

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Planning Services



To: Mayor & Members of Council

From: Ryan Donally, Division Leader – Community Planning (Acting)

Date: April 22, 2024

Subject: Strategic Directions – Development a 25-Year Community Plan for all communities

Recommendation

Direct Administration to implement Option 1, to issue a Request for Proposal for 25-year Community Plans for the communities of the Essex Fringe, Elmstead, Woodslee, Ruscom, Deerbrook/Rochester, St. Joachim, Staples, Stoney Point, Comber and Tilbury West, as presented at the May 7, 2024 Regular Council meeting.

Strategic Objectives

2a) Developing Our Future Communities - Develop a 25-year Community Plan for all communities

Background

Council has identified “Developing Our Future Communities” as a Strategic Objective for this term of Council.

This report is seeking Council direction on the scoping of the 25 Year Plans in addition to identification of communities and sequencing of the planning work.

Comments

Each 25 Year Community Plan is intended to serve as a long-range sustainability plan to guide future investment in a manner aligned with residents’ vision for their community.

Sustainability Plans are conceptual documents adopted by Council by resolution that inform future changes to the Official Plan. Each Sustainability Plan is proposed to have the following scope:

1. Community Vision
 - a. Historical Brief/Background
 - b. Community Identity
 - c. Community Vision
2. Population / Density
 - a. Current state
 - b. 25 Year potential population
 - c. Intensification considerations
 - d. Community designation considerations for the Official Plan/Official Plan amendments
3. Recreation / Arts / Culture & Language
 - a. Current state
 - b. Parks and Recreation Master Plan (10-15 Years)
 - c. 25 Year Goals
4. Economy and Infrastructure
 - a. Current state
 - b. Type and intensity of development
 - c. Expansion / contraction of Official Plan designations
5. Mobility
 - a. Current state
 - b. Road network
 - c. Transit (where appropriate)
 - d. Active transportation routes/connections
6. Natural Environment / Ecology / Environmental Sustainability
 - a. Current state
 - b. Future aspirations (tied to other elements)

Community Identification

Administration recommends that, as a first step, the communities with a mix of residential, commercial, and institutional uses be selected to include in the Request for Proposal (RFP). The table below lists identifiable communities, provides general comments about the community, and recommends if the community should be considered in the RFP as identified by the notation “Include in Option 1”. Communities with pre-approved long-range plans, such as the Belle River Growth Strategy, or any community with a secondary plan, are not recommended to be included in the RFP. Further, communities that are fully built-out or have no residential/commercial mix are not recommended to be included in the RFP.

Name of Community	Comments	Recommended Option
Amy Croft/Lakeshore West/Maidstone	Predominately a commercial area or vacant land that is poised for development. Some vacant land is in an “urban reserve” designation where the landowners will need to initiate land use changes.	No 25-year community plan needed at this time.
Essex Fringe	Mixed use on the fringe of Essex Centre (Town of Essex).	Include in Option 1
Elmstead	Historic community with a mix of residential and some commercial uses.	Include in Option 1
Old Tecumseh Road Area/Russell Woods	Predominately residential uses. The area is generally developed. There is some interest in redeveloping properties to a higher density residential use.	No 25-year community plan needed at this time.
Patillo and Patillo Road Industrial Area	Predominately industrial area with some commercial uses.	No 25-year community plan needed at this time. Need to expand to accommodate future employment uses will be considered under an employment lands study.
Wallace Woods	Vacant land identified as a future growth area.	No 25-year community plan needed at this time – planning will be covered through the Wallace Woods Secondary Plan.
Puce	Predominately residential with some commercial along County Road 22.	No 25-year community plan needed at this time – planning will be covered under the Design Charette for the County Road 22 corridor.

Name of Community	Comments	Recommended Option
Emeryville	Predominately residential with some commercial along County Road 22.	No 25-year community plan needed at this time – planning will be covered under (1) Design Charette for the County Road 22 corridor; (2) vacant land for new development will be covered by the Emeryville Secondary Plan.
Belle River	Historic community with a mix of residential, institutional and commercial uses.	No 25-year community plan needed at this time – planning will be covered under (1) Belle River Growth Strategy; (2) future review of the Community Improvement Plan.
Woodslee	Historic community with a mix of residential, institutional and limited commercial uses.	Include in Option 1
Ruscom	Historic community with predominately residential uses.	Include in Option 1
Deerbook/Rochester	Predominately residential with some seasonal residential and commercial uses.	Include in Option 1
St. Joachim	Historic community with predominately residential uses and some commercial and institutional uses.	Include in Option 1
Staples	Historic community with predominately residential uses.	Include in Option 1

Name of Community	Comments	Recommended Option
Stoney Point	Historic community with predominately residential uses and some commercial and institutional uses. Industrial lands are vacant.	Include in Option 1
Comber	Historic community with predominately residential uses and some commercial and institutional uses.	Include in Option 1
Lighthouse Cove	Predominately residential with some seasonal residential and commercial uses.	No 25-year community plan needed at this time – planning will be covered under the Lighthouse Cove Secondary Plan and Community Improvement Plan.
Tilbury West	Mixed use on the fringe of Tilbury (Chatham-Kent.	Include in Option 1

Administration is proposing a limited scope for each Sustainability Plan that is informed through tailored engagement with each community. Due to the engagement effort required for each Sustainability Plan, Administration will need Council direction on which communities to proceed with first and in what order. Below is a proposed sequencing for Council’s consideration. Group 1 includes communities with larger population and larger commercial centres. Geographic proximity was also considered in the case of Deerbrook/Rochester, St. Joachim, and Comber.

Group 1:

- Comber
- Stoney Point
- Woodslee
- Deerbrook/Rochester
- St. Joachim

Group 2:

- Essex Fringe
- Ruscom
- Staples

- Tilbury West
- Elmstead

Option 1 - It is recommended that the communities of Essex Fringe, Elmstead, Woodslee, Ruscom, Deerbrook/Rochester, St. Joachim, Staples, Stoney Point, Comber and Tilbury West be selected for the RFP process to undertake a 25-year plan.

Meetings and engagement sessions would focus on resident and business participation, to contribute to the formulation of identity and vision leading to goals for each community. After this exercise, Community Improvement Plans/Programs can be developed to meet the needs identified for these communities.

Option 2 – Should Council direct, all communities listed above would be included in the RFP. It is anticipated that this will be a longer process due to the various communities identified which will require a greater number of meetings and engagement sessions. After this exercise, Community Improvement Plans/Programs can be developed for the communities.

Option 1 is recommended as a step towards achieving the 25-year Community Plans during Council's term.

Financial Impacts

It is recommended that the funding source for the project be taken from the Plans and Studies Reserve. The results of the RFP process will be returned to Council for consideration.

Report Approval Details

Document Title:	Strategic Directions – Development a 25-Year Community Plan for all communities.docx
Attachments:	
Final Approval Date:	Apr 30, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Ryan Donally

Submitted by Tammie Ryall

Approved by the Corporate Leadership Team