

# **Municipality of Lakeshore - Report to Council**

## **Community & Development Services**

### **Development Services**



**To:** Mayor & Members of Council

**From:** Tammie Ryall, Director of Community and Development Services

**Date:** January 5, 2021

**Subject:** Wallace Woods Secondary Plan Status Update.docx

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### **Recommendation**

This report is for information only.

### **Background**

Wallace Woods, approximately a 475 hectare (1,174 acre) area, is proposed as a mixed use community and the major area of future growth in the Municipality. It is generally bounded by County Road 22, Patillo Road, the CPR rail line and West Puce Road. Section 3.4, Special Planning Areas of the Municipality's Official Plan requires that Secondary Plans be prepared for a number of areas identified in the Municipality. Wallace Woods is one such study area.

The Wallace Woods Consortium (a landowner's group in the study area represented by Amico) and the Municipality, initiated the secondary planning process for the Wallace Woods area, in October of 2016. A deposit and letter of commitment for the initiation of the secondary plan, was received by the Consortium in November of 2016 as a demonstration of their commitment to undertake the planning process with the Municipality. WSP, the lead land use planning consultant for the secondary plan, was retained in November 2016 by the Municipality.

Background reports were completed by the Consortium and were received by the Municipality in December 2016. Comments from the circulation to internal and external agencies were forwarded to the Consortium for their follow-up in August of 2017. Since this time, the Consortium has been focusing much of its attention on addressing the environmental planning work with their consultants and the Essex Region Conservation Authority (ERCA). A Biophysical Inventory was completed and a Biophysical Constraints Figure was prepared.

Recently the Consortium finalized a Sub-Watershed and Natural Heritage Study, which was submitted to ERCA, and which will provide science based rationale for the future

required setbacks and linkages of the natural heritage assets to be preserved and enhanced within the study area.

## **Comments**

A draft of the Wallace Woods Secondary Plan Report was recently completed by WSP and has been circulated for review to the Municipality, ERCA and the County. The Municipality will provide consolidated comments to the Consortium. The intent is to review and provide any comments before it is presented to the public and Council in 2021.

After comments are submitted and addressed, Amico, representing the Consortium, will update the Concept Plan, phasing, etc. which were prepared in 2016.

The next steps are as follows:

1. Wallace Woods Secondary Plan Report circulated formally to the County, ERCA, and Municipality departments (November 2020)
2. Consortium and WSP to revise Secondary Plan Report, update Concept Plan, and any background studies, as needed (Q1 2021).
3. WSP to prepare Draft Official Plan Amendment (OPA) and work with Municipality to hold Open House (Q1/ Q2 2021)
4. Receive and incorporate feedback from public and present Draft OPA to Council (TBC)
5. Present revised plans to County (TBC)
6. Hold Statutory Public Meeting (TBC)
7. Council adoption and circulation to County for approval (TBC)
8. Amend OP based on Wallace Woods Secondary Plan Area OPA
9. Commence outline plans and zoning for Wallace Woods Secondary Plan Area

## **Others Consulted**

ERCA, County of Essex, WSP

## **Financial Impacts**

Costs for the Wallace Woods Secondary Plan are paid for by Amico, representing the Consortium.

## **Attachments:**

Attachment 1 – Preliminary Concept Plan

## Report Approval Details

Document Title:	Wallace Woods Secondary Plan Status Update.docx
Attachments:	- Preliminary Concept Plan.pdf
Final Approval Date:	Jan 7, 2021

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

Rosanna Pellerito

Kristen Newman

Truper McBride