d) Employment lands are included in the Primary Settlement Area;
e) Institutional uses such as schools, hospital/health care, day care and government services are located in Primary Settlement Areas; and,
f) The broadest mix of housing is located in Primary Settlement Areas, including areas of intensification for housing.

4.A.2.3. Primary Settlement Areas shall provide full municipal sewage services, municipal water services, stormwater management services, and a wide range of land uses and densities with a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups. Primary Settlement Areas shall be designed to be walkable communities with densities, land uses, road patterns and built forms that can support active transportation and public transit.

4.A.2.4. Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan for Primary Settlement Areas to achieve complete communities.

4.A.2.5. All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local municipal Official Plan that are in effect at the time of approval of this Plan.

4.A.2.6. Expansions of the boundaries of a Primary Settlement Area shall only occur in accordance with the Local Comprehensive Review policies in Section 4.A.9

of this Plan. An amendment to this Plan and the local municipal Official Plan shall be required to alter the boundary of any “Settlement Area”.

4.A.2.7. Downtown/Uptown areas should maintain and/or enhance their existing character. Mixed-use development and an accessible pedestrian-oriented streetscape are supported through the identification of Mixed-Use Corridors in Primary Settlement Areas. The preparation of Community Improvement Plans are also encouraged.

4.A.2.8. The County encourages the redevelopment of brownfield and greyfield properties.

4.A.2.9. All types of land use are permitted within the “Primary Settlement Areas” designation subject to the specific land use policies of the local municipal Official Plans.

4.A.2.10. Cost effective development patterns and those which will minimize land consumption and reduce servicing costs are supported and shall be the preferred form of development county-wide. Land use patterns which may be detrimental to the environment, to agricultural lands, and to the conservation of cultural heritage resources or public health and safety shall be avoided.

4.A.2.11. The County supports universal accessibility in the built environment and encourages the building industry to incorporate such features into new structures that support potential for all residents to equitably participate in the community.

4.A.2.12. Development in Primary Settlement Areas will integrate land use planning, fiscal planning, and infrastructure planning to responsibly manage forecasted growth and to support:

a) A diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market bases and affordable housing needs.
b) Opportunities for the integration of gentle density, and a mix and range of housing options that considers the evolving character of residential neighbourhoods.
c) Implementation of Infrastructure Master Plans for planned growth, including a financial strategy to implement the Infrastructure Master Plans.
d) Asset Management Plans.

4.A.3 – Secondary Settlement Areas

4.A.3.1. Secondary Settlement Areas do not meet the criteria outlined above for Primary Settlement Areas; however, they do have varying levels of community investment, such as full or partial municipal services or public buildings. These communities do not have public transit options and have fewer housing options, commercial and employment areas or public service facilities than Primary Settlement Areas.

4.A.3.2. Secondary Settlement Areas are characterized by the following:

a) A range in geographic area, but generally smaller than Primary Settlement Areas;
b) Full municipal piped sanitary sewer servicing may be provided; however, partial municipal servicing is more common;
c) A smaller mix of commercial uses and services intended to meet the daily needs of residents may be present. A commercial core ~~or~~ may also be present;
d) Employment lands may be included in Secondary Settlement Areas; and,
e) A limited range of institutional uses such as schools, health care, day care and some government services may be located in Secondary Settlement Areas.

4.A.3.3. New development will be permitted to the boundaries of the Secondary Settlement Areas as shown on Schedule "A2" provided such development is consistent with the Provincial Policy Statement, and it conforms with the intent and policies of this Plan, and the policies of the local Official Plan.

4.A.3.4. New development shall be on full municipal piped sanitary sewer and water services, unless there are interim servicing policies in the local Official Plan that are in effect at the time of approval of this Plan.

4.A.3.5. Expansions to the boundaries of a Secondary Settlement Area are not permitted. However, the County encourages Local Municipalities to undertake a Local Comprehensive Review in accordance with Section 4.A.9 that may result in the reduction and/or re-alignment of the boundaries in conjunction with the corresponding expansion of a Primary Settlement Area boundary. An amendment to this Plan and the local Official Plan shall be required to alter the boundary of any "Settlement Area".

4.A.3.6. All types of land uses are permitted within the Secondary Settlement Areas designation subject to the specific land use policies of the local municipal Official Plans.

4.A.3.7. Secondary Settlement Areas, or portions thereof, that generally contain or are planned for non-employment uses, are subject to the following additional policies:

a) They shall not be the focus of growth or public or private investment in a municipality, and they should, at most, retain their existing historic development patterns. In the interest of clarity, the County Official Plan permits growth and investment in these Secondary Settlement Areas, provided the Primary Settlement Area(s) in the municipality remains the focus of growth.
b) New development will generally be limited to infilling, redevelopment on existing lots of records, and limited residential intensification.
c) Residential intensification, outside of infilling, shall only occur on full municipal sewage services and municipal water services.

4.A.3.8. Secondary Settlement Areas, or portions thereof, that generally consist of employment uses are subject to the following additional policies:

a) Cost effective development patterns, and those which reduce servicing costs, are encouraged.
b) Land use patterns which may be detrimental to the environment, to agricultural lands, and to the conservation of cultural heritage resources or public health and safety shall be avoided.
c) New development shall not have a negative impact on traffic movement, turning movement or the overall function of a Provincial Highway or County road.
d) New development on private or partial sewage services and water services shall generally be limited to dry industrial uses, if permitted by the policies of the local Official Plan and shall be consistent with all applicable provincial policies and regulations that apply to such development.
e) Local Official Plan policies will ensure the orderly and appropriate development of these areas, and where necessary will utilize phasing to ensure that development is timed to coincide with the availability of required infrastructure and servicing.

4.A.4 – Hamlets

4.A.4.1. Hamlets are small settlements that have historically existed as part of former Townships. Existing Hamlet communities are recognized on the County Official Plan. Hamlets are not a focus of growth.

4.A.4.2. Hamlets are characterized by the following:

a) Much smaller in geographic area, and generally the smallest Settlement Areas;
b) Generally centred around a node such as a small scale or single commercial or institutional use;
c) Not intended to have full piped municipal servicing;
d) Not intended to meet the daily commercial needs of residents; and,
e) Any new housing is planned to be limited infill housing, at a low density in keeping with the existing unit type and built form that already exists.

4.A.4.3. Hamlets are to be identified in local municipal Official Plans with appropriate Zoning to implement the Official Plan designation.

4.A.4.4. Hamlet boundaries are fixed and will not be altered to accommodate growth. Only adjustments to correct mapping errors may occur.

4.A.4.5. Local municipal Official Plans shall include policies identifying infill requirements within hamlets. In no circumstance will infill requirements allow for the altering or expanding of the boundary of the hamlet.

4.A.4.6. Hamlets will not be included in the forecasting of future growth and land supply in either the County Municipal Comprehensive Review or the Local Comprehensive Review.

4.A.4.7. Local municipal Official Plans shall include policies for hamlets that:

a) Promote a compact form;
b) Coordinate infill development on adjacent properties, to provide maximum opportunities for linkages, walking and cycling paths and driveway locations that comply with road authority requirements.

4.A.5 – Intensification

4.A.5.1. The County and the Local Municipalities shall plan for a residential intensification target of 30% of new housing units to be achieved. Intensification shall consider the density targets in Policy 4.A.6.2 as a minimum.

4.A.5.2. Residential intensification shall be provided in every Primary Settlement Area. Residential intensification is to be provided in Secondary Settlement Areas where full servicing is available.

4.A.5.3. Intensification strategies shall be prepared as part of all local municipal Official Plans and Secondary Plans, and be implemented through Zoning By-laws, Community Improvement Plans and other supporting documents. Updates to local municipal Official Plans shall include an intensification strategy that:

a) identifies the importance of complete communities and ensuring community services are provided to support intensification generally and intensification areas specifically;
b) provides 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;
c) includes intensification targets and strategies for areas with full services;
d) identify the location and boundaries of local growth centres and mixed-use corridors, that are considered priority areas for development and intensification;
e) provides strategies to achieve higher densities than what currently exist;
f) identify an appropriate design and scale of development and the transition of built forms to adjacent areas;
g) provide a diverse mix of land uses at densities that support existing or planned public transit and active transportation infrastructure;
h) supports the provision of affordable housing for both ownership and rental forms of housing;
i) revitalize and, where appropriate, conserve cultural heritage resources in areas that reflect local heritage, character, and streetscapes;
j) identify other major opportunities for intensification, such as infill, redevelopment, brownfields, and the expansion or conversion of existing buildings and greyfield sites;
k) identify the timing and efficient provision of municipal water and wastewater systems/services and their fiscal impacts on the local municipality; and,
l) identify updates to the local municipality's Zoning By-law to pre-zone sites for intensification which shall be implemented within one year of adoption of the intensification strategy.

4.A.5.4. The Intensification Strategy identified in policy 4.A.5.3 shall be implemented through updates to the local municipality's Official Plan and Zoning By-law, and through the preparation and/or update of Community Improvement Plans. The update to the Official Plan and Zoning By-law shall be completed no later than one year after adoption of the Intensification Strategy.

4.A.5.5. Local Municipalities shall identify where the "missing middle" can be accommodated to provide more affordable medium density options for Essex County, and should pre-zone such lands to expedite and streamline the approval of this important housing built form.

4.A.5.6. The County shall work with Local Municipalities to implement integration of gentle density and a mix and range of housing options within the Settlement Areas, where locally appropriate, through redevelopment of existing neighbourhoods.

4.A.5.7. Additional measures for implementation of intensification shall include:

a) Updates to Municipal Master Servicing and Transportation Plans, with corresponding financial resources being made available to undertake servicing and transportation (infrastructure) improvements that may be needed to support intensification in various districts and neighbourhoods; and,
b) Community engagement on intensification strategies.

4.A.6 – Greenfield Development

4.A.6.1. Local municipal Official Plans shall include policies to implement greenfield development that address the following:

a) Building complete communities that are compact, walkable, mixed use, and include a broad range of public services (e.g. schools and parks), commercial and employment lands, as well as a highly inter-connected street network;
b) Incorporating active transportation as part of all new developments and connectivity to the County active transportation network and to the existing and planned networks in adjacent municipalities;
c) Ensuring the provision of full municipal services;
d) Phasing of development to support the provision of full municipal services while recognizing the financial capability of the local municipality;
e) Addressing climate resilience through integrated and coordinated stormwater management, park planning, and flood prone/hazard lands regulatory restrictions; and,
f) Supporting locally appropriate, logical, and orderly development.

4.A.6.2. Local municipal Official Plans, Zoning By-laws, and Secondary Plans shall plan to achieve the following net residential densities:

Low Density Residential	25 units per hectare

Medium Density Residential	50 units per hectare
High Density Residential	80 units per hectare

These densities should be considered as minimums, and Local Municipalities are encouraged to utilize higher residential densities where appropriate to achieve the stated goals and policies of this Plan.

4.A.7 – Local Municipal Growth Planning

4.A.7.1. Local Municipalities shall plan to accommodate the population, housing unit and employment allocations in Tables 4-1, 4-2, and 4-3 in local municipal Official Plans and use the allocations to determine the location and capacity of local infrastructure, public service facilities, and related programs and services to 2051.

4.A.7.2. Local Municipalities shall utilize the policies on intensification, the forecasted greenfield densities, and the housing mix policies of this Plan in updating their Official Plans and Zoning By-laws.

4.A.7.3. Local Municipalities shall plan for the following Settlement Area expansions in their growth planning. Based on work that has been completed as part of this Official Plan, the following settlement area expansion are required at this time:

a) 10.1 hectares of additional land for population related employment in the Town of Amherstburg;
b) 45.8 hectares of additional land for employment purposes in the Town of Essex;
c) 31.1 hectares of additional land for employment purposes and 4.7 hectares of additional land for population related employment in the Town of Kingsville;
d) 58.9 hectares of additional land for employment purposes in the Town of LaSalle;
e) 87.1 hectares of additional land for employment purposes in the Municipality of Lakeshore;
f) 87.1 hectares of additional land for new housing in the Municipality of Leamington.

The County, in consultation with Local Municipalities shall review these settlement area expansion requirements every five years and revise these land requirements as necessary based on changing demographic and economic circumstances.

4.A.7.4. Local municipal Official Plans are to establish land requirement needs based on the provision of sufficient land for industrial, commercial, residential, recreational, open space and institutional uses to promote employment opportunities and for an appropriate range and mix of housing, to accommodate projected growth to a horizon of up to 25 years. Residential growth projections for Local Municipalities are to be in accordance with the population and housing projections contained within this Plan, as well as the intensification, greenfield density, and housing mix policies.

4.A.7.5. Local municipal Official Plans are to establish land requirement needs based on densities which meet the following:

a) Efficient use of land, resources, infrastructure and public service facilities.
b) Avoid the need for unnecessary and/or uneconomical expansion of infrastructure, and the unnecessary conversion of agricultural land for urban purposes.
c) Support the use of public transit where available, or the extension of such services where it can be provided in future.
d) Are appropriate for the type of sewage and water systems that are planned or available.

4.A.7.6. Local municipal Official Plans are to provide for an appropriate range of housing types and densities to meet the projected requirements of current and future residents of the regional market area as outlined below:

a) Maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment, and, if necessary, lands which are designated and available as defined by Provincial Policy.
b) Maintaining at all times, where new development is to occur, at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
c) Permitting and facilitating all forms of housing, including special housing needs, required to meet the social, health and well-being requirements of current and future residents.

4.A.7.7. Local municipal Official Plans shall include growth management strategies as part of their Official Plans and establish the type, amount, location and timing of growth and development and redevelopment including a servicing and financial strategy that is in keeping with the growth projection policies

contained within this Plan and the Infrastructure Master Plans for the municipality.

4.A.8 – County Municipal Comprehensive Review

4.A.8.1. Throughout the life of this Plan, it will be necessary to review and update the forecasted growth for population, employment, and housing.

4.A.8.2. The County Municipal Comprehensive Review will include:

a) A review of population, jobs and housing, that shall be completed every five years;
b) An analysis of land supply, intensification, and absorption of land for housing and jobs in the preceding 5 years;
c) The ten-year review will include:
    a. Updating the forecasts for population, employment, and housing;
    b. Updating the available land supply to accommodate the forecasted growth;
    c. Assessing the available land supply to ensure sufficient land is available for the planning horizon to accommodate growth; and,
    d. Determining the need for Settlement Area expansions within the County and within each local municipality.
d) Conversions of Regional Significant Employment Areas to non-employment uses will only be considered through the ten-year County Municipal Comprehensive Review.

4.A.9 – Local Comprehensive Review

4.A.9.1. Expansions to the aggregate amount of land within the "Settlement Areas" is not permitted unless a Settlement Area expansion has been identified in this Plan. The County requires each local municipality to undertake a Local Comprehensive Review (LCR) of its "Settlement Areas" that would identify the most and least appropriate locations for growth. A LCR is distinguished from a comprehensive review, as defined in this Plan and the Provincial Policy Statement.

4.A.9.2. A LCR may recommend alterations to the boundary of one or more "Settlement Areas" provided such adjustment would maintain or reduce the aggregate amount of land within the "Settlement Areas" in the municipality.

4.A.9.3. The preparation of a LCR shall follow, at a minimum, the requirements listed below:

a) Pre-consult with the County to establish the appropriate methodology, analysis and level of detail to be undertaken to sufficiently qualify the conclusions of the LCR. The County will recognize methodology established in a local Official Plan dealing with the transfer of a designation, provided the requirements of 4.A.9.3 b) to h) are met.
b) A LCR may focus on residential or employment land transfer, or both. Where the focus is only on either residential or employment, the LCR shall consider whether there are lands suitable for conversion to a different land use. For example, if the LCR is focused on employment land transfer, then the merits of converting residential lands within the existing "Settlement Areas" to employment should also form part of the LCR.
c) Compile the aggregate amount of employment and/or residential land, depending on the focus of the review, including vacant, built, brownfield and other land within each "Settlement Area".
d) Identify and assess the extent of primary and secondary constraints to build-out of each "Settlement Area". Primary constraints may include such factors as environmental, hazards, lack of services, soil types, topography and traffic. Secondary constraints may include isolated locations, contamination, fragmented ownership, and incompatible surrounding land uses. Local Municipalities may identify additional constraints.
e) Determine the population and/or employment, depending on the focus of the review, that could be accommodated in each "Settlement Area" under existing conditions given the site and area characteristics and constraints.
f) Identify and analyze the intensification opportunities within the built-up and greenfield areas of each "Settlement Area" consistent with the requirements of this Plan.
g) Prepare a Master Servicing Report and Financial Strategy outlining the method of servicing available and planned for all "Settlement Areas". This Report must include an analysis of costs and efficiencies associated with expanding or altering any Primary Settlement Area.
h) In the event that the review concludes that one or more "Settlement Area" boundaries should be altered, then any adjustment must meet the following tests:
    a. That there are no reasonable alternatives which avoid prime agricultural areas.
    b. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.
    c. The lands do not comprise specialty crop areas.

d. The expansion of any area shall be limited to only Primary Settlement Areas.
e. The aggregate amount of land within all “Settlement Areas” shall be maintained or reduced as a result of the “Settlement Areas” boundary adjustment(s). For example, if a Primary Settlement Area is recommended for expansion, then the corresponding area within an existing Secondary Settlement Area shall be reduced. The areas removed from the Secondary Settlement Area(s) shall be redesignated to “Agriculture” in this Plan and the local Official Plan.
f. That the Primary Settlement Area(s) to be expanded are fully serviced with municipal water services, municipal sewage services and stormwater management facilities subject to policy 4.A.9.3 g).
g. The infrastructure and public service facilities which are planned or available are suitable for the development over the long-term and protect public health and safety.
h. The negative impacts from expansions to a Primary Settlement Area boundary on agricultural operations which are near or adjacent to the Primary Settlement Area are mitigated to the extent feasible. Specific policy shall be established in local municipal Official Plans for criteria promoting the establishment of buffers, berms and subdivision design that reduce the impact on surrounding agricultural land, operations and infrastructure. The approval authority may also require the erection of fencing as a condition of approval to reduce trespass on adjacent agricultural land.

i) In determining the most appropriate direction for an expansion to the boundaries of a Primary Settlement Area, the County shall ensure consistency with Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety of the Provincial Policy Statement (as amended from time to time).
j) The recommendations of the LCR will not be finalized until the County and local municipal Official Plans have been amended to incorporate any proposed “Settlement Area” boundary alterations.
k) In Kingsville and Leamington, the County’s Municipal Comprehensive Review has identified the need for settlement area boundary adjustments due to local circumstances. In the case of Leamington, this relates to the Caldwell First Nation reserve being removed from the Primary Settlement Area, and in the case of Kingsville, this relates to approximately 90 hectares of land in Secondary Settlement Areas to be removed from the Secondary Settlement Area and added to the Primary Settlement Area. The Local Comprehensive Reviews will address the preferred location for the lands to be added to the Primary Settlement Area.

4.B – HOUSING

Housing is a necessity of life and is an essential element for achieving an equitable, thriving, and sustainable community. Communities thrive when everyone has a place they can afford and call home, and where they can feel safe, comfortable, and part of the community. Housing needs change throughout our lifetimes. A diverse housing stock with a range of tenures, sizes, types, and supports must be made available to meet the needs of communities and residents. As a priority, the County must retain, protect, and increase the supply of affordable housing for low- and moderate-income households.

In alignment with the Windsor Essex Housing and Homelessness Master Plan and the Regional Affordable Housing Strategy, the policies in this section support the provision of a range and mix of housing options that are essential for the creation of complete communities and support the regional economy.

Land use tools and targets are identified to help improve access to housing and encourage innovation in housing design and construction that help adapt to and mitigate the impacts of climate change.

GOALS

a) Providing an adequate supply of housing;
b) Providing housing to meet changing needs throughout all stages of life;
c) Prioritizing increasing the supply of affordable housing;
d) Aligning with the Windsor Essex Housing and Homelessness Master Plan;
e) Identifying land use tools and targets to improve access to housing;
f) Supporting a mix and range of housing;
g) Supporting innovation in housing design and mitigate the impacts of climate change; and,
h) Providing a range and mix of housing options that are essential for the creation of complete communities.

4.B.1 – Supply of Land for Housing

4.B.1.1. The County requires that each local municipality achieve a minimum affordable housing target of 20 percent of all new development.

4.B.1.2. Local Municipalities shall establish targets in local municipal Official Plans for an overall housing mix by density type and affordability based to achieve the County's housing mix target and the minimum affordable housing targets outlined in Policy 4.A.1.7.

4.B.1.3. Local municipal Official Plans are to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area.

4.B.1.4. The County encourages Local Municipalities to establish targets for purpose built rental units as part of local Official Plan updates.

4.B.2 – Provide a Mix of Housing Options

The County prioritizes providing a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. A key focus is housing accessibility and affordability.

This plan supports housing opportunities that address the needs of seniors and persons with physical, sensory, and mental health disabilities and those residents who are most vulnerable. County residents are to be able to remain in a neighbourhood as housing needs change over time. It will be important to consider innovative housing opportunities (i.e. life lease, cooperative housing, or "lifestyle" communities). These neighborhoods and facilities should be age-friendly and encouraged within urban settings with appropriate services.

4.B.2.1. The County in collaboration with Local Municipalities, senior levels of government, the development industry, community partners and other stakeholders shall ensure a mix and range of housing options suitable for all ages, household sizes and abilities including:

a) Affordable housing to address need throughout the income spectrum, including market and community housing;
b) Emergency and transitional housing;
c) Co-housing, group rooming and senior housing, special needs housing; and,
d) Purpose-built rental housing.

4.B.2.2. Local Municipalities are to include Official Plan policies supporting innovative housing types such as non-traditional building types. In addition, municipalities shall implement standards of development to achieve the density targets of this Plan, increased walkability, and affordability of housing.

4.B.2.3. New residential development and residential intensification should incorporate universal design standards to meet housing needs at all stages of life.

4.B.2.4. New residential development and residential intensification are to be planned and designed to mitigate and adapt to the impacts of climate change by:

a) facilitating compact built form;
b) ensuring that infrastructure is available to promote safe and convenient mobility for walking, cycling and other forms of non-motorized transportation; and
c) incorporating sustainable housing construction materials or practices, green infrastructure, energy conservation standards, water efficient technologies, and low impact development.

4.B.2.5. The County will promote opportunities for flexible, experimental seniors housing to assist in accommodating an aging population. Essex County is focused on providing a variety of options that would account for their psychological, physical, and social needs.

Some of the accommodation options supported include: 'adult lifestyle communities' and 'adult day programs', which both typically look at opportunities to enhance recreational amenities, social supports, and are health oriented. Facilities such as senior citizen homes, nursing homes, and rest homes will be supported in urban areas where other supportive services exist.

4.B.3 – Affordable and Attainable Housing

The term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing owned and/or subsidized by one or more levels of government. Affordable housing is a much broader term and includes housing provided by the private, public, and not-for-profit sectors as well as all forms of housing tenure (i.e. rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing, or market homeownership.

The Housing Continuum – Canadian Mortgage Housing Corporation (CMHC)



4.B.3.1. To encourage the development of affordable and attainable housing, the following minimum targets will be implemented to the horizon of this Plan, unless local targets are higher in which case those apply:

a) 20 percent of all new rental housing is to be affordable and attainable; and,
b) 10 percent of all new ownership housing is to be affordable and attainable. As work progresses provincially and locally the definition of attainable housing will be developed.

4.B.3.2. The County shall consult with Local Municipalities, school boards, and Federal and Provincial agencies to:

a) Identify surplus lands and/or buildings that may be suitable for affordable and attainable housing development;
b) Prioritize the sale or lease of suitable surplus publicly owned lands for affordable and attainable housing;
c) Identify brownfield and greyfield sites, including underutilized commercial sites or strip plazas, outside employment areas for affordable and attainable housing development; and,
d) Develop a land bank strategy to explore opportunities to secure lands that are suitable for affordable and attainable housing.
e) Establish targeted grant and incentive programs to increase the supply and availability of affordable housing County-wide.

4.B.3.3. Local Municipalities will develop Official Plan policies and implementing Zoning By-laws to permit and facilitate special needs housing within all residential designations, mixed use corridors, and downtowns.

4.B.3.4. The County shall consider the different existing and future housing needs of each local municipality separately, and recognize that new affordable housing units should be targeted towards certain municipalities, as assessed through one or more of the following criteria:

a) Those municipalities with the largest affordable housing supply shortages;
b) Those municipalities that already possess the services and amenities necessary for supporting residents of social and special housing units;
c) Those municipalities with existing low ratios of social housing units compared to the County average;
d) Those municipalities that are forecast to experience the greatest amount of population and housing growth.

4.B.3.5. The County shall partner with housing providers and service managers to increase the supply of affordable and special needs housing units that are reflective of existing waiting list and trends in new applications, with an appropriate mix of 1-, 2-, and 3-bedroom units, targeting seniors, young adults, families, and single adults.

4.B.3.6. New social housing units and affordable housing should be focused within Primary Settlement Areas which offer residents easy access to existing services, facilities and infrastructure.

4.B.3.7. The County encourages Local Municipalities to eliminate (in full or in part) municipal fees to support the development of affordable housing. The County will undertake a similar fee review to support the development of affordable housing.

4.B.3.8. Local Municipalities shall identify areas where "missing middle" housing can be accommodated to provide more affordable housing options for Essex County residents, and where appropriate pre-zone these lands.

4.B.3.9. The County supports Additional Residential Units within all single detached, semi-detached, and townhouse dwellings, as well as detached ancillary structures located in residential areas in Settlement Areas, subject to appropriate sewer and water services.

4.B.3.10. Local municipal Official Plans and implementing Zoning By-laws will contain detailed policies and provisions relating to the creation of Additional Residential Units that comply with applicable provincial policies and legislation, including but not limited to the following:

a) Areas of the municipality where Additional Residential Units would be inappropriate such as flood prone areas or areas with inadequate servicing;
b) Minimum unit size, access and parking requirements;
c) Whether additional residential units will be phased into new developments, at the time of development/design/construction;
d) The health and safety requirements for Additional Residential Units to be contained within an accessory structure; and,
e) Garden suites.

4.B.4 – Planning Tools to Achieve Affordable and Attainable Housing

4.B.4.1. The following tools will be considered to support the development of affordable and attainable housing:

a) Flexibility in the scale, form, and types of residential uses permitted as-of-right, including additional residential units and other alternative housing forms;
b) Streamlining of planning approvals for the development of affordable housing, attainable housing, and community housing, with a priority for developments receiving time-sensitive government funding;
c) Financial incentive programs, such as grants, development charge deferrals, property tax reductions that promote brownfield and greyfield redevelopment and affordable housing options, including purpose-built rental housing;
d) The inclusion of a mix of unit sizes in multi-unit developments to accommodate a diverse range of household sizes and incomes; and,
e) Site standards that facilitate the development of additional residential units, such as non-hazard related setbacks, narrower lot sizes, and reduced parking standards.

4.B.4.2. Local Municipalities are encouraged to use Community Improvement Plans for affordable housing.

4.B.4.3. Local Municipalities, in consultation with the County, are encouraged to develop local housing strategies that:

a) Identify land use planning tools and other housing initiatives and programs, that support housing need within the local municipality;
b) Outline opportunities to increase the supply of affordable housing consistent with the Windsor Essex Housing and Homelessness Master Plan;
c) Establish affordable housing targets that contribute to achieving targets of this Plan; and,
d) Identify performance indicators that monitor the achievement towards the strategies targets and objectives.

4.B.5 – Shoreline Protection Development Policies

4.B.5.1. Areas susceptible to Flooding are identified on Schedule “C1”.

4.B.5.2. The County will work in collaboration with Local Municipalities, Conservation Authorities, and other affected stakeholders to determine the most appropriate management approach for new development within these areas.

The County will work in collaboration with relevant agencies and the local municipalities to determine unique areas of severe natural hazards in which new development may be limited, severely limited or restricted.

4.B.5.3. All local municipal Official Plans are required to address existing shoreline residential areas, including policies addressing safe access requirements and the policies of this Plan.

4.B.5.4. Local Municipalities shall update their Zoning By-laws in conformity with this Plan and address setbacks to appropriate levels based on the individual waterbody conditions and regulations.

4.B.5.5. The County is committed to updated shoreline and shoreline hazard mapping which is in preparation. The revised mapping and any updated policies will be included in this Plan.

4.C – EMPLOYMENT

GOALS

a) Prioritizing and preparing a regional employment area strategy for economic growth for the County of Essex;
b) Planning for employment lands for long-term protection in local municipal Official Plans;
c) Protecting employment areas from the encroachment of sensitive uses;
d) Planning for the full range of employment in the County of Essex;
e) Supporting economic growth in the green economy, advanced manufacturing and logistics, agriculture, agri-tourism and other sectors of the County's economic base;
f) Identifying and making efficient use of existing employment lands through local municipal Official Plans, Zoning By-laws and support for growth in employment lands;
g) Recognizing the importance of tourism, viticulture, and the greenhouse industry to the County's economy;
h) Identifying opportunities for strategic investments and partnerships that further economic prosperity;
i) Supporting full municipal servicing for employment lands and areas, and making the necessary financial investments to ensure that the required infrastructure is available to have these lands "shovel-ready"; and,
j) Emphasizing the importance of continued coordination between the County of Essex, the City of Windsor, Local Municipalities and Invest Windsor-Essex in planning for and implementing employment and job growth.

4.C.1 – Employment Uses

4.C.1.1. Economic growth in the County of Essex will be broad based including a multitude of economic sectors. Economic growth will include:

a) Traditional employment land uses such as, but not limited to, manufacturing, wholesaling, logistics, warehousing, and more;
b) Population related employment that are businesses and services to fulfill the needs of citizens of the County of Essex;
c) Institutional employment, which provides services to citizens of the County of Essex;
d) Primary employment, which is largely, but not entirely, located outside settlement areas;
e) Work at home employment;
f) No Fixed Place of Work employment, which are jobs that do not work from a specific location.

4.C.1.2. 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.

4.C.1.3. The County of Essex will review the employment forecasts and implementation as part of its Municipal Comprehensive Review.

4.C.2 – Employment Policies

4.C.2.1. Planning for jobs shall be undertaken jointly with Local Municipalities. It is the policy of the County that:

a) Sensitive land uses that are not ancillary to primary employment uses shall be limited in size;
b) Minimum density targets for employment lands shall be achieved in accordance with the policies of this plan and through local municipal Official Plans and Zoning By-laws;
c) Development and redevelopment will be utilized to achieve the jobs and job density targets; and,
d) Local Municipalities shall ensure compatibility between employment lands and non-employment lands.

4.C.2.2. The County supports employment areas and employment lands by:

a) Improving County transportation networks and supporting provincial investment in transportation;

b) Avoiding or minimizing any potential adverse effects from contaminants to minimize risks to public health;
c) Supporting Local Municipalities in planning and implementing job growth through supportive programs and strategic funding investments to advance County Goals; and,
d) Directing office and manufacturing uses to locations that support active transportation and transit.

4.C.2.3. The County and Local Municipalities will protect, maintain and enhance the long-term supply and viability of all Employment Areas and Employment Lands designated in local municipal Official Plans to meet demand and locational requirements for a diverse range of employment uses.

4.C.3 – Regional Significant Employment Areas

4.C.3.1. The County is committed to co-operation between the City of Windsor, the County, Invest Windsor-Essex and Local Municipalities to support Regional Significant Employment Areas.

4.C.3.2. The following are prohibited in all Regional Significant Employment Areas:

a) residential uses; and,
b) major retail / major commercial uses.

4.C.3.3. Sensitive land uses that are not ancillary to the primary employment use shall be limited in employment areas and only permitted if such use can comply with D-6 Guidelines.

4.C.3.4. Regional Significant Employment Areas are clusters of employment uses that range from traditional manufacturing, warehousing, goods movement, knowledge and innovation, and offices or office parks. Detailed land use strategies will be implemented in the local municipal Official Plan and Zoning By-law.

4.C.3.5. Conversion of lands within Regional Significant Employment Areas shall not be permitted except during the County's comprehensive review. The County will work with Local Municipalities to review and update employment area minimum density targets through the Region's municipal comprehensive review.

4.C.3.6. The County shall work with the City of Windsor, Invest Windsor-Essex, the Local Municipalities, and other stakeholders to identify additional Regional Significant Employment Areas.

4.C.3.7. The identification of Regional Significant Employment Areas shall address the following through a separate implementation study of this Plan. The Regional Significant Employment Areas study shall be implemented through an amendment to this plan including identification of such areas on a Schedule to this plan as a land use designation.

a) Completing a future economic and land use analysis to identify additional Regional Significant Employment Areas;
b) Utilizing the following key locational criteria to guide the identification of Regional Significant Employment Areas:
    a. The importance of the Windsor-Essex economy including infrastructure and employment areas in the County and the City;
    b. Connections to key transportation infrastructure and leveraging transportation infrastructure for economic growth:
        i. Highway 401;
        ii. Other provincial highways;
        iii. County Roads;
        iv. International Border Crossings;
        v. Windsor International Airport;
        vi. Rail infrastructure;
        vii. Port lands;
        viii. Connectivity between modes of transportation infrastructure; and,
        ix. Transit.
    c. Availability of sewer and water infrastructure to service planned Employment Areas;
    d. Identifying area(s) of sufficient size to address economic opportunity; and,
    e. Ensuring a range of parcel sizes to support small and medium enterprises;
    f. A financial strategy to implement necessary infrastructure for development of employment areas.
c) Ensuring the employment areas are within Primary Settlement Areas with full urban servicing planned or available;
d) Ensuring key requirements for land use compatibility can be achieved including protecting employment areas from sensitive land uses; and,
e) Ensuring proposed employment areas support and can be located to co-exist with the agricultural system.

4.C.3.8. Oldcastle is a settlement area and a significant employment area in the Town of Tecumseh. Oldcastle is historically a significantly important agricultural hub that evolved into an important employment center due to its strategic location.

The recent investment in sanitary services and the existing forms of development make it an ideal location to focus continued employment growth subject to the following policies:

a) Oldcastle shall be developed with employment uses, while recognizing that opportunities exist to expand upon the existing residential clusters that are situated in the area. The local Official Plan will more specifically designate the lands in appropriate land use designations. A land use study is currently underway for Oldcastle and the Town will take the necessary steps to incorporate new and or revised policies in the Tecumseh Official Plan based on the results of the study.
b) A mixture of lot sizes shall be provided, including large lots that would be suitable for employment uses that may not be appropriately located within other nearby Primary Settlement Areas due to their size or impacts.
c) The local Official Plan shall contain policies to ensure orderly and appropriate development.
d) All new development shall be on full municipal sewage services and municipal water services except where interim services are permitted in Official Plan policy.
e) Cost effective development patterns and those which reduce servicing costs are encouraged. Land use patterns which may be detrimental to the environment, conservation of cultural heritage resources or public health and safety shall be avoided.

4.C.4 – Employment Lands

4.C.4.1. Employment Lands are to be identified in local municipal Official Plans. Employment Lands are locally significant and are to be planned to achieve the County's forecast for employment land jobs.

4.C.4.2. Local municipal Official Plans shall include the following:

a) Mapping and policies for Employment Lands;
b) Policies identifying how protection of Employment Lands from sensitive land uses will be achieved;
c) Ensuring Employment Lands 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;
d) Adopting policies for the efficient use of existing Employment Lands, including vacant and underutilized Employment Lands, by increasing employment densities where appropriate;

e) Developing and implementing infrastructure plans, including an acceptable financial strategy, for servicing Employment Lands;
f) Planning for future transit to support talent and business attraction by aligning current and planned transit service with current and planned Employment Lands;
g) Updating and implementing the standards of development through revised Zoning By-laws for Employment Lands;
h) Detailed policies and Zoning By-law requirements that:
    a. improve connectivity with transit and active transportation networks;
    b. provide for an appropriate mix of amenities and open space to serve the workforce;
    c. plan for the intensification of employment uses;
    d. ensure that the introduction of non-employment uses would be limited and not negatively impact the primary function of the area;
    e. encourage approaches to transportation demand management that reduce reliance on single-occupant vehicle use.

4.C.4.3. Local Municipalities shall protect and plan for a diverse mix of lot sizes in Employment Lands.

4.C.4.4. Conversion of Employment Lands to non-employment uses shall only be considered through a Local Comprehensive Review in accordance with the policies of this Plan.

4.C.5 – Green Economy

4.C.5.1. The County supports investment in job creation in the green economy.

4.C.5.2. The County supports skill development and job training to support growth in the green economy.

4.C.5.3. Implementation of the Essex County Regional Energy Plan will be used to undertake initiatives to invest in the green economy.

4.C.6 – Tourism and Recreation

4.C.6.1. The County supports the tourism sector as a component of the County economy.

4.C.6.2. Development of new high-quality attractions, facilities, services, and events which will enhance and complement the existing tourism economy in the County are to be supported and identified in local municipal Official Plans.

4.C.6.3. The County supports the promotion of natural landscapes and trail networks to advance tourism development opportunities.

4.C.6.4. Point Pelee National Park is a key tourist destination that supports the tourism economy in the County of Essex. Point Pelee National 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.

Point Pelee National Park is on the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibwa, the Odawa, and the Potawatomi. This is the home of Caldwell First Nation, and part of the house of Walpole Island First Nation.

4.C.6.5. Tourism uses shall be encouraged in close proximity to areas of natural and recreational amenity, areas of natural heritage appreciation, shorelines, the Downtown Areas and waterfronts of Settlement Areas, where appropriate.

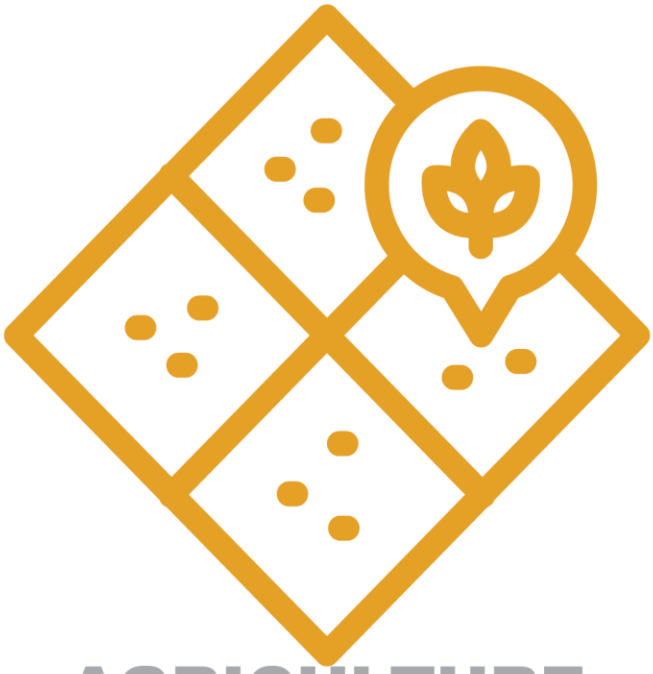
4.C.6.6. The County of Essex is home to significant historic sites, landscapes, and monuments. These include historic Amherstburg, Fort Malden, Ojibway Park, and more. Local Municipalities should recognize these sites, landscapes, and monuments through their Official Plans and Zoning By-laws.

4.C.6.7. The County of Essex is one of the richest areas of farmland in Ontario and Canada. The agricultural landscape is an important component of tourism as is the agricultural economy. Agri-tourism is broadly supported as part of the tourism economy. Local Municipalities shall incorporate agri-tourism policies in their Official Plans. The County Road 50 Corridor is identified as a priority for agri-tourism.

4.C.6.8. The County shall support ecotourism destinations that promote learning from and experiencing natural features and wildlife, and shall work in conjunction and cooperation with ecotourism operators and special interest groups. Subject to the policies of this Plan, ecotourism shall generally be permitted throughout the County.

4.C.6.9. The County supports the development of appropriate infrastructure to accommodate visitors to communities, the lakeshore and other tourism attractions throughout the County. Tourism infrastructure may include bicycle and vehicle parking, washroom facilities and handwashing facilities, picnic areas, boating slips and marinas. Connectivity to the County's active transportation network is a priority for infrastructure development.

CHAPTER 5



AGRICULTURE AND AGGREGATE RESOURCES

5.0 Agriculture and Aggregate Resources

5.A – AGRICULTURE

This section contains the general directive, goals and policies for lands designated "Agricultural" on Schedule "A1" of this Plan. The "Agricultural" designation pertains to all of the lands that are not otherwise designated as "Settlement Areas" or "Natural Environment".

The Agricultural System is an important component of the County of Essex, supporting a vibrant agricultural community and contributing to the economy, quality of life and natural heritage legacy. Essex County offers one of the most diverse and technologically advanced agricultural areas in Ontario, resulting in the agriculture and agri-food sector playing an important role in the County of Essex Economy. It is the policy of this Plan to protect the agricultural land base to support a robust, productive and sustainable agri-food network.

The Agri-food network includes infrastructure, services and assets important to the viability of the agri-food sector. All lands outside of those designated as "Settlement Areas" and "Natural Environment" are considered the County's prime agricultural area in accordance with Provincial Policy. The County promotes a diverse, innovative and economically strong agricultural industry and settlement area expansions with lot creation for establishment of non-agricultural uses being carefully managed, and where necessary, restricted.

Because the County is rich in natural resources, it is also acknowledged that there is a need to permit other types of land use in the "Agricultural" designation such as the extraction of gas and oil and the extraction of mineral aggregate. These extractive uses are also permitted in accordance with Provincial Policy as interim uses and agricultural rehabilitation is required, in accordance with Section 5.B of this Plan.

The County's southern location provides the longest growing season for the entire Province. In addition to this, the mitigating effect of the Lake Erie and Lake St. Clair shorelines provide an overall climatic advantage for the growing of specialty crops. These climatic conditions, coupled with the high-quality soils found here, means that the County has a high potential for a diverse variety of specialty crops to be grown equally in both greenhouses as well as in the field. Evidence of specialty crop production in the County is obvious, and necessary supporting infrastructure such as natural gas, hydro, irrigation and processors are constantly improving. Consequently, the County shall undertake studies to identify specialty crop areas in consultation with the Province and Local Municipalities. If specialty crop areas are identified, this Plan will be amended to incorporate appropriate mapping and policies to better promote and manage these important agricultural resources.

GOALS

a) Protecting prime agricultural areas, and promoting responsible growth management within designated settlement areas to minimize the extent of existing agricultural land resources being converted to urban land uses,
b) Promoting agricultural uses, agri-related land uses and on-farm diversified uses that support all types of agriculture,
c) Restricting non-farm uses and discouraging lot creation;
d) Completing a Specialty Crop study for the County of Essex;
e) Completing a Greenhouse study for the County of Essex;
f) Complying with Minimum Distance Separation Formulae;
g) Protecting Specialty Crop lands from non-agricultural uses and land fragmentation and to ensure that these valuable lands are utilized for their fullest potential;
h) Recognizing and protecting the County Road 50 Corridor as a unique agricultural and agri-tourism area; and,
i) Supporting sustainable farm practices, and encouraging the retention of woodlots, hedgerows, protection of water resources, and other natural features as integral and vital components of the farm operation, and to retain the cultural landscape of agriculture.

5.A.1 – General Agricultural Policies

The following general policies are established for those lands shown as “Agricultural” on Schedule “A1”:

5.A.1.1 In Agricultural Areas, as shown on Schedule “A1”, agricultural uses and normal farm practices will be promoted and protected.

5.A.1.2 The removal of land from the “Agricultural” designation shall only be considered for settlement area expansions, or identification of settlement areas and limited non-agricultural uses, provided that the following conditions are met:

a) the land does not comprise a specialty crop area;
b) there is a demonstrated need as part of a Municipal Comprehensive Review within the planning horizon for additional land to be designated to accommodate the proposed use;
c) there are no reasonable alternative locations which avoid the “Agricultural” designation;
d) there are no reasonable alternative locations in the “Agricultural” designation with a lower priority Canada Land Inventory soils classification; and,

e) impacts from any new or expanding non-agricultural use on surrounding agricultural operations and lands should be mitigated to the extent feasible.

5.A.1.3 Some of the policies contained within Section 5.B, Aggregates, of this Plan may also pertain to lands designated "Agricultural".

5.A.1.4 Normal farm practices, including but not limited to, agroforestry and spraying, are permitted on all lands designated "Agricultural". If tree harvesting is to occur it should be based on acceptable forest management practices. Advice from a qualified specialist and the use of woodlot management plans by landowners is required.

5.A.2 – Permitted Uses

5.A.2.1 The following uses are permitted within the "Agricultural" designation subject to the policies of this section:

a) Agricultural Uses, Agriculture-Related Uses and On-Farm Diversified Uses.
b) Forestry, conservation uses, wildlife and fisheries management.
c) Watershed management and flood and erosion control projects carried out or supervised by a public agency.
d) A single detached dwelling in conjunction with an agricultural use, on an existing lot of record, and on a newly created lot approved as a residence surplus to a farming operation.
e) Accessory farm accommodation, in accordance with the policies in this Plan.
f) Additional residential units in accordance with the provisions in the *Planning Act*.
g) Public active transportation uses such as pedestrian trails and bicycle lanes.
h) The extraction of petroleum resources, mineral aggregate resources and mineral resources shall be permitted in accordance with the policies in Section 5.B of this plan.

5.A.2.2 Agriculture-related uses are farm-related commercial and farm-related industrial uses that are small-scale and directly related to the farm operation and are required in close proximity to the farm operation. Examples include but are not limited to the following:

a) Seed, pesticide, fertilizer storage (including distribution).

b) Agricultural storage and processing facilities involving the storage and processing of crops and/or livestock from a local farm operation in the area.
c) Fruit/vegetable/flower stands & farm markets that retail produce derived from the principal agricultural use on the property.
d) Wineries and associated uses, which are secondary and directly related to the principal agricultural use on the property. Local municipal Official Plans shall contain policies for agriculture-related uses.

5.A.2.3 On farm-diversified uses include but are not limited to: home occupations, home industries, agri-tourism ventures, and uses that produce value-added agricultural products from the farm operation on the property. Local municipal Official Plans shall contain criteria for the establishment of on-farm diversified uses that address the following:

a) The use shall not hinder surrounding agricultural uses.
b) The amount of land and size of the building devoted to the use is limited in proportion to the principal use and buildings on the property such that the use is clearly secondary to the principal use - agriculture.
c) The zoning or sign by-law shall regulate signage.
d) The use must integrate with the agricultural character of the area.
e) The use does not create a safety hazard or become a public nuisance, particularly in regard to traffic, parking, noise, noxious odours or other emissions.
f) Outdoor storage related to on-farm diversified uses shall be limited in area, integrate with the agricultural character of the area, and does not create a safety hazard.

5.A.3 – Farm Accommodation

5.A.3.1 The County supports Local Municipalities to include policies in their Official Plans permitting the construction of additions to existing structures or additional structures, including seasonal or temporary accommodations in relocatable structures such as trailers, recreational vehicles and non-traditional building types such as tiny homes for on-farm accommodations for farm workers. Furthermore, additional lodging, washroom dining and/or laundry facilities are to be permitted on a semi-permanent basis or temporary basis.

5.A.3.2 The County supports Local Municipalities to include policies in their Official Plans permitting off-farm accommodations for farm workers in proximity to the existing farm building complex on agricultural parcels, and/or settlement areas to accommodate farm workers, including those whose employment is beyond seasonal. In addition, Local Municipalities shall develop criteria to

ensure off-farm accommodation is appropriate given the size of the parcel and farm operations on or surrounding the parcel.

5.A.3.3 The County supports Local Municipalities to develop locational criteria for off-farm accommodations to address the need for housing.

5.A.3.4 The County supports Local Municipalities to include policies in their Official Plans to facilitate on-farm and off-farm accommodation in appropriate locations with access to amenities, recreational opportunities, active transportation, transit, commercial and social services.

5.A.3.5 The County supports Local Municipalities to include Official Plan policies for on-farm and off-farm accommodations in agricultural areas are adequately separated from building 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.

5.A.3.6 The County supports seasonal or temporary farm accommodations to be located in proximity to safe transportation routes for farm workers between housing and work and between farms.

5.A.3.7 The County supports farm worker accommodation to include place-making and public realm improvements to support inclusion and quality of life.

5.A.3.8 Severances of the lands that are the site of farm accommodation in the Agricultural designation shall not be permitted.

5.A.4 – Surplus Farm Dwellings

5.A.4.1 The severance of a residence surplus to a farming operation may be permitted under the following circumstances:

a) The surplus dwelling is at least 20 years old as of the date of adoption of this Official Plan;
b) The size of any new lot shall be an area of approximately 0.4 hectares except to the extent of any additional area deemed necessary to support an on-site private water supply and private sewage disposal system as determined by Provincial and County requirements to a maximum of one hectare in lot area;
c) Site constraints, such as, but not limited to, protection of the natural heritage system may be permitted to a maximum of one hectare in lot area;

d) Proposals that exceed one hectare in lot area may be considered subject to an amendment to this Plan;
e) To reduce fragmentation of the agricultural land base where a contiguous farm parcel is owned by the same property owner, the retained lot shall be merged with an abutting parcel. The retained farm parcel shall be zoned to preclude its use for residential purposes;
f) The proposal shall meet the Minimum Distance Separation (MDS) Formulae established by the Province, as amended from time to time; and
g) In order to maintain County-wide consistency in the implementation of this policy, farm consolidation will be interpreted to permit both contiguous and non-contiguous farm parcel consolidations. Local Municipalities may establish a minimum lot size for the remnant farm parcel in accordance with this Policy.

5.A.5 – Lot Creation

5.A.5.1 Lot creation in the "Agricultural" designation is discouraged and will only be permitted in accordance with Provincial Policy and the following:

a) New agricultural lots may be permitted where the severed and retained lots are for agricultural uses and are equal or greater than 40 hectares in area. These agricultural lots shall also comply with the Minimum Distance Separation Formulae.
b) Lot creation to permit new infrastructure uses is permitted where the facility or corridor cannot be accommodated through the use of easements or rights of-way.
c) Lot adjustments for legal or technical reasons, such as for easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot are also permitted. In order to maintain County-wide consistency in the implementation of this policy, minor boundary adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.

5.A.5.2 New lot creation policies may be introduced through an amendment to this plan permitting alternative lot sizes for Speciality Crop lands, following the completion of a Specialty Crop Study.

5.A.6 – Minimizing Conflicts of Non-Agricultural Uses

5.A.6.1 Non-agricultural uses must comply with the Province's Minimum Distance Separation formulae, as amended from time to time.

5.A.6.2 Applications for non-agricultural uses shall require completion of an Agricultural Impact Assessment.

5.A.6.3 In Agricultural areas lands shall not be redesignated in local Official Plans for non-agricultural uses except for:

a) Refinements to the agricultural area designations: or

b) Settlement area boundary expansions that implement the County of Essex Municipal Comprehensive Review and the Local Comprehensive Review in accordance with the policies of this Plan. In this instance, upon approval of this Plan, settlement area boundary expansions shall not be permitted in specialty crop areas.

5.A.6.4 Local Municipalities shall include policies in their Official Plans that address measures to avoid, minimize or mitigate impacts of non-agricultural development on agricultural operations and the Agricultural System.

5.A.6.5 New non-agricultural uses should not be located in prime agricultural areas. except those permitted above. Pending the completion of a specialty crop area study, non-agricultural uses shall also not be located in Specialty Crop areas.

5.A.7 – Non-Conforming Uses in the Agricultural Area

5.A.7.1 In addition to the policies outlined in Chapter 12 of this Plan, the following policies shall apply to non-conforming uses in the agricultural area.

5.A.7.2 This Plan shall not prohibit the continued operation of legally established uses, such as residential, commercial, employment, agricultural, and institutional uses on lands designated Agriculture in this Plan that legally existed as of the date of adoption of this new plan.

5.A.7.3 Expansions to existing buildings and structures, accessory structures and existing uses, as well as conversions or redevelopment of legally existing uses that bring the use more into conformity with this Plan, are permitted, solely on the existing property, subject to demonstration of the following:

a) New municipal services are not required;
b) The proposal does not expand into natural heritage features and hydrological features, unless there is no other alternative in which case,

any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;

c) For conversions or redevelopments only, the completion of an agricultural impact assessment by a qualified professional;
d) The proposed use does not result in the intrusion of new incompatible uses in the Agriculture designation;
e) The proposed use is solely on the existing property;
f) The proposed use complies with the Minimum Distance Separation formulae;
g) The impact on surrounding agricultural operations is mitigated to the extent feasible; and,
h) Policies 5.A.7.3 a) and 5.A.7.3 b) apply to all non-conforming uses in the agricultural area.

5.A.7.4 Schedule "A3" identifies those sites that have existing or approved non-agricultural uses and are located outside of settlement areas. These sites are legacy uses or planned functions for non-agricultural uses as identified in local Official Plans. The following policies apply:

a) The sites identified on Schedule "A3" have fixed boundaries. No expansion of the land area of these sites is permitted.
b) An application for expansion of the land area through the provisions of the *Planning Act* including, but not limited to, consent, subdivision, merging on title, is contrary to this Official Plan and shall require an amendment to this Official Plan.
c) The sites shown on Schedule "A3" are not settlement areas within the meaning of this Plan and the Provincial Policy Statement (2020).
d) Development of these sites, within the boundaries of sites as identified on Schedule "A3", shall comply with the policies of the local Official Plans.

5.A.7.5 There are areas which are within the Agricultural Designation in the County Official Plan that contain legacy designations in local Official Plans. These existing land use designations are acknowledged to remain until such time, as the local Official Plan is updated at which point these land use designations shall be brought into conformity with the County Official Plan. Where these local Official Plan designations may allow for development, the other policies in the County Official Plan pertaining to wise growth management, servicing, natural heritage and agricultural land protection should be considered and applied. The uses in these areas are considered legal uses and are only intended to support minor in-fill development based on the County and local servicing policies and be located on improved local or County roads. The boundary of the land use designation in the local Official

Plan shall not be extended beyond the existing property. Any request for a boundary adjustment consent shall require an amendment to the County Official Plan.

5.A.8 – Specialty Crop Areas

5.A.8.1 The County shall complete a Specialty Crop Study for the Agriculture area of this Plan.

5.A.8.2 Specialty crop areas have the highest protection of Agricultural land in the County. Accordingly, the following shall apply:

a) Settlement areas are not permitted to expand into Specialty Crop Areas. Where a settlement area expansion is being considered, a Specialty Crop Area Study shall be required as part of the Municipal Comprehensive Review and Local Comprehensive Review.
b) Specialty crop areas shall not be redesignated in local Official Plans for non-agricultural uses.
c) In the interim, until the County completes a Specialty Crop Study, where the expansion of a non-agricultural use is proposed in an area that exhibits the characteristics of a specialty crop area, an agricultural impact assessment shall be required which shall include an assessment of whether the lands are specialty crop.

5.A.8.3 The placement of fill in Specialty Crop Areas and prime agricultural areas is prohibited except for normal farm practices conducted in accordance with Ontario Regulation 409/19 and the Rules for Soil Management and Excess Soil Quality Standards.

5.A.8.4 The County shall complete a separate implementation study of Greenhouses in Essex County. This study is to address the location needs, infrastructure needs, water quality impacts, road impacts and more related to the Greenhouse use and the Greenhouse economy.

5.A.9 – County Road 50 Agri-Tourism Area

The County Road 50 Corridor is a scenic tourism route along Lake Erie recognized for its farmland, agri-tourism, and waterfront vistas. The corridor is located between Amherstburg and Kingsville and includes active transportation. In recent years, economic activity along the corridor has been comprised of mixed farming, agri-businesses catering to tourists, and residential development. Notable establishments along the corridor include: wineries, an existing golf course, and the John R Park Homestead Conservation Area and an increasing active transportation route. In addition, various designated historic

properties and bed and breakfast establishments can also be found, which further enhance the character of the area as a vibrant and growing agri-tourism district.

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. In order to protect and enhance the character of the area, the following policies are provided.

5.A.9.1 The County shall collaborate with Tourism Windsor Essex and Local Municipalities to promote the County Road 50 Corridor and its attractions, events, and scenic/active transportation route.

5.A.9.2 The County shall ensure that the County Road 50 Corridor design is context sensitive and active transportation will be promoted and implemented in the form of safe cycling and walking` routes along the corridor.

5.A.9.3 The County will encourage and support high-quality attractions, facilities, services, and events 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 of the County and are encouraged to be year-round to promote economic development throughout the year.

5.A.9.4 Local Municipalities shall identify the County Road 50 Corridor in their Official Plans and include policies addressing the following:

a) The appropriate land uses for lands on the corridor;
b) Supporting and implementing agriculture, agriculture-related uses, and on-farm diversified uses;
c) Ensuring the protection, maintenance and enhancement of views and vistas along the Corridor and to the Lake Erie shoreline are maintained and enhanced;
d) Mitigating, the visual impacts of development by addressing signage, parking, access, and billboards; and,
e) Addressing flood prone lands and future development in the County Road 50 Corridor including ingress and egress requirements for these lands and ensuring new development is restricted in hazard lands through local official plans and appropriately mitigated where it can be permitted and that ingress and egress requirements are addressed for these lands.

5.B – AGGREGATES

In accordance with the Provincial Policy Statement, it is the policy of this Plan that mineral resources, including mineral aggregates, minerals, and petroleum resources, as generally depicted on Schedule "E1" of this Plan, will be protected for long-term use. In that regard, it is the policy of this Plan that local Official Plans shall include policies that ensure the following policy direction is realized.

GOALS

a) Supporting the long-term protection of mineral aggregate resources for extraction;
b) Supporting the long-term protection of petroleum resources;
c) Minimizing conflict between resource operations and surrounding land uses; and,
d) Supporting the long-term rehabilitation of aggregate sites.

5.B.1 – Petroleum Resources

5.B.1.1 Throughout Essex County there is a potential for the exploration, discovery, and production of petroleum deposits. A number of areas of petroleum production also exist as depicted on Schedule "E1" of this Plan. While activities associated with petroleum resources rarely involve *Planning Act* controls, the policies of this Plan address the issue of new development encroaching on known deposits and existing producing well areas.

5.B.1.2 In areas of known petroleum resources and significant areas of petroleum potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

a) resource use would not be feasible; or
b) the proposed land use or development serves a greater long-term public interest; and
c) issues of public health, public safety and environmental impact are addressed.

5.B.1.3 New development shall be setback a minimum of 75 metres from existing wells. This setback is equivalent to the setback required under the *Oil, Gas and Salt Resources Act* for new wells from existing development.

5.B.1.4 Petroleum resource operations, exploration and drilling under the *Oil, Gas and Salt Resources Act* will be permitted within the "Agricultural" designation provided the site is rehabilitated to agricultural use and, will minimize impacts by following Provincial Operating Standards, Provincial regulations, and local planning requirements. Should the policies of this Plan, regarding

development within “Natural Environment” areas, affect potential petroleum activities, the Province shall be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs, there is minimal policy conflict.

5.B.2 – Mineral Aggregate Resources

5.B.2.1 It is the policy of this Plan that as much of the mineral aggregate resources as is realistically possible will be made available to supply mineral resource needs as close to markets as possible. To that end, mineral aggregate operations will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact. In areas adjacent to or in known deposits of mineral aggregate resources, shown on Schedule “E1” and including salt deposits, agricultural development will be permitted however, development which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:

a) resource use would not be feasible; or
b) the proposed land uses or development serves a greater long term public interest; and
c) issues of public health, public safety and environmental impact are addressed.

5.B.2.2 As established in the policies contained within this Plan for lands designated “Agricultural”, extraction of mineral aggregate resources will be permitted in agricultural areas in those areas shown as “Mineral Aggregate Resources” on Schedule “E1” without an amendment to this Plan provided the site is rehabilitated in accordance with the policies of this Plan. Final rehabilitation shall take surrounding land and approved land use designations into consideration. For lands within the Agricultural designation, rehabilitation to an agricultural use is required.

5.B.3 – Mineral Resources

5.B.3.1 Mineral resources will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact. In areas adjacent to known mineral resources, development which would preclude or hinder the establishment of new operations or access to the resource will only be permitted if:

a) resource use would not be feasible; or
b) the proposed land uses or development serves a greater long term public interest; and

c) issues of public health, public safety and environmental impact are addressed.

5.B.3.2 Rehabilitation will be required after extraction and other related activities have ceased. Progressive rehabilitation will be undertaken where feasible. As established in the policies contained within this Plan for lands designated "Agricultural", extraction will be permitted in agricultural areas provided the site is rehabilitated to agricultural use. Final rehabilitation shall take surrounding land and approved land use designations into consideration.

5.B.4 – Wayside Pits and Quarries, Portable Asphalt Plants, and Portable Concrete Plants

5.B.4.1 Wayside Pits and Quarries, Portable Asphalt Plants, and Portable Concrete Plants used on public authority contracts will be permitted, without the need for an Official Plan amendment or Zoning By-law amendment under the *Planning Act* in all areas except those areas of existing sensitive land uses or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities as identified in local Official Plans. All areas used for either wayside pits and quarries, portable asphalt plants or portable concrete plans shall be rehabilitated. In the case of wayside pits and quarries, portable asphalt plans and concrete plants locating on agricultural lands, a long-term rehabilitation plan shall be established.

5.B.5 – Existing Mineral Aggregate Operations

5.B.5.1 Proposed new development or other activities in areas located within 500 metres (sand and gravel) and 1000 metres (bedrock) of existing mineral aggregate operations is not permitted, unless it can be demonstrated by the applicant that satisfactory mitigation measures can be put in place to ensure that the ongoing operation or expansion of the existing mineral aggregate operation will not be hindered. The cost and responsibility for any required mitigation measures shall be borne by the applicant.

5.B.5.2 Existing licensed mineral aggregate operations shall be permitted to continue without the need for an Official Plan amendment, Zoning By-law amendment or other approval under the *Planning Act*. When a license for a mineral aggregate operation ceases to exist, policies which protect deposits of mineral aggregate resources will continue to apply where deposits are still present.

5.B.5.3 Existing licensed mineral aggregate operations will be permitted to continue extraction and expand where appropriate.

5.B.6 – Proposed Mineral Aggregate Operations

5.B.6.1 The establishment of new extractive operations outside of the areas identified as "Mineral Aggregate Resources" on Schedule "E1", or on lands designated as "Settlement Areas" or "Natural Environment" on Schedule "A1" will require an amendment to this Plan.

5.B.6.2 The County will consider applications for a mineral aggregate operation on Agricultural lands shown as "Mineral Aggregate Resources" on Schedule "E1" without the need for an amendment to this Plan.

5.B.6.3 An application to permit a mineral aggregate operation shall not be required to demonstrate the need for the resource.

5.B.6.4 New mineral aggregate operations are not permitted within settlement areas. The removal of economically viable material on site within a settlement area in advance of other approved development may be considered on a site-specific basis.

5.B.6.5 Applications to permit a mineral aggregate operation shall:

a) be consistent with the Provincial Policy Statement;
b) conform to the County and Local Official Plans;
c) consider policies of the Conservation Authority; and,
d) give due regard for other policies or guidelines that are consistent with the Provincial Policy Statement and the requirements under the *Aggregate Resources Act* and its regulations.

5.B.6.6 Applications to permit a mineral aggregate operation shall address the following:

a) potential for negative impacts on existing and future adjacent and surrounding land uses;
b) potential for negative impact on views and vistas;
c) potential for negative air quality, noise, vibration, social, and health impacts;
d) potential for negative impacts on significant built heritage resources, significant cultural heritage landscapes, and archaeological resources or areas of archaeological potential;
e) potential for negative impacts on the natural environment system;
f) proposed manner of operation and rehabilitation;

g) proposed haulage routes and the potential negative impacts on roads and other users of the infrastructure;
h) potential for impacts on County infrastructure and services;
i) potential economic and financial impacts/benefits;
j) potential for negative impacts on agricultural operations in prime agricultural areas;
k) potential geotechnical considerations as appropriate;
l) land use compatibility; and,
m) other potential impacts which may be specific to a proposed operation or site.
n) Potential negative impacts on groundwater or surface water resources, highly vulnerable aquifers, or significant groundwater recharge areas.

5.B.6.7 An application for a new operation will be required to demonstrate how:

a) The connectivity between natural heritage features and hydrologic features will be maintained before, during, and after the extraction of mineral aggregate resources;
b) The operator can replace natural heritage features and hydrologic features that would be lost from the site with equivalent and/or enhanced features on another part of the site or on adjacent lands;
c) The water resource system will be protected and/or enhanced; and,
d) Any natural heritage features and hydrologic features and their associated buffers will be addressed.

5.B.6.8 To streamline the application process for a mineral aggregate operation, the County, in coordination with the Local Municipality and Conservation Authority, may establish a Joint Agency Review Team (JART). The JART process will be periodically monitored by County staff over time to ensure that it continues to meet the intended purpose of a streamlined review.

5.B.7 – Haul Routes and Aggregate Truck Traffic

5.B.7.1 Mineral aggregate truck traffic shall be directed away from settlement areas and sensitive land uses to the maximum extent feasible and make use of existing Provincial and County Road networks. Local road networks should be used as local access routes only. Each mineral aggregate operation shall have a defined haul route.

5.B.7.2 Applications to permit a mineral aggregate operation shall demonstrate how adverse impacts associated with mineral aggregate truck traffic will be mitigated and shall consider:

a) options for delivery of resources to the market, including alternative modes of transportation and alternative routes;
b) impacts on the road network and potential mitigation measures;
c) 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;
d) land use compatibility with sensitive land uses; and,
e) social and environmental impacts and any mitigation measures.

5.B.7.3 The County may require applicants to enter into Haul Route Agreements as part of the process to permit a mineral aggregate operation to ensure haul routes are defined and utilized; to secure for improvements and additional maintenance in accordance with the *Aggregate Resources Act*; and to outline the formula for the method of payment by a licence-holder, where required. Improvements required to a County or Local road due to a new or expanded mineral aggregate operation shall not be at the public expense.

5.B.7.4 Haul routes for existing mineral aggregate operations are not currently strictly defined. As haul routes for new mineral aggregate operations are established, the County will prepare and maintain a map indicating approved haul routes as an Appendix to this Plan.

5.B.7.5 Over time there may be changes that provide opportunities for more suitable haul routes, such as haulage patterns, highway and road improvements, measures to manage dust, and changes in municipal development patterns. Changes to defined haul routes may be permitted through a formal amendment to the Haul Route Agreements and shall not require an amendment to this Plan.

5.B.7.6 Mineral aggregate resources are generally transported using trucks to access the market. The County also encourages and supports opportunities for alternative ways to transport mineral aggregate resources to the market, including the use of railways and shipping routes.

5.B.8 – Rehabilitation

5.B.8.1 Applications to permit a mineral aggregate operation shall include a rehabilitation plan to satisfy the requirements of the Province, the County, Conservation Authority, and the Local Municipality.

5.B.8.2 Progressive and final rehabilitation for mineral aggregate operations is required. Rehabilitation plans must achieve the following:

a) accommodate subsequent land uses;
b) promote compatibility with surrounding land uses and approved land use designations;
c) recognize the interim nature of extraction; and,
d) mitigate negative impacts to the extent possible.

5.B.8.3 Comprehensive rehabilitation planning is required where there is a concentration of mineral aggregate operations.

5.B.8.4 For rehabilitation of new mineral aggregate operation sites, the following apply:

a) the disturbed area of a site shall be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity shall be maintained or enhanced;
b) if there are natural heritage features and areas, natural heritage features or hydrologic features on the site, or if such features existed on the site at the time of an application:
    i. the health, diversity and size of these natural heritage features and areas,–natural heritage features and–hydrologic features shall be maintained or enhanced; and,
    ii. any areas where extraction of mineral aggregates was permitted within a natural heritage feature and area, natural heritage feature or hydrologic feature shall be rehabilitated as early as possible in the life of the operation;
c) aquatic areas remaining after extraction shall be rehabilitated to an aquatic environment representative of the natural ecosystem in that particular setting or eco district, and the combined terrestrial and aquatic rehabilitation will meet the intent of this Plan; and,
d) outside the natural heritage system, final rehabilitation shall appropriately reflect the long-term land use of the general area and the policies of this Plan. In agricultural areas, the site shall be rehabilitated in accordance with Provincial policy and the requirements of this Plan.

5.B.8.5 In agricultural areas, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition. Complete rehabilitation to an agricultural condition is not required if:

a) there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;

b) other alternatives have been considered by the applicant and found unsuitable to the satisfaction of the County. The consideration of other alternatives shall include resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and,
c) agricultural rehabilitation in remaining areas is maximized.

5.B.8.6 Where the after-use of a mineral aggregate operation is proposed to be recreation, natural area, or an open space use, the County supports opportunities for public access and/or ownership.

5.B.9 – Aggregate Recycling

5.B.9.1 Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

5.B.9.2 Local Municipalities shall develop and implement official plan policies and other strategies to conserve mineral aggregate resources including the recovery and recycling of manufactured materials derived from mineral aggregate resources and utilization or extraction of on-site mineral aggregate resources prior to development.

CHAPTER 6



COMMUNITY DEVELOPMENT

6.0 Community Development

The World Health Organization defines healthy communities as those communities that are *"continually creating and improving those physical and social environments and expanding those community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential."* Healthy communities improve the quality of natural resources; provide the necessary lands, hard and soft infrastructure to support existing and future growth; promote public participation in community activities; provide improved access to health and social services; and provide the necessary facilities, programs and infrastructure that promote healthy active lifestyles and a caring community for County residents of all ages and abilities to ensure their full participation.

The policies in this section are intended to help create well-designed complete communities that manage and protect their natural resources, have integrated greenspace, trails, pedestrian, biking and transit networks, and that offer a variety of housing, transportation, accessible human services, and employment options.

GOALS

a) Promoting inclusive, healthy, and resilient communities;
b) Promoting a safe, attractive, and vibrant built environment, where residents of all ages and abilities are able to walk, cycle or take transit within their neighbourhoods and to/from schools, parks, places of work, and to participate in daily living;
c) Supporting residents' basic and daily needs by providing adequate and convenient access to a range of housing, employment, services, community infrastructure, and facilities;
d) Managing, protecting, and distributing resources responsibly and equitably; and,
e) Fostering and co-ordinating the desirable physical improvements and maintenance of community areas for environmental, social, or community economic reasons through Local Municipal Official Plans.

6.A – CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

6.A.1. It is the policy of this Plan that the County will identify, recognize, and conserve archaeological and built heritage resources, and cultural heritage landscapes. To achieve these goals, and to encourage the restoration, protection and maintenance of the County's heritage resources, all new development or redevelopment shall be consistent with the Provincial Policy Statement on cultural heritage resources. Cultural heritage resources include

archaeological sites and/or areas of archaeological potential, buildings, structures, and landscapes of cultural heritage value or interest.

6.A.2. Local Official Plans shall include policies to identify, conserve and protect significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the County, other agencies, and Indigenous communities, as appropriate.

6.A.3. The County shall encourage and support the Local Municipalities to prepare and maintain a Cultural Heritage Master Plan that provides, but is not limited to, an inventory of cultural heritage resources, and guidelines for the identification, evaluation, conservation, and direct/indirect impact mitigation activities to consider in decision making on cultural heritage resources.

6.A.4. The County will conserve and manage its heritage resources and cultural heritage landscape by requiring a cultural heritage impact assessment for infrastructure projects.

6.A.5. The Local Municipalities shall ensure that it has accurate and adequate architectural, structural, and economic information to determine the feasibility of rehabilitation and reuse versus demolition when considering demolition applications for designated heritage properties. All cultural heritage resources to be demolished or significantly altered are subject to a Heritage Impact Assessment and documented for archival purposes with a history, photographic record and measured drawings prior to demolition or alteration: such documentation shall be the responsibility of the applicant in consultation with relevant heritage committees.

6.A.6. Development and site alteration on protected heritage property or adjacent lands shall not be permitted, except where the proposed development and site alteration has been evaluated through a heritage impact assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

6.A.7. For the purposes of Section 6.A of this Plan, ‘adjacent lands’ means those lands, neighbouring to a specific protected heritage property, where it is likely that development or site alteration would have a negative impact on protected heritage property. The adjacent land widths listed below are approximate values to be used in this Plan. Different values may be established through a local official plan supported by a technical study prepared by a qualified cultural heritage professional.

Feature or Area	Adjacent Land Width
Protected heritage property	**50 metres**

6.A.8. Local Municipalities are encouraged to maintain a heritage property register for retaining identified properties in their original condition and location.

6.A.9. The County may look to use Community Improvement Plans and associated financial incentives to assist municipalities in their efforts to preserve and protect cultural heritage of regional significance.

6.B – CANADIAN HERITAGE RIVER DESIGNATION

6.B.1. The Canadian Heritage River System identifies and celebrates unique rivers within our country that best reflect Canadian history, recreation, and environment. Established in 1984, this cooperative Federal-Provincial-Territorial program was developed to help preserve the future of significant national rivers through community efforts. As part of the nomination and designation process, a Management Strategy was prepared by a community-based committee consisting of representation along the Detroit River Corridor. This strategy was supported by a number of signatories including mayors from each of the municipalities along the Detroit River.

6.B.2. It is the policy of this Plan to support the natural heritage, human heritage and recreational initiatives as described in the Management Strategy dated June 21, 2001, for the Detroit River as a designated Canadian Heritage River. Local Official Plans should include policies incorporating the initiatives described in the Management Strategy.

6.B.3. The Thames River is also designated a Canadian Heritage River and local Official Plans should include policies recognizing this designation and any applicable Management Strategy.

6.C – ARCHAEOLOGICAL RESOURCES

The County of Essex is located on the traditional territory of the Three Fires Confederacy of First Nations, comprise of the Ojibway, Odawa, and Potawatomie Peoples. Both Indigenous and European archeological resources contribute to the County's cultural identity.

GOALS

a) support the identification of archaeological resources and areas of archaeological potential; and,
b) ensure archaeological resources are conserved in accordance with Provincial requirements.

6.C.1. The County will prepare and maintain an Archaeological Management Plan, containing mapped areas of archeological potential. The existence and specific location of archaeological sites will be kept confidential to protect against vandalism, disturbance, and the inappropriate removal of artifacts and cultural heritage resources. The Archaeological Management Plan will be prepared in partnership with Indigenous communities, and Local Municipalities.

6.C.2. Development and site alteration shall not be permitted on lands containing archeological resources or areas of archeological potential unless significant archeological resources have been conserved by removal and documentation or preservation on site, or the land has been investigated and cleared or mitigated following clearance from the Province. Where significant archeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity or the site, as outlined in the assessment, will be permitted.

6.C.3. Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing archaeological resources. The County shall keep an updated list of Indigenous communities' contacts.

6.C.4. In considering applications for waterfront development, cultural heritage resources both on shore and in the water shall not be adversely affected. Where partially or fully submerged marine features such as ships, boats, vessels, artefacts, from contents of boats, old piers, identified and may be impacted by shoreline and waterfront developments, a marine archaeological assessment prepared by a licensed archeologist pursuant to the *Ontario Heritage Act* will be required. Satisfactory measures to mitigate any negative impacts will be required.

6.C.5. Archaeological assessments are required as part of Essex County's public works projects with ground disturbance and/or work on undisturbed ground in areas of archaeological potential.

6.C.6. Local Municipal Official Plans shall contain policies consistent with Provincial direction dealing with archaeological resources that require their identification, appropriate documentation and/or protection.

6.D – COMMUNITY IMPROVEMENT

Local municipal councils, under the *Planning Act* may choose to designate Community Improvement Areas. Identifying a Community Improvement Area must be carried out through a by-law designating the whole, or any part of the local municipality as a Community Improvement Area.

The goal of any Community Improvement Area is to foster and co-ordinate the physical improvements and investment in a community for environmental, social, or community economic reasons.

6.D.1. The County in collaboration with the Local Municipalities, may designate, Community Improvement Project Areas.

6.D.2. The County of Essex may use Community Improvement Plans for:

a) Infrastructure that is within the County of Essex's jurisdiction;
b) Lands and buildings within and adjacent to existing or planned mixed use and transit corridors that have the potential to provide a focus for higher density residential and mixed-use development and redevelopment;
c) Affordable Housing and Economic Development;
d) Other matters as the Province may prescribe in accordance with the *Planning Act*.

6.D.3. The County encourages Local Municipalities to use Community Improvement Areas and Plans within the following focus areas in local municipal Official Plans:

a) Redevelopment and rehabilitation of brownfield and greyfield sites;
b) Conservation of cultural heritage resources;
c) Provision of affordable housing;
d) Provision of mixed-use developments and accessible, pedestrian-oriented streetscape in downtown and uptown areas, and along transit corridors;
e) Reduction of greenhouse gas emissions; and
f) Preparation for impacts of a changing climate.

6.D.4. The Community Improvement provisions of the *Planning Act* provide for and co-ordinate comprehensive improvements in identified areas of a community. Community improvement policies are intended to provide a planning mechanism for improvements, access to cost sharing programs and encouragement for private investment. In order to assist with regional and local economic development initiatives targeted to attracting new large scale industrial and commercial developments to locate in Essex County, the County encourages and supports local municipalities preparing Industrial and Economic Development Community Improvement Plans.

Where such Local Municipal Community Improvement Plans are in effect, in keeping with the provisions as set out in Section 28 of the *Planning Act*, County Council may make grants for the purpose of rebating the County's portion of any approved Tax Increment Rebate Grant that is being provided by the Local Municipality, for a maximum of up to ten years for eligible projects.

A description of what constitutes an eligible project for the purpose of the County's participation in this Tax Increment Rebate Grant Program, together with a detailed outline of the County's program conditions are set out in a Program Guide that has been prepared by County Administrative Staff.

6.D.5. In order to assist with affordable housing initiatives targeted to addressing housing needs in Essex County, the County encourages and supports local municipalities preparing Affordable Housing Community Improvement Plans.

Where such Local Municipal Community Improvement Plans are in effect, in keeping with the provisions as set out in Section 28 of the *Planning Act*, County Council may make grants for the purpose of rebating the County's portion of any approved Tax Increment Rebate Grant that is being provided by the Local Municipality, for a maximum of up to ten years for eligible projects. County Council may also utilize other programs to support affordable housing through Community Improvement Plans.

A description of what constitutes an eligible project for the purpose of the County's participation in this Tax Increment Rebate Grant Program, together with a detailed outline of the County's program conditions are set out in a Program Guide that has been prepared by County Administrative Staff.

6.E – COMPLETE COMMUNITIES

Complete communities are designed as accessible, dense, and walkable, where most amenities are in close proximity, and meet people's needs for daily living through their lifetime. They provide for a full range of uses including local community centres, schools, places of worship, greenspaces, and other uses to increase greater human interaction and create a sense of community. The policies in this section will help create and maintain well-designed communities that have integrated greenspace, trails, pedestrian, and transit networks, and that offer a variety of housing, transportation, accessible human services, and employment options.

Human health is strongly related to the built and natural environments. Designing and building communities to encourage active lifestyle choices, protect the natural environment and ensure access to clean air, water, and healthy food can significantly improve overall health and well-being. Community design has an important role to play in increasing levels of physical activity. Reducing automobile dependency helps prevent obesity and other physical and mental health diseases related to physical inactivity, adverse air, and environmental quality.

Human services such as healthcare, education, community, and social services, have a significant impact on the quality of life for residents and workers. The needs of individuals and families vary with age, ability, background, and interests. As a result, expectations for basic needs, learning, recreation, public safety, health, well-being, and social supports differ by household and over time.

6.E.1. Complete communities shall be planned to include:

a) creating built form and transportation-related infrastructure that promotes and supports active healthy living;
b) planning for all ages, incomes, abilities, and populations;
c) supporting walkable and bikeable neighbourhoods and districts through active transportation;
d) implementing an interconnected network of open space and parks that facilitate physical activity, social cohesion and support mental health;
e) providing a full range of housing types and tenures including supportive housing;
f) planning for and providing public service and community facilities with convenient access; and,
g) planning for housing and jobs to support sustainable economic growth and development.

6.E.2. The planning, design and evaluation of existing and new communities shall incorporate:

a) Public Health considerations to promote wellness and quality of life;

b) The provision of human service facilities reflecting the demographic and socio-economic needs of the County;
c) Foster physical and mental health;
d) Crime Prevention Through Environmental Design Principles; and,
e) Facilitate inclusivity and accessibility for people of all ages and abilities, and the County's ethnically diverse population.

6.E.3. The County, in collaboration with Local Municipalities and the Province, shall coordinate and deliver social and community services to meet the needs of Essex County residents by permitting and supporting the co-location or clustering of facilities in strategic locations, where feasible, to facilitate equitable access for residents and visitors. This may include the use of schools, libraries, health services, food venues and communities centres as community hubs across the County.

6.E.4. Local Municipalities are to develop policies in their official plans to support seniors to age in place within their communities, in accordance with current best practices and guidelines.

6.E.5. Local Municipalities shall implement the use of universal accessibility in the design of the built environment to create a safe, barrier-free, and more inclusive environment that will enhance the mobility and independence of residents of all ages and abilities, including seniors.

6.E.6. The County in collaboration with Local Municipalities shall assess supporting services and the built environment in neighbourhoods where there is a predominance of seniors to identify gaps with respect to universal accessibility and opportunities to better support Essex County residents.

6.E.7. A continuous, connected, safe and attractive outdoor public realm will be provided to facilitate pedestrian movement throughout the County utilizing public roads, parks, multi-use trails and natural greenway corridors. Walking distances between housing, parks, open space, recreation centres, shopping and other local destinations will be minimized by providing direct and convenient pedestrian linkages. All pedestrian linkages will be constructed in an accessible and barrier-free manner where feasible.

6.E.8. The County, when reviewing development applications and undertaking public works, shall support barrier-free design in order to eliminate barriers for people and visitors with disabilities.

6.E.9. The County shall remove barriers from existing County public facilities and outdoor public spaces in order to eliminate barriers for people and visitors with disabilities.

6.F – HEALTHY AND RESILIENT COMMUNITIES

The Official Plan recognizes that food is a basic human need, and the availability of safe, nutritious, affordable food is critical to the health and well-being of the citizens of Essex County. Sustainable food security and *food systems* planning represent a situation that exists when people have secure access to sufficient amounts of safe and nutritious food in order to lead an active and healthy life; whereas, food insecurity may be caused by the unviability of safe and nutritious food, economic conditions, or the inappropriate distributions of food and/or food outlets. Strategies that aid in minimizing food insecurity include improved access to local services such as grocery stores and community gardens close to where people live.

As a component of food security and overall food system, urban agriculture can help assist in supporting access to healthy foods. In general terms, urban agriculture is a type of sustainable land use in and around urban communities that provide an alternative source of economical food production for urban residents. Examples include private garden allotments, community gardens, edible landscaping, and rooftop gardens.

6.F.1. Through planning public projects, and investment, the County will encourage, foster and support:

a) Ready access to high quality retail grocery stores, farmers markets, and other food sources which provide affordable, safe, healthy, culturally diverse, and local foods.
b) Opportunities for urban food production on private and public lands.

6.F.2. Local Municipalities shall include in their Zoning By-law the provision of food sales, preferably through grocery stores and farmer's markets, in order to ensure residents live within close proximity to food within the County Primary and Secondary Settlement Areas.

6.F.3. Food production, processing, distribution, storage, and farmer's markets are supported throughout the County. In urban areas and villages, community gardens and small scale indoor and outdoor crop production which does not have an adverse effect on the surrounding area by virtue of appearance, function, risk of rodent infestation or high volumes of vehicular traffic, are permitted.

6.F.4. Neighbourhood parks may be designed to provide space to support food systems, including food growing, composting, neighbourhood markets and other neighbourhood-based activities.

6.F.5. A *community garden* is defined as an area of land used to produce food, native and ornamental plants, edible berries, and food perennials. It is an area of publicly or privately owned land, a rooftop or other space managed and maintained by individuals, a non-profit co-operative, a condominium corporation and/or other community-based organizations, to grow and harvest food crops and/or non-food ornamental crops, such as flowers for personal or group use, consumption, or donation. Community gardens may be divided into separate plots or may be farmed collectively and may include common areas maintained and uses by community garden members.

6.F.6. The County will support community gardens by:

a) Offering, where appropriate, the use of County owned lands as a new community garden site, such as vacant, underutilized, or undeveloped parcels; and
b) Working with community organizations and stakeholders to help support suitable sites within Essex County for the development of community gardens, with consideration being given to the criteria identified in this Plan.

6.G – HEALTHY AND ACTIVE LIFESTYLES

6.G.1. Public spaces, including streets, parks, and buildings, should be designed to be accessible and safe for all members of the community, with locations that provide active transportation choices to complementary land uses. School locations that favour walking and biking are encouraged. The location of public buildings should be supportive of the development and growth strategies of this Plan. Accessibility to the largest concentrations of population will be a primary consideration in the planning of major facilities.

6.G.2. New developments will need to be designed to be walkable and bike friendly by including interconnected trails, sidewalks, and/or paved shoulders, dedicated cycle tracks, and multi-use paths where appropriate to integrate with the overall complete transportation system.

6.G.3. Local Municipalities shall integrate safe, convenient, and attractive pedestrian and cycling facilities such as sidewalks, cycling routes, corner ramps, pedestrian signals and appropriate lighting as part of the transportation system, in conjunction with boulevard tree planting providing shade to reduce the urban heat island.

6.G.4. Local Municipalities shall develop and maintain a continuous sidewalk system and cycling routes to support accessible, safe, convenient, and enjoyable walking and cycling for all users.

6.G.5. The County, in collaboration with Local Municipalities, shall support through the land use and transportation planning process, the provision of accessible outdoor settings, including parklands, open spaces, active transportation networks and trails to enhance, encourage and enable an active community.

6.G.6. Design standards will be prepared, in collaboration with Local Municipalities, and utilized to provide for the needs of pedestrians and cyclists, including children, youth, seniors, persons with special needs, persons with disabilities, with the necessary infrastructure to make them safe, convenient, and accessible through the creation of a network of connected sidewalks, multi-use trails and cycling lanes throughout the community.

6.H – PUBLIC ART

6.H.1. Public art shall be incorporated into the design of major County developments, streetscapes, and public spaces.

6.H.2. The County will incorporate place-making elements in coordination with Local Municipalities along County Roads and at major entry points to communities to foster unique, authentic, memorable, and vibrant places.

6.H.3. The County supports the design and maintenance of County Roads within downtowns and community cores to function as flexible spaces to support place-making, temporary community events and initiatives to support complete communities.

6.I – URBAN DESIGN

Urban design is the practice of making places that are attractive, memorable, and functional. It involves the arrangement, appearance and relationship between buildings, outdoor spaces, transportation systems, services, and amenities.

6.I.1. Local Municipalities are to promote a high standard of urban design to create healthy communities which attract investment and promote social interaction for persons of all ages.

6.I.2. Local Municipalities are to pursue excellence and innovation in architecture, landscape architecture, site planning, streetscape design, and overall community design to ensure built environments are attractive, walkable, accessible, safe, diverse, and functional.

6.I.3. Local Municipalities are to promote revitalization and redevelopment within downtowns and community cores to enhance their existing character.

6.I.4. Local Municipalities are to require new developments to be designed to be walkable and bike friendly, with a highly interconnected network of trails, sidewalks, paved shoulders, and dedicated cycle tracks.

6.I.5. Local Municipalities are to enhance the public realm through urban design and improvements, and investment that contributes to safe, attractive complete streets and desirable communities.

6.I.6. Local Municipalities are to promote active transportation through the cohesive and collaborative design of streets, building interfaces and public spaces.

6.I.7. Local Municipalities are to apply sustainable design principles to the public realm, infrastructure, public service facilities, development, and streets.

6.I.8. Local Municipalities are to consider place-making elements along County Roads at major entry points to communities to foster unique, authentic, memorable, and vibrant places.

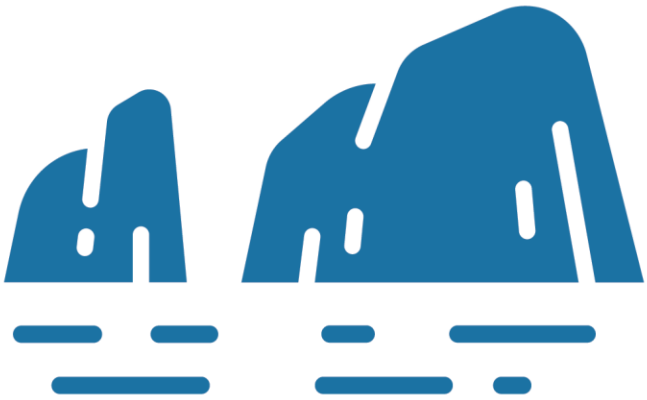
6.I.9. The County will implement the design of public service facilities, public spaces, and County Roads in coordination with Local Municipalities to promote:

a) civic pride, diversity, and community identity;
b) connectivity;
c) high quality architecture and urban design; and
d) multi-functional uses and activities throughout the year, as feasible.

6.I.10. Local Municipalities are to include policies in their Official Plans that support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED).

6.I.11. The County will prepare and utilize urban design guidelines for County Roads. Local Municipalities shall develop urban design guidelines generally as well as part of secondary plans, including for Employment Areas and Employment Lands.

CHAPTER 7



NATURAL HERITAGE AND WATER RESOURCES

7.0 Natural Heritage and Water Resources

In 2002 the Essex Region Biodiversity Conservation Strategy was prepared by the Essex Region Conservation Authority. This Strategy included a comprehensive spatial analysis of all natural areas within the Essex region which includes the County of Essex, the City of Windsor, and the Township of Pelee.

As part of the background work in support of the 2014 County Official Plan, the Essex Region Conservation Authority prepared an update to the strategy, referred to as the Essex Region Natural Heritage System Strategy (ERNHSS). The purpose of this updated strategy was to accurately map existing natural heritage features as well as to prioritize habitat restoration opportunities within the Essex region. The natural heritage system mapping contained in the updated Strategy remains the basis of the natural heritage system shown on Schedules “A1”, and “B” of this Plan.

There are a significant number of plant and animal species considered to be species at risk which includes endangered, threatened, and special concern species that are known to occur in Essex County. With its mild climate, Carolinian woodlands, prairie habitat and lush wetlands, this area is one of the most biologically diverse regions in Canada. This region has over 200 kilometres of shoreline on Lake St. Clair, Lake Erie, and the Detroit River. An extensive network of natural inland watercourses and municipal drains provide the drainage required to support the area’s productive agricultural industry, and to provide the storm drainage outlets required to support planned urban development and redevelopment. Since this part of Ontario was first settled by Europeans in the late 1700s many of the areas with significant natural features have been drained and cleared to make them available for crop production. Although good for farming, these past practices have resulted in limited habitat, fewer natural linkages between natural features and impaired water quality. As a result, it is increasingly important for the County to work with Local Municipalities, Indigenous Communities, private property owners, regional and provincial agencies and ministries to preserve these remaining ecologically significant natural areas and enhance their effectiveness and long-term sustainability through promoting the development or preservation of natural linkages between the areas and increasing the amount of core natural area. As part of good farm practices, restoring habitat along municipal and farm drains, maintaining hedgerows with good woodlands management, and overall woodland management contribute to the broader goals of this Plan of agricultural land stewardship and natural heritage systems stewardship.

7.A – NATURAL HERITAGE SYSTEM

GOALS

a) Protecting natural features and areas for the long term and maintain, restore or where possible, improve their diversity and connectivity.

b) Recognizing the Essex Region Natural Heritage System Strategy as the basis for the County's natural heritage system.
c) Increasing the size of core natural areas and to create and protect linkages and corridors as part of a linked natural heritage system.
d) Requiring inter-municipal coordination and the incorporation of appropriate policies in local Official Plans and Zoning By-laws to achieve the goals of this Plan.
e) Supporting partnerships with local Conservation Authorities, Local Municipalities, Indigenous Communities, Provincial and Federal Ministries and Agencies, landowners, and other partners to appropriately manage ecologically sensitive lands that are in public and private ownership.
f) Recognizing vegetated buffers along municipal drains, streams, shorelines, and wetlands to enhance the natural heritage system and to promote restoration opportunities adjacent to these important natural features.
g) Encouraging private individuals and businesses to support and to participate in tree planting, restoration and stewardship programs and other opportunities to enhance the County's natural heritage system.
h) Establishing capital and/or operating funding in partnership with Local Municipalities to implement initiatives to enhance the natural heritage system.

Overview of the Natural Heritage System

The components of the natural heritage system are listed in Table 7-1, and where appropriate, mapped on the Schedules to this Plan. For ease of review, the natural heritage system is found on the following Schedules to this Plan:

a) Schedule "A1" identifies lands designated "Natural Environment" which includes Provincially significant wetlands and significant terrestrial features that are designated as a natural heritage feature in a local Official Plan, or meet 5 out of 11 of the natural heritage feature criteria outlined in the Essex Region Natural Heritage System Strategy (ERNHSS) prepared by the Essex Region Conservation Authority.
b) Schedule "B" contains the following:
    i) the "Natural Environment" designation shown on Schedule "A1".
    ii) a "Natural Environment Overlay" of secondary priority natural heritage features in the County that meet 1 to 4 of the 11 criteria outlined in the ERNHSS report;
    iii) a "Restoration Opportunities Overlay" of restoration lands that meet either 3 to 5 (Priority) or 1-2 (Secondary) of the 11 criteria outlined in the ERNHSS report; and
    iv) Wildlife and Habitat Corridors.

TABLE 7-1: NATURAL ENVIRONMENT TYPES

	Natural Heritage Feature	Agencies determining significance	Criteria and methods used to determine significance	Schedule	Policy
1	Significant wetlands and significant coastal wetlands	Province through Ontario Wetland Evaluation System (OWES)	Significant Wetlands and Significant Coastal Wetlands can be identified by OWES certified evaluators. The County of Essex and Municipality are responsible for accepting all wetland evaluations and forwarding them to the Province.	High Priority Existing Feature within the "Natural Environment" designation on Schedule "A1" and Provincially significant wetlands within the "Natural Environment" designation on Schedule "B".	Development and site alteration shall not be permitted.
2	Significant habitat of endangered species and threatened species	Province	Delineating/ describing, reviewing, and approving the work of others or establishing methods such as training and standards that ensures the work of others will be acceptable	Not specifically mapped on Schedules.	Development and site alteration shall not be permitted, except in accordance with provincial and federal requirements.
3	Lands adjacent to significant wetlands and significant coastal wetlands and significant habitat of endangered	County of Essex or Local Municipalities	A 120 metre adjacent lands width is identified from the extent of the identified feature.	Not specifically mapped on Schedules.	Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will

	Natural Heritage Feature	Agencies determining significance	Criteria and methods used to determine significance	Schedule	Policy
	species and threatened species				be no negative impacts on the natural features or on their ecological functions.
4	Lands designated in local Official Plans for natural heritage protection	County of Essex or Local Municipalities	Identified in local Official Plans.	High Priority Existing Feature within the "Natural Environment" designation on Schedules "A1" and Schedule "B".	Development and site alteration shall not be permitted.
5	Other High Priority Existing Natural Features	County of Essex, through local municipality	Existing natural features that satisfied between 5 and 11 criteria in the Essex Region Natural Heritage System Strategy.	High Priority Existing Feature. Designated "Natural Environment" on Schedule "A1" and as categorized on Schedule "B".	Development and site alteration shall not be permitted.
6	Fish habitat	Fisheries and Oceans Canada	Identified through pre-consultation with Fisheries and Oceans Canada.	High or Secondary Priority Existing Feature. Located within the "Natural Environment" designations on Schedules "A1" and "B".	Development and site alteration shall not be permitted, except in accordance with provincial and federal requirements.
7	Significant woodlands	County of Essex, Local Municipality	All woodlands 2 hectares in size or larger using the size criteria recommended in the Natural Heritage Reference Manual (MNR, 2010) and as	High or Secondary Priority Existing Feature. Located within the designations on	Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on

	Natural Heritage Feature	Agencies determining significance	Criteria and methods used to determine significance	Schedule	Policy
			per the Essex Region Natural Heritage System Strategy. Smaller woodlands may be considered significant if they exhibit composition, age or quality that is uncommon in the municipality or the region.	Schedules "A1" or "B".	the natural features or their ecological functions.
8	Significant areas of natural and scientific interest	Province	In accordance with the areas of natural and scientific interest confirmation process. Policies apply to both Earth and Life science areas of natural and scientific interest.	High or Secondary Priority Existing Feature. Located within the designations on Schedules "A1 or "B".	Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
9	Significant wildlife habitat	County of Essex, Local Municipality	Using criteria recommended in the Natural Heritage Reference Manual (MNR, 2010), the Significant Wildlife Habitat Technical Guide and the EcoRegion Criteria Schedules and using Ecological Land Classification. Significant wildlife habitat has been divided into four	Not specifically mapped on Schedules.	Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

	Natural Heritage Feature	Agencies determining significance	Criteria and methods used to determine significance	Schedule	Policy
			broad categories (1) seasonal concentration areas, (2) rare vegetation communities or specialized habitats for wildlife, (3) habitat of species of conservation concern (excluding the habitat of endangered and threatened species), and (4) animal movement corridors.		
10	Significant valleylands	County of Essex, Local Municipality	Significant valleyland features are identified utilizing guidelines provided in the Natural Heritage Reference Manual (MNR, 2010) and are based on the following features: A) more or less continuous natural areas providing connections within the watershed; B) contains a diversity of native species, natural communities, and landscapes; C) provides ecological functions such as habitat, passage, refuge, hydrological flow, and	High or Secondary Priority Existing Feature. Located within the "Natural Environment" designations on Schedules "A1" or "B".	Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

	Natural Heritage Feature	Agencies determining significance	Criteria and methods used to determine significance	Schedule	Policy
			buffering from adjacent areas.		
11	Identified significant existing natural heritage feature	County of Essex	Existing natural feature that satisfied between 1 and 4 of 11 criteria in the Essex Region Natural Heritage System Strategy.	Secondary Priority Existing Feature. Located within designations on Schedules “A1” and “B”.	Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
12	Adjacent lands to significant woodlands, significant valleylands, Provincial and regional ANSIs, and significant wildlife habitat and lands designated in local Official Plans for natural heritage protection and other high priority existing natural features	County of Essex	A 120 metre adjacent lands width is identified and referenced for all natural heritage features with the exception of Earth Science ANSI which have a recommended 50 metre adjacent lands width.	Not specifically mapped on Schedules.	Development and site alteration shall not be permitted on adjacent lands to the natural heritage feature and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

	Natural Heritage Feature	Agencies determining significance	Criteria and methods used to determine significance	Schedule	Policy
13	Unevaluated wetlands	Province through OWES	Unevaluated wetlands can be identified by OWES certified evaluators. The County of Essex and Municipality are responsible for accepting all wetland evaluations.	Not specifically mapped on Schedules.	Development and site alteration will not be permitted until the significance of the feature has been determined using OWES. For wetlands determined to be Provincially significant see Item #1 of this table for the policies that will apply. For wetlands that have been determined to be locally significant, development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
14	Primary Restoration Opportunities	County of Essex, Local Municipality	Prioritized Restoration Opportunities that satisfied between 3 and 5 criteria in the Essex Region Natural Heritage System Strategy.	Restoration Opportunities on Schedule “B”.	Provide for a focused approach towards the implementation of the natural heritage system. Supported options may include focused land securement, stewardship activities, and volunteer restoration.

	Natural Heritage Feature	Agencies determining significance	Criteria and methods used to determine significance	Schedule	Policy
15	Secondary Restoration Opportunities	County of Essex, Local Municipality	Prioritized Restoration Opportunities that satisfied 1 or 2 criteria in the Essex Region Natural Heritage System Strategy.	Restoration Opportunities on Schedule “B”.	Provide for a focused approach towards the implementation of the natural heritage system. Supported options may include focused land securement, stewardship activities, and volunteer restoration.

7.A.1 – General Directive

This Plan acknowledges the importance of natural heritage features and considers them as integral parts of a healthy and vibrant community. Once destroyed, natural heritage features are difficult, if not impossible, to replace. The vision for lands designated "Natural Environment" and other areas with natural heritage features and lands adjacent to areas with significant natural heritage features is one which includes a strong commitment to protect, preserve and enhance those areas that exist within the County. Because many natural areas have been converted into farmland over the years (approximately 9 percent of the land in Essex County continues to contain natural area coverage), the County supports the efforts of the Conservation Authorities to increase natural area coverage with a goal of fifteen (15) percent natural area coverage. Accordingly, the protection and enhancement of all natural heritage features and the implementation of restoration opportunities will result in a healthier and more ecologically robust County natural heritage system.

Lands identified as Provincially significant wetlands, significant habitat of endangered and threatened species, lands designated in local Official Plans for natural heritage protection, and other high priority existing natural heritage features meeting 5 of the 11 criteria in the County of Essex Natural Heritage System Strategy shall be designated as "Natural Environment" in this Plan as identified on Schedule "A1" and further detailed in Schedule "B". These lands shall also be identified in a comparable designation in local Official Plans and Zoning By-laws.

Existing Secondary Priority natural heritage features that meet between 1 to 4 of the 11 criteria in the Essex Region Natural Heritage System Strategy shall be identified in an overlay designation on Schedule "B" of this Plan. Land uses follow the underlying designation; however, specific policies apply to these lands when subject to development review of a *Planning Act* application. These existing features, such as woodlands/woodlots, areas of natural and scientific interest, valleylands and wildlife habitat have, at a minimum, local or regional significance and they should be identified in local Official Plans. The County supports Local Municipalities to undertake Candidate Natural Heritage Studies to identify additional Provincially, regionally and locally significant natural heritage features and to incorporate those areas into their Official Plan and Zoning By-law.

Priority and Secondary restoration opportunity areas have been identified in an overlay designation on Schedule "B" of this Plan. The intent of this overlay designation is to promote opportunities to enhance the County's natural heritage system through policy, stewardship and education.

Wildlife and habitat corridors have been identified on Schedule "B" of this Plan. The basis for these corridors are Greenways maintained by the Essex Region Conservation Authority that are off-road and designed for hiking, cycling, nature observation, and in some areas, horseback riding. They also are valuable corridors for wildlife and habitat

given the connectivity they provide within the County and between natural heritage features. Although not depicted in this Plan, Local Municipalities should identify local wildlife and habitat corridors within their Official Plans that build on the wildlife and habitat corridors identified in this Plan.

The natural heritage system identified on Schedule "B" of this Plan, including restoration opportunity areas, covers approximately 20% of the County's land base. All lands within the natural heritage system do not at present contain natural heritage features. The County supports the efforts of the Conservation Authorities, Local Municipalities, and Private Landowners to increase natural area coverage within the natural heritage system to 15 percent. The County acknowledges increasing natural area coverage within the County will require an ongoing financial commitment from the County and Local Municipalities and the County and Local Municipalities adopting a no net loss approach to natural heritage planning and stewardship.

The goals and policies below are considered the minimum standards necessary to protect the County's natural heritage features and natural heritage system. Local Municipalities may go beyond the policies contained within this Plan and Provincial Policy to preserve, protect and enhance the natural environment of Essex County.

7.A.2 – Natural Environment Policies

The following policies apply to those lands designated as "Natural Environment" on Schedule "A1" as further detailed on Schedule "B" of this Plan.

7.A.2.1 Development and site alteration is not permitted on lands designated "Natural Environment".

These lands include Provincially significant wetlands and significant habitat of endangered species and threatened species, lands designated in local Official Plans, and high priority existing natural heritage features that meet five out of 11 of the natural heritage feature criteria outlined in the Essex Region Natural Heritage System Strategy (ERNHSS) prepared by the Essex Region Conservation Authority. Lands designated "Natural Environment" may also contain fish habitat, significant woodlands, areas of natural and scientific interest, significant wildlife habitat, and significant valleylands.

7.A.2.2 Permitted uses on lands designated "Natural Environment" shall be limited to passive recreational uses, and activities that create or maintain infrastructure authorized under an environmental assessment process or work subject to the Drainage Act.

7.A.2.3 Nothing in this Plan is intended to limit the ability of existing agricultural uses to continue on lands within the "Natural Environment" designation as well as lands designated "Agricultural" and that have significant natural heritage features or are adjacent to areas with significant natural heritage features.

However, the construction of new greenhouses and other new buildings within areas designated “Natural Environment” is prohibited.

Expansions and alterations to existing buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses may be permitted if it is demonstrated that:

a) there is no alternative, and the expansion or alteration in the feature is minimized and, in the buffer, is directed away from the feature to the maximum extent possible; and
b) the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

7.A.2.4 Natural environment areas may contain features and/or functions that result in the area meeting the qualifications of more than one of the classifications in Table 7-1. In those instances where an area qualifies as being in more than one of the classifications, the Environmental Impact Study that requires the higher level of detail shall be required and the larger adjacent lands setback shall apply.

7.A.2.5 The significant habitat of endangered species and threatened species is not shown on the Land Use Schedules; however, this habitat can occur in natural heritage features and areas mapped on the Official Plan Schedules.

Species at Risk are identified as extirpated, endangered, threatened or species of special concern on the Species at Risk in Ontario List. The Province approved the *Endangered Species Act*, 2007 (ESA) to protect and conserve Species at Risk and their habitats, and provides technical advice to support the implementation of natural heritage policies found within the Provincial Policy Statement, 2020 (PPS). It is acknowledged that there is a Provincial permitting process related to Species at Risk in Ontario.

Environmental Impact Studies or other planning reports may help with identifying the extent of the habitat of endangered species and threatened species.

The significant habitat of endangered species and threatened species will be based on a consideration of the following:

a) Assessments reviewed and approved by the Province regarding the extent of the species’ habitat;
b) Habitats or areas delineated by Province and/ or regulated under the ESA; and,
c) Habitat that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of

occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.

7.A.3 – Natural Environment Overlay Policies

The following policies apply to those lands identified as “Natural Environment Overlay” on Schedule “B” of this Plan.

7.A.3.1 Development and site alteration is not permitted on lands within the “Natural Environment Overlay” unless it has been demonstrated to the satisfaction of the approval authority and/or the local municipality that there will be no net loss on the natural features or their ecological functions.

These lands may be adjacent to lands designated “Natural Environment” and/or may contain fish habitat, significant woodlands, areas of natural and scientific interest, significant wildlife habitat, significant valleylands, and secondary priority existing natural features that meet 1 to 4 of the 11 natural heritage feature criteria outlined in the Essex Region Natural Heritage System Strategy (ERNHSS) prepared by the Essex Region Conservation Authority.

Adjacent lands are defined as generally those lands within 120 metres of the “Natural Environment” designation and “Natural Environment Overlay”.

Assessment of negative impact is to be determined by conducting an Environmental Impact Study in accordance with relevant policies in Section 7.A.7 of this Plan.

7.A.3.2 Permitted uses on lands within the “Natural Environment Overlay” shall be in accordance with the underlying land use designation.

7.A.3.3 The County supports activities that preserve and enhance the features contained within the “Natural Environment Overlay”. Examples include, but are not limited to, tree preservation, tree planting, and establishing and improving linkages.

7.A.3.4 Harrow Site Esker ANSI

Earth science features are the physical elements of the natural landscape created by geological processes. These features are classed into geological themes and the best representative sites, not occurring in Provincial Parks, are considered Provincially significant areas of natural and scientific interest (ANSI). The Harrow Site Esker ANSI occurs in Lot 11, Concession II and Lot 14, Gore Concession and contains ill-defined esker-like ridges. The exact relationships of these features are not fully known; however, they may represent the oldest in Ontario. Earth Science ANSI’s are generally less sensitive to disturbance than Life Science ANSI’s. Ecological functions do not

need to be considered and mitigation should focus on the need to conserve topography, stratigraphy and geological features for which the area was identified. The approval authority will pre-consult with the Ministry of Natural Resources and Forestry prior to approving planning applications that may impact the Esker ridges.

7.A.4 – Restoration Opportunities Overlay Policies

The following policies apply to those lands identified as being a Restoration Opportunity on Schedule "B" to this Plan and outlined in the Essex Region Natural Heritage System Strategy (ERNHSS) prepared by the Essex Region Conservation Authority. The "Restoration Opportunities Overlay" applies to lands that do not contain existing natural heritage features; however, they have been identified as potential areas to enhance the natural heritage system in the County.

7.A.4.1 Prior to the approval of any local Official Plans, Official Plan amendments or Secondary Plans, Zoning By-law Amendments, plans of subdivision/condominium, or during the preparation of any Environmental Assessment for infrastructure, an Environmental Impact Study shall be undertaken that identifies and evaluates the feasibility of the following:

a) Opportunities to restore and enhance the natural heritage features in the area, including the establishment of linkages.
b) The incorporation of Low Impact Development elements into the project.
c) Opportunities to establish buffers into the project design that would promote the natural restoration of an area.
d) Opportunities to set aside strategic areas for restoration and enhancement.
e) Opportunities for local stewardship, naturalization, and education about the benefits of enhancing the area's natural heritage system.
f) Opportunities for Public acquisition and/or rezoning to protect important linkages.

7.A.4.2 Local Municipalities should require the establishment of vegetated buffers and potential new linkages to enhance the natural heritage system as part of the construction of any new municipal drains or any work completed under Section 78 of the *Drainage Act* within the "Restoration Opportunities Overlay" as shown on Schedule "B" of this Plan.

7.A.5 – General Policies

The following general policies apply to those lands designated as "Natural Environment" on Schedule "A1" of this Plan as well as areas designated "Agricultural" and "Settlement Areas" that have significant natural heritage features or are adjacent to areas containing significant natural heritage features as shown on Schedule "B".

7.A.5.1 Environmental Impact Studies

The purpose of an Environmental Impact Study is to:

a) collect and evaluate information to provide a more complete understanding of the boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions that exist;
b) determine whether there are any additional natural heritage features on the lands and adjacent lands; and,
c) make an informed decision as to whether the proposed development and/or site alteration will have an impact on the natural heritage features and ecological and hydrological functions.

The preparation of all Environmental Impact Studies referred to in this Plan shall be the responsibility of the landowner and shall be carried out by a qualified environmental professional.

Environmental Impact Studies are to be prepared in accordance with the guidelines in Appendix 3 of this Plan and on the basis of the natural features or the ecological function for which the area has been identified in Table 7-1 and the Schedules to this Plan. For example, if this Plan identifies a site as an ANSI or a significant woodland, the Environmental Impact Study shall be prepared on the basis of that environmental classification.

When conducting the Environmental Impact Study, the environmental professional must acknowledge in the report any new information, such as, but not limited to, findings of rare or significant species not previously known to exist on the site, and the impact which may result from any proposed development.

The County, Local Municipality and/or other approval authority shall have regard to such new information in its decisions regarding planning applications. If, based on the new information, the approval authority concludes that the “Natural Environment” classification should be altered, this Official Plan and/or the local Official Plan, depending on the significance of the change and its impact on the ability of the County to meet the goals of this Plan, will require amendment to implement the change.

Before development is approved in the area subject to the Environmental Impact Study, the Environmental Impact Study shall demonstrate that the relevant policies of this Plan and the local Official Plan are met. The Environmental Impact Study should also demonstrate that the development and site alteration will have no negative impact and no net loss of significant natural heritage features and related ecological functions.

Where an Environmental Impact Study has been completed, the County, as the approval authority for land use planning applications, must be satisfied it has been demonstrated that there will be no negative impacts and no net loss on the natural features or their ecological functions. A peer review of an Environmental Impact Study may be required by the County, with the cost borne by the applicant.

The County shall require reimbursement, in the form of compensation, for all healthy trees proposed to be removed in development applications, based on the findings of a Tree Inventory and Preservation Plan. The County shall require compensation for impacts/changes to the natural heritage system arising from a development application.

7.A.5.2 The required scope and/or content of an Environmental Impact Study may be modified through pre-consultation with the County, local municipality, and any other body having jurisdiction in accordance with the Guidelines provided in Appendix 3 to this Plan.

7.A.5.3 A site inspection may be needed where there is insufficient natural heritage data to determine whether an Environmental Impact Study is required. The purpose of the site inspection is to identify potential significant natural heritage features and areas that may require further study and evaluation. Once the significance is determined, the appropriate policies of this Plan apply.

7.A.5.4 The County shall requirement reimbursement, in the form of compensation, for all healthy trees proposed to be removed in development applications, based on the findings of a Tree Inventory and Preservation Plan. The County shall require compensation for impacts/changes to the natural heritage system arising from a development application.

7.A.5.5 On lands that contain natural heritage features, avoidance and dedication of the land associated with the feature shall allow a transfer of density to the lands proposed for development.

7.A.5.6 If a site is identified as having a higher or lower classification by the Province or by a local municipality through a special planning study which is completed in accordance with Provincial guidelines, this Plan and/or the local Official Plan will require an amendment to implement the change. The aforementioned amendments will generally occur at the five-year review of the County Official Plan. In the interim, where the lands are identified as

having a higher classification, this Plan will apply the relevant policies as if these lands had been designated as “Natural Environment” on Schedule “A1” of this Plan. In all cases, the approval authority shall be consistent with the Provincial Policy Statement when making decisions regarding any planning applications affecting areas with natural heritage features and/or functions.

7.A.5.7 Unauthorized removal of a natural heritage feature will not result in a reduction or elimination of constraints on development or site alteration otherwise required by this Plan.

7.A.5.8 Conveyance of lands within the natural heritage system to a public authority, where appropriate, as part of the *development approval* process should be required at minimal or no cost to the receiving public authority. Conveyance of lands within the natural heritage system shall not be considered as contributing towards the parkland dedication requirements under the *Planning Act*.

7.A.5.9 To assist with determining the alteration of a natural environment area over time, the approval authority will use available aerial imagery as one of the tools to establish the alteration in relation to the enlargement or retraction of a feature.

7.A.5.10 The extent and diversity of natural heritage features in an area, and the natural connections between them, should be preserved and enhanced where possible. The development of policies to protect and enhance natural connections is encouraged. The County and Local Municipalities are to identify natural connections through initiatives such as the preparation of Biodiversity Conservation Strategies. Natural connections will generally follow watercourses and the lakeshore with their associated flood and erosion susceptible areas, unstable lands, steep slopes and other physical conditions that create hazards and will also generally follow the woodlots in the areas of the County outside of settlement areas. Natural restoration, riparian buffering and other similar initiatives are required along greenways and parkways that are being created and maintained by provincial and regional agencies, the County, Local Municipalities, and other community partners.

7.A.5.11 In addition to the above policies, Local Municipalities are to undertake the following in consultation with the County:

a) Cooperate in identifying and protecting inter-municipal natural connections regarding multi-purpose (recreational/utility/natural) connections and linkages which cross municipal boundaries.

b) Establish goals and strategies to increase the amount of natural heritage area. One way to achieve this is to have a “State of the Environment Report” prepared and presented to Council on a regular basis.
c) Require that when considering development proposals, the approval authority may require the landowner to enter into an agreement regarding the preservation and enhancement of the trees and vegetation on the property. Where forest cover is to be provided as a condition of a development approval, the use of a variety of indigenous species of vegetation shall be required.

7.A.5.12 The County recognizes woodlots as viable components of farming operations.

7.A.5.13 On lands designated “Agricultural” that have significant natural heritage features or are adjacent to areas with significant natural heritage features, the construction of greenhouses and other agricultural buildings is strongly discouraged. In most instances the construction of greenhouses and large agricultural buildings within such areas will have negative impact and therefore would not be permitted. Other locations on the farm can be used for such purposes.

7.A.5.14 The participation of woodlot owners in voluntary stewardship agreements, and where eligible, in conjunction with compensation programs such as Ecogifts, the Managed Forest Tax Incentive Program and the Conservation Land Tax Incentive Program will be encouraged.

7.A.5.15 The urban forest in existing and expanded settlement areas will be protected, enhanced, and integrated into complete communities by:

a) implementing the enhancement of a resilient and healthy urban forest by increasing tree canopy coverage and encouraging a diversity of tree species through tree planting and restoration of public lands in appropriate locations;
b) providing sustainable growing environments for trees by allocating adequate soil volumes and landscaped area through development, redevelopment and site alteration and infrastructure; and
c) reviewing applications for development, redevelopment and site alteration to minimize impacts on the urban forest. Where woodlands or other trees cannot be retained in situ, as supported by appropriate studies in accordance with the policies of this Plan, compensation will be provided in accordance with Council policy.

7.A.5.16 The natural areas under private ownership continue to be private and their identification as natural areas in no way increases their accessibility to the public or their eligibility for acquisition by any public authority or any other conservation group or agency.

7.A.5.17 The County will develop programs to support Local Municipalities, Indigenous Communities, and partners to protect and enhance natural heritage features and natural heritage systems. This shall include programs to fund restoration opportunities that increase natural area coverage and/or enhance the ecological or hydrological function of natural heritage features and natural heritage systems. These programs shall also address increasing the natural area coverage on publicly owned lands. These programs will minimize the impact on agricultural operations.

7.A.5.18 The County recognizes Greenways maintained by the Essex Region Conservation Authority provide members of the public access to nature and safe off-road routes for active transportation within the County and function as corridors for wildlife. The County will support the protection and enhancement of greenways as wildlife and habitat corridors to improve the ecological function of the natural heritage system in the County.

7.A.5.19 The County shall work with municipal partners, Conservation Authorities, the City of Windsor, Indigenous communities, landowners and provincial/federal partners to develop a natural heritage strategy to connect Ojibway National Urban Park with Lake Erie.

7.A.5.20 Local Municipalities shall incorporate the mapping and policies of the Natural Heritage System into their Local Official Plans and Secondary Plans in a manner that implements the County Official Plan. To provide greater clarity on the General Directives in Section 7.A.1 of this Chapter, Local Official Plans may exceed the minimum standards of the County Official Plan to protect natural heritage features and the Natural Heritage System provided the Local Official Plan mapping and policies do not conflict with the County Official Plan and are consistent with Provincial Policy.

7.A.5.21 During the preparation of local Official Plans and Secondary Plans, Local Municipalities shall undertake additional refinement of the natural heritage system. The implementation of tools to enhance the system such as more detailed land use designations, overlay designations, promotion of stewardship and voluntary landowner actions shall be required as part of the preparation of local Official Plans.

7.A.5.22 During the preparation of local Official Plans, Local Municipalities shall identify and prioritize strategic actions and funding requirements for lands identified as restoration opportunities on Schedule "B" of this Plan.

7.A.5.23 The need for infrastructure in or adjacent to the natural heritage system shall demonstrate the need for the infrastructure as well as identify no reasonable alternative exists through the appropriate study. The impact of the infrastructure shall be minimized and mitigated by:

a) Avoiding natural heritage and hydrologic features where possible;
b) Avoiding provincially significant wetlands except where addressed through an environmental assessment process; and
c) providing appropriate mitigation measures to address the impacts on *natural heritage and hydrologic features*.

7.A.5.24 The County shall provide funding to assist in implementing strategic actions identified by County Council and/or Local Municipalities in accordance with the policies of this Plan. This funding may also be used to support such other initiatives as the Essex Region Conservation Authority's Clean Water - Green Spaces program in achieving the objectives of this Plan, including increasing natural area coverage within the County.

7.A.5.25 The County will update the Essex Region Natural Heritage System within 5 years of adopting this Plan.

7.B – WATER RESOURCES

GOALS

a) Protecting, improving and restoring the quality and quantity of ground and surface water in the County.
b) Protecting all municipal drinking water supplies and designated vulnerable areas in the County.
c) Identifying water resource systems and maintain linkages and related functions among water resource system components in the County.
d) Considering the cumulative impacts of development on the quality and quantity of ground and surface water in the County.
e) Preparing for the impacts of a changing climate on water resource systems in the County.
f) Supporting sustainable and efficient use of water resources.
g) Minimizing stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

7.B.1 – Water Resource Management

7.B.1.1 The County and Local Municipalities shall protect, improve or restore the quality and quantity of water by:

a) Using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development.
b) Minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts.
c) Evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level.
d) Identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed.
e) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas.
f) The County and Local Municipalities shall implement necessary restrictions on development and site alteration to:
    i) protect all municipal drinking water supplies and designated vulnerable areas; and
    ii) protect, improve or restore vulnerable surface and groundwater, sensitive surface water features and sensitive ground water features, and their hydrologic functions.
g) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
h) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

7.B.1.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

7.B.1.3 The County shall support the development and implementation of watershed and subwatershed plans for the Primary Settlement Areas focusing first on areas where pressure for development or intensive uses exist, where significant environmental concerns are identified, and/or where funding permits.

7.B.1.4 The preparation of watershed and subwatershed studies may include the following components:

a) A water budget.
b) Determination of subwatershed boundaries.
c) Identification of the location, extent, sensitivity and significance of natural heritage features, and habitats and surface and groundwater systems and their hydrologic functions.
d) Land and water linkages and processes.
e) Factors influencing the viability of the identified resources, including identification of existing and proposed land uses and modelling of potential development impacts.
f) Identification of land and water use and management strategies.
g) Criteria to protect water quality and quantity and the functions of hydrological features, and strategies to achieve protection, rehabilitation and/or enhancement.
h) Goals and objectives for public health and safety, aquatic life, resource management, flood plain management, and land uses.
i) Identification of areas requiring protection, rehabilitation and/or enhancement.
j) Water resource management practices and protection measures such as well decommissioning, pesticide best practices and road salt management.
k) Establishing a framework for implementation, which includes more detailed plans covering smaller areas.
l) An implementation plan and monitoring program.

7.B.2 – Source Water Protection

7.B.2.1 Within Essex County two Source Protection Plans have been prepared in compliance with the *Clean Water Act*, 2006. These plans are the Thames-Sydenham and Region Source Protection Plan and the Essex Region Source Protection Plan. Both plans have been approved by Ministry of the Environment, Conservation and Parks. Readers should refer to these plans for specific policies and for specific policies that may apply to the vulnerable areas which may restrict or prohibit certain land uses or activities.

The Source Protection Plans and associated technical studies (Assessment Report) look at the current and future sources of municipal residential drinking water, identify the potential threats to these sources and include policies for actions and programs to reduce or eliminate these risks.

All municipal decisions under the *Planning Act* shall conform to the significant threat policies and have regard for other policies in the applicable Source

Protection Plan. The policies apply to 'vulnerable areas' identified in the technical studies (Assessment Report) for the Source Protection Plan, including 'Intake Protection Zones' (IPZs), 'Events-Based Areas' (EBAs), 'Highly Vulnerable Aquifers' (HVAs) and 'Significant Groundwater Recharge Areas' (SGRAs). Mapping of each of these features is found in Schedules "C3", "C4", "C5" and "C6" of this Plan. According to the Source Protection Plans, the most prevalent type of Significant Drinking Water Threat in the Essex Region is the storage, handling, or transportation of large volumes of liquid fuels.

INTAKE PROTECTION ZONE AND EVENTS-BASED AREAS

7.B.2.2 Intake Protection Zones are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Schedule "C3" maps the three Intake Protection Zones within and surrounding the County.

7.B.2.3 Intake Protection Zone 1 (IPZ-1) is the area immediately surrounding the intake crib, defined for Type A (Lake Erie) and D (Lake St. Clair) intakes by a one kilometre radius centered on the crib of the intake, and for Type B (Detroit River) intakes, by a semi-circle within a one kilometre radius upstream from the centre of the intake crib and 100 metres downstream of the same point. Where the IPZ-1 abuts land, it shall only include a setback on the land that is the area of land that drains into the surface water body measured from the high-water mark and is not more than 120m or a Conservation Authority Regulation Limit whichever is greater.

7.B.2.4 Intake Protection Zone 2 (IPZ-2) is the area of water and land that is outside IPZ-1 and accounts for the influence of nearby watersheds, where runoff may pick up pollutants and affect water quality in the near-shore water at municipal intakes. IPZ-2 areas generally encompass areas within a few kilometres of the intakes and are based on a two-hour time of travel for the flow of water along the shores and in the tributary watersheds.

7.B.2.5 Intake Protection Zone 3 (IPZ-3) extends outward from IPZ-2 and covers larger watershed areas generally within a specific time of travel related to the transport of specific contaminants reaching the intake. IPZ-3 includes all rivers and tributaries where modelling demonstrates that contaminant spills may reach the intake during an extreme rainfall or windstorm event.

7.B.2.6 All IPZs also include lands within 120 metres of the top-of-bank of the subject waterways, or the flood plain regulated area, whichever is greater.

7.B.2.7 An Event Based Area (EBA) is an area where modeling has demonstrated that a spill from a specific activity can or could cause deterioration to the raw water quality at the drinking water system. An activity is deemed a significant threat and subject to Source Protection Plan policies if the modeling test is met. EBAs in the County encompass the combination of the three IPZs identified in the Plan for modeled activities to which associated significant threat policies apply. Schedule "C4" maps the EBAs within and surrounding the County.

7.B.2.8 Reference must be made to the Source Protection Plan and accompanying Assessment Report for more complete details and explanations regarding these IPZs and EBAs, the threats to drinking water sources, and associated policies.

7.B.2.9 The *Clean Water Act* requires that all decisions under the *Planning Act* or *Condominium Act* made by municipal planning authorities must conform to significant threat policies and have regard for other policies in an approved Source Protection Plan.

Within areas identified in an approved Source Protection Plan any use or activity that is, or would be, a significant drinking water threat is required to conform to all applicable Source Protection Plan policies and, as such, may be prohibited, regulated or otherwise restricted by those Source Protection Plan policies.

Where required by policies in an approved Source Protection Plan, the Local Municipalities shall circulate all development applications or proposed land use changes proposing fuel storage, fuel transportation or industrial uses to the Risk Management Official (RMO). Where the Source Protection Plan does not require an RMO notice, the local municipality should be satisfied that the proposal will not include activities which would be a significant threat in the location proposed.

7.B.3 – Groundwater

The protection, conservation and careful management of groundwater resources is necessary to meet both the present and future needs of residents, businesses and the natural environment. As groundwater and aquifer contamination is extremely difficult and costly to rectify, prevention of contamination is the most realistic strategy. Aquifers need to be protected across the County to ensure a clean groundwater supply for private water systems, as well as to provide baseflow for creeks and streams, and water sources for ponds and *wetlands*.

Schedules "C5" and "C6" map the Highly Vulnerable Aquifers (HVA) and Significant Groundwater Recharge Areas (SGRA) within the County and the following policies apply:

7.B.3.1 The County will support initiatives of the Ministry of the Environment, Conservation and Parks, the Conservation Authorities, the City of Windsor, the Municipality of Chatham-Kent, and other agencies, including the implementation of the Essex Region/Chatham-Kent Regional Groundwater Study in identifying strategies to protect groundwater resources.

7.B.3.2 Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA.

7.B.3.3 Where a local municipality contains Highly Vulnerable Aquifers or Significant Groundwater Recharge Areas, as part of the update of their Official Plan, an assessment of the appropriate list of permitted uses shall be undertaken to ensure that no negative impact will occur on a HVA or SGRA.

CHAPTER 8



NATURAL AND HUMAN MADE HAZARDS

8.0 Natural and Human Made Hazards

8.A – NATURAL HAZARDS

Provincial Policy acknowledges Planning Authorities, Conservation Authorities, and the Province will need to work together to mitigate potential risk to public health or safety or of property damage from natural hazards, including risks that may be associated with the impacts of a changing climate.

It is the policy of this Plan that local Official Plans generally direct development to areas outside of areas susceptible to flood or other hazards as depicted on Schedule "C1" of this Plan.

The delineation of areas susceptible to flood and/or erosion as depicted on Schedule "C1" of this Plan are subject to refinement based on local implementation of the *Conservation Authorities Act* regulations and policies.

Local Official Plans and Zoning By-laws shall contain the most current and detailed descriptions of the Limit of Regulated Areas, based on information provided by and in consultation with the Conservation Authorities.

Local Official Plans and Zoning By-laws shall distinguish between the floodway (the area subject to deeper, faster flows, which acts as the channel in times of flooding) and the and the flood fringe (the outer portion of the floodplain between the floodway and the flooding hazard limit, which are subject to depths and velocities of flooding that are generally less severe than those experienced in the floodway) and shall establish the regulations pertaining to each in accordance with the policy direction contained within this Plan and Provincial Policy.

An amendment to this plan is not required to adjust the flooding limits on Schedule "C1" provided the adjustment is minor and approved by both the County and the applicable Conservation Authority.

GOALS

a) Reducing risk to people and property associated with natural hazards.
b) Directing development to areas not susceptible to flooding, erosion, or other natural hazards.
c) Ensuring that development and site alteration do not create new hazards, aggravate existing ones, or have negative environmental impacts.
d) Protecting people and property from flooding, and ensuring development has safe ingress and egress in flood prone areas of the County.
e) Preparing for the impacts of a changing climate on natural hazards, especially those occurring adjacent to Lake St. Clair, the Detroit River, and Lake Erie.

8.A.1 – Lake St. Clair, Detroit River and Lake Erie

8.A.1.1 It is a policy of this Plan to identify the Lake St. Clair, Detroit River and Lake Erie flood prone areas as being susceptible to flooding and erosion hazards. The regulatory flood standard for flood plains will be the one in one-hundred-year (1:100) or maximum observed flood condition for the Essex Region watersheds and the one in one-hundred-year (1:100) or maximum observed flood condition which is the two hundred- and fifty-year (1:250) flood condition affecting the Thames River and its tributaries for the Lower Thames Valley watersheds.

8.A.1.2 Local Municipalities will identify areas susceptible to flood and/or erosion along areas of Lake St. Clair, Detroit River and Lake Erie in consultation with local Conservation Authorities in their local Official Plan. It is the policy of this Plan that Local Municipalities establish policies in local Official Plans that direct development outside of areas susceptible to flooding and/or erosion and identify these areas in local Zoning By-laws.

8.A.1.3 Development and site alteration shall only be permitted in those portions of areas identified as being susceptible to flooding and/or erosion where the effects and risk to public safety are minor and can be mitigated in accordance with provincial standards, and:

a) Development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
b) New hazards are not created and existing hazards are not aggravated;
c) No adverse environmental impacts will result (preparation of an Environmental Impact Study may be required);
d) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion or other emergencies; and,
e) The development does not include institutional uses or essential emergency services or uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

8.A.1.4 Local Municipalities will identify dynamic beaches in local Official Plans in consultation with local Conservation Authorities, to conserve and safeguard the natural ecosystem, tourism potential, adjacent land uses and related public safety. Development will not be permitted within defined portions of the dynamic beaches except for situations of existing development.

8.A.1.5 For development fronting on Lake St. Clair, Detroit River and Lake Erie shoreline, Local Municipalities will establish more detailed policies and regulations that provide development setbacks, minimum elevations and

shoreline protection measures. In preparing these detailed policies and regulations, consideration shall be given to increased risks that may result from a changing climate.

8.A.1.6 Development setbacks are the preferred method for protecting new development as opposed to relying on structural or non-structural protection measures that require maintenance and upgrading over time. Local Municipalities are to develop policies that address existing development in areas susceptible to flood and/or erosion along areas of the Lake St. Clair, Detroit River and Lake Erie Shorelines and provide options to address the issues of building repair and maintenance, minor building additions and interior alterations and the maintenance and repair of appropriate shore protection.

8.A.1.7 The County, in consultation with Local Municipalities and provincial ministries and regional agencies, will explore opportunities for longer term solutions to recurring flooding where there is existing development within shoreline flood prone areas.

8.A.1.8 The County will support the preparation of detailed studies to identify and define natural hazard areas for streams, rivers, lakefronts and connecting channels in cooperation with local Conservation Authorities and Local Municipalities. These studies will be undertaken to conserve natural heritage features and the natural heritage system, capitalize on tourism potential, protect adjacent land uses, people and property, and enhance public safety.

8.A.2 – Inland Watercourses

8.A.2.1 Local Official Plans will identify areas susceptible to flooding due to 1:100 year or maximum observed flood conditions based on information provided by the local Conservation Authorities. It is the policy of this Plan that local Official Plans direct development to areas outside of areas susceptible to flooding and/or erosion.

8.A.2.2 Local Official Plans and Zoning By-laws will distinguish between the floodway and the flood fringe areas, in consultation with or confirmed by the applicable Conservation Authority. Development will not be permitted in the floodway, except in accordance with Provincial Policy.

8.A.2.3 Development and site alteration shall only be permitted in flood fringe areas where the effects and risk to public safety are minor and can be mitigated in accordance with provincial standards, and:

a) Development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards.
b) New hazards are not created and existing hazards are not aggravated.
c) No negative environmental impacts will result (preparation of an Environmental Impact Study may be required).
d) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion or other emergencies.
e) The development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

8.A.3 – Southeast Leamington Floodprone Area

8.A.3.1 Notwithstanding the policies of 8.A.1 and 8.A.2, within the Southeast Leamington Flood Prone Area identified on Schedule "C1", development is prohibited, except where it satisfies Provincial Policy, receives approval from the Essex Region Conservation Authority if within their regulated area, and conforms to the local Official Plan.

8.A.3.2 The local Official Plan shall provide policies to address development within the Southeast Leamington Flood Prone Area, particularly the redevelopment or expansion of existing buildings and structures, as well as conversion of existing uses, in accordance with the permitted uses in the local Official Plan, and in keeping with Provincial policies and best practices that are intended to protect people and property from known hazards.

8.A.3.3 Where the local Official Plan does not provide policies to address development within the Southeast Leamington Flood Prone Area, it is the policy of the County that new development shall not be permitted and that only minor expansions to existing buildings and structures as well as conversion of existing uses, in accordance with the permitted uses in the local Official Plan, be permitted subject to approval of a permit by the Essex Region Conservation Authority under the Conservation Authorities Act.

8.B – HUMAN MADE HAZARDS

GOALS

a) Ensure lands affected by human-made hazards are rehabilitated, remediated, and/or determined to be safe before development is permitted, including on abutting or adjacent lands.

8.B.1 Local Official Plans shall include policies to establish that development on, abutting or adjacent to lands affected by former mineral resource operations and petroleum resource operations will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. It is the policy of this Plan that contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

8.B.2 In addition to policy 8.B.1, for any known human made hazards local Official Plans shall include the following:

a) policy direction relevant for the specific type of hazard known to exist; and,
b) policy direction for the re-use of contaminated and hazardous sites and adjacent lands specifically including:
    i) the need to document past and present uses prior to the approval of an Official Plan amendment, Zoning By-law amendment, plan of subdivision or condominium and consent;
    ii) the possible need to restore the site prior to approvals being granted or prior to development occurring;
    iii) the requirement that site restoration is to occur in accordance with Ontario Regulation 153/04 Record of Site Condition – PART XV.1 of the *Environmental Protection Act* as may be amended from time to time; and,
    iv) where contamination has been identified, the requirement for a letter from the Ministry of the Environment, Conservation and Parks acknowledging receipt of a "Record of Site Condition" prior to development approvals being granted.

8.B.3 As a condition of approving development, the local municipality will require that improperly abandoned wells that are known or discovered on the lands during development will be properly plugged in accordance with Provincial regulations.

8.B.4 In locations or areas of known historic salt solution mining activity, proponents are required to submit with any development application, a geo-technical study, completed by a qualified engineer that concludes the site is safe for the proposed development. Any associated wells shall be plugged according to Provincial regulations and standards.

CHAPTER 9



INFRASTRUCTURE

9.0 Infrastructure

This Plan recognizes that successfully planning and managing infrastructure is key to achieving the vision for a sustainable, liveable, and competitive Essex County. The County of Essex does not fund or maintain watermains, sanitary sewers, storm sewers, or utilities – the provision of those services is the responsibility of the Local Municipalities. However, it is important to ensure that local infrastructure goals and policies align with the County. The County promotes efficient and environmentally responsible development and encourages new development and redevelopment to proceed on the basis of full municipal sewage services and municipal water services, as per the Provincial Policy Statement. Local Municipalities are encouraged to co-ordinate their approach to, and timing of, the provision of municipal water and municipal sewage through the preparation of an overall servicing strategy.

This Plan also recognizes the role of infrastructure planning and management in climate change mitigation and adaptation. This requires the County and the Local Municipalities to consider opportunities to reduce the demand for additional infrastructure and to optimize the use of existing infrastructure. In addition, infrastructure can be used to help reshape the County's urban form, create healthy, sustainable, safe and accessible communities and maximize the potential to capitalize on economic opportunities. It is important to ensure that long-term infrastructure plans incorporate conservation strategies and the protection of the natural environment, including key natural heritage and hydrological features.

The policies in this Chapter address the infrastructure needs to support the planned growth and protection of resources. These infrastructure needs include water systems, wastewater systems, stormwater management, solid waste management, electricity utilities including battery storage, and the provision of other utility services. Infrastructure master plans are used to plan and develop initiatives requiring significant infrastructure investment and/or having multiple stakeholders. These master plans will support the County Structure of this Plan and will also be used to set County-wide priorities for decisions on infrastructure investments in order to promote a coordinated approach to managing urban development. The policies in this Chapter also set out requirements regarding the review of development applications relating to the assessment of the potential impacts that development can have on existing or planned infrastructure.

GOALS

a) Support the role of all types of infrastructure in shaping the community through growth management and infrastructure asset management;
b) Promote a sustainable and healthy community through a climate-change lens that includes infrastructure optimization, retrofits, and adaptive re-use wherever feasible;

c) Prioritize investments as part of fully serviced primary settlement areas and planning, building and maintaining infrastructure to support planned housing and job growth;
d) Ensure Local Municipalities plan for safe, clean drinking water and long-term water and wastewater services that are safe, well-managed, and sustainable;
e) Apply an integrated approach to water management that reduces water demand, achieves efficiency of water use, and protects, improves or restores water quality and quantity;
f) Encourage municipal wastewater systems to reduce future treatment capacity requirements, optimize the use of existing wastewater treatment plans, and protect, improve, or restore water quality and quantity; and,
g) Integrate climate change considerations into water and wastewater planning, including innovative approaches to water efficiency and wastewater treatment.

9.A – WATER AND WASTEWATER SERVICING

Water and wastewater infrastructure are critical in supporting well-managed growth in the County, healthy and safe communities, and in facilitating compact and vibrant communities. With the reality of our climate future, it is key to understand how climate change impacts servicing and infrastructure, and to integrate climate change considerations in long-term planning for water and wastewater servicing. The County supports infrastructure asset management and integrated water management that promotes water conservation, reuse, and efficiency to adapt to and mitigate the impacts of climate change. Climate change will impact communities across the County – it is crucial to promote an integrated approach to water management, ensuring water resources are managed holistically and collaboratively to meet the water needs of communities and reduce the need for new infrastructure.

9.A.1. Full municipal wastewater services and municipal water services are the preferred form of servicing for all settlement areas. New plans of subdivision shall only be approved if municipal water and wastewater is the form of servicing.

9.A.2. The use of private communal wastewater services and private communal water services or individual on-site wastewater services and individual on-site water services must be consistent with the Provincial Policy Statement (PPS) and shall only be used when municipal wastewater and municipal water services are not available and the area being serviced is limited to small-scale infill sites.

9.A.3. The use of partial services shall only be used where necessary to address failed individual on-site wastewater services and individual on-site water services in existing development, within settlement areas, to allow for infilling

and rounding out of existing development on partial services provided the following is met:

a) the development is within the reserve sewage and water system capacity; and
b) site conditions are suitable for the long-term provision of such services.

9.A.4. Public or private investment in upgrading or expanding municipal wastewater services or municipal water services should be focused within the Primary Settlement Areas identified on Schedule "A2" of this Plan. The County recognizes that circumstances may warrant infrastructure investment in Secondary Settlement Areas.

9.A.5. Where local official plans permit minor infill in Hamlets on private individual wastewater systems consistent with current Provincial guidelines, these systems will be permitted only if it can be demonstrated to the local municipality that there are no adverse impacts on soil, surface or groundwater quality and quantity, and in accordance with applicable policies in the Essex Region Source Protection Area Plan.

9.A.6. Local Municipalities are to review the long-term impacts of private on-site water and wastewater servicing on the environmental health, rural character, and feasibility of other forms of servicing as consistent with the PPS. Once this review is complete, local Official Plans should be amended to incorporate additional policies pertaining to the long-term use of on-site private water and wastewater services.

9.A.7. Local Municipalities should implement monitoring and proper maintenance of private wastewater treatment systems in the County in order to protect water resources and the natural heritage system.

9.A.8. Local Municipalities must confirm the availability of the required servicing capacity prior to development being approved. For those developments that purchase services, in accordance with inter-municipal servicing agreements, from an abutting municipality, the local municipality must confirm that the required capacity is provided for in the agreement. Ministry of the Environment guidelines shall be used when determining the remaining uncommitted reserve capacity for municipal water services and municipal wastewater services.

9.A.9. Local Municipalities are to prepare comprehensive master servicing plans for the planning, expansion and on-going operation of sanitary wastewater treatment and water treatment facilities, pumping stations, force mains and

trunk distribution and collection systems. Where appropriate, joint servicing plans are encouraged to ensure that infrastructure is built and maintained in a cost effective, environmentally sound and co-ordinated manner that meets the long-term needs of the communities affected. Local Municipalities shall map the locations of all municipal/communal sewage treatment plants in their Official Plans and reference the appropriate Ministry of the Environment Guideline for compatibility to sensitive land uses.

9.A.10. Local Municipalities are to review and update master servicing plans every 5 years to ensure that the water and wastewater servicing strategy is sufficient to support planned growth and to consider the impacts of climate change.

9.A.11. Planning efforts for municipal water and wastewater treatment facilities and infrastructure are to be coordinated with surrounding municipalities and shall be in accordance with Provincial regulations, guidelines, standards and procedures and where possible minimize and mitigate any potential adverse affects from odour, noise and other contaminants.

9.A.12. The planning and design of water and wastewater infrastructure will consider potential impacts of climate change.

9.A.13. The County recognizes that inflow and infiltration (I&I) reduces the capacity and efficiency of the wastewater treatment system, increases costs of water to residents, and poses issues for wastewater infrastructure. Local Municipalities are responsible for monitoring inflow and infiltration and are encouraged to prepare an Inflow and Infiltration Study to establish a program reducing the amount of I&I in local wastewater systems.

9.A.14. Water and wastewater systems shall be sized to consider the potential for expansion of the service area, intensification and increased servicing allocation, where permitted by the County Official Plan, local municipal official plans, applicable master plans, and Provincial plans.

9.A.15. The County encourages Local Municipalities to adopt innovative water/wastewater and energy efficiency methods such as grey water reuse, rainwater harvesting, naturalized wastewater treatment, and water recycling in their water and wastewater systems.

9.A.16. Regular maintenance and inspection of County and local infrastructure shall be completed to increase resiliency to climate change and/or extreme weather events.

9.A.17. The County shall collaborate and partner with Local Municipalities, the City of Windsor, Conservation Authorities, and public agencies to build knowledge and a shared database of climate risks in the region, supporting infrastructure and climate change planning throughout the County.

9.B – STORMWATER

Stormwater refers to rainwater or snow that falls on the ground and runs off overland (runoff), or infiltrates into the ground (infiltration). Stormwater flows from properties and is either intercepted by vegetation and infiltrates into the ground, where it is naturally filtered, or it runs off into streets, ditches, storm drains, and waterways. Our communities have a bearing on runoff and infiltration – paved areas with less vegetation will result in less infiltration and greater runoff. Increased runoff causes flooding, erosion risks, high contaminant loads and increased water temperatures that degrade the quality of our waterways and ecosystems. As a result of climate change, changing weather patterns such as increasingly frequent and severe weather events will elevate risks of flooding and erosion, posing a risk to our communities, infrastructure, and environment.

Stormwater management plays a crucial role in climate change adaptation and mitigation. Although the County does not operate or manage stormwater facilities, Local Municipalities are encouraged to employ an integrated approach to stormwater management that includes low impact development (LID), green infrastructure, stormwater attenuation and re-use, and water conservation and efficiency. These methods build upon the principles of water reuse, conservation, and efficiency, viewing water management through a holistic lens. Beyond mitigating the 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.

9.B.1. The County will encourage Local Municipalities in their planning for stormwater management to:

a) Have regard for stormwater drainage and surface water infiltration;
b) Minimize, or where possible, prevent increases in contaminant loads and stormwater volumes;
c) Minimize changes in water balance, erosion, and off-site flooding;
d) Not increase risks to human health and safety and property damage;
e) Maximize the extent and function of vegetative and pervious surfaces;
f) Utilize stormwater management best practices, including, where appropriate, stormwater attenuation and re-use, green infrastructure, and low-impact development;
g) Require development proposals to meet applicable stormwater management policies, guidelines, and best practices;
h) Carry out regular maintenance and inspection of stormwater infrastructure; and

i) Plan for the impacts of climate change

9.B.2. The County shall carry out the regular maintenance and inspection of County stormwater infrastructure to ensure that they are built, maintained, and financially sustained for the lifecycle of the asset in accordance with applicable legislation and guidelines.

9.B.3. Stormwater on County roads shall be managed to protect the natural environment, maintain the County's infrastructure, provide resiliency for a changing climate, and minimize damage to people and property.

9.B.4. Stormwater management reports/plans, acceptable to the County, Local Municipalities, local Conservation Authorities, and the Ministry of the Environment will generally be required in advance of draft approval of subdivision plans or site plans, in accordance with acceptable design principles and practices. For those developments located adjacent to or in the vicinity of a Provincial Highway, Stormwater Management plans and reports must be reviewed and approved by the Ministry of Transportation.

9.B.5. Local Conservation Authorities are encouraged to participate in pre-consultation on matters concerning stormwater management works. The County will consult with the Province, where required, pursuant to Section 53 of the *Ontario Water Resources Act*. The preparation of stormwater management plans on a watershed or subwatershed basis is encouraged.

9.B.6. Stormwater management reports and plans shall be prepared to the satisfaction of the County using the 2003 Ministry of the Environment Stormwater Management Guidelines, as amended, the Windsor/Essex Region Stormwater Management Standards Manual, and other resource materials.

9.B.7. The County shall support Local Municipalities to prepare subwatershed plans and asset management plan to support planned growth. These plans should consider and integrate the impacts of climate change in planning for new and retrofitting existing stormwater infrastructure.

9.B.8. Local Municipalities are encouraged to establish and operate stormwater quality treatment facilities, where feasible and practical, informed by watershed and sub watershed studies.

9.B.9. The County supports collaboration and partnership with Local Municipalities, Conservation Authorities, Indigenous Communities, the Province, and other

agencies in the implementation of initiatives and guidelines to protect the natural environment, manage hazards, and reduce risks; and,

9.B.10. The County supports the co-location of stormwater facilities with parking, trails and parkland to facilitate the benefits of healthy community building, while cost-effectively addressing long-term climate change resiliency.

9.C – SOLID WASTE MANAGEMENT

The County of Essex has a partnership with the City of Windsor regarding solid waste management. In 1993 the County of Essex adopted the Essex-Windsor Solid Waste Management Master Plan, and it has been reviewed and updated on a number of occasions, the most recent in 2011/2012. The Plan is the primary guide for all waste management matters in the County and the City. The Essex-Windsor Solid Waste Authority is responsible for recycling, yard waste and waste disposal in Windsor and Essex County, whereas Local Municipalities handle garbage collection services. It is noted that the Essex-Windsor Solid Waste Authority will facilitate an organics collection program for all Local Municipalities.

The County supports a sustainable approach to solid waste management that prioritizes a circular economy. The current practice in waste management is a linear economy, wherein resources are extracted, used, and disposed of. In a circular economy, nothing is considered waste, with a focus on the continual use of valuable resources in wise and innovative ways to better the environment and economy. This is guided by the principles of reuse, reduce, recycle, and recover.

In addition, solid waste management has a role to play in climate change mitigation as waste contributes to greenhouse gas (GHG) emissions from landfills and waste combustion facilities. The circular economy promotes climate change mitigation as waste is diverted from the landfill, which extends the lifecycle of materials and products. Local Municipalities are encouraged to identify former landfill sites in their local Official Plans, which includes the Essex/Windsor Regional Landfill site and two closed County landfill sites shown on Schedule “E”, and a list of areas thought to be former landfill sites shown in Appendix Two. This Plan encourages the continuation of policies in local Official Plans that limit development in areas surrounding these landfill sites.

9.C.1. There may be a need during the planning period of this Plan to establish new waste management related facilities, such as transfer stations, within the County of Essex. This Plan supports the development of such facilities, when required, provided all applicable statutory approvals from the Ministry of the Environment are obtained, and the facilities are located in accordance with the land use policies contained within this Plan and the local Official Plan, or amendments are obtained where necessary.

9.C.2. Any development that requires an application under the *Planning Act* on or within 500 metres of the perimeter of the Essex-Windsor Regional Landfill site or on or within 500 metres of the perimeter of any active or closed waste disposal site is discouraged and will be subject to consultation with the County and the Ministry of the Environment. As a minimum, a study will be required that evaluates the presence and impact of environmental contaminants including, but not necessarily limited to, methane gas and leachate. The study will address the feasibility of mitigation measures if required. If it is found that a potential adverse effect or potential risk to health and safety does exist, development will be restricted and/or refused.

9.C.3. Development applications for a change in land use for lands formerly used for the disposal of waste must first satisfy the requirements of the Ministry of the Environment and obtain an approval pursuant to Section 46 of the *Environmental Protection Act*, if applicable, prior to the issuance of necessary Planning Act approvals and building permits.

9.C.4. The County encourages a circular approach to waste management and in conjunction with Local Municipalities will undertake programs to reduce, reuse, recycle, and recover waste at the source provided the programs and facilities are environmentally, socially, economically and technically sound.

9.C.5. The County recognizes that the recycling, organic waste, and backyard composting programs play a key role in diverting waste from landfills and will promote these programs to achieve improved waste diversion.

9.C.6. It is encouraged that the Essex-Windsor Solid Waste Authority reviews and updates the Solid Waste Management Master Plan every five years, as necessary, to address changes in demographic trends and best practices.

9.C.7. The County supports the development of a monitoring and evaluation framework of the solid waste management strategy to manage system performance and ensure the achievement of waste management goals and objectives.

9.C.8. The County will support full participation in waste management master plan initiatives and its investigation of the full range of waste management options.

9.C.9. The County encourages the industrial, commercial, and institutional sectors to develop waste reduction programs that support the County's waste management goals.

9.C.10. The County supports collaboration and partnerships with the Essex-Windsor Solid Waste Authority, Local Municipalities, the Province, Indigenous Communities, and the federal government to advance the circular economy.

9.C.11. The County and Local Municipalities will lead by example in showing leadership by encouraging reduction in material consumption and waste production, and by increasing waste diversion and reuse within its municipal culture, decision-making, and operations.

9.C.12. The County and Local Municipalities shall consider how development and land-use planning impacts waste generation, management and diversion.

9.D – UTILITIES

Utility networks are required to transmit electricity, gas, broadband, and communication/telecommunication services, which supports a high quality of life in the County for residents and businesses. The County will ensure that utility corridors, including communication corridors and transmission facilities, are designed in a manner that minimizes potentially negative impacts where possible. Generally, when determining the most appropriate location for future utility corridors, agriculturally designated land, the natural heritage system, rural areas, and cultural heritage resources will be protected and preserved to the greatest extent possible. Such corridors shall be located in a manner that minimizes their impact on settlement areas.

9.D.1. It is acknowledged that the utility corridor policies of this Plan, in some circumstances, must be considered in conjunction with or may be superseded by other legislative requirements.

9.D.2. The County supports the provision of high-quality telecommunication services such as high-speed internet and cellular services, which is key to support business development opportunities.

9.D.3. Preferred routes for utility corridors are those that:

a) Follow existing rights-of-way, property lines and fence lines.
b) Avoid built-up areas and heavily populated areas if they cannot be accommodated within existing rights-of-way.
c) Do not infringe upon environmentally significant areas including natural heritage corridors.

9.D.4. Minimizing the impact on agricultural lands, the natural heritage system, and cultural heritage resources is a high priority.

9.D.5. The County may review and comment on Environmental Assessment Studies and may participate in the Environmental Assessment process for large utility-related projects to ensure matters of County and Provincial interest are addressed.

9.D.6. Measures to mitigate impacts on agriculture during and after construction will be required including such things as:

a) Replacement of soils with topsoil layers in their original condition and order.
b) Timing of construction to minimize crop losses.
c) Stripping, treatment and disposal of surplus materials from trenching in an acceptable manner.
d) The repair of all damage;
e) Avoidance of prime agricultural lands when possible;
f) Siting of towers or other fixtures adjacent to existing buildings, fence lines, hedge rows, or property boundaries where possible; and
g) Use of narrow base towers on specialty crop lands for in-field locations and for fence and property line locations on prime agricultural lands.

9.D.7. The design, planning and maintenance of the corridor will consider the effects on the natural heritage system and will implement restoration techniques consistent with natural heritage policies.

9.D.8. Design, construction, site restoration, and maintenance should ensure proper mitigation of impacts on natural heritage, cultural heritage resources, rural lands, and the built environment.

9.D.9. Access points to existing roads will be reviewed with the proper road authority.

9.D.10. Consideration will be given to ensuring that above-ground facilities or structures are aesthetically pleasing and visually harmonious with the surrounding area.

9.D.11. The utility company will maintain and be ultimately responsible for the corridor and the decommissioning and/or removal of facilities upon the abandonment of the utility line.

9.D.12. The County and Local Municipalities will confirm as part of the development process that utility services are available to support the proposed development in a timely manner.

9.D.13. The County will encourage and support secondary and/or complementary uses on utility corridors, such as recreational uses, low-impact development, active transportation uses, trails, parking, agriculture, and community gardens, where compatible with surrounding land-uses.

9.D.14. The County will collaborate with Local Municipalities and utility providers to plan for and protect utility corridors and right-of-way such as electricity generation facilities and transmission systems to meet the community's current and future needs.

9.D.15. Local Municipalities are to identify the location of utility corridors in their planning documents, where feasible, to ensure the appropriate setbacks and emergency response planning zones.

CHAPTER 10



ENERGY, AIR QUALITY AND CLIMATE CHANGE

10.0 Energy, Air Quality, and Climate Change

Energy efficiency and energy conservation are important elements of sustainable communities. Reduced energy demand allows for a more sustainable approach to the management of energy use and improved housing affordability. In addition, opportunities for local renewable energy projects in the County of Essex may present opportunities for reducing greenhouse gas emissions.

By reducing the impacts of greenhouse gas emissions, energy conservation is an important part of addressing climate change. Energy conservation facilitates the replacement of non-renewable resources with renewable energy sources.

GOALS

a) Supporting the development of sustainable, resilient, compact, mixed-use, affordable and transit-supportive communities that use less energy, reduce greenhouse gas emissions and support active transportation, protect natural systems, features and functions, and promote renewable energy, energy conservation and efficient design.
b) Assessing the potential impacts and associated risks of climate change to infrastructure and incorporating appropriate measures to reduce or mitigate vulnerabilities, impacts and risks.
c) Supporting and encouraging renewable and alternative energy systems.
d) Promoting and supporting the use of green infrastructure and low impact development technologies.
e) Improving air quality and reducing the emission of air pollutants.

10.A – ENERGY

Energy is central to the provision of goods and services, production by industry and agriculture, mobility, and comfort and liveability within the community. Energy conservation reduces costs to businesses and households, and is beneficial for the environment as it reduces the demand on resources to create energy and the infrastructure resources required for its distribution. Energy conservation can also help reduce greenhouse gases and other air emissions from the combustion of fossil fuels, which can positively affect climate change and air quality. Policies that promote reduced energy consumption can be integrated into land use planning and responsible growth management, resulting in compact, walkable and mixed-use communities that are better oriented to active transportation and public transit. When coupled with the use of environmentally responsible materials, alternative fuels and multimodal mobility and transit options, energy consumption levels in the region can be significantly reduced.

10.A.1. The County and Local Municipalities shall implement the recommendations and direction from the Regional Energy Plan (REP) regarding energy transition, energy efficiency for transportation, buildings and greenhouses, and built form.

10.A.2. The REP shall be monitored and updated every five years to respond to changes in climate policy, energy policy, technology, and global best practices.

10.A.3. The County shall engage and collaborate with Local Municipalities, local utilities and other stakeholders in the provision of energy conservation, demand management, district energy, alternative energy systems and local regeneration.

10.A.4. The County shall encourage the use of renewable energy and alternative energy systems for residential, commercial, institutional, and industrial buildings, with guidelines, regulations and incentive programs developed in collaboration with Local Municipalities to ensure high quality and consistent design standards county-wide.

10.A.5. The County will contribute to, and show leadership by, considering energy conservation and efficiency within its municipal decision making and operations.

10.A.6. The County shall promote land-use planning policies that support and encourage energy conservation and energy efficient developments through:

a) Compact, walkable and mixed-use built forms,
b) Active transportation,
c) Green infrastructure,
d) Enhancement and preservation of natural areas and features; and
e) Optimization of existing physical and community infrastructure, designed to create safe, energy-efficient, inviting, and attractive places for people of all ages and abilities.

10.A.7. The County shall support water re-use, conservation, and efficiency measures through community energy planning such as green building design and retrofitting.

10.A.8. The County shall promote and support a culture of energy conservation through initiatives and educational outreach and encouraging public agencies, private industries and individuals to participate in energy conservation programs and measures.

10.A.9. The County and Local Municipalities will promote the use of green infrastructure and Low Impact Development technologies when considering new developments and redevelopment proposals.

10.A.10. Local Municipalities shall include Official Plan policies that support renewable energy projects and alternative energy systems throughout the County where:

a) They are compatible with community and neighbouring land uses and;
b) Municipal services and infrastructure are not negatively impacted;

10.A.11. The County recognizes that legislation places renewable energy projects within the responsibility of Local Municipalities. Renewable energy proponents are to strive for the highest levels of cooperation, consideration, and communication with the County, Local Municipalities, host property owners, and the local community during all phases of project development and operation.

10.A.12. The County will require Local Municipalities to establish requirements and key considerations for renewable energy projects to ensure land-use compatibility and to minimize and address impacts on sensitive land-uses.

10.A.13. The County will require that energy proponents enter into agreements with respect to the use and crossing of County roads for the delivery or construction of renewable energy project components and the long-term use of road allowances for transmission and distribution lines.

10.A.14. The County shall encourage Local Municipalities to include Official Plan policies and standards addressing renewable energy use and impacts.

10.A.15. The County shall encourage the preparation of local energy plans to assist with the implementation of the Regional Energy Plan (REP).

10.B – AIR QUALITY

Having clean air to breathe is a prerequisite to health and liveability. Provincial legislation and County strategic directions strongly promote efforts to reduce the potential for climate change and poor air quality through the land use planning process. Essex County's dependence on the use of private automobiles, the need to heat homes, and industrial activities, all result in the emission of air pollutants and greenhouse gases. Although the County does not regulate emissions, actions within its authority can significantly influence air quality and can help mitigate and adapt to climate change. As a result, the policies in

this Plan seek to improve air quality in the County through a variety of measures to help support a healthy and liveable community.

10.B.1. The County shall improve air quality and help reduce the impacts of climate change by conserving energy and reducing emission of air pollutants and greenhouse gases.

10.B.2. The County and Local Municipalities shall protect and enhance existing natural areas as components of improving air quality.

10.B.3. The County, in partnership with Local Municipalities, Indigenous Communities, and local Conservation Authorities, shall explore opportunities to increase natural areas/forest cover throughout the County through tree planting, landscaping, and naturalization initiatives, where appropriate, to improve air quality.

10.B.4. The County, working collaboratively with Local Municipalities, shall establish county-wide standards for tree planting in urban neighbourhoods, along streets and boulevards, in parks and open space areas, and in the rural countryside, to improve air quality and to help communities adapt to a changing climate.

10.B.5. The County shall promote and support compact land-uses, active transportation and a reduced reliance on private automobiles.

10.B.6. The County working collaboratively with Local Municipalities shall develop an anti-idling campaign to encourage drivers to avoid idling their engines.

10.C – CLIMATE CHANGE

The County's climate is changing. Climate change is a serious issue that affects people, communities and ecosystems at the global, national and local levels. It is anticipated that changes to the County's climate will result in higher annual average temperatures, and more extreme, unpredictable weather. Over time, climate change will adversely impact the makeup and function of natural systems, increase the risk of flooding, damage infrastructure and negatively impact public health. As the County continues to grow, the challenge of reducing greenhouse gas emissions, as well as managing the risks and vulnerabilities associated with climate change, will increase. Climate change impacts will not be experienced equally by individuals and communities. Underlying social inequities will also need to be addressed as climate change will disproportionately affect those with lower socio-economic and/or health status. All of these changes will increase costs and demand for government programs and services.

Mitigation and adaptation are core strategies for reducing and managing the risks related to climate change. Mitigation refers to actions that reduce or eliminate the sources and emissions of greenhouse gases. Adaptation refers to actions that reduce the vulnerability of communities to the impacts of climate change and improve the resilience of communities to respond and recover when impacts occur.

The County, in conjunction with the Local Municipalities, agencies, other orders of government and in consultation with Indigenous Communities have an important role in mitigating the impacts of climate change and reducing community vulnerability through adaptation while taking advantage of opportunities to strengthen economic prosperity, social well-being and environmental and fiscal integrity. This can be achieved through land use and infrastructure planning and adjusting County and local programs and services to reduce emissions and improve resiliency. As a result, the policies in this Plan, seek to address and mitigate the impacts of climate change.

10.C.1. The County shall support the preparation of a climate change impact study on County infrastructure and transportation systems to better understand priorities for asset management and risk-reduction.

10.C.2. The County and Local Municipalities shall consider the impacts of climate change such as more frequent and severe weather events when retrofitting/upgrading existing or planning for new infrastructure.

10.C.3. The County shall partner and collaborate with Local Municipalities and other levels of government and consult with Indigenous Communities to prepare a comprehensive climate change adaptation strategy.

10.C.4. The County, working collaboratively with Local Municipalities, shall prepare and implement urban design and development standards to reduce climate change impacts on neighbourhoods and districts where people live and work, and on public works and infrastructure including roads, bridges, water and wastewater systems and energy distribution systems.

10.C.5. The County shall encourage its corporate internal governance and culture to consider impacts of climate change, and to make strategic decisions and investments through a climate change lens.

10.C.6. The County shall address climate change considerations, including planning for more environmentally sustainable, resilient communities and infrastructure by advancing the County's energy transition from fossil fuels to renewable/alternative energy and reducing greenhouse gas emissions.

10.C.7. The County will support collaboration and engagement with Local Municipalities and agencies to ensure an integrated and coordinated

approach to addressing climate change that involves various sectors such as infrastructure, transportation, energy and housing.

10.C.8. The County shall build knowledge of climate risks through partnerships to share knowledge and data between Local Municipalities, public and private agencies, Conservation Authorities, Indigenous Communities, and other levels of government to inform policy making.

10.C.9. The County shall encourage cross-cultural climate conversations with Indigenous communities to gather traditional knowledge to inform policy making and stewardship practices.

CHAPTER 11



TRANSPORTATION

11.0 Transportation

Transportation planning plays a significant role in shaping communities, and in creating healthy, sustainable, and vibrant communities. The County's transportation network consists of Provincial, County, and local roads in addition to railway lines, water ferries, harbours, marinas, a commercial airport, several private air strips and an active transportation network, including pedestrian and bicycle paths.

The County supports the integration of land-use planning and transportation planning, recognizing that communities that move people and goods primarily by truck and automobiles lead to a sprawling and auto-centric urban form, whereas a human-centric and multi-modal approach creates vibrant, compact, and pedestrian-oriented communities. This Plan recognizes that not everyone in the community will have access to private automobiles either by choice or due to financial, physical, or age limitations. Therefore, the Plan promotes an integrated and multi-modal transportation network to facilitate compact, connected communities that reduce reliance on private automobiles, provide sustainable and reliable mobility options, expand access to jobs and housing, and respond to the impacts of climate change. Notably, public transit and active transportation play key roles in climate change mitigation and in creating more liveable, sustainable, and healthy communities with less noise and less pollution. The County shall also encourage, where feasible and appropriate, the identification and protection of historic transportation routes, which contribute to the special character of the community.

The policies in this Chapter address the different components of the multi-modal network, promoting a human-centric transportation design. The transportation policies seek to support an integrated transportation network; contribute to vibrant streetscapes and complete streets; facilitate compact, connected built forms; provide for a variety of mobility options; promote active healthy lifestyles; and promote safe and efficient movement of people and goods throughout the County's communities. This Chapter also includes rail and airport policies to further support the transportation needs of the community.

GOALS

a) Supporting a comprehensive and integrated multi-modal transportation system network throughout the County that provides transportation choice, promotes sustainability, and provides efficient movement of people and goods;
b) Promoting vibrant and safe streetscapes and complete streets that integrate transportation planning with land-use planning and urban design, attracts commercial and recreational opportunities, and creates healthy, liveable, and people-centric communities;
c) Facilitating equitable outcomes that ensure multi-modal transportation infrastructure and public transit are available to provide opportunities for people with disabilities, low-income persons, recent immigrants, migrant workers, youth, and seniors;

d) Promoting transportation planning that reinforces a sense of place, supports the County's unique identity, facilitates active healthy lifestyles, and fosters inclusion and community; and,
e) Ensuring coordination between transportation infrastructure, land-use planning, and growth management.

11.A – GENERAL TRANSPORTATION POLICIES

11.A.1. When considering matters of land use planning, the County shall:

a) Facilitate the safe, sustainable, and economical movement of people and goods throughout the County;
b) Develop a hierarchy of roads and mobility corridors throughout the County through the regular update of the County's Transportation Master Plan;
c) Ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the *Planning Act*;
d) Develop a complete streets approach to the planning and design of the road network that will be shared by all modes of transportation, while maximizing road safety for all users and minimizing environmental impacts;
e) Promote the continual development and improvement of the County Wide Active Transportation System (CWATS);
f) Support the development of convenient and efficient public transit services throughout the County;
g) Plan for and protect corridors for all forms of mobility, including transit and active transportation, and corresponding infrastructure;
h) Ensure safe, feasible, and appropriate access management on County roads;
i) Support the continuation and improvement of the railway system;
j) Support the provision of air services for both passengers and goods; and,
k) Restrict lot creation on private roads, except for plans of condominium, where appropriate.

11.A.2. The County has a Transportation Master Plan (TMP), prepared in 2005, which contains policies and implementation strategies to meet the region's needs for 20 years. Since preparation of the TMP, the County has experienced fundamental changes because of climate change, and demographic, economic and technological changes. The recommendations in the 2005 TMP are currently being reviewed and updated and will be implemented by way of a future amendment to this Plan upon completion of an updated TMP.

11.A.3. The Transportation Master Plan (TMP) shall be reviewed and updated every five to ten years, in consultation with Local Municipalities and the appropriate stakeholders, to ensure that the County's transportation framework meets the goals and objectives of this Plan. Updates to the TMP should consider, but not be limited to, the following:

a) Identifying right-of-way (ROW) allowances that support a multi-modal transportation network;
b) Updating County road classifications to ensure it supports the goals and vision for the County's transportation system;
c) Facilitating equity and inclusion in transportation planning;
d) Planning and designing of the County's transportation system to address the impacts of climate change, and to meet the needs of all users including cyclists, pedestrians, and transit riders;
e) Implementing transportation demand management strategies; and,
f) Identifying and designating truck routes on County roads.

11.A.4. The County encourages the planning and coordination of cross-boundary transportation matters to improve connectivity with larger transportation systems and modes with adjacent municipalities and appropriate agencies

11.A.5. The planning and design of existing and future transportation corridors shall prepare for the impacts of climate change.

11.A.6. The County shall identify, evaluate and protect existing heritage streetscapes and historical transportation routes.

11.A.7. Local Municipalities shall plan, design, and construct finer grid street networks to support through movement, accommodate and support transit facilities and active transportation infrastructure, and sustainable transportation options.

11.A.8. In the planning and design of new neighbourhoods adjacent to County roads, Local Municipalities should:

a) Where appropriate, in keeping with context sensitive design solutions, consolidate access along County roads;
b) Minimize the use of cul-de-sacs and dead-ends that limit connectivity and integration with existing communities; and,
c) Implement a street network that supports the delivery of emergency services.

11.A.9. The County shall support Transportation Demand Management (TDM) strategies that seek to reduce demand on roadways and single-occupancy automobile trips, and promote other modes of transportation (walking, cycling, transit, carpooling, ridesharing, etc.).

11.B – ROADS

11.B.1 This Plan acknowledges the strong relationship between roads, their function, land use and development. Schedule "D1" of this Plan identifies Provincial Highways and County Roads.

11.B.2 Provincial Highways are under the jurisdiction of the Ministry of Transportation and are subject to permit control and approval under the *Public Transportation and Highway Improvement Act*. In addition to all municipal requirements under the *Planning Act*, Ministry of Transportation permits are required for access to Provincial Highways, where permitted, and for the construction of buildings, structures and signs in proximity to the Provincial Highways. All applicants proposing new development or changes to existing development on lands adjacent to a Provincial Highway are advised to consult with the Ministry of Transportation prior to making formal applications under the *Planning Act*.

11.B.3 In reviewing development applications and proposed road improvements, the County shall:

a) Take into consideration the need to improve regional traffic flow in the vicinity of the City of Windsor.
b) Consider whether resources are available to ensure the transportation system meets the needs of the road users and the growth policies of the County.
c) Identify measures to optimize roadway network capacity through roadway access management and intersection improvement.
d) Identify measures to reduce transportation needs such as managing the appropriate type and scale of growth through compact transit-supportive built forms, transportation demand management (TDM) strategies, and the development and maintenance of an active transportation system.
e) Strive to minimize conflict between local and non-local traffic by protecting the County Road system depicted on Schedule "D1". The County shall discourage new development that would adversely impact the safe movement of people and goods along the County Road system unless road improvements can be undertaken to eliminate the adverse impact. New development proposing access onto County Roads outside of "Settlement Areas" shall be managed according to the County's access policies.

f) Restrict new development on private roads to Plans of Condominium.
g) Ensure that development proposals that are likely to generate significant traffic are accompanied by a Traffic Impact Study addressing the potential impact on the Provincial and County Road systems and the surrounding land uses and how to minimize any identified negative impact.
h) Ensure integration of transportation facilities provided by Local Municipalities, adjacent municipalities and the Province.
i) Ensure safe, convenient and visually appealing pedestrian and cycling facilities, where appropriate, along County Roads.

11.B.4 The County may review road corridors, in consultation with Local Municipalities and the Province, to determine if a change in classification is necessary. Transfer of road jurisdiction to or from the County shall not require an amendment to this Plan.

11.B.5 County road classifications are identified in the County's Transportation Master Plan and should be reviewed and updated prior to the implementation by way of future amendment to this Plan.

11.B.6 The County may address the matter of cross boundary traffic with adjacent municipalities and establish a planned network of roads that considers and coordinates the road hierarchy across municipal boundaries.

11.B.7 The County, working in collaboration with Local Municipalities, shall prepare and maintain a County-wide transportation guideline document which establishes the required right-of-way widths, setback requirements, access requirements, complete streets design requirements, lighting requirements, presence of existing and future Connecting Links, conformity with the policies of this Plan, and other related matters. Where necessary, noise attenuation measures should also be established. These guidelines will include standards and requirements that will vary based on planned function of the County Road, and the context of the community, neighbourhood, district and area that the road is travelling through.

11.B.8 The design of County and local roads shall ensure a context-sensitive design approach.

11.B.9 Road and street design should consider farm vehicles where there is a demonstrated need to travel through Settlement Areas or Hamlets that provide direct access to agricultural lands.

11.B.10 The County recognizes that a number of County Roads are characterized by natural and cultural heritage features, which contribute to the scenic value and historic character of these County Roads. The County will strive to evaluate, protect and enhance these features during any construction or upgrade, where possible.

11.B.11 Local Municipalities are to establish policies to protect the scenic values of historic roads, where appropriate, such as views to prominent heritage buildings or natural landscape features.

RIGHT-OF-WAY WIDTHS AND ROAD WIDENINGS

11.B.12 The appropriate right-of-way widths shall be included in the County's transportation guideline document. The need for road widenings will be included in the Transportation Master Plan, (which will be updated by amendment to this Plan) as well as being identified in local Official Plans.

11.B.13 As a condition of a development approval, land for road widenings or daylight triangles shall be conveyed at no expense to the County in accordance with the provisions of the *Planning Act*.

TABLE 11-1 COUNTY ROAD ALLOWANCES

ROAD NO.	ROAD NAME	FROM	TO	DESIGNATED ROAD ALLOWANCE (metres – up to the maximum)
1	Lauzon Parkway Extension	Highway 401	Highway No. 3	50 m
2	County Road 42	City/County Boundary	County Road 43	40 m
3	County Road 42	County Road 43	Shiff Drive	35 m
4	County Road 42	Shiff Drive	St. Alphonse Avenue	30 m
5	County Road 42	St. Alphonse Avenue	County Road 19	35 m
6	County Road 42	County Road 19	W. Puce Road	36 m
7	County Road 42	W. Puce Road	Puce River Bridge	36 m

ROAD NO.	ROAD NAME	FROM	TO	DESIGNATED ROAD ALLOWANCE (metres – up to the maximum)
8	County Road 43	City Boundary at CPR tracks	Shields Avenue	50 m
9	County Road 43	Shields Avenue	County Road 42	50 m
10	County Road 43	County Road 42	760m south of CR42	50 m
11	County Road 19	CPR south	Highway No. 3	40 m
12	County Road 22	CR 25	West Belle River Road	36 m
13	County Road 3	Todd Lane	Cahill Drain	30 m
14	County Road 3	Cahill Drain	Meagan Drive	30 m
15	County Road 7	Cousineau Road	Sandwich W. Parkway	35 m

11.C – GOODS MOVEMENT NETWORK

11.C.1 The County will work with the Province, Local Municipalities, the City of Windsor, and adjacent municipalities to plan for, protect, and promote an interconnected and efficient multimodal goods movement network that links Local Municipalities, Employment Areas and surrounding areas, and that utilizes freight-supportive infrastructure (Provincial highways, airports, County roads, international crossings and rail corridors) to meet current and future needs.

11.C.2 Freight-intensive land-uses shall be focused in areas well-served by major highways, airports, and rail facilities.

11.C.3 Freight and logistics use are encouraged to locate in groups that create synergies and efficiencies within the goods movement industry.

11.C.4 The County shall work with Local Municipalities and with Invest Windsor-Essex to direct activities with heavy truck traffic to locate along major designated county truck routes and in areas near or adjacent to Provincial highway interchanges where appropriate municipal servicing is available, and to protect land in those locations for that purpose.

11.C.5 The County shall direct the movement of hazardous goods to rail and roadways outside of Settlement Areas and Hamlets to minimize risks and ensure the safe and efficient movement of goods, wherever possible.

11.C.6 Transportation planning and goods movement shall support and enhance the agricultural system to ensure uses and infrastructure are compatible with agricultural uses, where possible, in terms of size, scope, and impact.

11.D – TRANSIT

11.D.1 Public transit is recognized as an important investment in supporting the County's urban structure, economy, and transportation system planning, and is key to climate change mitigation.

11.D.2 The County recognizes that public transit is a sustainable modal option to connect communities and provide greater access to employment opportunities across the region, particularly for those individuals and households that do not have access to a private automobile.

11.D.3 The County shall support the planning, design, and creation of a County-wide public transit system that integrates with existing transit services in the City of Windsor and Local Municipalities, in collaboration with the City of Windsor, Local Municipalities, and other stakeholders, as appropriate.

11.D.4 In planning for transit, the County supports effective and integrated transit services that offer inter- and intra-regional connections, multi-modal connections, and is accessible to people of all ages and abilities.

11.D.5 The County shall encourage Local Municipalities to explore local transit feasibility where appropriate, and to identify local transit corridors as part of their local Official Plans.

11.D.6 The County shall encourage a pedestrian-friendly and barrier-free design for transit facilities, which may include, but is not limited to, providing covered bus shelters, suitable lighting, signage, street furniture, and shade trees.

11.E – ACTIVE TRANSPORTATION

11.E.1 The County Wide Active Transportation System (CWATS) Master Plan provides the road map for implementing the County's active transportation system, in partnership with Local Municipalities and other stakeholders. The current CWATS network is outlined in Schedule D2. Updates to the CWATS network will be implemented by way of amendment to this Plan, except as otherwise noted.

11.E.2 The CWATS Master Plan should be periodically reviewed and updated every five to ten years, or at the time of a Municipal Comprehensive Review, whichever comes first.

11.E.3 The County recognizes that the primary tool to implement and enhance the Active Transportation System is through the CWATS Master Plan, the capital budget for County and local municipal infrastructure projects, and through the review of development applications.

11.E.4 The County and Local Municipalities shall work together to provide connected, comfortable, safe, and accessible pedestrian and cycling facilities to meet the needs of County residents, workers, and visitors, including people of all ages and abilities. This includes continuous linkages between strategic growth areas, adjacent neighbourhoods, main streets, tourism districts, places of employment, major trip generators, and transit stations.

11.E.5 The County's Active Transportation System will continue to evolve over time through the addition of missing links and the incorporation of additional linkages such as the use of unopened right-of-ways, hydro right-of-ways, existing or abandoned rail corridors, open green-space, and along watercourses and future roadway improvements. Amendments to this Plan are not required for route or facility type revisions, provided the continuity and functionality of the network is maintained in the same general location and/or is consistent with the route selection principles contained within the CWATS Master Plan.

11.E.6 Transit-oriented development, mixed use development, and higher residential densities are encouraged within the Primary Settlement Areas to minimize walking distances, promote increased quality of life, and facilitate active transportation within the community.

11.E.7 The County supports pedestrian-oriented and active transportation friendly planning and design, through human-centric streetscaping, urban design, mixed-uses, and compact built forms.

11.E.8 The County supports active transportation through improvements in the public realm and transit facilities, such as providing safe and separated cycling facilities, bicycle racks and storage at transit stops, providing bicycle racks on buses, and facilitating improved access for pedestrians and cyclists at transit stops and terminals, commuter lots, and more, where feasible and appropriate.

11.E.9 During the review of development applications, Local Municipalities will require the integration of pedestrian and cycling linkages to commercial uses, transit, schools, trails, parks and municipal facilities. Active transportation integrations may also include, but are not limited to:

a) Interconnections between local streets, cul-de-sacs, and across greenspaces;
b) Connections between developments and adjacent sidewalks;
c) Connections across commercial developments; and,
d) Easements across condominium developments.

11.E.10 Local Municipalities are to enhance the pedestrian and cycling environments so there are greater opportunities for active transportation for convenient travel, recreational, health, environmental, and economic reasons by:

a) Requiring the design of new local roads in residential areas in a grid street pattern with shorter block lengths that are generally less than 250 metres between intersecting streets to encourage walking and cycling;
b) Requiring the design of roads on mixed use corridors to use shorter block lengths that are generally 120 metres between intersecting streets to encourage walking and cycling;
c) Integrating transit supportive design;
d) Providing consistent information and signage to support exploration and travel throughout the community on foot, bicycle, and other non-motorized forms of transport;
e) Integrating pedestrian and cycling facilities into existing, expanded, and new development areas;
f) Creating urban design guidelines that support pedestrian and cycling activity;
g) Implementing Crime Prevention Through Environmental Design (CPTED) principles;
h) Securing dedication for trail corridors; and,
i) Providing pedestrian and cyclist connections to transit stops.

11.E.11 The County supports the use of best practices when planning, designing, constructing, maintaining and operating active transportation facilities.

11.E.12 The County will continue to coordinate the implementation of the Active Transportation Network with the County's Transportation Services Department Five-Year Road Rehabilitation planning process.

11.E.13 The County strongly encourages Local Municipalities to develop their own active transportation master plans, in compliance with the County's TMP and CWATS.

11.E.14 Local municipal Zoning By-laws, or other local planning instruments, shall establish standards for bicycle parking that is adequate to meet demands.

11.E.15 The County encourages bicycle parking to be secure, illuminated, highly visible, sheltered and convenient.

11.E.16 The County will partner with Local Municipalities and community groups to create promotional and educational initiatives on walking, cycling, and transit, and that addresses key issues such as safe behaviour by all road-users, personal security, barrier-free access, the health and environmental benefits of active transportation, and the comparative costs of private and public travel choices.

11.F – COMPLETE STREETS AND CONTEXT SENSITIVE DESIGN

11.F.1 All County and local municipal roads are to adopt a complete streets approach. The complete streets approach is encouraged for Highways 3 and 77. The complete streets approach shall be implemented through the following:

a) providing for the safe and efficient movement of all vehicles and modes of travel, including automobiles, goods movement, emergency vehicles, transit, active transportation (walking and cycling), and users of all ages and abilities;
b) integrating landscaping, street trees, and green infrastructure within the public right-of-way;
c) ensuring the safety of users of all ages and abilities;
d) encouraging intermodal design that promotes the use of sustainable modes of transportation and reduces reliance on single-occupancy automobiles;
e) providing space for other street elements such as utilities and services, on-street parking, stormwater management, snow storage, wayfinding signage, and street furniture, where appropriate; and,
f) ensuring a design that reflects the local context and character of the community and balances the needs of different users.

11.F.2 The County supports integrating road corridor design with land use planning.

11.F.3 Local Municipalities should identify mixed used corridors and main streets in their Official Plan. The planning and design of complete streets in mixed use corridors and main streets for County Roads should include:

a) An integration of the built form and planned land use function with the design of the road corridor;
b) Transit and active transportation are the priority for transportation focus;
c) Reduced setbacks from the road right-of-way to integrate access to buildings and/or groups of buildings from the public sidewalk;
d) The provision of pedestrian sidewalks, crosswalks, and other active transportation services for pedestrians on both sides of the street;
e) The provision of any planned transit lanes, high-occupancy vehicle lanes, queue jump lanes for transit, and other transit signal priority needs to support an integrated mobility network;
f) Cycling facilities including parking for bicycles;
g) High quality landscaping that supports a human-centric urban design approach for the mixed-use corridor and main streets;
h) Landscaped island refuge areas on longer blocks of greater than 120 m between intersecting streets;
i) On-street parking may be permitted; and,
j) A height to corridor ratio that creates a generally consistent street enclosure and a high quality pattern of development.

11.F.4 The County supports the agricultural economy and supports the agricultural community through County transportation that provides the necessary road infrastructure for agriculture. To achieve this, the following shall be undertaken:

a) A focus on the movement of agricultural vehicles and goods movement vehicles;
b) Active transportation through safe cycling infrastructure on routes identified by the County Wide Active Transportation Study;
c) Setbacks shall be consistent with an agricultural landscape with provision for roadside markets;
d) The provision of pedestrian facilities will be to ensure safe access to agricultural uses;
e) Landscaping and design shall support the agricultural needs of the local municipality; and,
f) On-street parking shall be limited.

11.F.5 The County supports the design of pedestrian-friendly streets through a safe, attractive, and accessible built environment, which includes, but is not limited to:

a) Making visually appealing streetscapes to make walking more inviting;
b) Separating vehicular, pedestrian, and cycling road users to the greatest degree possible;
c) Providing lighting and street trees and where possible street furniture such as benches;
d) Ensuring safe pedestrian crossings;
e) Implementing complete street designs and layout, which reduces and minimizes the need for future traffic calming; and,
f) Providing for pedestrian linkages throughout neighbourhoods.

11.F.6 The County shall implement the establishment of a continuous grid network that allows for efficient through movement that accommodates multi-modal options, provides ease of access to transit facilities, and supports the delivery of emergency services.

11.F.7 The County and Local Municipalities shall establish appropriate rights-of-ways that support complete streets and place-making opportunities.

11.F.8 Local Municipalities shall include polices in their Official Plans and secondary plans that require sidewalks, street lighting, and should include street furniture within Settlement Areas and Hamlets as a condition of development.

11.F.9 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.

11.G – RAIL

11.G.1 Existing operating rail lines within Essex County are shown on Schedule D1.

11.G.2 Local Municipalities are to develop policies that take into consideration safe and reasonable pedestrian movement between residential development and commercial uses and other services across the rail tracks. Other requirements pertaining to development proposed in proximity to rail lines is contained in subsection 11.I - Noise and Vibration of this Plan.

11.G.3 County Council acknowledges the importance of the rail infrastructure and recognizes its critical role in long-term economic growth and the efficient and

effective movement of goods and people. Council shall ensure the continued viability and ultimate capacity of the rail corridors and yards (if applicable) is protected and shall identify and support strategic infrastructure improvements such as targeted grade separations, where feasible.

11.G.4 New sensitive land uses will not be encouraged adjacent or in proximity to rail facilities.

11.G.5 All proposed residential or other sensitive use development within 300 metres of a railway right-of-way will be required to undertake noise studies, to the satisfaction of the local municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified. All available options, including alternative site layouts and/or attenuation measures, will be thoroughly investigated and implemented if practicable to ensure appropriate sound levels are achieved, particularly with respect to the 55 dBA outdoor living area criterion.

11.G.6 All proposed residential or other sensitive use development within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the local municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

11.G.7 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the local municipality in consultation with the appropriate railway. Where applicable, the local municipality will ensure that sightline requirements of Transport Canada and the railways are addressed.

11.G.8 Implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the local municipality and the appropriate railway.

11.G.9 New residential development or other sensitive land uses will not be permitted within 300 metres of a rail yard (if applicable).

11.G.10 All residential development or other sensitive land uses located between 300 metres and 1000 metres of a rail yard should be required to undertake noise studies, to the satisfaction of the local municipality and the appropriate railway, to support its feasibility of development and, if feasible, shall

undertake and implement appropriate measures to mitigate any adverse effects from noise that were identified.

11.G.11 Where possible, grade separation of railways and major streets shall be protected.

11.G.12 The County will work with Local Municipalities to evaluate the potential use of abandoned rail corridors for recreation, transportation, and/or utility corridor purposes. This will require consultation between the County, local municipality, community groups, potential users, affected landowners, applicable utility companies, Conservation Authorities, or agencies, and other interested parties before any development of the abandoned railway occurs.

11.G.13 The County and partner agencies may develop public trails on abandoned rail corridors in certain communities, where the rail can provide an active transportation link within and between communities.

11.G.14 It may not be appropriate or necessary to develop an abandoned rail corridor immediately. In these instances, ownership should remain with the municipality or partner agency for the planning period of this Plan so that it is available for potential future recreation, transportation, and/or utility corridor purposes.

11.H – AIRPORT

11.H.1 The County recognizes the importance of airports in providing an important economic advantage, as well as contributing to the quality of life in the community, and shall support and protect airport infrastructure. In addition to the Windsor Airport, there are a number of private air strips that are located within the County of Essex.

11.H.2 Planning for land uses in the vicinity of airports shall be undertaken so that:

a) The long-term operation and economic role of airports is protected; and,
b) Airports and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.

11.H.3 Airports shall be protected from incompatible land uses and development by:

a) Prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF (Noise Exposure Forecast), as set out on maps (as revised from time to time) that have been reviewed by Transport Canada;

b) Considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and,
c) Discouraging land uses which may cause a potential aviation safety hazard.

11.H.4 The County supports efficient transportation connections from the County of Essex to the Windsor Airport and airport facilities.

11.H.5 In planning for land-uses in the vicinity of airport infrastructure, Local Municipalities shall require the provision of warning clauses advising property owners in the vicinity of Airport lands of potential development restrictions such as outdoor lighting height limitations, and potential noise-related impacts.

11.I – NOISE AND VIBRATION

11.I.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, in accordance with Provincial guidelines, standards, and procedures.

Without limiting the generality of the foregoing, prior to permitting development that may be affected by noise, vibration and/or safety, a study may be required to assess the impact of the noise, vibration and safety on proposed residential or other sensitive land uses. Noise, vibration and/or safety attenuation measures will be implemented to reduce the impact to levels recommended by the Ministry of the Environment. Local Official Plans are also encouraged to include specific policies to address requirements where development of a sensitive land use is proposed in proximity to rail lines and other source of noise, vibration and/or safety, and those policies shall include:

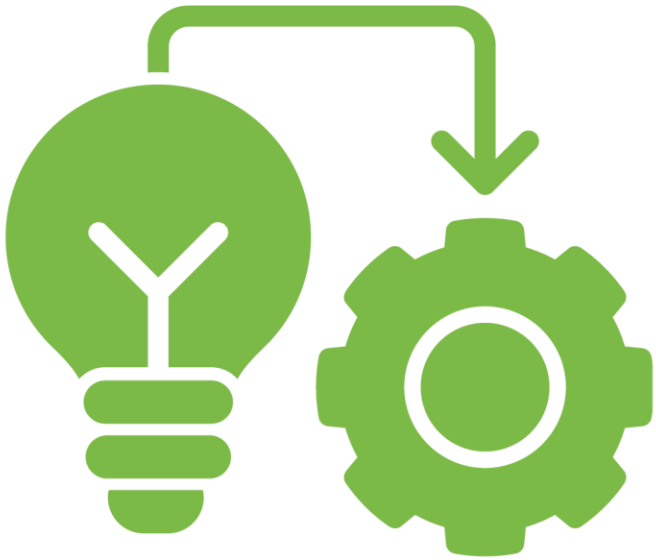
a) Prior to the approval of any applications for Official Plan amendments, Zoning By-law amendments, plans of subdivision or condominium, land division, committee of adjustment approval or any development that is subject to site plan control on lands that are within 100 metres of a railway line right-of-way, Provincial Highway, or stationary sources of noise, a noise feasibility study shall be completed and submitted to the appropriate agencies and appropriate railway companies for review and

comment. Appropriate measure to mitigate any adverse impacts from noise and or vibration that were identified shall be undertaken.

b) Prior to the approval of any applications for Official Plan amendments, Zoning By-law amendments, plans of subdivision or condominium, land division, committee of adjustment approval or any development that is subject to site plan control on lands that are within 500 metres of a Principal Main Railway Line right-of-way, Provincial Highway or stationary sources or where the projected noise exceeds the Ministry of the Environment recommended noise criteria by more than 5dBa, a noise and vibration and impact mitigating study shall be completed and submitted to the appropriate agencies and appropriate railway companies for review and comment. Appropriate measures to mitigate any adverse impacts from noise and or vibration that were identified shall be undertaken."

11.I.2 Setbacks, berming, fencing or other safety measures may be required to the satisfaction of the Approval Authority, Ministry of Transportation, and/or local municipality. The conclusions and recommendations of the noise and vibration studies shall be incorporated as conditions of approval in all development agreements.

CHAPTER 12



IMPLEMENTATION

12.0 Implementation

Implementing policy is one of the core planning responsibilities of the County of Essex. Council implements the policies within this Plan through the authority given to them by the *Planning Act* and the *Municipal Act* as well as other legislation.

Implementation is a shared responsibility with Local Municipalities, Indigenous communities, community organizations, stakeholders and partners. Implementation requires collaboration, partnership and a mutual commitment to A Successful County as outlined in Chapter 2. The success of this Plan will be achieved through the following:

a) Delineating the roles, responsibilities, accountability, expectations and authorities of various stakeholders and agencies in implementing the policies;
b) Providing a clear description of how the Plan is to be read and interpreted;
c) Providing clear direction of the timelines for reviewing and updating the Plan;
d) Explaining how conformity with this Plan, and consistency with Provincial Policies can be met;
e) Outlining the various implementation tools that can be used to ensure the vision and goals of this Plan are realized;
f) Outlining the process by which an application for an amendment to this Plan can be made;
g) Ensuring the policies of this Plan are implemented in a fiscally and environmentally responsible manner;
h) Developing a system for monitoring and reviewing the policies within this section, and the Plan in general.

This section outlines these elements, in addition to tools available to be used in order to effectively implement the goals and policies established throughout this Plan. The policies in this section are intended to be used and read in conjunction with other policies of this Plan.

Partnerships and collaboration are critical when it comes to implementation, and the Region relies upon the strong relationships that have been developed with the Province, Area Municipalities, the City of Windsor, Indigenous communities, the Municipality of Chatham-Kent, Conservation Authorities, Township of Pelee, other government agencies, the private sector and the broader community.

Finally, this Chapter establishes a framework for ongoing monitoring that support the effectiveness of the policies in this Plan. Only through monitoring can the County assess the success of specific policies and subsequently undertake updates to the Plan to ensure its success.

GOALS

a) Providing direction on how to interpret and apply the policies of this Official Plan;
b) Identifying responsibilities of the County of Essex and the Local Municipalities in implementing this Official Plan;
c) Outlining the approach to working in partnership with Local Municipalities;
d) Committing to reconciliation and engagement with Indigenous communities;
e) Committing to engagement with the broader County of Essex members of the public and stakeholders; and,
f) Identifying how monitoring and evaluating of the Official Plan will occur to provide accountability to County Council, the Local Municipalities, and the broader County of Essex public.

12.A – INTERPRETATION OF THE OFFICIAL PLAN

12.A.1 When reading and interpreting this Plan, the goals and policies should be read in their entirety.

12.A.2 This Plan contains Schedules, Tables, Maps and Appendices. For the purposes of implementation:

a) A Schedule is part of the policy framework and forms part of this Plan;
b) A Table is a summary of policy requirements in a graphic form and is part of this Plan;
c) A Map is a visual guide or aid provided to assist the reader in understanding the geographic location or context of a policy and does not form part of this Plan;
d) The Glossary of Terms provides definitions integral to policy interpretation and forms part of the new Official Plan;
e) An Appendix is intended to provide policy context to the reader and does not form part of this Plan;
f) Comment boxes occur alongside policy. Comment boxes supplement and provide context to policy and are not considered part of the new Official Plan.

12.A.3 When interpreting the Schedules of this Plan the following shall apply:

a) The boundaries on Schedule “C3” – Source Protection - are definitive.
b) All Schedules other than Settlement Areas and Source Protection are not definitive. Each Schedule and/or Map will contain information on the notes as to the level of accuracy of the particular Schedule and/or Map.
c) The boundaries of the Natural Heritage System and Natural Hazards are based on the best available natural heritage mapping available at

the time of publication. Refinements to the Natural Heritage System and the Natural Hazard boundaries are subject to the policies of this Plan.

d) Boundaries of land use designations coincide with distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features. In all other instances, the boundaries of land use designations will be determined by review of: existing zoning by-laws; prevailing lot depths; orientation of lot frontages; lot patterns; and land use patterns.

12.A.4 In the case of a conflict between two policies in the County Official Plan, the more restrictive policy shall take precedence.

12.A.5 The background or explanatory notes contained within the side margins of this Plan do not constitute part of this Plan.

12.B – OFFICE CONSOLIDATION OF THE OFFICIAL PLAN

12.B.1 Minor variations in numbers written in this Plan may be permitted without an amendment to this Plan provided the intent and goals of the Plan are achieved while meeting provincial standards.

12.B.2 An amendment to this Plan is not required and changes may be made during office consolidations for:

a) altering the numbering and arrangement of provisions in this Plan;
b) updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure;
c) correcting clerical, grammatical, spelling and technical mapping errors (including colour adjustments on Schedules or Maps);
d) changing format or presentation; or,
e) altering punctuation to obtain a uniform mode of expression.

12.C – NON-CONFORMING USES

12.C.1 Certain lands within the County have been developed for a use other than that which is permitted within the applicable designation. The County policy on these uses is as follows:

a) Nothing in this Plan will affect the continuance of uses legally existing on the date this Plan was adopted by Council.
b) For non-conforming non-agricultural uses, the policies of Chapter 5 and Schedule “A-3” apply. In the event of a conflict between policies related

to non-conforming non-agricultural uses, the more restrictive policies apply.

c) Local Municipalities, in co-operation with residents, will attempt to reduce the number of non-conforming uses whenever and wherever possible according to the policies of this Plan.

d) An application for the enlargement or extension of an existing use will be reviewed as follows:
   a. The proposed expansion does not significantly increase the size of the existing use.
   b. The proposed expansion does not require an adjustment to the boundary between two areas of different land use on the land use schedules.
   c. The proposed expansion does not increase its incompatibility with the surrounding area.
   d. Conditions that may minimize any potential nuisances can be imposed including but not limited to, landscaping, screening, and setbacks; and factors such as traffic safety, parking, loading, and municipal services are not adversely affected.

e) Existing uses destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building or structure are not significantly increased.

f) Existing uses which may still be in operation or may have ceased to exist leaving substantial vacant buildings, most commonly commercial or industrial in nature (both those with legally existing uses and those with vacant buildings) may be zoned in the Zoning By-law to permit the existing uses, if there is one, or the previous use if the buildings are presently vacant provided:
   a. The buildings lawfully existed prior to the date of adoption of this Plan.
   b. The use to be permitted does not interfere with the desirable development or enjoyment of neighbouring properties.
   c. The use does not constitute a danger to surrounding uses and persons because of its hazardous nature or traffic generated.
   d. The by-law reasonably limits the amount of expansion that is to be permitted to ensure that the use does not become larger than would be appropriate for the area.

12.C.2 Applications to amend the Zoning By-law to permit a use that is as, or more compatible with, the surrounding area may also be approved by the local municipality without an amendment to this Plan provided the proposed use satisfies the above criteria. Also, there are a number of parcels with current zoning that is not in conformity with this Plan. The current zoning can be

carried forward in the Zoning By-law without requiring an amendment to this Plan.

12.C.3 Local Municipalities may permit the severance of uses that existed prior to the approval of this Plan, provided the application is consistent with Section 2.3.5 of the Provincial Policy Statement.

12.D – AMENDMENTS TO THE COUNTY OFFICIAL PLAN

12.D.1 This Plan has been prepared to manage growth and land use changes until the year 2051. An amendment to this Plan is required to permit the establishment of uses not provided for in this Plan, for changes to the "Settlement Area" boundaries identified on Schedules "A1" and "A2"" and for changes to the planning direction contained herein.

12.D.2 When submitting an application to amend this Plan, the applicant shall provide supporting documentation, to the satisfaction of the County of Essex, which adequately addresses the following:

a) Whether the amendment is consistent with the Provincial Policy Statement and any other Provincial Plans, policies, and guidelines.
b) Whether the amendment proposes a new settlement area or the expansion of a "Settlement Area" boundary which has been justified as part of a Comprehensive Review or a Local Comprehensive Review.
c) Whether the amendment proposes the conversion of lands within an employment area to non-employment uses which has been justified as part of a Comprehensive Review that demonstrates that the land is not required for employment purposes over the long-term and that there is a need for the conversion.
d) Whether the amendment is in keeping with the general intent or purpose of the policy direction of this Plan, including growth projections and targets.
e) The benefit to the County including, but not limited to, social, environmental and financial benefits.
f) The impact of the proposal on the County's financial, natural and human resources.
g) The impact of the proposal on the local municipality and if it is in keeping with the general intent or purpose of the policy direction contained in the local Official Plan.
h) The impact of the proposal on the transportation network.
i) The extent to which the amendment should be addressed as part of the ten-year review of this Plan.

j) The engagement with Local Municipal partners on proposed Amendments including the feedback from Local Municipal partners.
k) The engagement with Indigenous communities.
l) The impact on prime agricultural lands and specialty crop lands.
m) The impact on adjoining municipalities.

12.E – MUNICIPAL PLAN REVIEW

12.E.1 The Ministry of Municipal Affairs and Housing is the approval authority for new Official Plans. County Council is the approval authority for County Official Plan Amendments (OPAs). The Ministry and County Council will be consulted accordingly, prior to the approval of any Plan or Amendment.

12.E.2 The County of Essex is the approval authority for local Official Plans and amendments, as well as plans of subdivision and condominium, as well as part lot control applications. The local municipality and/or the applicant shall consult with the County, and appropriate agencies. The County will work with the local municipality to facilitate pre-consultation between applicants and the relevant Provincial agencies and the Conservation Authorities to ensure that all legislative requirements related to any given development proposal are identified and understood at the outset of the planning approval process.

12.E.3 Where this Plan requires an evaluation, demonstration or other action "to the satisfaction of" one or more of the Provincial Ministries, the policy should generally be interpreted to mean that it is the responsibility of the County of Essex to ensure consistency with Provincial policies, standards or guidelines.

12.F – LOCAL OFFICIAL PLANS

12.F.1 It is the intent of the County, and a requirement of the *Planning Act*, that all future amendments and new planning documents conform to the County Official Plan. Local Official Plans will be one of the primary means of implementing the policies contained in this Plan. It is recognized however, that some time may elapse between the adoption of this Plan and the updating of the local Official Plans.

12.F.2 Updates to Local Official Plans will be completed:

a) On a regular basis consistent with the requirements of the *Planning Act*;
b) After the completion of an update to the County Official Plan or the adoption of a new County Official Plan; and,
c) May occur to address significant changing local circumstances.

12.F.3 Local Official Plans shall be updated to address the following:

a) Addressing matters of Provincial interest in the *Planning Act*;
b) Maintaining consistency with Provincial guidelines and standards;
c) Conformity with the County of Essex Official Plan;
d) Conformity with the Source Water Protection Plan;
e) Completion of an Intensification Strategy with policies and mapping included in the Official Plan;
f) 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,
g) Completion of a Local Comprehensive Review in accordance with the County of Essex Official Plan.

12.F.4 In the event of a conflict between the policies of a local Official Plan and the policies of this Plan in the interim period, the policies of the County Official Plan shall prevail to the extent of that conflict, unless the proposal involves lands already designated in the local Plan to permit the proposed development. Any amendment to a local Official Plan must be in conformity with the policies and designations contained within this Plan.

12.F.5 The County requires local Official Plans to contain policies promoting meaningful Indigenous consultation. The County shall consult with Indigenous communities on the approval of local Official Plans.

12.G – IMPLEMENTATION TOOLS

12.G.1 The County supports the use of a variety of implementation tools to achieve the policies of this Plan and the local Official Plans. Local Municipalities shall use a broad range of implementation tools as appropriate including;

a) Secondary Plans
b) Local Zoning By-laws
c) Holding Zones
d) Temporary Use By-laws
e) Interim Control By-laws
f) Site Plan Control, Subdivision and Consent Agreements
g) Transportation and Infrastructure Master Plans
h) Community Improvement Plans
i) Housing Action Plans and Economic Development Strategies
j) Development Charge Studies
k) Urban Design Guidelines

l) Archaeological Master Plans;
m) Natural Heritage Studies; and,
n) Watershed or Subwatershed Plans.

12.H – SITE PLAN CONTROL

12.H.1 This Plan supports the use of site plan control by Local Municipalities. Provisions for site plan control shall be detailed in the local Official Plans and should include urban and architectural design guidelines that enhance the development of the local municipality.

12.H.2 Those developments that propose to obtain access from a County Road or may impact the County Road network are required to consult with the County regarding access requirements, setbacks, widenings and daylight triangle requirements, and possible road improvements.

12.I – PLANS OF SUBDIVISION AND CONDOMINIMUM

12.I.1 The plan of subdivision process is required for lot creation where four or more new lots result from the application or where a service extension is required except where lot frontages for the new lots currently exist on a public road. Notwithstanding, in existing registered plans of subdivision, relotting can occur through the use of deeming by-laws in conjunction with the consent process.

12.I.2 It shall be the policy of the County to approve only those plans of subdivision and condominium which are in conformity with the policies of this Plan and which, to the satisfaction of the County, can be supplied with adequate public utilities, power transmission and street lighting, and services such as water supply, sanitary sewage treatment and transmission and storm drainage facilities as required by this Plan. The County shall approve only those plans of subdivision or condominium which comply with the provisions of the *Planning Act*, this Plan and the local municipal Official Plan. All new lots created by plan of subdivision must front onto and obtain their access from a municipally owned and maintained public road.

12.I.3 Plans of subdivision and condominium shall include conditions of approval which must be fulfilled prior to registration of the plan.

12.I.4 The County shall work with Local Municipalities to review all registered plans of subdivision to ensure timely implementation occurs. The County may recommend that plans of subdivision, or parts thereof, that have been

registered for eight years or more, have had no construction occur or infrastructure installed on-site, and do not meet the growth management objectives of this Plan, to no longer be a registered plan of subdivision.

12.I.5 The County may consider extending the approval date of a lapsed plan of subdivision. In these instances, the proponent shall:

a) Confirm that the requirements of the *Planning Act* have been fulfilled;
b) Address matters of natural heritage, density, infrastructure, and housing mix to achieve the policies of this Plan; and,
c) Ensure appropriate consultation with the local municipality and Indigenous communities.

12.J – PART LOT CONTROL

12.J.1 If the County and the local municipality determines that the proposal is appropriate, the Council of the local municipality will pass a by-law under Section 50(7) of the *Planning Act*. The By-law will be sent to the County for final approval.

12.J.2 An application for Part Lot Control will generally only be considered appropriate when it has been deemed that an application for consent is not necessary.

12.J.3 Part Lot Control Exemption will be considered appropriate in the following applications:

a) Creation of a new individual lot(s) for single, semi-detached or row housing;
b) A minor re-design to lots or blocks in a Registered Plan of Subdivision;
c) Sale of a part lot that was created due to a road widening where abutting land is retained;
d) Creation of servicing easements in a Registered Plan of Subdivision; and,
e) Long term lease for stores in a shopping centre on a Registered Plan.

It is noted that Part Lot Control Exemption cannot be utilized in an instance where the road does not exist and for purposes of creating (re-aligning) a part intended as a municipal road.

12.K – CONSENTS

12.K.1 The County has delegated approval authority for consent applications to the Local Municipalities.

12.K.2 Applications to create lots through the consent to sever process will continue to be the responsibility of Local Municipalities in accordance with the policies contained in local Official Plans which are required to be in conformity with the policies contained herein and to be consistent with Provincial Policy. The County may comment on consent applications particularly those that involve lands abutting County Roads. Consents shall not be granted if the application is contrary to the policies of this Plan or local Official Plans. Appeals may be lodged by the County for approved consent applications that are contrary to the policies of this Plan.

12.K.3 In commenting on applications for consent, the County shall review the following:

a) The need for the consent as established in the policies of the local Official Plan;
b) The agricultural policies of this Plan and the Provincial Policy Statement;
c) The policies of this Plan;
d) The requirements of the *Planning Act* for consents; and,
e) The County transportation network, including active transportation.

12.L – PUBLIC ENGAGEMENT

12.L.1 County Council and the local municipal Councils shall ensure that the public is adequately notified and consulted. The measures utilized to facilitate public participation will be consistent with the scope and nature of the planning matter being addressed. Prior to making decisions related to planning matters, County Council and the local municipal Councils will take appropriate steps to resolve conflicting issues associated with the proposal. Where conflicting issues remain unresolved, these issues and the measures taken to respond to these issues shall be identified as part of any planning report prepared. Measures such as peer review and Alternate Dispute Resolution will be used when determined to be appropriate.

12.L.2 County Council is committed to transparent decision making. To this end, the County shall:

a) Communicate in plain language on land use planning matters;
b) Employ appropriate tools and techniques to inform, consult, involve, collaborate with or empower where appropriate;
c) Provide responses to feedback received, including how feedback has been considered in the matter being addressed; and,

d) Provide a safe environment for individuals to communicate their feedback.

12.M – RECONCILIATION WITH INDIGENOUS COMMUNITIES

12.M.1 County Council and local municipal Councils shall actively encourage meaningful public participation by seeking the opinions and the advice of Indigenous communities.

12.M.2 The County will explore opportunities for collaboration on common objectives and build relationships with Indigenous communities to advance reconciliation.

12.M.3 The County and Local Municipalities will consider the consultation protocols of the Indigenous communities that have traditional territory in this area, including Indigenous communities, when engaging on planning matters and public works projects.

12.M.4 Consultation/engagement protocols between Local Municipalities and individual Indigenous communities will be established.

12.N – LOCAL MUNICIPAL PARTNERSHIPS

12.N.1 The County is committed to working partnership with Local Municipalities, the City of Windsor, the Municipality of Chatham-Kent, the Township of Pelee, and Indigenous communities. Key areas of partnership will be:

a) Coordination of inter-municipal infrastructure,
b) Shared policy development, particularly with respect to transportation and regional economic development;
a) Growth management and implementation of growth management;
b) Watershed and natural heritage planning;
c) Development implementation; and,
d) Emergency management coordination.

12.N.2 Regular coordination will occur through the creation of the Intermunicipal Planning Coordinating Committee with appropriate representation from the County, the Local Municipalities, Indigenous communities, Local Conservation Authorities, the Municipality of Chatham-Kent, and the City of Windsor.

12.O – RENTAL HOUSING PROTECTION

12.O.1 The County of Essex does not support the conversion of rental units to condominium tenure in order to protect the existing stock of rental and affordable housing. The County may consider condominium conversions only where:

a) The applicant has demonstrated to the County's and local municipality's satisfaction that the supply of rental housing has not been reduced;
b) There is provision for the existing tenants to retain secure housing at current rental rates for the duration of their tenure; and,
c) Renovation of the units will not result in permanent displacement of existing tenants.

12.O.2 In assessing applications for condominium conversion, the County shall consider the number of new rental units being constructed, as well as the existing supply of affordable housing.

12.P – DELEGATION OF DECISIONS

12.P.1 Council may, in accordance with the *Planning Act*, delegate approvals of matters stipulated in this Official Plan to a Committee of Council or an individual who is an officer, employee, or agent of the County. Every delegation of approval shall be done through the passage of a delegation By-law by Council.

12.P.2 Every delegated approval decision shall conform with the policies and designations of the Official Plan.

12.Q – THE ROLE FOR PROCESS

12.Q.1 The role of the Official Plan is to provide general guidance for development that applies on a County wide basis related to land use including designations and permissions. The policies of this Plan also provide guidance to inform development application and all planning processes. The specific role for development applications like Official Plan Amendments, Zoning By-law Amendments and plans of subdivision applications acknowledge that County wide policy cannot anticipate every circumstance related to a site or a development. The Official Plan has policies to ensure that development applications are considered against the policies of this Plan to ensure the outcome of a development application addresses the public interest.

12.R – PRE-CONSULTATION

12.R.1 Prior to the submission of an application for a County or local Official Plan amendment, plan of subdivision/condominium, condominium conversion, or part lot control, applicants are required to meet with the County and local municipality to determine what studies, plans and other information will be required. The purpose of the pre-consultation is to determine the scale and scope of any required study or plan relative to the size and complexity of the proposal and potential impacts on adjacent uses and the County or local municipality.

12.S – COMPLETE APPLICATIONS

12.S.1 To determine whether an application for which the County is the approval authority is complete, the following will be required:

a) pre-consultation meeting(s) which involve the County, Local Municipality, Conservation Authority, or other agencies that may have an interest in the application as determined by the County, in order to determine the required information and consistency with the Provincial Policy Statement;
b) a completed Application Form;
c) a draft of the proposed plan including the proposed text and all proposed schedules where applicable;
d) supporting studies, drawings and reports completed in full, as determined through the pre- consultation meeting;
e) electronic submission of all documents in compliance with Provincial accessibility regulations; and
f) payment of the established application fee.

12.T – SUPPORTING STUDIES

12.T.1 Information and/or reports shall be prepared by a qualified professional and submitted in an electronic format compliant with Provincial accessibility regulations, to the County as requested to make this information readily available to the public and commenting agencies. Where the County, Local Municipality, Conservation Authority or other agency has requested additional information and/or reports, there may be a request for a peer review of any information and/or report. The applicant shall be responsible for all costs for a peer review which shall be payable upon submission of an invoice from the County, Local Municipality, Conservation Authority or other agency.

12.T.2 The following represents a list of supporting studies that the County and/or local municipality may require as part of the development and infrastructure approval process:

a) Affordable Housing Report
b) Agricultural Impact Assessment, which may include, but would not be limited to: Minimum Distance Separation analysis, impacts on soil quality, drainage impacts, mitigation efforts, i.e., berming or vegetative screening, analysis to develop on lower priority agricultural land, etc.
c) Archaeological Assessment
d) Cost/Benefit Analysis Study
e) Cultural Heritage Evaluation Report
f) D-4 Landfill Study
g) Environmental Impact Study
h) Financial Impact Study
i) Fisheries Impact/Marina Impact Study
j) Flooding, Erosion, Slope Stability Reports including Coastal Engineering Studies
k) Functional Servicing Report
l) Geotechnical/Soil Stability Study
m) Heritage Impact Assessment
n) Hydrogeological Study/Hydrology Study
o) Illumination Study
p) Market Impact Assessment
q) Master Drainage Plan/Site Specific Grading & Drainage Plan
r) Master Servicing Study
s) Mineral Aggregate Resource Potential Assessment and/or Mineral Aggregate Resource License Compatibility Assessment
t) Mineral Aggregate Resource Studies (related to/and in compliance with the requirements of the Ministry of Natural Resources license, for new and expansion to existing pits and quarries)
u) Noise and/or Vibration Study
v) Odour/Dust/Nuisance Impact Analysis Study
w) Oil and Gas Well Study
x) Overshadowing Study/Plan
y) Planning Justification Report
z) Resource Management Report
aa) Servicing Options Report
bb) Stormwater Management Report and Plan
cc) Traffic Impact Study
dd) Tree Inventory and Preservation Report and Plan
ee) Urban Design Study
ff) Water Conservation Plan

gg) Watershed/Subwatershed Plan
hh) Wellhead Protection Area – Risk Assessment Report
ii) Any other studies required by the County which are not reflected in the above list.

12.T.3 The following policies provide guidance regarding supporting studies that may be required:

a) Supporting studies may be required as part of the development and infrastructure approval process or as a part of a more detailed planning study. The need and the timing of support studies will be determined by the County at the pre-consultation meeting on a site or area specific basis.
b) Where a supporting study is required, such a study shall be prepared in accordance with the provisions of this Plan, the local Official Plan, and Federal and Provincial legislation, policies and appropriate guidelines.
c) All supporting studies shall be prepared by qualified professionals to the satisfaction of the County and where appropriate, in consultation with the local municipality and relevant public agencies and affected parties.
d) A public participation program may be established as part of the preparation of a support study to allow interested or affected parties to participate in the process.
e) All mitigation recommendations included in a support study that are approved by the County and local municipality shall be considered as a condition of approval to be implemented by the proponent of a development.

12.U – ROLE OF COUNTY GUIDELINES

12.U.1 In order to assist in good planning, improving planning service delivery for end users, and ensuring land use impacts are appropriately addressed, the County may prepare guidelines and technical studies to assist with the implementation of the County Official Plan.

12.U.2 Implementation Guidelines are recognized as statements adopted by resolution of County Council which detail the manner in which policies established in this Plan will be implemented. The content and scope of these Implementation Guidelines will be determined by the County, in consultation with Local Municipalities as appropriate, Conservation Authorities as appropriate, and will be updated from time-to-time and will be in conformity with the policies in this Plan.

12.U.3 County Implementation Guidelines will not be used as instruments to introduce new policy provisions that could be the basis for denying development applications under the *Planning Act*, or for interfering with the natural justice rights of landowners and the public.

12.U.4 Where a Guideline has been adopted by County Council, the County, Local Municipalities, local Conservation Authorities and proponents shall be consistent with the Guidelines in application, infrastructure planning, land use planning, and municipal documents.

12.V – FISCALLY RESPONSIBLE PLANNING

12.V.1 The County is committed to continuing to be fiscally responsible in all of its decision making, and ensuring that the planned growth is managed to create communities county-wide that are vibrant, sustainable and capable of meeting the evolving needs of a growing population. This includes using the tools available to finance infrastructure, create and maintain a sufficient inventory of shovel-ready building lots for housing and employment purposes, protect agriculture, and protect natural heritage, and create complete communities where residents of all ages and abilities can live healthy active lives.

12.V.2 County Development Charges are an important financial tool that can be used to help fund the transportation-related infrastructure that will be needed to support the planned growth. These charges, together with grants from other levels of government will be needed to assist with the funding of these major capital projects over the life of this Plan. Targeted tax increment financing, and the use of other financial tools such as front ending agreements and cost sharing agreements will also be required to achieve the planned growth in this Plan, and to encourage the construction of affordable housing units and to support regional economic development goals.

12.V.3 Grant programs shall be reviewed to support natural heritage stewardship.

12.V.4 Coordination and collaboration of financial expenditures related to services for development will be undertaken between the County and the Local Municipalities.

12.X – ONTARIO LAND TRIBUNAL DECISIONS

12.X.1 This Plan recognizes that decisions of the Ontario Land Tribunal may be implemented through the local Official Plan. Such decisions shall be considered to be in conformity with, or not in conflict with, this Plan.

12.Y – MONITORING AND EVALUATING THE OFFICIAL PLAN

12.Y.1 Monitoring the implementation of this Plan is critical to:

a) Analyzing the effectiveness of the policies in this Plan in meeting its overall goals and objectives;
b) Confirming targets are being achieved;
c) Responding to emerging issues; and,
d) Identifying and confirming if the direction of the Plan remains constant or if updates are required.

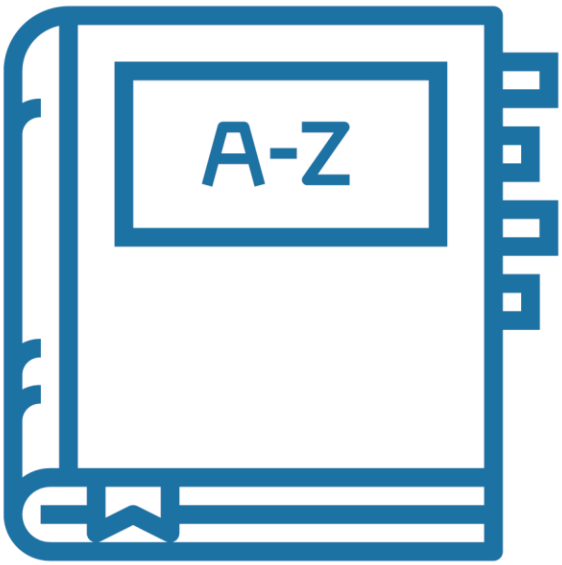
12.Y.2 To achieve effective monitoring, the following will be undertaken within the timeframes specified:

a) Updating population, housing, affordable housing and employment projections and in coordination with the City of Windsor every five years;
b) Tracking draft approved and registered vacant lots through the development approvals process annually; and,
c) Evaluating the effectiveness of Indigenous consultation through qualitative and quantitative measures annually.

12.Y.3 In addition, the following features and objectives will also be included for annual monitoring purposes:

a) Mix, range, and affordability of housing units;
b) Effectiveness and progress toward climate change mitigation and adaptation;
c) Protection of agricultural and natural areas and monitoring agricultural and natural heritage land retention;
d) Economic development and implementation of employment areas and employment land development; and,
e) Other potential policies that may require regular monitoring.

CHAPTER 13



GLOSSARY

13.0 Glossary

Abutting means a property with a specific feature or attribute that physically touches or shares a common boundary with the subject property.

Access standards means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards.

Accessory uses means uses of land found on the same parcel as the principal use, but are subordinate and incidental and includes accessory structures.

Active transportation means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional residential unit means a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas within a single detached, semi-detached or townhouse dwelling, or a building or structure ancillary to a single-detached, semi-detached or townhouse dwelling.

Adjacent lands means:

a) those lands, contiguous to a specific natural heritage feature or area, where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.
b) those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
c) those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on County and/or local approaches which achieve the same objectives;
d) those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; and,
e) those lands contiguous to a protected heritage property or as otherwise defined in the local Official Plan.

Adverse effects as defined in the *Environmental Protection Act*, means one or more of

a) impairment of the quality of the natural environment for any use that can be made of it;
b) injury or damage to property or plant and animal life;
c) harm or material discomfort to any person;
d) an adverse effect on the health of any person;
e) impairment of the safety on any person;
f) rendering any property or plant or animal life unfit for human use;
g) loss of enjoyment of normal use of property; and
h) interference with normal conduct of business.

Affordable housing means:

a) in the case of ownership housing, the least expensive of:
    a. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
    b. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.
b) in the case of rental housing, the least expensive of:
    a. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
    b. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Age Friendly means in an age friendly community, the policies, services and structures related to the physical and social environment are designed to help older adults “age actively”. In other words, the community is set up to help older adults live safely, enjoy good health and stay involved.

Agricultural condition means

a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and
b) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

Agricultural system means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, that together create a continuous productive land base for agriculture; and

b) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.

Agricultural Impact Assessment means a study that evaluates the potential impacts of non-agricultural development on agricultural operations and the Agricultural System and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural uses means the growing of crops, including nursery and horticultural crops, raising of livestock and other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Agri-food network means within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

Agri-tourism uses means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Airport(s) means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Protection (NEP) mapping.

Alternative energy system means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork in accordance with the *Ontario Heritage Act*.

Archaeological Sites means any property that contains an artifact or any other physical evidence of past human use or activity that is of cultural heritage value or interest.

Areas of archaeological potential means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of mineral potential means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence.

Areas of Natural and Scientific Interest (ANSI) means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

Artifact means any object, material or substance that is made, modified, used, deposited or affected by human action and is of cultural heritage value or interest.

Arterial road system means a system of roads that form the main traffic routes within the County. They are intended to provide fast, efficient vehicular connections from one part of the County to another. Generally, direct access from arterial roads is limited, except where these roads are travelling though main streets, downtown cores, and mixed-use corridors.

Brownfield site means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resources means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Coastal wetland means

a) any wetland that is located on Lake Erie, Lake St. Clair or the Detroit River; or
b) any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100-year floodline (plus wave uprush) of the large water body to which the tributary is connected.

Community Housing means affordable housing owned and operated by non-profit housing corporations, housing co-operatives and municipal governments or district social services administration boards. These providers offer subsidized or low-end-of market rents.

Community Hub means a community hub which makes it easier for local residents to access the health, social, cultural, recreational and other resources they need together in one spot. It can be located in a physical building or accessed through a digital service. Community hubs serve as a central access point, which offer services in collaboration with different community agencies and service providers, reduce administrative duplication, improve services for residents and are responsive to the needs of their communities. Whether in a high-density urban neighbourhood or an isolated rural

community, each hub is as unique as the community it serves and is defined by local needs, services and resources.

Complete Community means places within towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options, public service facilities and greenspaces. Complete communities are age friendly and may take different shapes and forms appropriate to their contexts.

Complete Streets means streets that are planned and designed to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists. Complete streets focuses on a holistic approach to road design that creates safe and convenient streets for people of all ages and abilities, while considering other street activities and functions such as patios, street furniture, trees, utilities, and stormwater management, as appropriate to the community context.

Compact built form means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood or district, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semidetached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods and districts can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.

Comprehensive rehabilitation means rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of mineral aggregate operations.

Comprehensive review means an Official Plan review which is initiated by a planning authority, or an Official Plan amendment which is initiated or adopted by a planning authority, which:

a) is based on a review of population and growth projections and which reflect projections and allocations contained in this Plan and considers alternative directions for growth; and determines how best to accommodate this growth while protecting Provincial interests;
b) utilizes opportunities to accommodate projected growth through intensification and redevelopment; c) confirms that the lands to be developed do not comprise specialty crop areas;
c) is integrated with planning for infrastructure and public service facilities; and
d) considers cross-jurisdictional issues.

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Conservation Authority/Authorities means the Essex Region Conservation Authority or the Lower Thames Valley Conservation Authority.

Council means the Council of the Corporation of the County of Essex.

Crime Prevention Through Environmental Design means the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life. Crime Prevention Through Environmental Design (CPTED) principles provide one such conceptual framework to create a better designed physical environment that reduces the possibility of a crime.

Cultural heritage landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archeological sites and natural elements, which together establish a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to heritage conservation districts designated under the Ontario Heritage Act, and villages, parks, gardens, battlefields, main streets, and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

Defined portions of the one-hundred-year flood level along connecting channels means those areas which are critical to the conveyance of the flows associated with the one-hundred-year flood level along the Detroit River, where development or site alteration will create flooding hazards, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregates means an area of identified mineral aggregate resources as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available means designated in this Official Plan for urban residential use.

Designated vulnerable area means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.

Dynamic beach hazard means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes-St. Lawrence River System and large inland lakes, as identified by Provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.

Ecological function means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment Area means those areas designated in this Plan or local Official Plans for clusters of business economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

Environmentally Sensitive Areas are areas supporting fragile ecosystems susceptible, prone or vulnerable to human impact and/or development pressures.

Endangered species means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Environmental Assessment means an Environmental Assessment undertaken in accordance with the Environmental Assessment Act of Ontario, RSO 1990, as amended.

ERCA means the Essex Region Conservation Authority.

Erosion hazards means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using the 100-year erosion rate (the average annual rate of recession extended over a one-hundred-year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Excess Soil means naturally occurring soil or soil mixed with rock, commonly known as earth, topsoil, loam, subsoil, clay, sand or gravel, or any combination thereof, that has been excavated as part of a project and removed from the project area, typically as a result of construction activities, and cannot or will not be reused at the site where the soil was excavated and must be moved off site.

Fish means fish, which as defined in S.2 of the Fisheries Act, c. F-14, as amended, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat as defined in the Fisheries Act, c.F-14, means the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood fringe (for river, stream and small inland lake systems) means the outer portion of the flood plain between the floodway and flooding hazard limit. Depths and velocities

of flooding are generally less severe in the flood fringe than those experienced in the floodway.

Flooding hazard means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

a) Along the shorelines of the Great Lakes-St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one-hundred-year flood level plus an allowance for wave uprush and other water-related hazards.
b) Along river, stream, and small inland lake systems, the flooding hazard limit is the greater of:
    a. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins Storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
    b. the one-hundred-year flood; or
    c. a flood which is greater than i) or ii) which was actually experienced in a particular watershed or portion thereof as a result if ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources. Except where the use of the one-hundred-year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems.

Floodway (for river, stream and small inland lake systems) means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two-zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two-zone concept applies, the outer portion of the flood plain is called the flood fringe.

Gentle Density means residential intensification within existing neighbourhoods, including small infill sites, where additional housing units are provided of slightly higher density than adjacent single detached dwellings (or low density), in a way that is compatible with the existing neighbourhood.

Globally or Provincially Rare Plants, Animals or Communities means plant or animal species or communities that have been assigned S1 (critically imperiled provincially), S2 (imperiled provincially), S3 (vulnerable provincially), G1 (extremely rare globally), G2 (very rare globally), or G3 (rare to uncommon globally) by the Provincial Natural Heritage Information Centre.

Great Lakes - St. Lawrence River System means the major water systems consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Green infrastructure means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Greyfields – Previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant.

Ground water feature refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species means habitat within the meaning of Section 2 of the *Endangered Species Act,* 2007.

Hamlet means hamlets or similar existing small settlement areas that are long established and may be identified in Official Plans. These communities are smaller than villages and are serviced by individual private on-site water and/or private wastewater systems, or limited municipal services.

Hazardous forest types for wildland fire means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

Hazardous lands means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river and stream systems and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous sites means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Healthy communities means a broad and inclusive definition of health which refers to not merely the absence of disease, but also complete physical, mental and social well-being. This is a proactive model of wellness incorporating a person's perceptions of their quality of life, their chances for optimal social interaction, the availability of community activities and resources, and a monitoring of the link between daily stress and health. A healthy community is characterized by:

- a clean, safe, high quality physical environment;
- a stable ecosystem that is moving towards sustainability;
- a strong, mutually supportive and non-exploitative community;
- a high degree of participation by the public over decisions affecting their lives, health and well being;
- the meeting of basic needs for food, water, shelter, income, security and work for all the people of the community;
- access to a wide variety of experiences and resources, with the chance for a wide variety of contact, social interaction and communication;
- a diverse, vital and innovative economy;
- connectedness with the past and with the cultural and biological heritage of the community, groups and individuals;
- a form that is compatible with and enhances the preceding characteristics;
- an optimum level of appropriate health and sick care services available to all; and
- high levels of positive health and low levels of disease.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

High quality means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

Highly Vulnerable Aquifer means an aquifer that can be easily changed or affected by contamination from both human activities and natural process as a result of: a) its intrinsic susceptibility, as a function of the thickness and permeability of overlaying layers, or; b) by preferential pathways to the aquifer.

Housing options means a range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, apartment buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

Human Services means supports for people at every stage of their life that strengthen our communities and positively influence a person's health and stability. Examples include healthcare, education, recreation, children's services, newcomer supports and local community outreach programs.

Hydrologic function means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate means the present and future consequences from changes in climate at local, regional and global levels including extreme weather events and increased climate variability.

Individual on-site sewage services means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act,* 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infilling/Infill Development means development on sites within established or developed areas that are vacant or underdeveloped.

Infrastructure means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communication/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Intake Protection Zone (IPZ) means a zone established around a surface water intake of drinking water as prescribed in the Technical Rules: Clean Water Act, 2006.

Intensification means the development of a property, site or area at a higher density than currently exists through:

a) Redevelopment, including the reuse of brownfield and greyfield sites;
b) The development of vacant and/or underutilized lots within previously developed areas;

c) Infill development; and
d) The expansion or conversion of existing buildings.

Large inland lakes means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Linkage means an area providing connectivity to support a range of community and ecosystem processes and enable plants and animals to move between natural heritage features and areas over multiple generations. Linkages can include aquatic, riparian and terrestrial corridors that provide pathways for plants and animals to move or support functional processes between natural heritage features and areas, surface water features and ground water features. The location, width, length, structure and function of linkages should be determined in accordance with a natural heritage evaluation, hydrologic evaluation, environmental impact study or natural heritage system study. (Adapted from MNRF Natural Heritage Reference Manual, Second Edition)

Local municipality/municipalities refers to any of the seven lower-tier municipalities within the County of Essex.

Low- and moderate-income households means:

a) In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the regional market area; or
b) In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area.

Low Impact Development means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Low impact development can include: bio-swales, permeable pavement, rain gardens, green roofs and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case.

LTVCA means the Lower Thames Valley Conservation Authority.

Major facilities means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management

systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors means transportation facilities and corridors associated with the inter- and intraprovincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Marine Archaeological Site means an archaeological site that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water.

Marine facilities means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities.

Mine hazards means any feature of a mine as defined under the Mining Act or any related disturbance of the ground that has not been rehabilitated.

Mineral aggregate operation means

a) lands under license or permit, other than for wayside pits or quarries, issued in accordance with the Aggregate Resource Act, or successors thereto;
b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal Zoning By-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources, and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resource Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral aggregate resource conservation means:

a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

Mineral deposits means areas of identified minerals that have sufficient quantity or quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Mineral(s) means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Minimum Distance Separation Formulae means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Missing Middle means residential buildings that contain a higher density than a single detached house but lower density than a midrise apartment building ideally at different thresholds of affordability to deliver a full range and mix of housing options.

Multi-modal transportation system means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Municipal sewage services means a sewage works within the meaning of section 1 of the Ontario *Water Resources Act* that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services means a municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act,* 2002, including centralized and decentralized systems.

Natural heritage features and areas means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands, significant valleylands, significant habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system is defined as a system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

Negative impacts means

a) degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
b) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and
c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

Non-traditional building types means flexibility in design and construction choices includes the consideration of non-traditional building types. Non-traditional building types include built forms designed to develop, intensify and bridge the gap between traditional housing options and high-density developments, aimed at bringing more affordable options to market. Examples may include tiny homes, multi-generational housing and laneway housing. Innovative design and construction works to decrease construction costs and examples may include modular housing, 3-D printing and building multi-residential developments using timber framing.

Normal farm practices means a practice, as defined in the *Farming and Food Production Protection Act*, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act*, 2002 and regulations made under that Act.

Oil, gas and salt hazards means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

One-hundred-year flood means or river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

On-farm diversified uses means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

One-hundred-year flood level means

a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equaled or exceeded in any given year;
b) in the connecting channels (St. Clair, Detroit River) the peak instantaneous stillwater level which has 1% chance of being equaled or exceeded in any given year; and
c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equaled or exceeded in any given year, except that, where sufficient water level records do not exist, the one-hundred-year flood level is based on the highest known water level and wind setups.

Other water related hazard means water-associated phenomena other than flooding hazards and wave uprush which act on shorelines. This includes, but is not limited to ship generated waves, ice piling and ice jamming.

Partial services means

a) municipal sewage services or private communal sewage services combined with individual on-site water services; or,
b) municipal water services or private communal water services combined with individual on-site sewage services.

Petroleum resource operations means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Planned corridors means corridors or future corridors which are required to meet projected needs, and are identified through provincial plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.

Portable asphalt plant means a facility

a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and

b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant means a building or structure

a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Primary Settlement Area means "Settlement Areas" identified on Schedule "A2" of this Plan that are focal areas of public investment as well as a concentration of commercial, recreational, cultural and entertainment uses that accommodate a significant share of population and employment growth. Urban growth centres have compact built form, transit infrastructure and serve as high density major employment centres.

Prime agricultural area means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land means land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2 and 3 soils in this order of priority for protection.

Private communal sewage services means a sewage works within the meaning of section 1 of the Ontario *Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act*, 2002 that serves six or more lots or private residences.

Protected heritage property means property designated under Parts IV, V or VI of the Ontario *Heritage Act;* property subject to a heritage conservation easement under Parts II or IV of the Ontario *Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection works standards means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage

caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair.

Public service facilities means land, buildings and structures for the provision of public services, of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, policy and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

Quality and quantity (of water) is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

Recreation means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield and greyfield sites.

Regional market area refers to an area, generally broader than a lower tier municipality, that has a high degree of social and economic interaction. The County of Essex and the City of Windsor serve as the regional market area.

Renewable energy source means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system means a system that generates electricity, heat and/or cooling from a renewable energy source.

Reserve sewage system capacity means design or planned capacity in a centralized wastewater treatment facility which is not yet committed to existing or approved development.

Reserve water system capacity means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

a) Redevelopment, including the redevelopment of brownfield and greyfield sites;
b) The development of vacant or underutilized lots within previously developed areas;
c) Infill development;
d) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
e) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

River, stream and small inland lake systems means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Secondary Settlement Area means "Settlement Areas" identified on Schedule "A2" of this Plan that are intended to develop within their existing boundaries as of the date of approval of this Plan.

Secondary uses means uses secondary to the principal use of the property, including but not limited to home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

Sensitive in regard to surface water features and ground water features means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants

Sensitive land uses means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement area(s) means Primary Settlement Areas and Secondary Settlement Areas as depicted on Schedules "A1" and "A2" of this Plan (such towns, villages and hamlets) that are:

a) Built-up areas where development is concentrated and which have a mix of land uses; and
b) Lands which have been designated in an Official Plan for development over the long-term planning horizon. In cases where land in designated growth areas is not available, the "Settlement Area" may be no larger than the area where development is concentrated.

Sewage and water systems includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services and partial services as further defined by the Provincial Policy Statement.

Significant means:

a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as Provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.
b) in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural resources, that is necessary for the maintenance, survival, and /or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
c) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
d) in regard to other features and areas in Section 3.4, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;
e) in regard to mineral potential, means an area identified as Provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;
f) in regard to potential for petroleum resources, means an area identified as Provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time;
g) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.
h) in regard to other matters, important in terms of amount, content, representation or effect.
i) While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Significant Groundwater Recharge Area means an area in which: (a) there is a high volume of water moving from the surface into the ground and (b) groundwater serves either as source water or the water that supplies a coldwater ecosystem such as a brook trout stream.

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Special needs housing means any housing, including dedicated facilities, in whole or in part, that is used by people who have special needs beyond economic needs, including

but not limited to, needs such as mobility requirements or support facilities required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.

Special policy area means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to Provincial policies concerning development. The criteria and procedures for approval are established by the Province.

Specialty crop area means areas designated using evaluation procedures established by the Province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions or a combination of both; and/or
b) a combination of farmers skilled in the production of specialty crops and of capital investment in related facilities and services to produce, store or process specialty crops.

Source water means untreated water in streams, rivers, lakes or underground aquifers which is used for the supply of raw water for drinking water systems.

Source water protection means action taken to prevent the pollution and overuse of municipal drinking water sources, including groundwater, lakes, rivers and streams. Source water protection involves developing and implementing a plan to manage land uses and potential contaminants.

Strategic growth areas means within Primary Settlement Areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher- density mixed uses in a more compact built form.

Supportive housing means housing that provides affordable housing and accessible residential accommodation within an environment that provides individual based supports and services to persons who require them to live independently. Individual based supports and services can include on-site or partnership-based assistance with activities of daily living, assistance with medical care and other community supports.

Surface water means water collecting in a stream, river, lake, and wetland. It is the source for drinking water from the intakes in the Great Lakes.

Surface water feature means water-related features on the earth's surface including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Sustainable means activities that meet present needs without compromising the ability of future generations to meet their own needs.

Temporary residential unit is defined as a dwelling erected in such a way as to allow for its removal at a later date without leaving a foundation or other permanent services and/or facilities.

Threatened species means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' Species at Risk in Ontario (SARO) list, as updated and amended from time to time.

Transit supportive when referring to development, means compact, walkable, mixed-use development that has a high level of employment and residential densities to support frequent transit service. When used in reference to urban design, it refers to design principles that make development more accessible for transit users, such as roads laid out in a grid network rather than a discontinuous network; pedestrian-friendly built environment along roads to encourage walking to transit; reduced setbacks and placing parking at the sides/rear of buildings; and improved access between arterial roads and interior blocks in residential areas.

Transportation demand management means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system(s) means a system consisting of corridors and rights-of-way for the movement of people and goods and associated transportation facilities including transit stops and stations, cycle lands, bus lanes, high occupancy vehicle lanes, rail facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours and associated facilities such as storage and maintenance.

Two zone concept means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe.

Urban Agriculture means **t**he growing of crops, including nursery, biomass, and horticultural crops, within an urban or rural settlement area. It includes urban farms, community gardens, rooftop gardens and gardens on private lots and may include supporting structures such as hoophouses, raised beds, and cold-frames to improve production. Urban agriculture may include micro-scale aquaculture and the raising of livestock or insects, where permitted in local Official Plans and zoning by-laws.

Universal accessibility means products, services and environments that can be used by people of all ages, sizes and abilities, to the greatest extent possible, without the need for adaptation or specialized design.

Universal design means the overall goal of universal design is to ensure that spaces do not discriminate and that they benefit people regardless of their abilities, needs and cultural preferences.

Utility corridors means routes for the transmission of oil and natural gas, hydroelectric power transmission lines and transformer facilities, storm drainage systems, sanitary sewer pipelines, water pipelines and telephone and other communications trunk cables, etc.

Valleylands means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable means surface or groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

Waste management system means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

Watershed means an area that is drained by a river and its tributaries.

Wave uprush means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

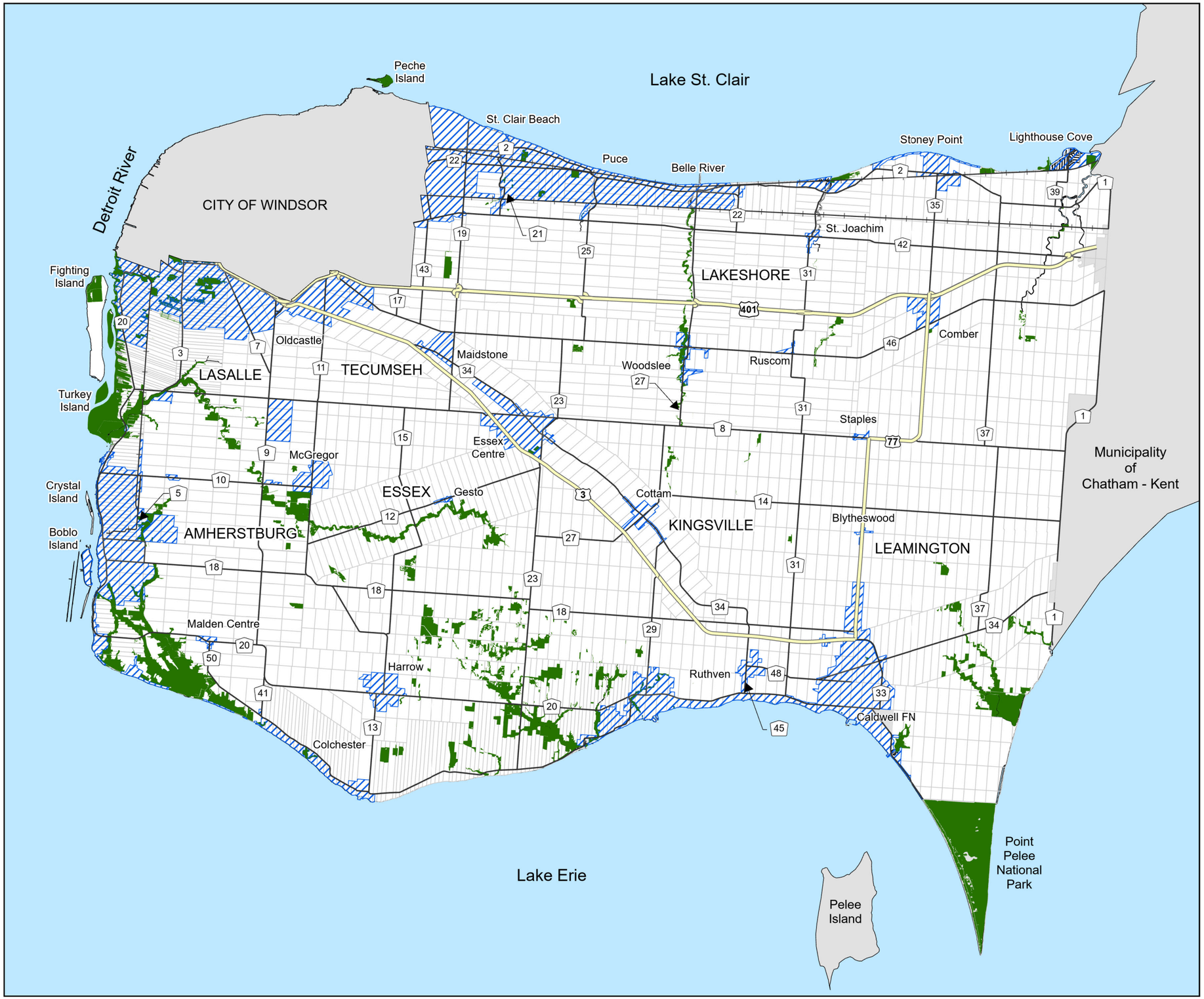
Wildlife habitat means areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, and provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and Provincial levels.



APPENDICES

Appendices



County of Essex

Schedule A1

Land Use Plan

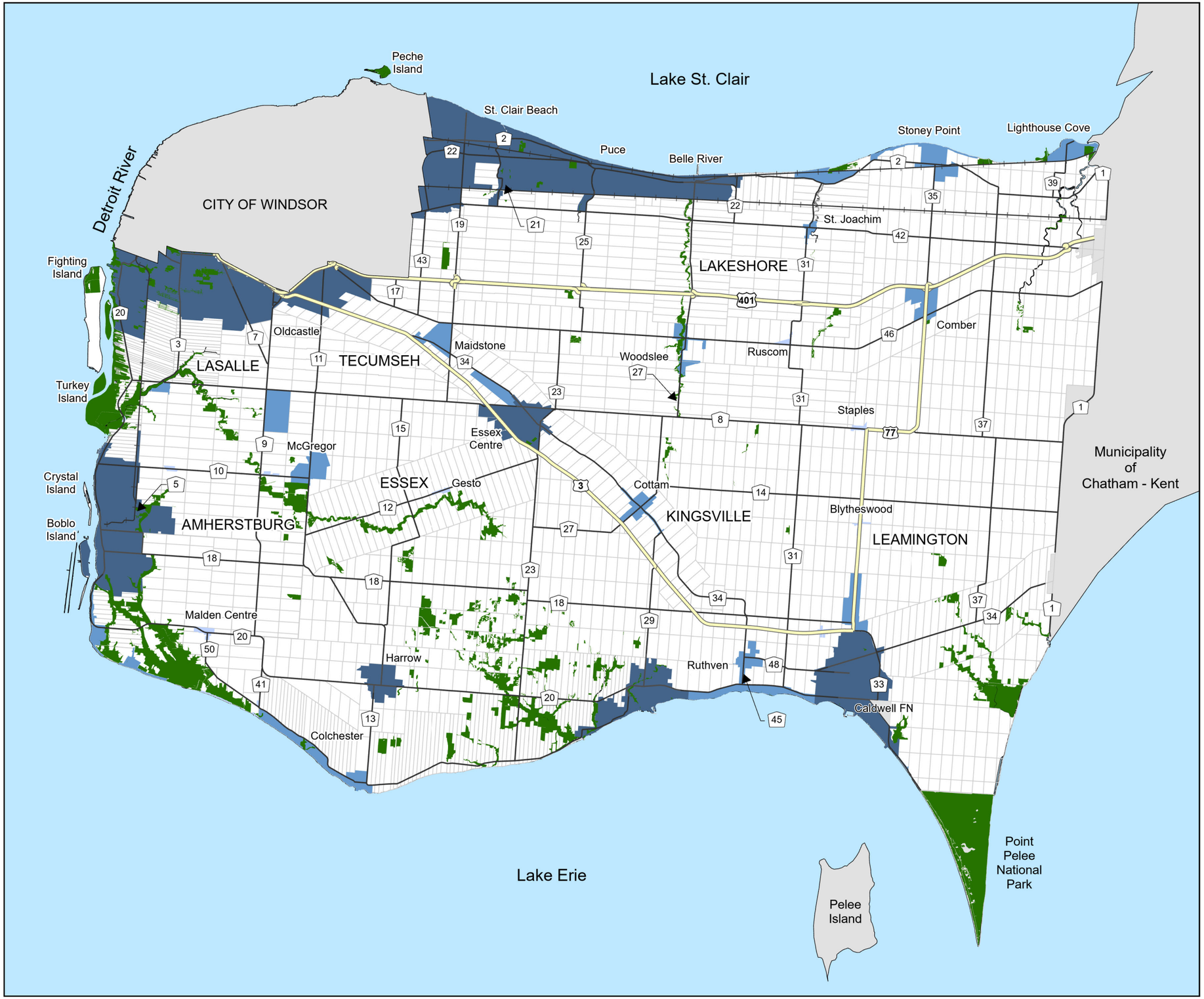
- Railway
- County Roads
- Provincial Highway
- Lot Fabric
- Natural Environment
- Settlement Areas
- Agricultural

DRAFT

Created: April 2024
Last Revised: September 2024

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20 km



Schedule A2

Settlement Structure Plan

- Railway
- County Roads
- Provincial Highway
- Lot Fabric
- Primary Settlement Areas
- Secondary Settlement Areas
- Hamlet
- Natural Environment Designation

DRAFT

Created: April 2024
Last Revised: September 2024

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Schedule A3

Existing or Approved Non-Agricultural Uses

(Outside Settlement Areas)

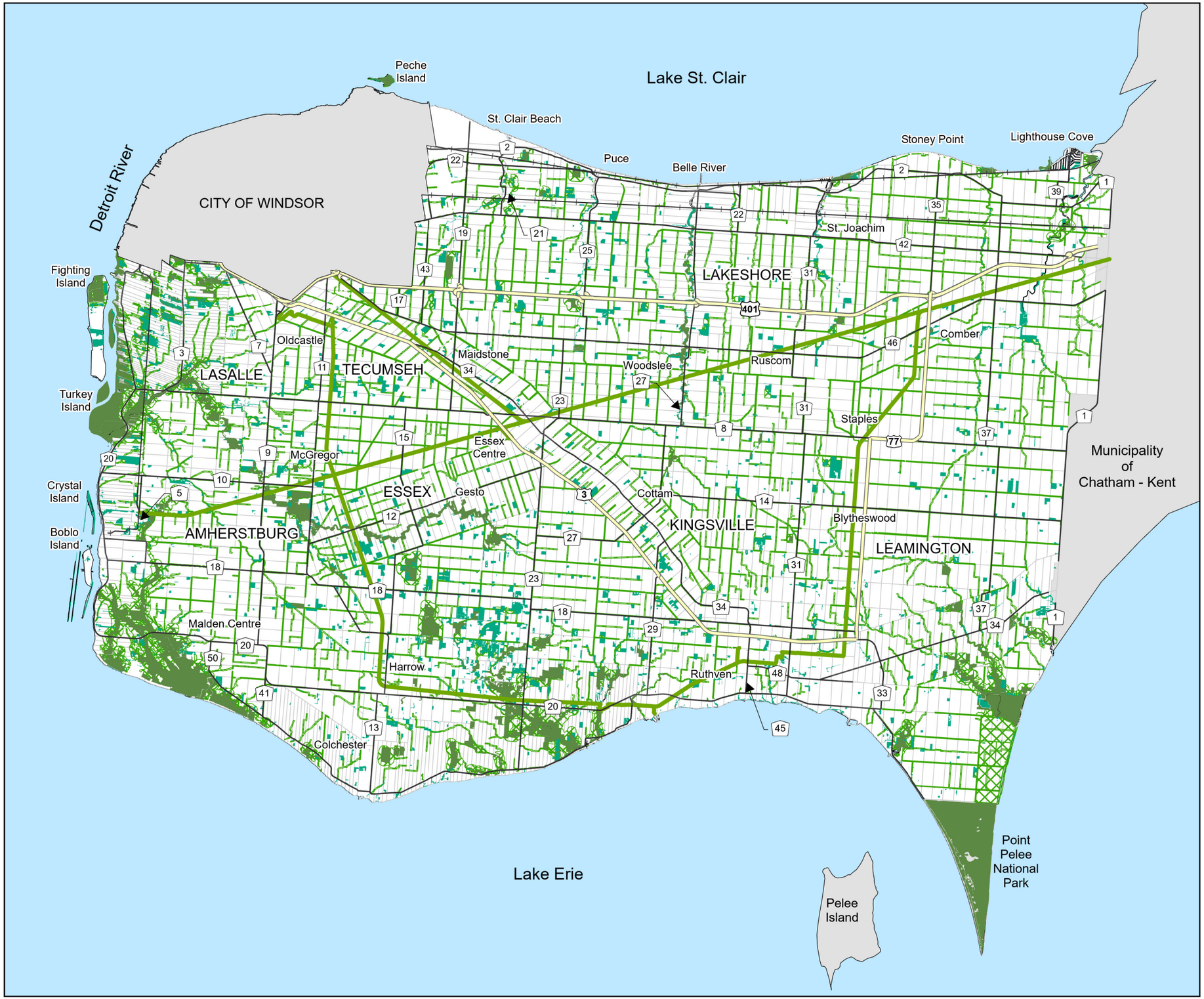
- Railway
- County Roads
- Provincial Highway
- Lot Fabric
- Sites with Existing or Approved Non-Agricultural Uses

DRAFT

Created: April 2024
Last Revised: September 2024

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Schedule B

Natural Heritage System

- Railway
- County Roads
- Provincial Highway
- Lot Fabric
- Natural Environment Designation
- Natural Environment Overlay
- Restoration Opportunities
- Wildlife and Habitat Corridors

DRAFT

Created: April 2024
Last Revised: September 2024

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County of Essex

Schedule C1

Areas Susceptible to Flooding

- Railway
- County Roads
- Provincial Highway
- Lot Fabric
- Inland Flood Prone Areas
- Lake St Clair, Detroit River, Lake Erie Flood Prone Area
- Southeast Leamington Floodprone Area
- Max Flood (Exceeded the 100 yr Floodline)

DRAFT

Created: April 2024
Last Revised: September 2024

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Schedule C2

Regulated Areas

- Railway
- County Roads
- Provincial Highway
- Lot Fabric
- Regulated Areas Under The Conservation Authorities Act

DRAFT

Created: February 2024
Last Revised: September 2024

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Schedule C4

Event-Based Areas

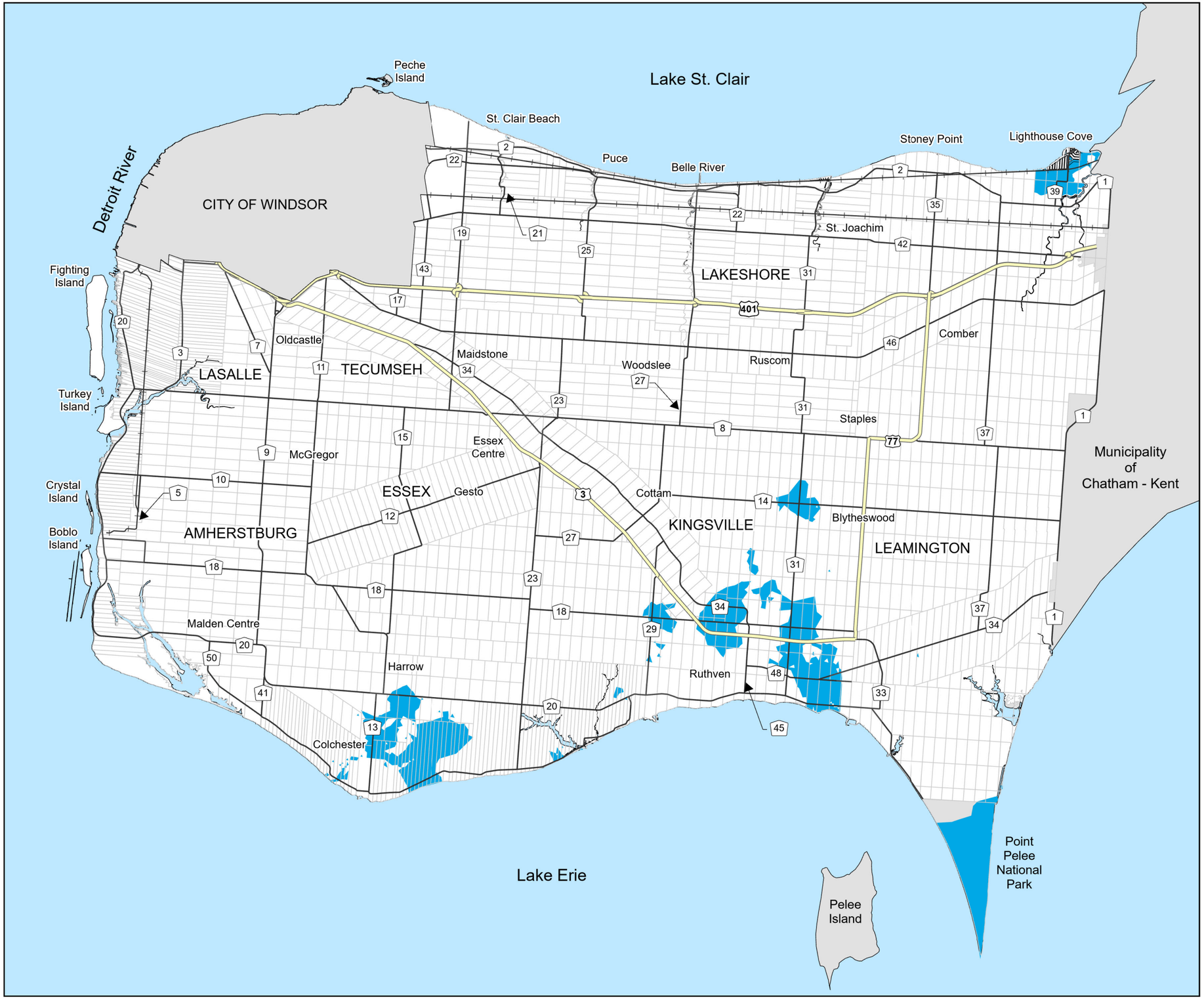
- Railway
- County Roads
- Provincial Highway
- Lot Fabric
- Events-Based Areas Under Clean Water Act

DRAFT

Created: April 2024
Last Revised: May 2024

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Schedule C5

Highly Vulnerable Aquifers

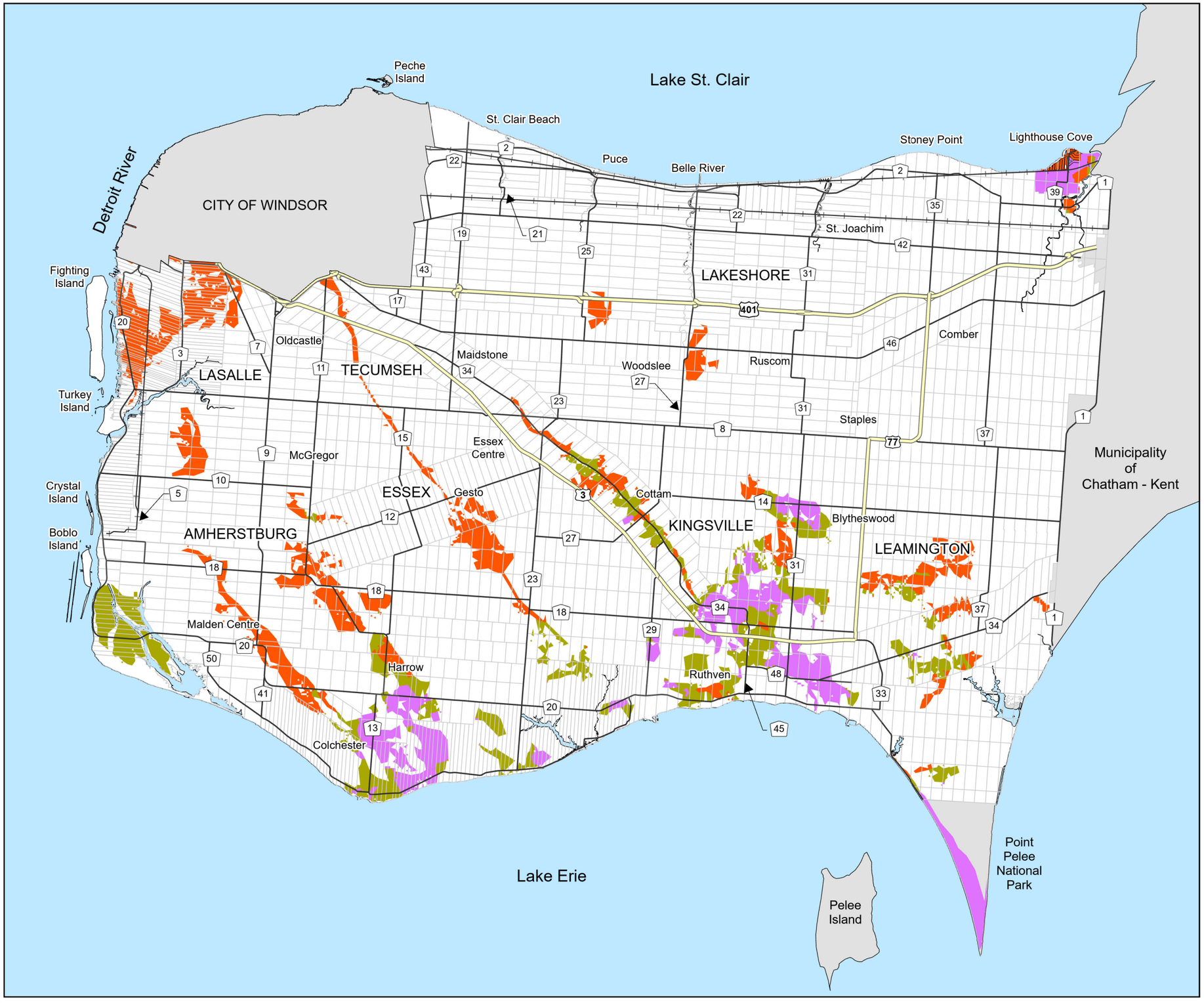
Railway
County Roads
Provincial Highway
Lot Fabric
Highly Vulnerable Aquifers

DRAFT

Created: February 2024
Last Revised: May 2024

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Schedule C6

Significant Groundwater Recharge Areas

Railway
County Roads
Provincial Highway
Lot Fabric

Vulnerable

Low
Medium
High

DRAFT

Created: February 2024
Last Revised:

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Schedule D1

Road System

- Railway
- Local Roads
- County Roads
- Provincial Highway
- Lot Fabric

DRAFT

Created: April 2024
Last Revised:

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Schedule D2

Active Transportation System

- Railway
- Local Roads
- County Roads
- Provincial Highway
- Lot Fabric
- Bike Lane, Existing
- Bike Lane, Proposed
- Context Sensitive Solution, Existing
- Context Sensitive Solution, Proposed
- Multi-Use Trail, Existing
- Multi-Use Trail, Proposed
- Paved Shoulder, Existing
- Paved Shoulder, Proposed
- Signed Route, Existing
- Signed Route, Proposed

DRAFT

Created: April 2024
Last Revised:

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Schedule E1
Resources

- Railway
- County Roads
- Provincial Highway
- Lot Fabric
- Open Waste Disposal Site
- Closed/Historic Waste Disposal Site
- Mineral Aggregate
- Petroleum
- Salt Deposits

DRAFT

Created: April 2024
Last Revised:

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Schedule F1

Windsor Airport

- Railway
- County Roads
- Provincial Highway
- Settlement Areas
- Lot Fabric
- Potential Noise Impact

DRAFT

Created: February 2024
Last Revised:

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September 30, 2024

Rebecca Belanger, MCIP, RPP
Manager of Planning
County of Essex

Dear Ms. Belanger –

RE: Draft County Official Plan, Comments and Responses to Comments Arising from Public Meeting

As you are aware, NPG Planning Solutions Inc. are the consultants to the County of Essex for the Review and Preparation of the County's New Official Plan. Our team has worked closely with the County staff and Larry Silani of Miller Silani (project consultant to the County) on this New Official Plan.

We thank all who have provided comments and feedback to the Official Plan Team. This document provides the feedback/comments received together with the response. Where revisions are identified, these have been made in the final version of the Official Plan for presentation to County Council for adoption.

One of the most important issues that arose at the Public Meeting of September 5, 2024 was related to the Natural Heritage System mapping and policies. Updates to both have been provided and can be found in this document.

For the ease of use for those reading this document, we have included an Executive Summary of the feedback and response as well as the more detailed feedback and response. A Table of Contents is also provided which hyperlinks to the specific section.

We look forward to the October meeting of County Council to support finalizing the New Official Plan.

Yours truly,

Mary Lou Tanner, FCIP, RPP
President

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EXECUTIVE SUMMARY

This document presents all feedback received on the County of Essex Draft Official Plan received at the public meeting of September 5th as well as written submissions received after the public meeting. As the document is lengthy, this Executive Summary is provided to assist readers. For specific responses to each item of feedback, please refer to the submission and response table.

Landowners and Members of the Public – Natural Heritage

Members of the public spoke at the public meeting regarding increasing the natural heritage coverage in the County. Additional letters following the public meeting were also received on this topic. In response to this, the following updates have been made:

1. All natural heritage mapping (Designations and Overlays) are now on one Schedule – Schedule B.
2. Updates to natural heritage policies have been made to:
    a. Include a requirement of “no net loss” in natural heritage planning implementation;
    b. Include Wildlife and Habitat Corridors as part of the Natural Heritage System on Schedule B;
    c. Addition of new policies to support the protection and enhancement of the Wildlife and Habitat Corridors;
    d. Identify that the natural heritage system is 20% of the County’s land base including restoration areas;
    e. Set a target of 15% natural heritage system coverage after restoration is completed – this recognizes a goal but also acknowledges that restoration requires working with landowners and funding from the County and the municipalities;
    f. Commit the County to updating the Essex Region Natural Heritage System within the next five years;
    g. Commit the County to funding Clean Water – Green Spaces to implement the restoration areas identified on the revised Schedule B;
    h. Commit to managing the urban forest in existing and expanding communities;
    i. Expand the requirements for compensation for the natural heritage system;
    j. Identify that a future study to address the connectivity between Ojibway National Urban Park and Lake Erie in partnership with the municipalities, landowners, agencies, and potential funding partners;
    k. Require protection of the natural heritage system as infrastructure is implemented; and,
    l. Reinforce that local municipalities can go beyond the County natural heritage system based on their local studies and updates.

Landowners and Members of the Public – Specific Issues

1. Judy Wellwood-Robson – Revisions have been made to the Official Plan based on these submissions including providing clarity on how Oldcastle is referenced – primary settlement area. Additional wording updates were made to implement the feedback in the presentation.
2. William Pol – one submission was received requesting changes to the Settlement Area in Lakeshore. The request is not supported as there is no need for additional community-based land (residential) in Lakeshore. The lands are not included in the Town's water/wastewater servicing area.
3. Municipality of Lakeshore – one submission in response to William Pol's request for a settlement area boundary change. The request is not supported by municipal planning staff; this information has been conveyed accordingly.
4. Matt McIntosh – one submission was received regarding policies to regulate greenhouse development. The draft Official Plan contains policies regarding the completion of a Greenhouse Study by the County in order to address the location needs, infrastructure needs, water quality impacts, road impacts and more related to the greenhouse use and the greenhouse economy.
5. Nettie Ridley and Mike Piche – Comments were received regarding the Town of Essex new Official Plan. The Town's new Official Plan is in preparation and the County will work with the Town on the draft and final versions.

Landowners and Members of the Public – Consultation

Members of the public spoke at the public meeting regarding the lack of consultation and awareness of the Official Plan Review process. Additional letters following the public meeting were also received on this topic.

Various consultation activities were undertaken throughout the course of the project, demonstrating staff's commitment to receiving public feedback and incorporating the vision of County residents and stakeholders in the draft County Official Plan.

A summary of the engagement is as follows:

1. Workshops with County Council on the Official Plan.
2. Youth Engagement Workshops.
3. Community Stakeholder Advisory Committee meetings.
4. Public meetings with County Council to solicit feedback on the Official Plan and updates.
5. Four in-person and online workshops, one stakeholder workshop, over fifteen meetings with partner municipalities, an Open House meeting, and the Public Meeting were held to solicit input on the vision of the draft Official Plan and on draft Official Plan policies.
6. Agency meetings with Essex Region Conservation Authority and the Ministry of Municipal Affairs and Housing.

7. Multiple meetings with Caldwell First Nation staff.
8. Meetings with community organizations such as the Federation of Agriculture and the Windsor Essex County Association of Realtors.
9. Key changes to the draft Official Plan policies were outlined in the Open House meeting in an accessible and user-friendly manner. For those that were unable to attend the Open House, this information was made available to the public on the County's Official Plan Review webpage. An online feedback form was also provided through the Open House presentation.
10. Information regarding the Official Plan process is provided on the County's webpage as well as the County's social media pages.
11. Comments are invited from residents throughout the various stages of the project, and timely notifications on the draft Official Plan process are provided through a project email list to those who register, as outlined on the County's webpage.
12. All reports, plans, and schedules are posted in a timely manner and are available on the County's webpage to the public.
13. Notice has been provided in accordance with the *Planning Act*.
14. For the notice and circulation related to the release of all documents and inviting feedback:
    - Notice sent to 44 agencies;
    - Notice sent to 192 individuals on the County's mailing list.

Landowners and Members of the Public: Specific Issues

Pol Associates Inc.

Delegation at Public Meeting, September 5, 2024 and Letter of September 23, 2024

#	General Topic Area	Description of Issue Raised	Response
Schedules	Lakeshore Settlement Area Boundary Change Request	Requested exchange: **Remove** Rochester/ Deerbrook Secondary Settlement Area – County Road 2/ Railway/ Ruscom River from Secondary Settlement Area and designate it as Agricultural • Class 1 lands • Suitable for speciality crop • Sandy loam • Significant environmental constraints – prone to flooding • No sanitary servicing • Part of legacy designation/less desirable for the site to be developed **Add** Belle River Primary Settlement Area 483 Renaud Line Road • Achieve County's housing policies – affordability and more intense forms of housing • More opportunities for quicker and efficient development to achieve County's plan Agree with the policies in the draft OP – this is an opportunity to achieve planning for growth and fiscal responsibility as soon as possible. This would contribute	Please see the response letter prepared by the Municipality of Lakeshore, dated September 5th, 2024, in response to your request. As noted in the letter, this request would be considered a Municipal Comprehensive Review under the policies of the County and Lakeshore Official Plans. Municipal staff have concluded that this request is out of scope of the County's Official Plan process and considered to be premature, with additional consultation required with the County and municipality in order for municipal planning staff to provide detailed analysis and recommendations. It is recommended that the proponent consult with the Municipality of Lakeshore to discuss settlement boundary alterations.

#	General Topic Area	Description of Issue Raised	Response
		to achieving the growth numbers in Lakeshore for the 2051 planning horizon.	

Municipality of Lakeshore

Tammie Ryall, Corporate Leader – Growth and Sustainability
Response Letter for Public Meeting, September 5, 2024
Response to Request for Settlement Area Boundary Change

#	General Topic Area	Description of Issue Raised	Response
Schedules	Lakeshore Settlement Area Boundary Change Request	This letter serves as the Municipality of Lakeshore's response to the requested settlement area changes proposed by Pol Associates Inc. on behalf of James Sylvestre Developments Ltd., that will be presented at the public meeting for the new County of Essex Official Plan. We understand that the privately initiated request is as follows: 1. To remove the lands bounded by County Road 2, the Railway and the Ruscom River in Rochester Place/Deerbrook from the "Secondary Settlement Area" Land Use Designation and replace it with the "Agricultural Land Use Designation"; and 2. To remove the lands at 483 Renaud Line Road from the "Agricultural" Land Use Designation and change it to the "Primary Settlement Area" Land Use Designation. This switch of land use designations is considered to be a Municipal Comprehensive Review under the policies of	Noted. This will be conveyed in response to the delegate's request.

#	General Topic Area	Description of Issue Raised	Response
		the County and Lakeshore Official Plans. Administration has reviewed the 3-page memo and maps that were submitted by Pol Associates Inc., which outlines the reasons for the request. Based on the review, Administration has concluded that the request is premature, and that a more thorough evaluation is required to come to a clear decision as to whether the proposal could be supported. It is noted that: - No pre-consultation request or meeting on the proposal has occurred with Lakeshore or County of Essex Administration. - There appears to be no authorization from some of the impacted landowners in the Rochester Place/Deerbrook area. - There has been no direction from Lakeshore Council regarding altering urban settlement boundaries. - Lakeshore is preparing a Water and Wastewater Master Plan (WWMP) which will be presented to Lakeshore Council in October 2024. The Plan will set out recommendations for servicing related projects in Lakeshore. Servicing of the lands at 483 Renaud Line Road has not been considered in the WWMP process, as the lands are outside of the Urban Settlement boundary and therefore currently there is no capacity available (water and sanitary) to service these lands. Further to not being considered in this update, it will be identified	

#	General Topic Area	Description of Issue Raised	Response
		in the WWMP as a level 3 priority (which falls beyond the planning horizon of 20 years). Based on the existing constraints identified through the WWMP Update, it would be incautious to extend the servicing boundary when legal commitments and secondary plans within the boundary are unable to be met. - Related to the point above, there are several undeveloped parcels of land within the Urban Settlement Boundary waiting to proceed. Some have been identified as “Urban Reserve” which need to be considered in the context of any Municipal Comprehensive Review. It is also noted that a more detailed analysis of the proposal would need to be prepared to address crucial information before Administration can make a recommendation that is in the best interest of Lakeshore’s current and future residents. For instance, there is no information on how the lands at 483 Renaud Line Road are to be serviced. Given the current sanitary capacity constraints that exist in the Municipality, further information would be needed to address the financial impacts of extending the services to this location, or how their proposal fits within the future framework of the Municipality’s Water and Wastewater Master Plan. An Agricultural Impact Assessment would be required to confirm if lands can be removed from the prime	

#	General Topic Area	Description of Issue Raised	Response
		agricultural land base. An Archaeological Assessment is also necessary. There may also be species at risk or other environmental constraints that need to be considered. Further, external agencies such as ERCA, VIA Rail, CP Rail and the School Boards need to be consulted. There is also the question as to what extent of lands are affected by the proposal as the mapping provided by the proponent is not consistent with the existing lot fabric in both areas. In addition, it is unclear if there has been sufficient consultation or notice provided to those who would be affected by the proposal. In my opinion, it is outside of the scope of the County Official Plan process to entertain a Municipal Comprehensive Review - i.e. a proponent's request to change land use settlement boundaries through the County Official Plan review process. The County Draft Official Plan identifies the amount of land needed for growth in the local municipalities, but does not assign where settlement boundary changes should occur. Given the timely release of the new Provincial Planning Statement, 2024, which as of October 20, 2024, will allow private land owners to make requests for settlement boundary alterations at any time, it is recommended that the proponent consult with the Municipality of Lakeshore on this proposal.	

#	General Topic Area	Description of Issue Raised	Response
		I respectfully request that this letter be submitted as written comments at the County of Essex Official Plan public meeting. Please feel free to contact me at any time to request any additional information, and/or to discuss the requested settlement area boundary changes.	

Judy Wellwood-Robson

Delegation at Public Meeting, September 5, 2024

#	General Topic Area	Description of Issue Raised	Response
4.C.3	Wording of Oldcastle Policies	Objecting to page 55 of the draft County OP - directs Old Castle from establishing a complete community of people to establishing an employment only settlement region. It is evident that Oldcastle has already contributed more than its fair share of land to employment use. 4.C.3 distorts, misleads, and creates a one-sided vision of Oldcastle – the sentence is misleading instead of stating what it really is, a primary settlement area. A more appropriate statement would be Oldcastle is a primary settlement and a significant employment center for the Town of Tecumseh. The second statement regarding Oldcastle being the historical focus of manufacturing is a deceptive and false fact. It had agricultural beginnings and history; a more appropriate description would be Oldcastle is historically a significantly important agricultural hub that evolved into	Revisions have been made to the Official Plan based on these submissions including providing clarity on how Oldcastle is referenced as a primary settlement area.

#	General Topic Area	Description of Issue Raised	Response
		an important employment center due to its strategic location. The beginning of the third statement regarding how Oldcastle shall be primarily developed for employment uses - prioritizing employment lands before residential land is not in line with 2024 PPS to achieve complete communities. A more appropriate statement would be Oldcastle shall be primarily developed with a mix of land-uses which will accommodate the building of a complete community. Settlement areas are the largest and traditional centers of commerce in the County. Primary settlement of Oldcastle is the only settlement in the County OP that steers its growth in a singular direction that directs growth for employment. Obvious that creation of regional settlement areas in the County are the general policies of the 2024 PPS for complete communities.	

Matt McIntosh
Email of September 6, 2024

#	General Topic Area	Description of Issue Raised	Response
	Greenhouse Development	Please consider the following with regards to the County of Essex Official Plan review, and specifically greenhouse development. It's a subject I've covered extensively in my journalistic capacity, and have direct experience with as a farmer in the area.	Thank you for your comment. A policy has been included in the Draft Official Plan that requires the County to undertake an implementation study of greenhouses in Essex County. This study will address the location needs, infrastructure needs, water quality impacts, road impacts and more

#	General Topic Area	Description of Issue Raised	Response
		The size and speed of development of the greenhouse sector in this area must be seriously reconsidered, due to a variety of serious and potentially serious environmental problems - environmental problems which will incur significant costs for the region, and hardship for everyone living here. Two of note are 1) waterway nutrient pollution coming from, among other things, bad actors and totally inadequate site designs in the greenhouse sector. And 2) the demand for water from ever-expanding greenhouse operations. 1) The nutrient pollution in greenhouse heavy waterways cannot be understated. It is several orders of magnitude higher than what the provincial environment ministry considers eutrophic. The industry is not willing to take any responsibility for this whatsoever, and actively deflects and misdirects. Thus, the issue will not go away, and will only make what the MOE has long considered "the most polluted water courses" in Ontario with regards to nutrient loading, worse. This is a travesty for our area, socially, economically, and environmentally. 2) The demand for water is also an enormous problem. Not having enough from the Municipality of Leamington, for example, it has come to my attention that new builds have been drilling wells. What impact will this have on our county water table? Perhaps I'm wrong, but I do not believe any	related to the greenhouse use and the greenhouse economy.

#	General Topic Area	Description of Issue Raised	Response
		impact assessment has been done to project the impact of several hundred more acres of greenhouse production, and the associated water use requirements, when pulling the required water from the water table. This is particularly concerning as many such builds are being constructed on important groundwater recharge areas. The implications of this could be serious in the extreme. Overall, the regulations and allowances for greenhouse development were constructed at a time when greenhouses were not as they are now. Any efforts to update and reign in what has been a wild-west level of development must be pursued. There are several other related issues to which I would like to provide comment. However, in an effort not to write an essay of considerable length, I'll call it here. Please do get in touch if anyone would like to discuss these (and other) issues further.	

Nettie Ridley
Email of September 20, 2024

#	General Topic Area	Description of Issue Raised	Response
	Natural Heritage	Natural Heritage Protection is critical. Our wetlands have diminished to zip; our woodlots the same. Our insects are in serious decline, yet we	**REVISIONS TO OFFICIAL PLAN** Please refer to the Executive Summary.

#	General Topic Area	Description of Issue Raised	Response
		continue on our way without making the changes necessary to ensure we have a planet tomorrow, let alone a healthy one. Grass and concrete do NOT mitigate flooding nor add oxygen to the environment. Trees do that; native plantings do that. Why are we not paying heed?	
	Climate Change	Climate Change/Emergency is critical.	Please refer to the Executive Summary re natural heritage. Please see the Chapters on Climate Change in the Official Plan as well as Natural Hazard Protection.
	Town of Essex Official Plan / Colchester	We and other settlement areas are NOT considered primary, yet are being treated thusly in the T of E OP. This must be a consideration when review of the T of E plan is made. Although moving Essex County towards a major tourist destination is desired (on the part of the town), Colchester is just not large enough to be turned into a Grand Bend as their OP currently suggests. We are being exploited due to our beach. Has anyone who plans this actually looked at the size of our beach? Added to this is the question of how much green space do we lose to changes in order to attract more tourists? Higher density residential and intensification is mandated by our province, yet again, we must do it wisely which the T of E is not. We are being overrun by developers purchasing land with plans to more than double our population when our infrastructure will not permit.	The Town of Essex is currently preparing its new Official Plan. The County will be reviewing that draft and providing feedback to the Town. We encourage sharing your feedback with the Town.

#	General Topic Area	Description of Issue Raised	Response
		If no other consideration is made, we MUST look at our carbon footprint with vehicles traveling in and out of Colchester. We MUST look at new housing being adjacent to beach areas which are actually on the maps as flood prone as unconscionable.	

Mike Piche
Email of September 23, 2024

#	General Topic Area	Description of Issue Raised	Response
	Town of Essex Official Plan / Colchester	If I understand the proposed Official Plan from the County as proposed, it will negatively affect the residents of the Secondary Settlement area of Colchester. I have read this document in detail and note that in a number of areas the plan appears to describe how the County is deeply concerned about numerous issues but then little is documented that suggest enough viable approaches to dealing with these concerns or ensuring that the written guidelines are actually followed by the Towns, in particular, the Town of Essex. For example, The Town of Essex would appear to be ignoring any level of consideration for section 8.A.1.2 etc. of the County Plan for developments within a flood area. If the Town of Essex is even entertaining the thought about these projects then, they feel that the County Plan has no influence or control whatsoever. It appears that the Town of Essex has taken the position that they do	The Town of Essex is currently preparing its new Official Plan. The County will be reviewing that draft and providing feedback to the Town. We encourage sharing your feedback with the Town.

#	General Topic Area	Description of Issue Raised	Response
		NOT have to adhere to the County of Essex Plan. Why are these developments even allowed to be considered much less become a fait accompli? How much pain and cost do the residents in these areas have to absorb after every flood? I can't imagine that flood insurance will be available to the new homeowners in these lakeside areas, will we tell them this fact in advance? Furthermore, the County has developed strict guidelines for developments within Secondary Development areas, yet more homes are being considered for the Colchester area than the Towns of Essex and Harrow COMBINED. What has become of the goal of focussing development upon Primary Development areas and with small developments and infill being left for Secondary. Is Essex immune to the requirements of the County Plan? The whole Section 10 plan for Environmentally Sustainable Communities is weak and somewhat pointless given the focus of Towns like Essex indicating that they'll develop communities as physically far from the jobs and higher education sources as possible. In the Town of Essex for example, the 2 Primary areas are physically closer by many kilometers to most jobs and the University and College in Windsor yet where is most of the development being planned....in Colchester! This is a location many more kilometers away, requiring longer trips, using much more fuel and the production of much more greenhouse gas. The developers don't care, should the Town, should the County?	

#	General Topic Area	Description of Issue Raised	Response
		Agritourism and Tourism in general are again being focused upon despite the fact that the wineries, motel, Glamping facility and restaurants are indicating that their businesses are doing well. Do we really need to keep adding to the crowded beaches, the parking problems and the full restaurants despite the evidence to the contrary? The addition of more tourists also increases traffic as well as pollution. There are numerous towns and locations who are regretting the fact that they now have a tourism overload and have regrets about pushing so hard to expand their attraction. Which clauses in the County Plan detail how serious consideration is being given to the needs of existing residents?	

Landowners and Members of the Public: Natural Heritage and Consultation

John DeMarco
Delegation at Public Meeting, September 5, 2024

#	General Topic Area	Description of Issue Raised	Response
Official Plan	Natural Heritage	**The good news** is that the County Official Plan is taking steps toward appropriate intensification and affordability. Focus on building within major settlements (and not on rural lands) is also welcome and maybe needs further strengthening. **Not so good** – there is insufficient information and consultation. The OP review is still almost completely under the radar for most county residents. It is almost impossible to figure out what has changed. There should be a public summary document highlighting the differences. There should be at least one open house in each member municipality. **Nothing is proposed to improve environmental protection, restoration, and reconciliation.** The natural heritage system is standing still or falling back, based mainly on work done in the 1990's. We don't even know how effective current conservation	Thank you for your comments. Throughout the Official Plan process, a variety of consultation activities have been conducted to solicit input on the vision and draft Official Plan policies, including but not limited to four in-person and online workshops, a stakeholder workshop, various meetings with partner municipalities, the Open House meeting, and the Public Meeting. Recognizing the length and complexity of the draft Official Plan, the Open House meeting outlined the key changes to the draft Official Plan policies in a manner that is accessible and user-friendly for the public – for those that were unable to attend the Open House, this information is available to the public on the County's Official Plan Review webpage. An online feedback form was also provided through the Open House presentation. Information regarding the Official Plan process is provided on the County's webpage as well as the County's social media pages. Comments are invited from residents throughout the various stages of the project, and timely notifications on the draft Official Plan process are provided through a project email list to those who register, as outlined on the County's webpage. All reports, plans, and schedules are

#	General Topic Area	Description of Issue Raised	Response
		measures are (but we know for sure some are effective!). The creation of Ojibway National Urban Park should be a wake-up call that we need a new vision of how to restore the landscape, in dialogue and partnership with First Nations. Are we satisfied with the Natural Environment Designation as our highest level of protection? The OP is the best opportunity to articulate a new vision for the landscape. Toronto has more intense development pressures but they have the Oak Ridges Moraine, Greenbelt, Rouge National Urban Park, and Niagara Escarpment. Can we imagine Ojibway to Lake Erie? How about Ojibway to Point Pelee? **Suggested way forward:** 1. Upgrade the plan with stronger, interim measures for environmental protection – e.g put an immediate 'hold' on all development within the 3 existing environmental layers until a new plan is agreed. 2. Start a new consultation process with First Nations and all stakeholders for a new environmental vision that will reconnect Ojibway and Point Pelee National Parks with the rest of other landscape through effective restoration.	posted in a timely manner and are available on the County's webpage to the public. Furthermore, notice has been provided in accordance with the *Planning Act*. **REVISIONS TO OFFICIAL PLAN** Please refer to the Executive Summary.

Giovanni Abati

Delegation at Public Meeting, September 5, 2024

#	General Topic Area	Description of Issue Raised	Response
Official Plan	Natural Heritage	Greatly concerned with the process – as a past watershed planner working for a conservation authority, they used to have meetings in all the municipalities when proposing changes to the regulations. Don't think that there is a lack of concern but a lack of promoting – people don't know what's going on. The County needs to do more – doesn't seem very democratic. Provincial changes are destroying environmental regulation – we need to stand up against that, need to protect natural spaces, enhance areas with tree plantings and linkages, keep waterways cool. Concern with mapping – for the non-agricultural use map, why are recharge areas, environmental areas, significant woodlands and woodlands not part of the non-agricultural area? Shouldn't they be protected by more than that? Work on the natural heritage link throughout the County all the way to the Ojibway National Urban Park, just like the Greenbelt in Toronto.	Thank you for your comments. Throughout the Official Plan process, a variety of consultation activities have been conducted to solicit input on the vision and draft Official Plan policies, including but not limited to four in-person and online workshops, a stakeholder workshop, various meetings with partner municipalities, the Open House meeting, and the Public Meeting. Recognizing the length and complexity of the draft Official Plan, the Open House meeting outlined the key changes to the draft Official Plan policies in a manner that is accessible and user-friendly for the public – for those that were unable to attend the Open House, this information is available to the public on the County's Official Plan Review webpage. An online feedback form was also provided through the Open House presentation. Information regarding the Official Plan process is provided on the County's webpage as well as the County's social media pages. Comments are invited from residents throughout the various stages of the project, and timely notifications on the draft Official Plan process are provided through a project email list to those who register, as outlined on the County's webpage. All reports, plans, and schedules are posted in a timely manner and are available on the County's webpage to the public. Furthermore, notice

#	General Topic Area	Description of Issue Raised	Response
			has been provided in accordance with the *Planning Act*. Please see Schedule A1 for mapping of the natural environment County wide including non-agricultural areas. Please see Schedule C6 for recharge areas. **REVISIONS TO OFFICIAL PLAN** Please refer to the Executive Summary.

Giovanni Abati, Watershed Watchers

Email of September 23, 2024

#	General Topic Area	Description of Issue Raised	Response
Official Plan	Consultation	This is a 30 year Growth Plan for Essex County (you would think that you would want to hear from residents – not just developers that have plenty to gain, at the expense of the County of Essex and its residents. 1 Public Meeting in McGregor (60 participants – I was there). I found it very uninformative and designed to get very little feedback. (there should have been a presentation) 1 Presentation at County Council (6 delegates – I was a delegate) By your attendance results (approximately 70 people), you would think there isn't any interest. I blame the Process (2 meetings for close to 200,000 people). Not very democratic. Not well advertised. My OP Review Comment Card had 43 participants in 5 hours, this shows there is an interest.	Thank you for your comments. Throughout the Official Plan process, a variety of consultation activities have been conducted to solicit input on the vision and draft

#	General Topic Area	Description of Issue Raised	Response
			Official Plan policies, including but not limited to four in-person and online workshops, a stakeholder workshop, various meetings with partner municipalities, the Open House meeting, and the Public Meeting. Recognizing the length and complexity of the draft Official Plan, the Open House meeting outlined the key changes to the draft Official Plan

#	General Topic Area	Description of Issue Raised	Response
			policies in a manner that is accessible and user-friendly for the public – for those that were unable to attend the Open House, this information is available to the public on the County's Official Plan Review webpage. An online feedback form was also provided through the Open House presentation. Information regarding the Official Plan process is provided on

#	General Topic Area	Description of Issue Raised	Response
			the County's webpage as well as the County's social media pages. Comments are invited from residents throughout the various stages of the project, and timely notifications on the draft Official Plan process are provided through a project email list to those who register, as outlined on the County's webpage. All reports, plans, and schedules

<table>
<tr><th>#</th><th>General Topic Area</th><th>Description of Issue Raised</th><th>Response</th></tr>
<tr><td></td><td></td><td></td><td>are posted in a timely manner and are available on the County's webpage to the public. Furthermore, notice has been provided in accordance with the Planning Act.</td></tr>
<tr><td></td><td></td><td>I distributed my OP Review Comment Cards at Windsor's Farmers' Market on September 14th. (5 hrs - 43 people filled out the card and submitted their comments to me **see attached document**).

OFFICIAL PLAN REVIEW COMMENT CARD


SUMMARY of 49 COMMENT CARDS:

OP Review Awareness: 90% never heard of the OP Review

Is 8.6% Natural Land-use cover enough? 100% said NO
How much would you like to see? 23% Natural cover was Avg
Should we protect our Natural Land-use areas? 100 % YES
Why? 35 % mentioned wildlife conservation, 65% ranged from improving our quality of life, human survival, climate action, air & water quality as well as flood prevention

PRIORITY VOTING (4 People did not prioritize & some people gave equal priority)
<table>
<tr><td rowspan="2">PRIORITY</td><td colspan="2">Agriculture</td><td colspan="2">Environment</td><td colspan="2">Housing</td><td colspan="2">Economy</td></tr>
<tr><td>Votes</td><td>100 %</td><td>Votes</td><td>100 %</td><td>Votes</td><td>100 %</td><td>Votes</td><td>100 %</td></tr>
</table></td><td>Please see the responses in the Executive Summary regarding consultation and natural heritage.</td></tr>
</table>

#	General Topic Area	Description of Issue Raised	Response
		APPENDIX I 1 10 22 28 62 12 27 7 15 2 19 42 11 24 9 20 6 13 3 6 13 6 13 14 31 14 31 4 10 22 0 0 10 22 18 40	
		RESULTS: 90% of participants were UNAWARE OP Plan Review. 100 % of participants believe we need more than the current 6.8% Natural land-use cover, with an average suggested land-use cover being 23 %. 100% of participants believe we should protect our Natural Areas from development. When asked why 35 % of respondents mentioning wildlife conservation. The remaining 65% of the comments discussed improving our quality of life, human survival, climate action, air & water quality as well as flood prevention. The 4 Priority Sectors selected were: Agriculture, Environment, Housing and the Economy Some individuals gave the same Priority value to more than 1 sector (thus not equaling 100%) Highest Priority: 62 % of Respondents chose Environment 27 % of Respondents chose Housing 22 % of Respondents chose Agriculture 15 % of Respondents chose Economy Lowest Priority: 40 % of Respondents chose Economy 22 % of Respondents chose Agriculture 22 % of Respondents chose Housing 0 % of Respondents chose Environment	Please see the response in the Executive Summary regarding Natural Heritage. The Agricultural policies are a significant update to the current Official Plan. There are new housing policies to address growth and affordability. The Economic

#	General Topic Area	Description of Issue Raised	Response
			policies are new to support job growth in the County.

Bernadette Robertson
Email of September 24, 2024

#	General Topic Area	Description of Issue Raised	Response
Official Plan	Natural Heritage	With such a limited amount of natural environment left in Essex County, I would like to see what we have preserved and protected. Does the official plan include restoring natural habitats and making them accessible to the public?	Please find the new Schedule B to the County Official Plan attached which shows the County of Essex Natural Heritage System. For a detailed explanation of the components of the Natural Heritage System, I encourage you to check out Section 7.A Natural Heritage System in the new County of Essex Official Plan on the County webpage www.countyofessex.ca/officialplanreview (it's located at the bottom of the page). To simplify, no development or site alteration is permitted in the Natural Environment designation. No development or site alteration is permitted on lands within the "Natural Environment Overlay" unless it has been demonstrated to the satisfaction of the appropriate approval authority and/or local municipality that there will be no negative impacts on the natural features or their ecological functions. The "Restoration Opportunities Overlay" applies to lands that do not contain existing natural heritage features; however they have been identified as potential areas to enhance the fragmented natural heritage system in the County. The "wildlife corridors" are based on the public Greenway Trails maintained by the Essex Region Conservation Authority. They were designed for recreation for people, however they are invaluable as wildlife corridors given the connectivity they provide between natural heritage features. As part of a development approval process, such as a plan of subdivision, there may be opportunities for the conveyance of lands within the natural heritage system to a public authority, such

#	General Topic Area	Description of Issue Raised	Response
			as the Town or Conservation Authority. Some natural heritage features are made publicly accessible on a case by case basis such as the Conservation Areas in Essex County. Information regarding the Official Plan process is provided on the County's webpage as well as the County's social media pages. Comments are invited from residents throughout the various stages of the project, and timely notifications on the draft Official Plan process are provided through a project email list to those who register, as outlined on the County's webpage. All reports, plans, and schedules are posted in a timely manner and are available on the County's webpage to the public. Furthermore, notice has been provided in accordance with the *Planning Act*.

Giovanni Abati (Email)

Email of September 23, 2024

#	General Topic Area	Description of Issue Raised	Response
Official Plan	Natural Heritage	I am extremely concerned with the State of Essex County's Environment. Essex County only has 8.6% natural land-use cover such as woodlots & wetlands. As a result, Essex County suffers from poor water quality, poor water quantity, heat islands, polluted air, polluted water and a decline of numerous vulnerable, threatened and endangered species.	**REVISIONS TO OFFICIAL PLAN** Please refer to the Executive Summary. Note that the County has 20% mapped natural heritage including restoration areas. A new goal of 15% has been set for coverage.
Official Plan	Natural Heritage	Essex County needs to FOCUS on LOCAL ENVIRONMENTAL concerns, NOT MISGUIDED PROVINCIAL GOVERNMENT plans. Bill 23 and other legislative changes are sacrificing Natural Spaces and Native Species, under the pretense of creating affordable housing. Building around natural spaces won't create affordable housing. These developments will be high-end homes in prime locations. They will create detrimental environmental effects (flooding, erosion, habitat loss, species decline, harm water quality) that tax payers will have to finance to mitigate.	**REVISIONS TO OFFICIAL PLAN** Please refer to the Executive Summary. Revisions have been added to reflect no net loss in natural heritage.

#	General Topic Area	Description of Issue Raised	Response
Official Plan	Consultation	You had 1 Public Meeting in McGregor, which I attended. I found it very uninformative and designed to get very little feedback (there should have been a presentation). This is a 30 year plan that will guide growth. (you would think you would want to hear from residents – not just developers that have lots to gain, at the expense of the County and its residents. People are very interested in the Official Plan. They just don't know that there is a review happening. (As an example: My booth at Windsor's Farmer's Market had 43 people submit comments in 5 hrs.).	Please see the Executive Summary regarding engagement and consultation.
A1	Land Use	Schedule A1 (Land-use Map) Highlights the lack of Natural Land-use Shows the threat that settlement areas pose to our natural areas	Please see new Schedule B which now shows all natural heritage.
C1	Flooding / Regulated Areas	Schedule C1 (Susceptible to Flooding) & Schedule C2 (Regulated Areas) Validates the reasons why we need Conservation Authorities and all of their services They have expertise in identifying key habitats, restoring damaged lands and mitigating potential detrimental effects from human or natural activities	Your comment is noted. This plan has been prepared in consultation and engagement with the Conservation Authorities.

#	General Topic Area	Description of Issue Raised	Response
C3	Source Protection	Schedule C3 (Intake Protection Zones), Schedule C4 (Aquifers) & Schedule C5 (Recharge Areas) These areas should be NON-AGRICULTURAL USE. Don't they provide and store our water resources? Need to protect these areas from pesticides, herbicides, animal waste and nutrient loading? Are there regulations to protect these areas from degradation, contamination or elimination.	This information comes from the Source Protection Plan which addresses all of the items which you have commented on. With regard to the areas on C3, C4 and C5 being non-agricultural uses – this is not recommended. Agriculture is an important priority for the County and Source Protection Planning is to protect municipally provided drinking water. Source Protection Plans do no limit agricultural use.
B3	Restoration Opportunities	Schedule B3 (Restoration Opportunities) Don't limit the amount of restoration areas, if someone wants to do something to benefit our natural world, lets encourage it. These areas need to be linked through protection and restoration efforts.	Schedule B3 is now part of Schedule B. Nothing in the Plan prevents additional restoration areas.
	Official Plan	MY GOALS (1): PROTECT OUR NATURAL AREAS (Currently 8.5% Natural Land-use Cover in Essex County) - Need a moratorium on development in woodlots, wetlands, Conservation Areas, Federal, Provincial and Municipal Green Lands - Provide tax breaks, tax incentives for properties with these lands - Buy natural lands from property owners - Need to create links, connect our natural areas.	Please see the responses regarding natural heritage in the Executive Summary.

#	General Topic Area	Description of Issue Raised	Response
	Official Plan	MY GOALS (2): SUPPORT THE ESSEX REGION CONSERVATION AUTHORITY (ERCA) - What will it cost each Municipality to provide the same services (ERCA) provides? - We need to RESTORE (ERCA)'s Powers to Regulate Development that negatively impacts our environment or our properties. - We need to RESTORE (ERCA)'s Right to appeal damaging developments. - We need to RESTORE (ERCA)'s ability to enter into Agreements with Municipalities to comment on development. (expert staff – local knowledge) - We need to RETAIN (ERCA)'s services (tree planting, education, natural area evaluations). - We need to PROTECT (ERCA)'s Lands (key habitats, flooding & erosion control) - We need to REMOVE (ERCA)'s prohibitions imposed by CA Act	The policies in the Plan work closely with the work of ERCA. Changing the powers of Conservation Authorities is not possible within an Official Plan or the jurisdiction of the County.

Patricia McGorman

Delegation at Public Meeting, September 5, 2024

#	General Topic Area	Description of Issue Raised	Response
Official Plan	Natural Heritage Consultation	Very concerned about the state of our environment, concerned that we don't have strong policies for development to not intrude on natural environment Provincially Significant Wetland is an area that provides a lot of water retention and a lot of biodiversity – very productive timber producing forest – these are not wastelands but are very productive environments. Commenting on the Official Plan, very disappointed in opportunities to make comment in an environment of showing what the plan is and talking to staff members. We attended in McGregor and wasn't a lot of information which seemed very limiting. To have the public meeting right after the long weekend – had to rush to get something in – very important document about how we develop our communities. 2024 PPS will come into effect October 20, must be in compliance with it – we can do better than the PPS and we should. Most productive land in the best conditions in the County, there is a lot of opportunity for future employment. However if we don't look at how we're developing land, we can make some huge mistakes. Another disappointment is the environmental overlay, Schedule A1 – highlight this because we have very limited wetlands, prairies, forested land left. What we have left is very important for biodiversity and mature	Thank you for your comments. Throughout the Official Plan process, a variety of consultation activities have been conducted to solicit input on the vision and draft Official Plan policies, including but not limited to four in-person and online workshops, a stakeholder workshop, various meetings with partner municipalities, the Open House meeting, and the Public Meeting. Recognizing the length and complexity of the draft Official Plan, the Open House meeting outlined the key changes to the draft Official Plan policies in a manner that is accessible and user-friendly for the public – for those that were unable to attend the Open House, this information is available to the public on the County's Official Plan Review webpage. An online feedback form was also provided through the Open House presentation. Information regarding the Official Plan process is provided on the County's webpage as well as the County's social media pages. Comments are invited from residents throughout the various stages of the project, and timely notifications on the draft Official Plan process are provided through a project email list to those who register, as outlined on the County's webpage. All reports, plans, and schedules are posted in a timely manner and are available on the County's webpage to the public. Furthermore, notice

#	General Topic Area	Description of Issue Raised	Response
		lands. When we have this shown as separate, it's confusing, there are provincially significant woodlands that aren't there, how are we working to protect and creating linkages it if we can't see it, we should be able to see all of that. Regarding intake protection zones – really emphasize these areas and make it clear. What's missing here is highly sensitive aquifers, people still use groundwater, it's a reserve for us. Emphasize that some of our biggest agricultural operations are limited – putting incompatible development will limit their ability to engage in agriculture. We're not going to be here decades from now – our responsibility is to look out for our future generations and we have the opportunity now to do so.	has been provided in accordance with the *Planning Act*. **REVISIONS TO OFFICIAL PLAN** Please refer to the Executive Summary. The Official Plan includes the following schedules as well: • Intake Protection Zones are shown on Schedule C3; • Highly Vulnerable Aquifers are shown on Schedule C5; • Significant Groundwater Recharge Areas are also shown on Schedule C6. Regarding agriculture, the Official Plan does require analysis of development in proximity to agriculture using the established provincial requirements (Minimum Distance Separation).

John DeMarco (Letter)

Letter of September 16, 2024

#	General Topic Area	Description of Issue Raised	Response
Official Plan	Consultation	To the Warden and Members of Essex County Council, This letter is a follow-up to my presentation to the Council on September 5 (attached), principally to elaborate on key recommendations. *Concerning the consultation process* 1. The consultation process has been insufficient, almost invisible, for a document as important as the County Official Plan. 2. It is suggested that a document or presentation should be produced that highlights any important differences between the old plan and the new draft, along with the reasoning behind the proposed changes. 3. It is further suggested that there should be at least one in-person open house in each of the member municipalities. County Council members, as the responsible decision-makers, should be on hand to explain the intent of the new plan, answer questions and receive input from the public.	Thank you for your comments. Throughout the Official Plan process, a variety of consultation activities have been conducted to solicit input on the vision and draft Official Plan policies, including but not limited to four in-person and online workshops, a stakeholder workshop, various meetings with partner municipalities, the Open House meeting, and the Public Meeting. Recognizing the length and complexity of the draft Official Plan, the Open House meeting outlined the key changes to the draft Official Plan policies in a manner that is accessible and user-friendly for the public – for those that were unable to attend the Open House, this information is available to the public on the County's Official Plan Review webpage. An online feedback form was also provided through the Open House presentation. Information regarding the Official Plan process is provided on the County's webpage as well as the County's social media pages. Comments are invited from residents throughout the various stages of the project, and timely notifications on the draft Official Plan process are provided through a project email list to those who register, as outlined on the County's webpage. All reports, plans, and schedules are posted in a timely manner and are available on the County's webpage to the public. Furthermore, notice

#	General Topic Area	Description of Issue Raised	Response
			has been provided in accordance with the *Planning Act*. Lastly, the Policy Directions Report prepared as part of Phase 2 of the project is available on the County's website for the public to review. This important document sets out the broad policy approaches to address requirements in the new Official Plan. The Policy Directions Report describes the new Official Plan major policy areas, recommended policy approaches, and identifies where the existing policies of the current Official Plan will be incorporated. It is a key document that highlights the changes between the current and the new Official Plan, and the rationale for the proposed policy directions.
Official Plan	Natural Heritage	*Concerning environmental protection, restoration and reconciliation* 4. It appears that the latest draft OP does not contain any new provisions to improve on historical ecological conservation and restoration efforts, which most people consider to be insufficient. 5. It is therefore recommended to start a new co creation process on the future environmental vision for Essex County, involving First Nations and a range of stakeholders in a spirit of reconciliation. 6. Since the above-mentioned process will take time, and in order not to delay enacting the positive aspects	**REVISIONS TO OFFICIAL PLAN** Please refer to the Executive Summary for changes to the Official Plan since the public meeting. Regarding the request that Council place a "hold" on all designations, the existing Official Plan is in effect. Council does not have the legislative authority to prevent an application to change the designations or overlays.

#	General Topic Area	Description of Issue Raised	Response
		of the latest draft OP, it is suggested that the Council should adopt strong interim measures based on existing OP map layers, so as to hold the line against present development pressures on the Natural Heritage System. As a reminder, the existing Essex County NHS consists of three layers, with decreasing levels of protection: • Natural Environment Designation: the highest level of protection, but very limited in extent • Natural Environment Overlay: a weaker level of protection for other existing fragments of native vegetation, which are still being eroded • Restoration Opportunities: a great concept (although in need of improvement), which unfortunately has been almost completely ignored in practice The proposal is that the Council should immediately (even before adopting any version of the draft OP) pass an amendment to the existing OP, placing a Hold designation on all of the 2nd and 3rd NHS layers, but prohibit any rezoning or change in land use until such time as a new environmental plan is developed and enacted. 7. It is further proposed that Essex County Council should pass a resolution in support of creating effective ecological corridors connecting the future Ojibway National Urban Park with Point Pelee National Park as well as other critical habitat areas in the County. The	

#	General Topic Area	Description of Issue Raised	Response
		Council should also formally request a “seat at the table” with Parks Canada, First Nations and other stakeholders to be directly involved in planning for a great National Park that will be an asset to all member communities. With the recently announced federal budget to plan and expand the ONUP, there is also an opportunity for the County to request financial support from Parks Canada to develop the environmental component of the new OP in a way that incorporates a vision of the National Parks within a substantially restored landscape.	

Cathy Lapain

Email of September 17, 2024

#	General Topic Area	Description of Issue Raised	Response
	Natural Heritage	Are you satisfied that we have enough protected natural areas in Essex County? Are you not concerned about your children, grandchildren, great-grandchildren's etc. future? Will the new Official Plan do anything to step up the effort to protect and restore habitat in Essex County? Essex County has very little forest coverage, this is unacceptable. In order to provide clean air in our future the forest in our area should be increased to 30% coverage. Your official plan completely misses the opportunity to improve our system of protecting and restoring the environment.	Thank you for your comments. Restoration is included in Schedule B and the policy updates commit to funding restoration work in partnership with landowners. Please refer to the Executive Summary for updates to the Official Plan since the public meeting.

Rachael Mills

Email of September 18th, 2024

#	General Topic Area	Description of Issue Raised	Response
	Natural Heritage and Consultation	I am writing to you regarding the recent Statutory Public meeting on the Essex County Official Plan draft, held on September 5th, 2024. I am hopeful that the following will be taken into consideration.	Thank you for your comments. Throughout the Official Plan process, a variety of consultations activities have been conducted to solicit input on the vision and draft Official Plan policies, these include but are not limited to four in-person and online

#	General Topic Area	Description of Issue Raised	Response
		The public consultation period for this overarching and comprehensive planning document should be considered inadequate due to the minimal public outreach methods and recurrence utilized along with the provision of only one open house for the entire population of Essex County. I attended the open house in McGregor and was concerned that, while the information was visually well-organized, there was no attempt by the available staff to engage with me, nor was there a summary of the key differences, improvements and changes between the current Official Plan and the draft that is now in review. Both large documents. I was relieved that during the recent County Council meeting there seemed to be an emphasis on the importance of public consultation and on the feedback gathered that will ultimately help guide and evolve the draft plan to a more robust version. I strongly urge that a variety of recurrent attempts and opportunities be made to engage with the public for feedback on this draft plan prior to it being adopted by the County Council. An in-person open house for each of the municipalities would be appropriate. Additionally, I am extremely concerned with the fleeting yet attainable opportunities to be forward-looking leaders in the protection, restoration and enhancement of our natural environment here in Essex County. I will proceed under the assumption that we can recognize	workshops, various meetings with partner municipalities, the Open house meeting, and the Public Meeting. Recognizing the complexity of the draft Official Plan, the Open House meeting outlined the key changes being introduced in the Draft Official Plan in an accessible and user-friendly manner. For those unable to attend the Open House, this information is available in the County Website. An online feedback form was also provided through the Open House presentation. Information regarding the Official Plan process is provided on the County's webpage as well as the County's social media pages. Comments are invited from residents throughout the various stages of the project, and timely notifications on the draft Official Plan process are provided through a project email list to those who register, as outlined on the County's webpage. All reports, plans, and schedules are posted in a timely manner and are available on the County's webpage to the public. Furthermore, notice has been provided in accordance with the *Planning Act*. Please refer to the Executive Summary for updates to the Official Plan since the public meeting.

#	General Topic Area	Description of Issue Raised	Response
		the immense benefits of a healthy, connected natural environment when navigating the challenges of a changing and unpredictable climate crisis. It is our responsibility to mitigate all crises impacting us, housing is not the only one that will affect our future generations. I acknowledge there is some positive language that should provide reassurance that our current Official Plan is “Strong” enough for the environmental aspects. However, it is not sufficiently translated into action in our County and we are continuing to see fragmentation and loss. I urge that the Official Plan draft have a stronger set of policies and a commitment to safeguarding the three levels of protection (*Natural Environment Designation*, *Natural Environment Overlay* and the *Restoration Opportunities Overlay*). This will ensure that our natural environment is not just protected but restored, enhanced and connected in collaboration with First Nations and other relevantly knowledgeable stakeholders, guiding us towards halting and reversing the further fragmentation and degradation of our local environments, biodiversity and water sources. Explore local consultation and studies from a diverse lens of perspectives to ensure a robust plan that takes into account various crises, and how best to move forward. We can find inspiration in other successes like Toronto's Rouge National Urban Park and the Greenbelt. With the Ojibway National Urban Park being welcomed to our community, we can seek support and resources for connectivity initiatives to the rest of the County's natural habitats that are at risk and fragmented.	

#	General Topic Area	Description of Issue Raised	Response
		As we expand, I am hopeful that through collaboration and the intentional restoration of the ecological integrity, we can honour these areas for their inherent *value* to us and countless other species who call this place home. With proper planning and visionary development, we can achieve a range of appropriate homes and dwellings in the right locations in our communities, alongside connected and thriving natural corridors. Rather than merely protecting the bare minimum of significant natural areas, we should expand to include areas with the potential to be restored into a thriving environment with a focus on connectivity and essential linkages (*Restoration Opportunities Overlay*). We should encourage both existing and new developments to incorporate green infrastructure, low- impact and renewable practices, native plant and tree planting and preservation, and a naturalized landscaping design that will aid with flooding, water conservation, reduced chemical use, and will support local biodiversity. I was reassured to see some council members address environmental concerns and acknowledge that there is a need to further strengthen the current policies and guidelines in the Official Plan, which do not appear to have been improved upon in the draft. If we move forward without stronger policies and a clear vision for our natural environment and its connectivity throughout the county, we risk losing the opportunity to ever do so. These are unprecedented times, and there is an urgent need to change the status quo of not prioritizing the	

#	General Topic Area	Description of Issue Raised	Response
		conservation, restoration and connection of our natural landscape. It is essential to incorporate spaces designed for human recreation while allowing other natural areas to be carefully stewarded and thrive. Our community members care deeply about our natural places and extremely unique biodiversity, especially when given this opportunity to believe and see that it can be prioritized in our County's Official Plan and translated into action, not just language on paper.	

October 1, 2024

Rebecca Belanger, MCIP, RPP
Manager of Planning
County of Essex

Dear Ms. Belanger –

RE: Draft County Official Plan, References to the Ontario Greenbelt

This letter is for your information as well as County Council's information on the Ontario Greenbelt. I hope this letter is of assistance in understanding what the Greenbelt is and how it is part of the provincial planning system in the Greater Golden Horseshoe.

To assist, my own background has been working on the Greenbelt Plan on behalf of municipalities since its creation. In 2014, I led the Niagara Region Planning Department and undertook the "Niagara Experience with the Greenbelt" – the first comprehensive review of the Greenbelt Plan in Niagara. The outcome of this work reinforced the importance of the Greenbelt in Niagara, particularly for the Tender Fruit and Grape/Specialty Crop Lands. As a result of this work, I was asked to join the Greenbelt Foundation – the organization that funds key implementation projects to enhance the Greenbelt. I am currently the Foundation's President.

The Greenbelt was created to protect two key resources in the Greater Golden Horseshoe (GGH): natural heritage and agriculture. These dual resources work hand in hand to create stewardship and resource protection in the context of a rapidly growing GGH including limiting urban growth. In addition to natural heritage and agriculture, the Greenbelt Plan protects key landforms – the Niagara Escarpment and the Oak Ridges Moraine.

The County of Essex Official Plan takes a similar approach to land stewardship and the dual goals of natural heritage protection/enhancement and agricultural land base protection. In order to provide a reasonable comparison to the Greenbelt Plan, the maps of the agricultural and natural heritage systems must be looked at together. With the forthcoming Specialty Crop Study, the County of Essex Official Plan will take agricultural stewardship/protection to a comparative level to the Greenbelt Plan. The updated natural heritage policies provide greater protection than currently exists. Together these approaches will bring the County Official Plan to be a leading plan in Ontario for agricultural and natural heritage stewardship.

Yours truly,

Mary Lou Tanner, FCIP, RPP
President

County of Essex Official Plan Review Timeline
Summary of meetings, workshops and public notifications

- **October 21, 2021** Technical Planning Advisory Committee (TPAC) Meeting to introduce the County of Essex Official Plan Review process to the Committee which is made up of Directors and Managers from all seven local municipalities.
- **December 13, 2021** TPAC Meeting- Project Update
- **February 16, 2022** County Council Presentation on Official Plan Review Update
- **February 24, 2022** Article in the Essex Free Press regarding County Council Update on the Official Plan Review
- **February 2022** Rebecca provided a presentation to the Regional CAO's on Phase 1 work program
- **March 23, 2022** County Official Plan Workshop for County Council
- **March 30, 2022** County Official Plan Workshop for County Council
- **March 31, 2022** County Official Plan Workshop for County Council
- **April 22, 2022** TPAC Meeting to discuss key challenges, strengths and policy initiatives
- **May 16, 2022** Community Stakeholder Advisory Committee Workshop
- **May 2022** Virtual meetings were held with Senior Engineering and Planning Staff from each of the 7 local municipalities to discuss servicing availability, expansion plans, and servicing constraints for all designated Settlement Areas
- **June 2, 2022** TPAC Meeting to discuss County growth projections
- **June 6, 2022** Youth Engagement Workshop with student representatives from three Essex County Secondary Schools
- **June 8, 2022** Youth Engagement Workshop with student representatives from three Essex County Secondary Schools
- **June 30, 2022** TPAC Meeting to discuss growth projections
- **August 5, 2022** TPAC Meeting to discuss growth projections
- **August 29, 2022** Rebecca and Larry met with Caldwell First Nation regarding the project
- **January 18, 2023** County Council Presentation on Phase 1 Deliverables. Copies of Ph 1 Background Report and Growth Analysis Report were provided to County Council and added to County website
- **January 19, 2023** County Council socials provide highlights of January 18, 2023 Meeting summarizing Rebecca's presentation and provides links to County OP Webpage.
- **January 26, 2023** Article in the Essex Free Press regarding County Council Update on the Official Plan Review
- **February 22, 2023 and March 1, 2023** Public Notice in the River Town Times and Southpoint Sun regarding the public meeting planned for April 5, 2023

- **February 24, 2023** Public Notice circulation to agencies in accordance with the Planning Act regarding the planned April 5, 2023 public meeting
- **February 24, 2023** Public Notice posted on County socials regarding the April 5 public meeting
- **February 24, 2023 and March 3, 2023** Public Notice in Windsor Star and Essex Free Press regarding the planned April 5, 2023 public meeting
- **February 28, 2023** Public Notice in Harrow News regarding the planned April 5, 2023 public meeting
- **March 8, 2023** OP Discussion with Leamington, County, & NPG
- **March 9, 2023** OP Discussion with Kingsville, County & NPG
- **March 9, 2023** OP Discussion with Amherstburg, County & NPG
- **March 16, 2023** OP Discussion with Essex, County & NPG
- **March 16, 2023** OP Discussion with Lakeshore, County & NPG
- **March 21, 2023** Rebecca and Larry present County Official Plan Review work to Lakeshore Council
- **March 22, 2023** OP Discussion with Tecumseh, County & NPG
- **March 23, 2023** OP Discussion with LaSalle, County & NPG
- **April 5, 2023** Public Meeting
- **April 6, 2023** TPAC Meeting to review Phase 1 takeaways and discuss next steps
- **April 13, 2023** Article in the Essex Free Press RE April 5 Public Meeting
- **April 14, 2023** Article in the Windsor Star RE April 5 Public Meeting
- **May 2, 2023** Public Notice posted on County socials regarding the planned June 7, 2023 public meeting
- **May 2, 2023** Public Notice in the Windsor Star regarding the planned June 7, 2023 public meeting
- **May 4, 2023** Public Notice circulation to everyone that signed up for the County OP project email list and signed up in person at the April 5th meeting regarding the planned June 7, 2023 public meeting
- **June 5, 2023** Notice is posted on County socials that there is a Special Virtual Public Meeting being held on June 7.
- **June 7, 2023** Virtual Public Meeting
- **June 15, 2023** Article in the Essex Free Press RE June 7 Public Meeting
- **June 27, 2023** Rebecca and Larry meet with the Federation of Agriculture
- **July 20, 2023** TPAC Meeting to discuss growth assumptions analysis and policy options
- **October 6, 2023** Invitation for County OP Virtual Public Meeting Workshop was sent by mail to everyone who signed up to the County OP project email list.

- **October 10, 2023** TPAC Meeting to discuss draft policy directions and growth management reports
- **October 11, 2023** Rebecca and Larry meet with Caldwell First Nation regarding the project
- **October 12, 2023** County socials invite the Public to Register for Essex County Official Plan Review Workshops
- **October 16, 2023** County OP Virtual Public Meeting Workshop
- **October 17, 2023** County OP Virtual Public Meeting Workshop
- **October 18, 2023** County OP Virtual Public Meeting Workshop
- **February 9, 2024** Rebecca and Larry meet with the Windsor Essex County Association of Realtors Housing Affordability Task Force
- **April 19, 2024** Rebecca and Larry meet with Caldwell First Nation
- **May 31, 2024** Invitation to June 26 Public Open House Notice sent to the County OP project email list as well as agencies
- **May 31, 2024** Public Notice posted on County socials regarding the June 26th open house
- **June 3, 2024** Meeting with the Ministry of Municipal Affairs and Housing (MMAH) regarding the County OP review and their review comments
- **June 4, 2024** Public Notice in the Windsor Star regarding the planned June 26, 2024 open house
- **June 6, 2024** Public Notice in the Kingsville Times regarding the planned June 26, 2024 open house
- **June 10, 2024** Rebecca and Larry meet with Essex Region Conservation Authority regarding the OP review
- **June 26, 2024** Public Open House in McGregor approximately 60 people attend the event. Reporters from two local newspapers conduct interviews with Rebecca at the event and later run articles.
- **July 4, 2024** Article in the Essex Free Press RE June 26 Open House
- **July 9, 2024** Article in the River Town Times RE June 26 Open House
- **August 12, 2024** Public Notice circulation to everyone that signed up for the County OP project email list regarding the public meeting scheduled for September 5, 2024
- **August 12, 2024** Public Notice circulation to agencies in accordance with the Planning Act regarding the planned public meeting for September 5, 2024
- **August 12, 2024** Public Notice posted on County socials regarding the planned September 5, 2024 public meeting
- **August 12, 2024** Public Notice in the Kingsville Times regarding the planned September 5, 2024 public meeting
- **August 14, 2024** Public Notice in Windsor Star regarding the planned September 5, 2024 public meeting
- **September 5, 2024** Public Meeting held, 5 delegations provided presentations at the meeting

- **September 19, 2024** Article in the Essex Free Press RE September 5 Public Meeting
- **September 19, 2024** Article in the River Town Times RE September 5 Public Meeting
- **October 2, 2024** Larry, Rebecca and Mary Lou met with administration from MMAH to provide an update regarding the planned adoption of the County Official Plan

Administrative Report

To:	**Warden MacDonald and Members of Essex County Council**
From:	**Rebecca Belanger, MCIP, RPP, Manager, Planning Services**
Date:	**Wednesday, October 16, 2024**
Subject:	**Supplemental Information-Final Draft County of Essex Official Plan**
Report #:	**2024-1016-IPS-R28-RB**

Purpose

To provide County Council with additional correspondence received since the original agenda package has gone out to Council (attached for information). Further, to provide County Council with responses to this additional correspondence including a memorandum from Mary Lou Tanner, lead planning consultant, dated October 14, 2024.

Background and Discussion

The Planning Act requires that all decisions made by Planning Authorities in Ontario are to be consistent with the Provincial Policy Statement that is in effect at any given time.

The County Team met with Staff from the Ministry of Municipal Affairs and Housing on October 2nd, to discuss how the draft new OP has incorporated the necessary policies to ensure that it is consistent with the new provincial policy direction pertaining to the growth forecasts that have been prepared by the County.

A few additional minor wording changes were incorporated into the final revised draft plan to address technical wording revisions that were identified in the table that accompanied the October 11th correspondence from MMAH.

The details associated with these final revisions are outlined in Ms. Tanner's October 14th memorandum.

We (Ms. Tanner, Mr. Silani, and I) are satisfied that with the revisions as recommended by Ms. Tanner, that the new County Official Plan is fully consistent with the policies of the new Provincial Planning Statement (2024), and it addresses the concerns raised in Mr. Kerr's October 11th

Rebecca Belanger, MCIP, RPP, Manager, Planning Services
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Phone: 519-776-6441, ext. 1325, Email: rbelanger@countyofessex.ca

correspondence. These changes are also in keeping with the verbal direction that the County Team received at its October 2nd meeting with MMAH Staff.

Over the next two weeks, the County Planning Team will be meeting with MMAH to ensure that any comments and concerns that the Ministry may still have regarding conformity are all addressed to their satisfaction prior to approval of the document and adoption of the by-law at a later meeting date to County Council.

We were pleased to receive new correspondence from the Windsor-Essex Home Builders Association (dated October 10, 2024) stating that they are *"fully in support of the adoption of the County's new Official Plan at the October 16th meeting"*, and *"delaying the adoption of the County OP at this crucial juncture would unnecessarily hinder several important County and local planning initiatives, including housing strategies, transportation improvements, and the development of secondary plans. Such delays could exacerbate existing pressures on our housing market and slow progress on vital infrastructure projects that are key to accommodating this growth."* They conclude their letter by stating that *"WEHBA strongly supports the timely adoption of the County OP and urges County Council to move forward with the plan as presented. We believe it lays a solid foundation for future growth while addressing key environmental and housing concerns."*

On October 7th, we also received a letter from the Caldwell First Nation stating that *"overall this Official plan contains some very positive and forward-thinking policies. We appreciate the effort that has been put into ensuring that Caldwell is considered and included in planning decisions."* It should be noted that several minor wording changes were requested by the Caldwell First Nation, which have now been made to the final draft of the County Official Plan that is before Council for adoption.

Ms. Tanner, in her October 14th memorandum also describes recent requests for wording changes made by a landowner in the Municipality of Lakeshore (pertaining to a site-specific settlement area boundary adjustment), and from planning staff in the Town of Kingsville. Ms. Tanner provides a detailed explanation as to how those requests have been addressed.

On October 9th the County Team met with all the residents that had appeared as delegations with respect to the County's environmental policies at the September 5th County Council meeting. County Staff explained all of the revisions that have been made to the final draft of the new County Official Plan to address their concerns.

Mr. Silani (the County's OP Planning Advisor) has prepared a memorandum dated October 13th, outlining the key policy changes that are being made in the new County Official Plan and how those new county-wide policies assist

County Council achieve it stated strategic vision *"for a prosperous future for this region – one of responsible growth, affordability, environmental sustainability, and economic diversification."* This memorandum also describes how the new County Official Plan enables County Council to responsibly address its strategic objective of *"not only managing the incredible growth coming our way but harnessing its potential, creating jobs and increasing our housing supply while preserving farmland, greenspace, and the quality of life we hold so dear."*

The County's Official Plan Review Team is proud of the tremendous amount of work that has been completed during the last three years, and we believe that the final draft of the new County Official Plan (with the revisions as set out in Ms. Tanner's October 14th memorandum) is environmentally, fiscally, and socially responsible and fully consistent with the new Provincial Planning Statement (2024).

Should MMAH through their review over the next few weeks, identify any areas of concern regarding conformity with PPS 2024, the County Planning team will respond and address these comments prior to presentation of the by-law for adoption.

Financial Implications

The OP is funded from a dedicated reserve that is contributed to on an annual basis to support a 5-year OP review/updating cycle. While the 2024 Budget for the OP has now been exhausted, the anticipated current year deficit will be funded from the OP Reserve.

Should any additional consulting work or studies be requested for this cycle of the OP, additional funds will need to be requested and approved from County Council.

Consultations

Mary Lou Tanner and Larry Silani, County Official Plan Review Team

Strategic Plan Alignment

Working as Team Essex County	Growing as Leaders in Public Service Excellence	Building a Regional Powerhouse
☐ Scaling Sustainable Services through Innovation ☒ Focusing "Team Essex County" for Results ☐ Advocating for Essex County's Fair Share	☐ Being an Employer with Impact ☒ A Government Working for the People ☒ Promoting Transparency and Awareness	☐ Providing Reliable Infrastructure for Partners ☒ Supporting Dynamic and Thriving Communities Across the County ☒ Harmonizing Action for Growth ☐ Advancing Truth and Reconciliation

Recommendation

That Essex County Council receive report number 2024-1016-IPS-R28-RB, Supplemental Information- Final Draft County of Essex Official Plan; and,

That the new County Official Plan be reviewed in collaboration with the Ministry of Municipal Affairs and Housing to confirm conformity with PPS 2024, and be considered for adoption at an upcoming meeting of County Council.

Approvals

Respectfully Submitted,

Rebecca Belanger

Rebecca Belanger, MCIP, RPP, Manager, Planning Services

Concurred With,

Allan Botham

Allan Botham, P.Eng., Director, Infrastructure and Planning Services

Concurred With,

Sandra Zwiers

Sandra Zwiers, MAcc, CPA, CA, Chief Administrative Officer

Appendix	Title
A	Letter from the Ministry of Municipal Affairs and Housing and associated table regarding the County Official Plan dated October 11, 2024
B	Memorandum, NPG Planning Solutions, October 14, 2024
C	Memorandum, Miller Silani Inc., October 13, 2024
D	Correspondence WEHBA regarding the County Official Plan adoption, October 10, 2024
E	Correspondence Caldwell First Nation, received October 7, 2024
F	Lakeshore's Response to a Settlement Area Boundary Changes request

Ministry of Municipal Affairs and Housing

Municipal Services Office
Western Ontario
2nd Floor
659 Exeter Road
London ON N6E 1L3
Tel: 519 873-4020
Toll Free: 1 800-265-4736
Fax: 519 873-4018

Ministère des Affaires municipales et du Logement

Bureau des services aux municipalités
de l'Ouest de l'Ontario
2e étage
659 Exeter Road
London ON N6E 1L3
Tél: 519 873-4020
Sans frais: 1 800-265-4736
Téléc: 519 873-4018

Ontario

October 11, 2024

Via Email ONLY

Rebecca Belanger, Manager of Planning Services
County of Essex
360 Fairview Ave. W. Suite 302
Essex, ON N8M 1Y6
RBelanger@countyofessex.ca

Re: Draft County of Essex Official Plan
Provincial One Window Comments
MMAH File: 37-OP-247384

Dear Rebecca Belanger,

Thank you for circulating the draft County of Essex Official Plan (OP) to the Ministry of Municipal Affairs and Housing (MMAH) for review and comment. It is understood that the draft OP represents a new Official Plan for the County which would replace the existing Official Plan that was adopted by County Council in 2014.

The draft OP was circulated to partner ministries through the One Window Planning Service. Please find enclosed a table that is a consolidation of One Window comments from partner ministries for your consideration.

We understand that the County may be considering adoption of the Essex OP at its meeting on October 16, 2024. We strongly encourage the County to consider a decision to adopt the new County of Essex OP after the in-effect date of the PPS 2024 which is October 20, 2024. The County should consider the policy direction in the PPS 2024 to ensure that the policies in the new County of Essex OP are consistent with the PPS 2024. In particular, the County is encouraged to review policies 2.1.1 and 2.1.3 of the PPS 2024, which provide direction regarding population and employment forecasts, and the planning horizon.

We understand that Indigenous communities have been engaged in this process and may continue to have an interest in your new official plan. Please continue to engage with Indigenous communities throughout the preparation of the new County OP.

We look forward to continuing to work with you as the draft official plan is further refined and eventually finalized. Gabriel Kim, Planner, can be reached by telephone at 519-860-1456 or by e-mail at Gabriel.Kim@ontario.ca.

Sincerely,



Ian Kerr
Regional Director
Ministry of Municipal Affairs and Housing
Municipal Services Office - Western Ontario
659 Exeter Road, 2nd Floor
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One Window Comment Table

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Revisions to Draft County of Essex Official Plan – Suggested to Implement the Planning, -and Provincial Plans					
Item	**OP Policy Number**	**Comments/Concerns**	**Related Provincial Ministries**	**Reference to Planning Act, PPS or Provincial Plan Section or Policy**	**Proposed Revision** **(Additions shown as bold underline; deletion shown as bold strikethrough)**
1	4.A.7.3	The amount of land needed for employment purposes does not match the numbers in the Growth Management Report by NPG. The numbers for the Town of LaSalle and the Municipality of Lakeshore have been switched.	MEDJCT/ MMAH	N/A	The County is encouraged to review policy 4.A.7.3 and the Growth Management Report by NPG to correct the number of hectares of additional land for employment purposes. d) **~~58.9~~** **87.1** hectares of additional land for employment purposes in the Town of LaSalle; e) **~~87.1~~** **58.9** hectares of additional land for employment purposes in the Municipality of Lakeshore
2	4.A.7.6 b)	Provincial policy states that planning authorities shall ensure there is land with sufficient servicing capacity to for three years' of residential development. The current policy in the OP does not require that there be land with sufficient servicing capacity for these units.	MMAH	PPS 2024 2.1.4 b)	The County is encouraged to update policy 4.A.7.6 b) so it reads: Maintaining at all times, where new development is to occur, **land with sufficient servicing capacity to provide** at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
3	4.B.1.2	Reference to policy that does not exist.	MMAH	N/A	The County is encouraged to update policy 4.B.1.2 so that a correct reference to policy outlining minimum affordable housing targets is made. […] to achieve the County's housing mix and the minimum affordable housing targets outlined in Policy **~~4.B.1.9~~**.
4	5.B.1	The draft OP does not include policies to identify and protect petroleum resource operations from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact. The identification and protection from such are required by the PPS.	MNR	PPS 2024 4.4.2.1	The County is encouraged to add a new policy to section 5.B.1 such as the following: **Petroleum resource operations shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.**
5	5.B.2.2 5.B.3.2 5.B.8.5	The draft OP includes the requirement for lands in Prime Agricultural areas (i.e., the Agricultural designation) to be rehabilitated to an agricultural "use" following the extraction of mineral aggregate resources. Though the general intent of requiring rehabilitation to an "agricultural use" is understood, the appropriate term is "agricultural condition", as defined in provincial policies.	MNR	PPS 2024 4.5.4	The County is encouraged to update the following policies so that they read: 5.B.2.2 As established in the policies contained within this Plan for lands designated "Agricultural", extraction of mineral aggregate resources will be permitted in agricultural areas in those areas shown as

		The draft OP includes the specific requirements for rehabilitation of agricultural lands to an *agricultural condition* in Section 5.B.8.5, which are consistent with provincial policies. To improve clarity, consistent terminology should be used between sections and the term “agricultural use” should be replaced with “agricultural condition” in Section 5.B.2.2. The draft official plan should be reviewed for other instances where “agricultural use” should be replaced by “agricultural condition” (e.g., Section 5.B.3.2).			“Mineral Aggregate Resources” on Schedule “E1” without an amendment to this Plan provided the site is rehabilitated in accordance with the policies of this Plan. Final rehabilitation shall take surrounding land and approved land use designations into consideration. For lands within the Agricultural designation, rehabilitation to an agricultural ~~**use**~~ **condition** is required**, as detailed in Section 5.B.8.5.** 5.B.3.2 Rehabilitation will be required after extraction and other related activities have ceased. Progressive rehabilitation will be undertaken where feasible. As established in the policies contained within this Plan for lands designated “Agricultural”, extraction will be permitted in agricultural areas provided the site is rehabilitated to ~~**agricultural use**~~ **an agricultural condition.** Final rehabilitation shall take surrounding land and approved land use designations into consideration.
6	6.A.1 6.A.2 6.C.9 9.D	The language provided in the OP should be consistent with the terminology defined in provincial policies. The term “cultural heritage resources” includes archaeological resources, built heritage resources and cultural heritage landscapes. For consistency, please use the correct terminology when referring to each one, and the term “cultural heritage resources” when referring to all three types of cultural heritage resources. Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. […].	MCM	PPS 2024 4.6 PPS 2024 Section 8 (Definitions of “conserved”, “archaeological resources”, “built heritage resources”, and “cultural heritage landscapes”)	The County is encouraged to update the following policies so that they read: 6.A.1 It is the policy of this Plan that the County will identify, recognize, and conserve archaeological **resources~~, and~~** built heritage resources, and cultural heritage landscapes. To achieve these goals, and to encourage the restoration, protection and maintenance of the County’s heritage resources, all new development or redevelopment shall be consistent with the Provincial Policy Statement on cultural heritage resources. Cultural heritage resources include archaeological **resources, built heritage resources and cultural heritage landscapes.** ~~**sites and/or areas of archaeological potential, buildings, structures, and landscapes of cultural heritage value or interest**~~ 6.A.2 Local Official Plans shall include policies to ~~**identify,**~~ conserve ~~**and protect**~~ significant cultural heritage resources, including **significant archaeological resources,** significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the County, other agencies, and Indigenous communities, as appropriate. 6.C.9 Local Municipal Official Plans shall contain policies consistent with Provincial direction **on the conservation of archaeological resources** ~~**dealing with archaeological resources that require their identification, appropriate documentation and/or protection**~~.

					9.D … Generally, when determining the most appropriate location for future utility corridors, agriculturally designated land, the natural heritage system, rural areas, and cultural heritage resources will be **conserved**, protected and preserved to the greatest extent possible …
7	6.A.4	OP policy 6.A.4 should be revised to reflect the provincial definition of "conserved" which states that conservation "may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision- maker. […]"	MCM	PPS 2024 4.6 PPS 2024 Section 8 (Definition of "conserved")	The County is encouraged to update policy 6.A.4 so that it reads: The County will conserve ~~**and manage**~~ its **cultural** heritage resources ~~**and cultural heritage landscape**~~ by requiring **technical cultural heritage studies (e.g.,** a cultural heritage impact assessment**, conservation plan and/or archaeological assessment)** for infrastructure projects.
8	6.A.8	The *Ontario Heritage Act* requires that the register list all properties that are protected by the local planning authority or by the Minister of Citizenship and Multiculturalism.	MCM	PPS 2024 4.6.1 *Ontario Heritage Act* ss.27(2)	The County is encouraged to replace policy 6.A.8 with the following: **Local municipal clerks shall maintain a Register of Properties which will include properties that have been designated under Part IV and V of the *Ontario Heritage Act*, and properties that have not been or cannot be designated but that municipal council has determined to be of cultural heritage value or interest.**
9	6.A.9	The *Planning Act* provides that only prescribed upper-tier municipalities can prepare Community Improvement Plans. However, upper-tier municipalities can make grants or loans to lower-tier municipalities for the purposes of carrying out a Community Improvement Plan. The draft OP should be revised to clarify the role of the County as provided by the *Planning Act*. The language provided in the OP should also be consistent with the terminology defined in provincial policies. See comment #9 for detail.	MMAH	Planning Act ss.28(2), 28(7.2) PPS 2024 Section 8 (Definition of "conserved")	The County is encouraged to revise policy 6.A.9 so that the County's role is clarified, such as the following: The County may ~~**look to use Community Improvement Plans and associated financial incentives**~~ **make grants or loans to local municipalities for the purposes of carrying out local municipalities' Community Improvement Plans** to assist municipalities in their efforts to ~~**preserve and protect**~~ **conserve** cultural heritage **resources** of regional significance.
10	6.A	The draft OP section 6.A should include a new policy to align with provincial policy and the *Funeral, Burial and Cremation Services Act*.	MCM	PPS 2024 4.6.2 *Funeral, Burial and Cremation Services Act*.	The County is encouraged to include the following additional policy under section 6.A of the draft OP: **When development has the potential to impact a known or suspected cemetery or burial site, local municipalities shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply. Development shall be guided by this legislation and any**

					direction from the Ministry of Public and Business Service Delivery and Procurement.
11	Table 7-1	Technical corrections. Based on changes to the Ontario Wetland Evaluation System (OWES) in effect as of January 1, 2023, the process for new wetland evaluations, re-evaluations and mapping updates has changed. MNR no longer has a role in reviewing and confirming wetlands as provincially significant. Under the updated OWES, when a trained evaluator completes an evaluation in accordance with the new policy, the evaluation is considered complete. Evaluators submit their evaluations to the local planning authority (e.g., municipalities) who are responsible for making decisions under the *Planning Act.* Species at risk are no longer under the mandate of MNR. They are now under MECP.	MNR/ MECP	N/A	The County is encouraged to revise the following parts of Table 7-1 as follows: Row 1, Column 4 **~~MNRF~~ Trained OWES Evaluator** Row 1 Column 4 **~~Delineating wetlands or reviewing and approving the work of others in accordance with~~ The Ontario Wetland Evaluation System (OWES).** Row 2, Column 3 **~~MNRF~~ MECP** Row 13, Column 3 **~~MNRF~~ Qualified professional or, to determine provincial significance, a trained OWES Evaluator**
12	Table 7-1 item 2	Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. There is no *significant* habitat – just habitat.	MECP	PPS 2024 4.1.7	The County is encouraged to update item 2 on Table 7-1 so it reads: **~~Significant h~~H**abitat of endangered species and threatened
13	7.A.2.5	MNR no longer administers the *Endangered Species Act*. It is now the responsibility of MECP.	MNR/ MECP	*Endangered Species Act*	The County is encouraged to update policy 7.A.2.5 to remove all references to the MNRF as the administrative body for the Endangered Species Act, 2007 (ESA) as well as having any role in approving the delineation of habitat of endangered and threatened species for the purposes of the PPS.
14	7.B.2.9	The reference to specific threat activities should be removed from the current draft policy text as it does not capture all the drinking water threat activities contained in policies of Essex and Thames Sydenham SPP.	MECP	Essex and Thames Sydenham Source Protection Plan	The County is encouraged to revise policy 7.B.2.9 so it reads: […] where required by policies in an approved Source Protection Plan, the local municipalities shall circulate all development applications or **land use changes that propose any of the applicable drinking water threat activities contained in applicable source protection plans ~~proposed land use changes proposing fuel storage, fuel transportation or industrial uses~~** to the Risk Management Official.
15	8.A	The draft OP does not contain policy or mapping that addresses areas that are unsafe due to the presence of hazardous forest types for wildland fire. Provincial policy states that development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.	MNR	PPS 2024 5.2.9	The County is encouraged to add new policies to section 8.A such as the following: **Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.**

					Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the province.
16	9.A.3	Revisions to the partial services policies to achieve consistency with provincial policies.	MMAH	PPS 2024 3.6.5	The County is encouraged to update policy 9.A.3 so it reads: […] to allow for infilling and **minor** rounding out of existing […] b) site conditions are suitable for the long-term provision of such services **with no negative impacts**.
17	11	The draft OP does not include references to protecting and separating sensitive land uses from marine facilities. Provincial policy requires the same protection and land use considerations for marine facilities as it does for airports and rails.	MMAH	PPS 2024 3.4.1	The County is encouraged to revise section 11 to include protection and land use separation policies for marine facilities pursuant to PPS 1.6.9.1.
18	12.R 12.S 12.T	The draft OP requires pre-consultation for planning applications. Bill 185, *Cutting Red Tape to Built More Homes Act, 2024*, made changes to the *Planning Act* to make pre-application consultation voluntary at the discretion of the applicant.	MMAH	Bill 185	The County is encouraged to review sections 12.R, 12.S, and 12.T to ensure the policies comply with the recent legislative changes.
19	12.T.2 hh)	There are no Wellhead Protection Areas delineated within the County of Essex. An appropriate substitute for this item may be “Source Water Protection – Environmental Assessment Report”, which would relate to supporting studies to identify risks applicable to source water protection within any of the applicable vulnerable areas within the County of Essex.	MECP	N/A	The County is encouraged to revise 12.T.2 hh) so it reads: ~~**Wellhead Protection Area – Risk Assessment Report**~~ **Source Water Protection – Environmental Assessment Report**
20	12.T.2	The draft OP section 12.T.2 should align with the provincial definition of “conserved” and include all the technical cultural heritage studies listed in the definition. The draft OP does not list Conservation Plan as part of the list of studies that the County may require.	MCM	PPS 2024 Section 8 (Definition of “conserved”)	The list of studies provided in section 12.T.2 should be revised to include: “conservation plan”.
21	13 (Glossary)	Revisions to defined terms for consistency with provincial policies.	MCM	PPS 2024 Section 8 (Definitions)	The County is encouraged to revise the following definitions to be consistent with the PPS definitions: • Archaeological Resources • Areas of Archaeological Potential • Conserved • Cultural Heritage Landscape

					• Significant g) in regard to cultural heritage and archaeology, resources
22	Schedule A1, B1 and B2	Table 7-1 states that Significant Areas of Natural and Scientific Interest (ANSIs) are located within the designations on Schedules “A1”, “B1” or “B2”. However, neither the Natural Environment designation on Schedule “A1”, nor the “Significant Terrestrial Features” on Schedule B1 or the “Natural Environment Overlay” on Schedule “B2” appear to match the current Provincial data available from LIO. MNR data to support identifying Areas of Natural and Scientific Interest can be downloaded from the Land Information Ontario (LIO) Warehouse (https://geohub.lio.gov.on.ca/)	MNR	PPS 2024 4.1.5	The County should update relevant layers on Schedules A1, B1 and B2 with current Provincially significant ANSI data available from LIO.

October 14, 2024

Rebecca Belanger, MCIP, RPP
Manager of Planning
County of Essex

Dear Ms. Belanger –

RE: Draft County Official Plan

This letter is to provide recommendations for wording modifications to the Draft County of Essex Official Plan that has been released for adoption by County Council at their meeting of October 16, 2024.

These modifications arise from recent communications that were received/occurred after the report deadline for Council's agenda. The communications are from:

- Caldwell First Nation
- Town of Kingsville
- William Pol Associates (additional correspondence)
- Windsor Essex Homebuilders Association
- Ministry of Municipal Affairs and Housing

The following are the recommendations for modifications to specific policies based on the correspondence received. Modifications are shown in red with underlined text to be added and strikethrough text to be deleted.

<u>Caldwell First Nation (received October 7, 2024):</u>

The comment letter from Caldwell First Nation identified key areas of support including natural heritage, agriculture, and growth management. Of note, the commitment to reconciliation in Chapter 2 (A Successful County) was highlighted with the following comment:

> "It is great to see that the County included reconciliation as a top priority. This is well-written and thoughtful."

The letter strongly supports the revised Natural Heritage System policies and Restoration commitments.

The letter concludes with:

"Overall, this Official Plan contains some very positive and forward thinking policies. We appreciate the effort that has been put into ensuring that Caldwell is considered and included in planning decisions."

Specific comments are as follows with revised text provided.

Revision No.	Chapter/Section	Comment	Revised Text
1	Chapter 1 – Introduction	Indigenous communities are not stakeholders they are rights holders. Rights holders have Constitutionally protected Section 35 rights. Stakeholders have an interest in the lands. It is important to understand the difference.	In addition, Indigenous communities are rights holders and Point Pelee National ~~Park~~ are is a key partner to the County of Essex.
2	Chapter 1 - Introduction	This section should include a statement about also consulting with First Nations.	"County Council shall, and Local Municipalities will, consult with abutting municipalities and First Nations on matters of mutual interest and concern".
3	Policy 4.A.8	Consider adding to the list of items to review - the supply of natural heritage - in the comprehensive review.	Throughout the life of this Plan, it will be necessary to review and update the forecasted growth for population, employment, and housing as well as the natural heritage system.
4	Chapter 10 – Climate Change	We encourage you to re-word this sentence to focus on resilience in addition to adaptation. Resilience to climate change is defined as the capacity to prepare for, respond to, and recover from the impacts of hazardous climatic events while incurring minimal damage to societal well being, the economy and the environment.	Resilience, mitigation and adaptation are core strategies for reducing and managing the risks related to climate change.

Town of Kingsville (Discussion of October 10, 2024):

Additional comments were received from the Town of Kingsville relative to certain specific policies in the Official Plan. With the latest revisions to the Official Plan, the Town has advised that issues related to natural heritage, engagement, Oldcastle, and green corridors have been addressed. Further details were provided to the Town related to the settlement area boundaries and the plan for the Town to address the additional 90 hectares of land for residential development. The following changes are recommended.

Revision No.	Chapter/Section	Comment	Revised Text
5	5.A, Goal d)	Requested to add further details regarding matters to be included such as infrastructure and land use impacts.	Completing a Greenhouse study for the County of Essex which shall address issues including, but not limited to, infrastructure and land use impacts;
6	Definitions – Attainable Housing (New definition)	There should be a definition of this term.	Attainable housing refers to housing that is Adequate in condition (no major repairs needed), Appropriate in size (bedrooms appropriate for household), Reasonably-priced (for lower and moderate income households) and Available (a range of housing options).
7	5.A.3.1	Consider changing the reference to farm workers in the policy.	The County supports Local Municipalities to include policies in their Official Plans permitting the construction of additions to existing structures or additional structures, including seasonal or temporary accommodations in relocatable structures such as trailers, recreational vehicles and non- traditional building types such as tiny homes for on-farm accommodations for housing for the agricultural economy ~~farm workers~~. Furthermore, additional lodging, washroom dining and/or laundry facilities are to be permitted on a semi-permanent basis or temporary basis.
8	5.A.3.2	Consider changing the reference to farm workers in the policy.	The County supports Local Municipalities to include policies in their Official Plans permitting off-farm accommodations for housing for the agricultural

Revision No.	Chapter/Section	Comment	Revised Text
			economy ~~for farm workers~~ in proximity to the existing farm building complex on agricultural parcels, and/or settlement areas for housing for the agricultural economy ~~to accommodate farm workers~~, including those whose employment is beyond seasonal. In addition, Local Municipalities shall develop criteria to ensure off-farm accommodation is appropriate given the size of the parcel and farm operations on or surrounding the parcel.

William Pol Associates (received October 9, 2024):

A further submission was received regarding the lands in Lakeshore and the request for inclusion in the settlement area. The newest request is to update policy language allowing for a settlement area exchange. The Provincial Planning Statement (2024) does permit privately initiated applications for settlement area expansions consistent with the request from Mr. Pol. Sections 4.A.3.5 and 4.A.9.3. of the County Official Plan to be adopted (October 2024) states that a County Official Plan amendment and local official plan amendment would be required. The landowners and Mr. Pol would be able to apply under these provisions of the recommended County Official Plan. No policy updates are recommended.

Windsor Essex Homebuilders Association (received October 10, 2024):

The Association has provided a letter of support for adoption of the Official Plan. The Association notes the significant engagement over the three years of the process, the updated environmental policies, and the Plan's future focus on growth management for housing, jobs and infrastructure. No policy updates are recommended by the Association.

Ministry of Municipal Affairs and Housing (received October 11, 2024):

The letter and comment chart received from the Ministry on October 11, 2024, identify comments. The Ministry's comments are relative to the Provincial Planning Statement (2024) which comes into effect on October 20, 2024. The following chart includes responses to the Ministry's comments. Where revisions are recommended, a revision has been identified in the column entitled "Revised Text". Where no revision is required (because the item was addressed previously), commentary is included in the "Revised Text" column with an explanation.

Revision No.	Chapter/Section	Comment	Revised Text
9	4.A	In particular, the County is encouraged to review policies 2.1.1 and 2.1.3 of the PPS 2024, which provide direction regarding population and employment forecasts, and the planning horizon.	PPS 2024 Policy 2.1.1 requires the use of the Ministry of Finance forecasts for population growth. The policy also states: "… planning authorities … and may modify, as appropriate." In preparing the Phase 1 Population and Employment Forecasts, Watson and Associates did review the Ministry of Finance forecasts and modified as appropriate in their professional opinion. However, Ministry staff would prefer a single forecast be used so the following should be added to Policy 4.A.1.2: **4.A.1.2.** Forecasts in Tables 4-1, 4-2, and 4-3 are targets to be used for growth planning. For consistency with the Provincial Planning Statement (2024), the "High" Forecast is the basis for planning for growth and shall be the forecast for the County of Essex and each Local Municipality as detailed in Tables 4-1, 4-2, and 4-3. The range of forecasts are included for transparency in developing the Official Plan. Provincial Planning Statement (2024) Policy 2.1.3 states (in part) the following: At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial

Revision No.	Chapter/Section	Comment	Revised Text
			guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon. Commentary: The land supply analysis and forecasts are to 2051 which is greater than 20 years and less than 30 years. The provincial guidance on land supply analysis was used. No further policy changes are recommended.
	4.A.7.3	The County is encouraged to review policy 4.A.7.3 and the Growth Management Report by NPG to correct the number of hectares of additional land for employment purposes.	No changes required as the figures in the Official Plan are the correct figures.
10	4.A.7.6 b)	The County is encouraged to update policy 4.A.7.6 b) so it reads: Maintaining at all times, where new development is to occur, land with sufficient servicing capacity to provide at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.	The wording in bold and underlined should be added to this policy.
	4.B.1.2	Reference to policy that doesn't exist.	This has been addressed previously and has been corrected in the version for County Council to adopt. No changes are required.
11	5.B.1	The draft OP does not include policies to identify and protect petroleum resource operations from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental	Policy 5.B.1.2 largely speaks to this. However, the Ministry has identified preferred wording; it would be appropriate to replace 5.B.1.2 with the following: Petroleum resource operations shall be identified and protected from development and activities

Revision No.	Chapter/Section	Comment	Revised Text
		impact. The identification and protection from such are required by the PPS.	that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
12	5.B.2.2 5.B.3.2 5.B.8.5	The draft OP includes the requirement for lands in Prime Agricultural areas (i.e., the Agricultural designation) to be rehabilitated to an agricultural "use" following the extraction of mineral aggregate resources. Though the general intent of requiring rehabilitation to an "agricultural use" is understood, the appropriate term is "agricultural condition", as defined in provincial policies.	The term agricultural use will be changed to agricultural condition in these policies.
13	6.A.1 6.A.2 6.C.9 9.D	The language provided in the OP should be consistent with the terminology defined in provincial policies. The term "cultural heritage resources" includes archaeological resources, built heritage resources and cultural heritage landscapes. For consistency, please use the correct terminology when referring to each one, and the term "cultural heritage resources" when referring to all three types of cultural heritage resources.	6.A.1 will be revised to read: It is the policy of this Plan that the County will identify, recognize, and conserve archaeological resources, ~~and~~ built heritage resources, and cultural heritage landscapes. To achieve these goals, and to encourage the restoration, protection and maintenance of the County's heritage resources, all new development or redevelopment shall be consistent with the Provincial Policy Statement on cultural heritage resources. Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes. ~~sites and/or areas of archaeological potential, buildings, structures, and landscapes of cultural heritage value or interest.~~ 6.A.2 Local Official Plans shall include policies to ~~identify,~~ conserve

Revision No.	Chapter/Section	Comment	Revised Text
			~~and protect~~ significant cultural heritage resources, including significant archaeological resources, significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the County, other agencies, and Indigenous communities, as appropriate. 6.C.9 Local Municipal Official Plans shall contain policies consistent with Provincial direction on the conservation of archaeological resources ~~dealing with archaeological resources that require their identification, appropriate documentation and/or protection.~~ 9.D …Generally, when determining the location for future utility corridors, agriculturally designated land, the natural heritage system, rural areas, and cultural heritage resources will be conserved, protected and preserved to the greatest extent possible …
14	6.A.8	The *Ontario Heritage Act* requires that the register list all properties that are protected by the local planning authority or by the Minister of Citizenship and Multiculturalism.	Replace policy 6.A.8 with the following: Local municipal clerks shall maintain a Register of Properties which will include properties that have been designated under Part IV and V of the *Ontario Heritage Act*, and properties that have not been or cannot be designated but that municipal council has determined to be of cultural heritage value or interest.
15	6.A.9	The *Planning Act* provides that only prescribed upper-tier	The County ~~may look to use Community Improvement Plans~~

Revision No.	Chapter/Section	Comment	Revised Text
		municipalities can prepare Community Improvement Plans. However, upper-tier municipalities can make grants or loans to lower-tier municipalities for the purposes of carrying out a Community Improvement Plan. The draft OP should be revised to clarify the role of the County as provided by the *Planning Act*. The language provided in the OP should also be consistent with the terminology defined in provincial policies.	~~and associated financial incentives~~ make grants or loans to local municipalities for the purposes of carrying out local municipalities' Community Improvement Plans to assist municipalities in their efforts to ~~preserve and protect~~ conserve cultural heritage resources of regional significance.
16	6.A	The draft OP section 6.A should include a new policy to align with provincial policy and the *Funeral, Burial and Cremation Services Act*.	Add the following policy as 6.A.10.: When development has the potential to impact a known or suspected cemetery or burial site, local municipalities shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery and Procurement.
17	Table 7-1	Based on changes to the Ontario Wetland Evaluation System (OWES) in effect as of January 1, 2023, the process for new wetland evaluations, re-evaluations and mapping updates has changed. Species at risk are no longer under the mandate of MNR. They are now under MECP.	Revise the following parts of Table 7-1 as follows: Row 1, Column 4 ~~MNRF~~ Trained OWES Evaluator Row 1 Column 4 ~~Delineating wetlands or reviewing and approving the work of others in accordance with~~ The Ontario Wetland Evaluation System (OWES). Row 2, Column 3 ~~MNRF~~ MECP

Revision No.	Chapter/Section	Comment	Revised Text
			Row 13, Column 3 ~~MNRF~~ Qualified professional or, to determine provincial significance, a trained OWES Evaluator
18	Table 7-1, Item 2	Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. There is no *significant* habitat – just habitat.	Revise item 2 on Table 7-1 so it reads: ~~Significant~~ ~~h~~Habitat of endangered species and threatened
	7.A.2.5	MNR no longer administers the *Endangered Species Act*. It is now the responsibility of MECP.	Policy 7.A.2.5 has been previously revised to refer to the "Province" and not a specific Ministry. No changes are required.
19	7.B.2.9	The reference to specific threat activities should be removed from the current draft policy text as it does not capture all the drinking water threat activities contained in policies of Essex and Thames Sydenham SPP.	Revise Policy 7.B.2.9 as follows: […] where required by policies in an approved Source Protection Plan, the local municipalities shall circulate all development applications or land use changes that propose any of the applicable drinking water threat activities contained in applicable source protection plans ~~proposed land use changes proposing fuel storage, fuel transportation or industrial uses~~ to the Risk Management Official.
20	8.A	The draft OP does not contain policy or mapping that addresses areas that are unsafe due to the presence of hazardous forest types for wildland fire. Provincial policy states that development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.	Add the following as Policy 8.B.5: Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the province.

Revision No.	Chapter/Section	Comment	Revised Text
21	9.A.3	Revisions to the partial services policies to achieve consistency with provincial policies.	Revise policy 9.A.3 so it reads: […] to allow for infilling and minor rounding out of existing […] b) site conditions are suitable for the long-term provision of such services with no negative impacts.
22	11	The draft OP does not include references to protecting and separating sensitive land uses from marine facilities. Provincial policy requires the same protection and land use considerations for marine facilities as it does for airports and rails.	Retitle Section 11.G to Rail and Marine Facilities Add the following policy as 11.G.15.: Policies 11.G.4 and 11.G.5 shall apply to sensitive land uses and marine facilities.
23	12.R 12.S 12.T	Bill 185, *Cutting Red Tape to Built More Homes Act, 2024*, made changes to the Planning Act to make pre-application consultation voluntary at the discretion of the applicant.	Provide revisions as follows: 12.R Prior to the submission of an application for a County or local Official Plan amendment, plan of subdivision/condominium, condominium conversion, or part lot control, applicants should ~~are required to~~ meet with the County and local municipality to determine what studies, plans and other information will be required. … 12.S.1 (a) a) If requested by the applicant, pre-consultation meeting(s) which involve the County, Local Municipality, Conservation Authority, or other agencies that may have an interest in the application as determined by the County, in order to determine the required information and consistency with the Provincial Policy Statement.; 12.T.3

Revision No.	Chapter/Section	Comment	Revised Text
			The following policies provide guidance regarding supporting studies that may be required: a) Supporting studies may be required as part of the development and infrastructure approval process or as a part of a more detailed planning study. The need and the timing of support studies ~~will~~ may be determined by the County at the pre-consultation meeting on a site or area specific basis.
24	12.T.2 hh)	There are no Wellhead Protection Areas delineated within the County of Essex. An appropriate substitute for this item may be "Source Water Protection – Environmental Assessment Report", which would relate to supporting studies to identify risks applicable to source water protection within any of the applicable vulnerable areas within the County of Essex.	Revise 12.T.2 hh) so it reads: ~~Wellhead Protection Area – Risk Assessment Report~~ Source Water Protection – Environmental Assessment Report
25	12.T.2	The draft OP section 12.T.2 should align with the provincial definition of "conserved" and include all the technical cultural heritage studies listed in the definition. The draft OP does not list Conservation Plan as part of the list of studies that the County may require.	Revise clause e) as follows: Cultural Heritage Evaluation Report and/or Conservation Plan
26	13 (Glossary)	Revisions to defined terms for consistency with provincial policies.	Revise Archaeological Resources definition as follows: **Archaeological resources** means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork ~~in accordance with~~ as defined under the *Ontario Heritage Act*.

Revision No.	Chapter/Section	Comment	Revised Text
			Areas of Archaeological Potential – delete the definition and replace with: **Areas of archaeological potential:** means areas with the likelihood to contain *archaeological resources*, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*. Conserved – delete the definition and replace with: **Conserved:** means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments. Cultural Heritage Landscape – delete the definition and replace with: **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area

Revision No.	Chapter/Section	Comment	Revised Text
			may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Delete under Significant, g) and replace with the following: in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act.*
	Schedule A1, B1 and B2	Neither the Natural Environment designation on Schedule "A1", nor the "Significant Terrestrial Features" on Schedule B1 or the "Natural Environment Overlay" on Schedule "B2" appear to match the current Provincial data available from LIO.	The new combined Natural Heritage Schedule (Schedule B) was updated using the Land Information Ontario data. This was double checked prior to finalizing the Schedule. No changes are required.

Conclusion:

We appreciate the efforts of many partners and stakeholders to provide comments on the County Official Plan that has been prepared and thank them for their input. We have prepared this response document with recommended revisions (Revisions 1-26) and request that County Council include these revisions in their adoption of the Official Plan.

In our opinion, the new County Official Plan is consistent with the Provincial Policy Statement and is forward looking to be consistent with the new Provincial Planning Statement. The new County Official Plan supports planned and managed growth in the County in partnership with local municipalities, addresses local needs and issues, and will be a key document in supporting the unprecedented growth that is being experienced in the County and the local municipalities. The new County Official Plan significantly advances reconciliation as evidenced by the letter from Caldwell First Nation. The new County Official Plan advances land stewardship with advanced agricultural and natural heritage policies. In sum, the new County Official Plan represents good planning and should be adopted.

Yours truly,



Mary Lou Tanner, FCIP, RPP
President

Miller Silani Inc.

MEMORANDUM

To: Warden MacDonald and Members of County Council

From: L. Silani, MCIP, RPP, County OP Planning Advisor

Date: October 13, 2024

Re: New County of Essex Official Plan

Essex County Council has a long-standing history of making responsible decisions that advance the overall health, well-being and prosperity of all inhabitants of this very unique and beautiful part of Canada.

The County's New Strategic Plan (2024 – 2027) **"envisions a prosperous future for this region – one of responsible growth, a6ordability, environmental sustainability, and economic diversification."** The strategic plan goes on to state that **"we crafted a plan that would help us to not only manage the incredible growth coming our way but to harness its potential, creating jobs and increasing our housing supply while preserving farmland, greenspace, and the quality of life we hold so dear."** This document goes on to identify the adoption of a new updated County Official Plan as one of the key action items to be completed in order for County Council to achieve this important strategic goal.

A tremendous amount of work has gone into the preparation of the County's new Official Plan. The County Team has worked collaboratively to incorporate a wide range of feedback, comments and suggestions that have been received from members of County Council, Local County municipalities, First Nations, community partners, stakeholders, agencies, ministries, and the public at large over a three year period. Initial County Council/Community Stakeholder/Youth Workshops, public engagement and community outreach began in early 2022.

I personally have been a professional planner working in Essex County in both the public and private sector for over 30 years (and also having been one of the authors of the 1st generation County OP). I am proud to state that the new and updated policies that are part of the County's new Official Plan represent a significant step forward to achieving the vision that County Council has articulated for this region.

The new housing, employment and population forecasts are consistent with the Provincial Policy Statement (2024), and the growth management, housing and employment policies provide a strong foundation for County Council and all Local Council's in this region to plan for, service, and responsibly manage what is forecast to be an unprecedented level of growth in all Essex County municipalities.

These forecasts were carefully prepared by one of the leading Economic Planning firms in Canada -- a firm that has extensive experience working in communities throughout the Province of Ontario. They prepared the County's forecasts with the full knowledge and application of the Ministry of Finance projections, and with significant input from local, regional and provincial stakeholders that have expertise in local and regional economic development matters. A comprehensive and detailed analysis of their work can be found in the Phase 1 Background Report that was delivered and presented to County Council in the Fall of 2022.

The County's new OP includes new housing mix, density and affordability targets that have been welcomed and supported by the Windsor-Essex Homebuilders Association, and the Planning Directors and Managers from the local county municipalities that have participated throughout the OP Review process as part of the Technical Planning Advisory Committee (TPAC).

These targets and policies have been drafted to support and implement County Council's objective to preserve and protect farmland (to grow up instead of out), and to create complete communities that have a broader range of housing (and corresponding amenities and services), that increases housing availability county-wide, and improves choices and affordability for households of all incomes and sizes. These policies will also create more certainty in the review and approval process, and will streamline approvals by having an updated, efficient, and standardized county-wide process.

The updated Natural Heritage policies, together with the updated Agricultural and Natural Hazards policies that have been incorporated within the new official plan are consistent with the new Provincial Planning Statement, and significantly strengthen the County's policy framework for these important County resources.

The inclusion of new natural heritage targets for restoration, together with no-net loss natural heritage requirements, a protected countryside, the addition of natural and wildlife corridors, and new partnership/stewardship/funding policies creates a robust county-wide policy environment that will benefit existing and future generations that call this part of Ontario home.

The new plan includes new Indigenous Reconciliation and Consultation policies that have been reviewed and supported by First Nations that we have worked with in formulating the new County Official Plan. These county-wide policies will assist all municipalities in our region continue to build strong positive relationships that will result in an improved

environment and economy that is truly sustainable for all of our children and grandchildren.

In closing, I have been fortunate to be a part of the County's Team, and to have worked closely with Ms. Belanger and Ms. Tanner to deliver what I believe is a very environmentally, fiscally, and socially responsible new Official Plan for Essex County, and professionally I support its adoption.



L. Silani, MCIP, RPP
County OP Planning Advisor

Thursday, October 10th, 2024

County Council
County of Essex
360 Fairview Avenue West, Suite 302
Essex, ON N8M 1Y6

RE: Support for the County of Essex Official Plan

Dear County Council Members,

On behalf of the Windsor Essex Home Builders' Association (WEHBA), I am writing to express our full support for the adoption of the County Official Plan (OP) at the upcoming County Council meeting on October 16, 2024.

Over the past three years, WEHBA has had the privilege of being engaged in various stages of consultation and discussions surrounding the County OP review. We can attest to the comprehensive efforts that the County's Planning Services team has made to involve a wide range of stakeholders, including the development and building industries, environmental groups, residents, and local officials. Numerous public consultations, surveys, and workshops have provided ample opportunity for input, and the final draft reflects thoughtful consideration of the diverse needs of the County.

The proposed County OP is a progressive document that supports affordable housing, responsible growth management, and forward-looking policies. It also sets out key strategies for intensification, Community Improvement Plans, and more efficient use of resources through tools such as the Regional Transportation Master Plan and the Regional Affordable Housing Strategy. These initiatives are critical in addressing the current and future growth needs of our region.

As you are aware, the Windsor-Essex region is on the verge of unprecedented growth, as demonstrated by the growth projections completed in 2021. Delaying the adoption of the County OP at this crucial juncture would unnecessarily hinder several important County and local planning initiatives, including housing strategies, transportation improvements, and the development of secondary plans. Such delays could exacerbate existing pressures on our housing market and slow progress on vital infrastructure projects that are key to accommodating this growth.

While we recognize the importance of environmental stewardship, we believe that the current OP draft strikes a balanced approach, addressing natural heritage features while ensuring that the County's growth is managed in a sustainable, affordable, and efficient manner. Conducting a new regional environmental study, as proposed by some groups, would only delay progress at a time when the region can least afford it. Our community's need for housing and infrastructure is pressing, and further postponements would negatively impact the entire Windsor-Essex region, its residents, and its future development.

For these reasons, WEHBA strongly supports the timely adoption of the County OP and urges County Council to move forward with the plan as presented. We believe it lays a solid foundation for future growth while addressing key environmental and housing concerns.

Thank you for your consideration of this letter. We look forward to continuing our work alongside the County of Essex to build a prosperous, sustainable future for our community.

Sincerely,

Brent Klundert

Brent Klundert
Chair
Windsor-Essex Home Builders' Association
wehba.ca

Caldwell First Nation

14 Orange Street, Leamington, Ontario, N8H 1P5
Phone: **519-322-1766** Fax: **519-322-1533**

Rebecca Belanger
Director of Planning
County of Essex

September 10, 2024

Re: County of Essex Official Plan

Caldwell First Nation Environment and Consultation Department has reviewed the County of Essex Official Plan and can provide the following comments:

Reference	Text Example	Comments
Traditional Territorial Acknowledgement	*We acknowledge the land on which the County of Essex is located is the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibway, Odawa and Potawatomie Peoples.* *We specifically recognize Caldwell First Nation and other First Nations which have provided significant historical and contemporary contributions to this region.* *We also value the contributions of all Original Peoples of Turtle Island, who have been living and working*	Consider including language that speaks to Caldwell's shared responsibility to steward the lands. A territorial acknowledgment can also include a reference to the Treaty that applies to these lands (The McKee Treaty of 1790 and the land claim between Caldwell and the Crown in 2010). When delivering the territorial acknowledgement at Council meetings it is important that the speaker provide a personal reflection on why we do territorial acknowledgements to avoid it becoming a standard check box exercise. Consider including Caldwell's traditional territorial map in the acknowledgement to demonstrate to

	on this land from time immemorial.	all municipalities within the county whose traditional territory encompasses their municipality.
Chapter 1 Introduction	"In addition, Indigenous communities and Point Pelee National Park are key stakeholders and partners to the County of Essex".	Reference to Indigenous communities should directly name Caldwell so it is clear what community lives on the lands within the County of Essex. Indigenous communities are not stakeholders they are rights holders. Rights holders have Constitutionally protected Section 35 rights. Stakeholders have an interest in the lands. It is important to understand the difference.
Chapter 1 Introduction	"County Council shall, and Local Municipalities will, consult with abutting municipalities on matters of mutual interest and concern".	This section should include a statement about also consulting with First Nations. The PPS 2024 states: "Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights".
Chapter 2: A Successful County	"The County of Essex is committed to Reconciliation with Indigenous communities. Meaningful engagement, consultation, and shared priorities for growth and land stewardship is an important principle for the County's future".	It is great to see that the County included reconciliation as a top priority. This is well-written and thoughtful.
Chapter 4.A.4.4.	"Hamlet boundaries are fixed and will not be altered	We appreciate policies such as this that ensure growth is only

	to accommodate growth. Only adjustments to correct mapping errors may occur."	concentrated in areas where it is intended, serviceable and within built-up areas.
Chapter 4.A.7.5.	When planning for needs based on densities local municipalities are meant to "Avoid the need for unnecessary and/or uneconomical expansion of infrastructure, and the unnecessary conversion of agricultural land for urban purposes."	We support this policy as the conversion of agricultural lands to urban purposes reduces our resiliency to climate change.
Chapter 4.A.8	Throughout the life of this Plan, it will be necessary to review and update the forecasted growth for population, employment, and housing.	Consider adding to the list of items to review - the supply of natural heritage - in the comprehensive review. Right now, this policy is written in a very narrow-minded approach that prioritizes human-centric needs over the needs of the natural world to thrive. To ensure that the County is planning for a balanced approach we should also be measuring the health, vitality and amount of natural heritage present within the County to weigh it against the need for housing, employment and population. People need the natural world as much as they need jobs and houses.
Chapter 6.A Cultural Heritage and Archeological Resources	"Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing archaeological resources. The County shall keep an updated list of Indigenous communities' contacts."	It is advisable that the County direct local municipalities to consult with Indigenous communities when archaeological assessments are required including stages 1,2, and 3. Municipalities often do not circulate the archaeological assessments until stage 3 and by that time our staff have missed the opportunity to provide valuable input. The PPS states that "Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when

		identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes."
Chapter 7.A Natural Heritage System	Goals	Supporting linkages and corridors and increasing the size of core natural areas are also important goals of Caldwell's. We support these policies.
Chapter 7	"Once destroyed, natural heritage features are difficult, if not impossible, to replace"	We agree with this statement. We encourage the County to make it a priority to save and protect the existing natural heritage as opposed to allowing developers to pay into a fund to replace the natural heritage. Consider developing a natural heritage coverage minimum to ensure that the natural heritage that is left (8.5%) is not threatened.
Chapter 7	Restoration Opportunities Overlap Policies	This section is a great addition to the natural heritage policies and is great to see that the County is contemplating where restoration in the County would be most beneficial.
Chapter 10 Climate Change	"Mitigation and adaptation are core strategies for reducing and managing the risks related to climate change."	We encourage you to re-word this sentence to focus on resilience in addition to adaptation. Resilience to climate change is defined as the capacity to prepare for, respond to, and recover from the impacts of hazardous climatic events while incurring minimal damage to societal wellbeing, the economy and the environment. Resilience requires a holistic and multi-dimensional approach to enhance communities' capacities to cope with and recover from impacts of climate change. While these policies are very positive for planning to adapt to climate change relatively few of them speak to

		how to overcome the challenges that climate change will cause. What is the response and recovery capacity of the County? Adopting resilience thinking within climate adaptation projects and policies encourages a shift from short-term, incremental, project-focused and reactive approaches towards a kind of planning that is long-term, transformative, holistic and forward-looking.

Overall, this Official Plan contains some very positive and forward thinking policies. We appreciate the effort that has been put into ensuring that Caldwell is considered and included in planning decisions. We encourage you to review the proposed amendments.

Respectfully,

Natalya Garrod, RPP, MCIP
Technical Advisor to Chief and Council and
Environment & Consultation Department
Caldwell First Nation
Natalya.garrod@caldwellfirstnation.ca

Municipality of Lakeshore
Growth and Sustainability,
Community Planning

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September 5, 2024

Rebecca Belanger
Manager of Planning Services
County of Essex
360 Fairview Ave W, Essex, ON N8M 1Y3

RE: Response to Applicant Initiated MCR Settlement Area Boundary Changes – Municipality of Lakeshore

Dear Ms. Belanger

This letter serves as the Municipality of Lakeshore's response to the requested settlement area changes proposed by Pol Associates Inc. on behalf of James Sylvestre Developments Ltd., that will be presented at the public meeting for the new County of Essex Official Plan. We understand that the privately initiated request is as follows:

1. To remove the lands bounded by County Road 2, the Railway and the Ruscom River in Rochester Place/Deerbrook from the "Secondary Settlement Area" Land Use Designation and replace it with the "Agricultural Land Use Designation"; and

2. To remove the lands at 483 Renaud Line Road from the "Agricultural" Land Use Designation and change it to the "Primary Settlement Area" Land Use Designation.

This switch of land use designations is considered to be a Municipal Comprehensive Review under the policies of the County and Lakeshore Official Plans. Administration has reviewed the 3-page memo and maps that were submitted by Pol Associates Inc., which outlines the reasons for the request. Based on the review, Administration has concluded that the request is premature, and that a more thorough evaluation is required to come to a clear decision as to whether the proposal could be supported.

It is noted that:

- No pre-consultation request or meeting on the proposal has occurred with Lakeshore or County of Essex Administration.

- There appears to be no authorization from some of the impacted landowners in the Rochester

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Place/Deerbrook area.

- There has been no direction from Lakeshore Council regarding altering urban settlement boundaries.

- Lakeshore is preparing a Water and Wastewater Master Plan (WWMP) which will be presented to Lakeshore Council in October 2024. The Plan will set out recommendations for servicing related projects in Lakeshore. Servicing of the lands at 483 Renaud Line Road has not been considered in the WWMP process, as the lands are outside of the Urban Settlement boundary and therefore currently there is no capacity available (water and sanitary) to service these lands. Further to not being considered in this update, it will be identified in the WWMP as a level 3 priority (which falls beyond the planning horizon of 20 years). Based on the existing constraints identified through the WWMP Update, it would be incautious to extend the servicing boundary when legal commitments and secondary plans within the boundary are unable to be met.

- Related to the point above, there are several undeveloped parcels of land within the Urban Settlement Boundary waiting to proceed. Some have been identified as “Urban Reserve” which need to be considered in the context of any Municipal Comprehensive Review.

It is also noted that a more detailed analysis of the proposal would need to be prepared to address crucial information before Administration can make a recommendation that is in the best interest of Lakeshore’s current and future residents.

For instance, there is no information on how the lands at 483 Renaud Line Road are to be serviced. Given the current sanitary capacity constraints that exist in the Municipality, further information would be needed to address the financial impacts of extending the services to this location, or how their proposal fits within the future framework of the Municipality’s Water and Wastewater Master Plan.

An Agricultural Impact Assessment would be required to confirm if lands can be removed from the prime agricultural land base. An Archaeological Assessment is also necessary. There may also be species at risk or other environmental constraints that need to be considered. Further, external agencies such as ERCA, VIA Rail, CP Rail and the School Boards need to be consulted.

There is also the question as to what extent of lands are affected by the proposal as the mapping provided by the proponent is not consistent with the existing lot fabric in both areas. In addition, it is unclear if there has been sufficient consultation or notice provided to those who would be affected by the proposal.

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In my opinion, it is outside of the scope of the County Official Plan process to entertain a Municipal Comprehensive Review - i.e. a proponent's request to change land use settlement boundaries through the County Official Plan review process. The County Draft Official Plan identifies the amount of land needed for growth in the local municipalities, but does not assign where settlement boundary changes should occur.

Given the timely release of the new *Provincial Planning Statement, 2024,* which as of October 20, 2024, will allow private land owners to make requests for settlement boundary alterations at any time, it is recommended that the proponent consult with the Municipality of Lakeshore on this proposal.

I respectfully request that this letter be submitted as written comments at the County of Essex Official Plan public meeting.

Please feel free to contact me at any time to request any additional information, and/or to discuss the requested settlement area boundary changes.

Yours Truly,

Tammie Ryall

Tammie Ryall, R.P.P.
Corporate Leader - Growth and Sustainability
Municipality of Lakeshore

The Corporation of the County of Essex

By-Law Number 2024-46

A By-law to authorize the Corporation of the County of Essex entering into a Cost Sharing Agreement with the Corporation of the Town of Tecumseh and the development group known as Trinity Gardens.

Whereas it is deemed expedient to execute a Cost Sharing Agreement with respect to the sharing of certain costs related to the design and construction of a storm water management system to serve, among other things, the storm water management needs of the Corporation of the County of Essex along the County Road 19 corridor and development within the Manning Road Secondary Plan Area in the Town of Tecumseh;

And whereas the Council for Corporation for the Town of Tecumseh has authorized its Mayor and Clerk to execute the draft Cost Sharing Agreement;

Now Therefore the Council of the Corporation of the County of Essex hereby enacts as follows:

1) **That** the Warden and the Clerk of the County be, and they are hereby authorized to execute a Cost Sharing Agreement with the Corporation of the Town of Tecumseh and the development group known as Trinity Gardens; and

2) **That** this By-law Number 2024-46 be given three readings, and shall come into force and take effect after the final passing.

Read a first, second and third time and Finally Passed this Sixteenth day of October, 2024.

Hilda MacDonald, Warden

Katherine J. Hebert, Clerk

Clerk's Certificate

I, Katherine J. Hebert, Deputy Clerk of the Corporation of the County of Essex, do hereby certify that the foregoing is a true and correct copy, of **By-law Number 2024-46** passed by the Council of the said Corporation on this **Sixteenth day of October, 2024.**

Katherine J. Hebert, Clerk
Corporation of the County of Essex

The Corporation of the County of Essex

By-Law Number 2024-47

A By-law to Authorize the Execution of an Agreement to Purchase lands fronting on County Road 22.

Whereas the Corporation of the County of Essex has authorized, pursuant to this By-law 2024-47, the acquisition of certain lands legally described as Part of Lot 156, Concession 1, Sandwich East, being Parts 3, 4, 11, 12, 17, 18, 25, and 26 on Reference Plan 12R10051 and Parts 3 and 4 on Reference Plan 12R18783; Subject to Instrument Number R1118693 and Instrument Number SE30572; Tecumseh, and bearing PIN 75244-0458 (LT);

Whereas the Corporation of the County of Essex deems it expedient to complete the purchase of the said lands.

Now Therefore the Council of the Corporation of the County of Essex hereby enacts as follows:

1) **That** the administration of the Corporation of the County of Essex are hereby authorized to take any and all steps necessary to enter into an agreement of purchase and sale with respect to the property legally described as Part of Lot 156, Concession 1, Sandwich East, being Parts 3, 4, 11, 12, 17, 18, 25, and 26 on Reference Plan 12R10051 and Parts 3 and 4 on Reference Plan 12R18783; Subject to Instrument Number R1118693 and Instrument Number SE30572; Tecumseh, and bearing PIN 75244-0458 (LT);

2) **That** the Warden and the Clerk of the Corporation are hereby authorized to execute and affix the Corporation's seal to any and all documents that may be necessary to complete the purchase transaction set out above and to otherwise give effect to the terms of this By-law; and

3) **That** this By-law Number 2024-47 be given three readings, and shall come into force and take effect after the final passing.

Read a first, second and third time and Finally Passed this Sixteenth day of October, 2024.

Hilda MacDonald, Warden

Katherine J. Hebert, Clerk

Clerk's Certificate

I, Katherine J. Hebert, Clerk of the Corporation of the County of Essex, do hereby certify that the foregoing is a true and correct copy, of **By-law Number 2024-47** passed by the Council of the said Corporation on this **Sixteenth day of October, 2024.**

Katherine J. Hebert, Clerk
Corporation of the County of Essex

The Corporation of the County of Essex

By-Law Number 2024-48

A By-law to Confirm the Proceedings of the Council of the Corporation of the County of Essex for the Regular and Closed Meetings held October 16, 2024.

Whereas pursuant to Section 5(1) of the *Municipal Act, 2001*, c.25 as amended, the powers of a municipality shall be exercised by its Council;

And whereas pursuant to Section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, a municipal power, including a municipality's capacity, rights, powers, and privileges pursuant to Section 8 of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, shall be exercised by By-law, unless the municipality is specifically authorized to do otherwise;

And whereas it is deemed expedient that the proceedings of the Council of the Corporation of the County of Essex, at these meetings be confirmed and adopted by By-law;

Now therefore the Council of the Corporation of the County of Essex hereby enacts as follows:

1) That the actions of the Council of the Corporation of the County of Essex in respect of all recommendations in reports of committees, all motions and resolutions and all other action passed and taken by the Council of the Corporation of the County of Essex, documents, and transactions entered into during the Regular and Closed meetings held October 16, 2024, is hereby adopted and confirmed as if the same were expressly embodied in this By-law;

2) That the Warden and proper officials of the Corporation of the County of Essex are hereby authorized and directed to do all the things necessary to give effect to the action of the Council of the Corporation of the County of Essex during the said Regular and Closed meetings held October 16, 2024 referred to in Section 1 of this By-law; and

3) That the Warden and the Clerk are hereby authorized and directed to execute all documents necessary to the action taken by the Council of the Corporation of the County of Essex during the said Regular and Closed meetings held October 16, 2024 referred to in Section 1 of this By-law and to affix the Corporate Seal of the Corporation of the County of Essex to all such documents.

This By-law shall come into force and take effect after the final passing thereof.

Read a first, second and third time and Finally Passed this Sixteenth day of October, 2024.

Hilda MacDonald, Warden

Katherine J. Hebert, Clerk

Clerk's Certificate

I, Katherine J. Hebert, Clerk of the Corporation of the County of Essex, do hereby certify that the foregoing is a true and correct copy, of **By-law Number 2024-48** passed by the Council of the said Corporation on this **Sixteenth day of October, 2024.**

Katherine Hebert, Clerk
Corporation of the County of Essex