

# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council  
**From:** Ayusha Hanif, Planner II  
**Date:** March 8, 2022  
**Subject:** Wallace Woods Secondary Plan Update

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### Recommendation

Direct Administration to conduct public consultation and make the Wallace Woods Secondary Plan documents publicly available for comment, as presented at the March 29, 2022 Council meeting.

### Background

The Wallace Woods Special Planning Area (WWSPA) is an area of approximately 475 hectares, generally bounded by County Road 22, Patillo Road, the Canadian Pacific Rail line and West Puce Road. Refer to Attachment 1 – Key Map. This Secondary Plan area is an important focus of future growth in the Municipality of Lakeshore.

Section 3.4 of the current Official Plan and Section 9.0 in the new Council adopted Official Plan dated March 2021, requires that detailed Secondary Plans be prepared for a number of identified Special Planning Areas in the Municipality, including the WWSPA. The Lakeshore Official Plan identifies Wallace Woods as a mixed-use community with a portion of the lands being a primary node, with the remainder being an Urban Reserve area. For Wallace Woods, the Urban Reserve areas are designated to accommodate a portion of the Municipality's projected residential and employment growth in a manner that supports the community's overall goals and vision (Official Plan, Section 3.3.12). Based on these policies, the current draft WWSPA Report has been prepared to include a mix of land uses with the eastern portion of the study area being residential lands while the western portion consists of employment lands (Attachment 2).

Additionally, there are a variety of proposed densities for the WWSPA as shown in figure 1 below:

Land Use	Land Area	Density
Residential	325 hectares	5,904 units (18 units / hectare)
Mixed-Use -Retail / Office/ Residential	50 hectares	3,000 units (60 units / hectare)

Employment	23 hectares	N/A
Natural Heritage System	70 hectares	N/A
Greenlink/trails	6 hectares	N/A

It is to be noted that the lands subject to the Wallace Woods Secondary Plan report (WWSP) do not include all the lands that were identified in the Lakeshore Official Plan. A reason for this being that much of the residual lands represent existing development that is not proposed to change.

In order to prepare the WWSP, the following studies were conducted:

- Servicing study
- Transportation study
- Natural Environment Study
- Noise and Vibration Study
- Archaeological Study
- Land use and Urban Design Study

## Comments

A Summary of the planning analysis is summarized below:

### *Planning Act:*

The *Planning Act* Section 22 outlines the process for an Official Plan Amendment and describes how a Secondary Plan is prepared as an amendment to the Official Plan, which is being done in this case. Therefore, the WWSP is in conformity with the *Planning Act*.

### Provincial Policy Statement:

The Provincial Policy Statement 2020 provides provincial policy direction on matters related to key land use planning issues. The following general provincial policy directions relate to the WWSPA:

- The development of healthy and safe communities.
- Recognizing the need for efficient land development.
- Directing new growth and infrastructure investments to existing settlement areas
- Ensuring that necessary infrastructure and facilities are in place to support new development.
- Provide safe and energy efficient transportation systems which are appropriate to address projected needs.
- Maintain protection of natural features.
- Plan for stormwater management and maximize the extent of green infrastructure
- Protect and restore natural heritage systems.
- Conserve significant built heritage resources and significant cultural landscapes.
- Direct development away from areas of natural or human-made hazards and not create new or aggravate existing hazards.

With the above-mentioned general policies, staff are of the opinion that the WWSP is in conformity to the Provincial Policy Statement.

County of Essex Official Plan:

The following policies of the County of Essex Official Plan apply to the WWSP:

Section 2.2 – Growth Management:

The health of the County requires that long-range land use planning and infrastructure investment is properly managed in a way that will:

- Direct non-resource related growth and development to settlements where it can be serviced, with a particular emphasis on Primary Settlement Areas.
- Protect and enhance the County’s natural heritage system, cultural features and heritage resources (including resources in and under water), and minerals, petroleum, and mineral aggregate resources.
- Minimize adverse effects on agricultural lands and operations and be phased in accordance with the availability of appropriate types and levels of services.
- Implement the Plans goals for a healthy County.

Section 2.8 – Transportation

Development proposals will be considered in the context of all forms of transportation subject to the following objectives and policies:

- a) To facilitate the safe, energy efficient and economical movement of people and goods throughout the County.
- b) To develop a hierarchy of roads throughout the County through the regular updating of a Transportation Master Plan.
- c) To ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the Planning Act.
- d) To promote the continual development and improvement of the active transportation system.
- e) To encourage the development of convenient and efficient public transit services throughout the County.
- f) To plan for and protect corridors for transportation, transit and infrastructure.
- g) To support the continuation and improvement of the railway system.
- h) To support the provision of air services for both passengers and goods.
- i) To restrict development on private roads

Section 3.2.4 – Primary Settlement Areas

The following policies apply to primary settlement areas:

- a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.
- b) Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).
- c) Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan.
- d) 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 Official Plan that are in effect at the time of approval of this Plan.
- e) Expansions of the boundaries of a Primary Settlement Area shall only occur in accordance with the Local Comprehensive Review policies in Section 3.2.3.1 of this Plan. An amendment to this Plan and the local Plan shall be required to alter the boundary of any “Settlement Area”.
- f) Downtown/Uptown areas should maintain and/or enhance the existing character of these areas. Mixed-use development and an accessible pedestrian oriented streetscape are encouraged. The preparation of Community Improvement Plans is also encouraged.
- g) The County encourages the redevelopment of brownfield properties.
- h) All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.
- i) Cost effective development patterns and those which will minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.
- j) The County supports universal physical access and encourages the building industry to incorporate such features into new structures.

### Section 3.2.7 – Intensification & Redevelopment

The County encourages well-planned intensification development projects in the “Settlement Areas” to encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community.

The County also specifically encourages residential intensification and redevelopment within Primary Settlement Areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities.

### Section 3.2.8 – Affordable Housing

The County Official Plan supports the provision of affordable housing for low and moderate-income households. The County requires that each local municipality achieve a minimum affordable housing target of 20 percent of all new development. Affordable housing should be focused within Primary Settlement Areas which offer residents easy access to existing services, facilities and infrastructure. The County encourages each local municipality to prepare a housing strategy that outlines opportunities to increase the supply of affordable housing consistent with the Windsor Essex Housing and Homelessness Plan.

It is to be noted as part of the Municipality's Official Plan Review, an Affordable Housing Strategy was prepared to support the development of affordable housing choices in the Municipality. Furthermore, policies in the Municipality's Official Plan are being prepared to permit secondary dwellings within single and semi-detached dwellings or as an accessory structure.

#### Section 3.4 – Natural Environment

The County Official Plan affords protection to natural heritage features in accordance with provincial policy, and also establishes a framework for the identification of a natural heritage systems strategy. The County Plan identifies two Provincially Significant Wetlands within the WWSPA that will be protected in addition to Natural Environment areas, which relate to existing woodlands.

#### Section 4.4 – Local Official Plans

Section 4.4, Local Official Plans, of the County Official Plan affords lower-tier municipalities within the County the opportunity to modify their own local official plans (i.e., secondary plans), subject to being “in conformity with the policy direction” of the County Official Plan.

The proposed WWSP will conform to the County policy directions mentioned above for development within a Primary Settlement Area.

#### Lakeshore Official Plan:

The following section of the Lakeshore Official Plan applies to the WWSP. It is to be noted that the draft version of the Lakeshore Official Plan, adopted by local Council in March 2021 has similar policies (section 9.5.f) with regards to the WWSP and highlights the studies that would be required to complete the WWSP.

#### Section 3.3.6.2 – Wallace Woods New Primary Node

The following additional specific policies will apply to the Wallace Woods New Primary Node:

- a) Further policy guidance will be provided through the preparation of the Secondary Plan for the Wallace Woods Special Planning Area to establish the limits and the extent of the Wallace Woods New Primary Node and establish appropriate density targets and objectives to meet these targets.
- b) The predominant use of land will be a mix of medium to higher density residential uses; non-industrial community-related employment uses including: commercial retail, offices, and services; entertainment and cultural facilities; institutional; and municipal and public services including: schools, recreation centres, parks and open space uses within an innovative pedestrian-oriented main street environment.
- c) The Municipality will ensure land use compatibility with adjacent uses through the use of appropriate buffers and land use transitions.
- d) The Municipality will explore opportunities to secure public lands for passive recreation and open spaces.
- e) The Municipality will encourage the creation of an interconnected network of streets and pedestrian pathways to create a walkable neighbourhood.

The draft WWSP Report provides guidance on how this area will be developed to achieve the goals of the Official Plan.

Over the course of several years, background studies have been prepared and circulated for comment to the Essex Region Conservation Authority (ERCA) and the County of Essex for comment. Comments have been incorporated or addressed to the best of our ability. At this time, administration recommends that the landowners and general public be engaged in the review of the WWSPA to continue to make progress on this important focus for future growth in the Municipality.

#### Public Engagement:

Administration is proposing the following for public engagement;

- First Week of April 2022 - Post the Draft WWSP Report on Lakeshores website and request for written feedback for interested parties.
- First Week of April 2022 – formally circulate the draft WWSP Report to internal departments and external agencies for comments.
- Mid April 2022 - Landowner Meeting (virtual) to present the WWSP Report.
- End of April 2022 - Public Open House (virtual, potentially in person at ATRC) invite general public, County and ERCA.

#### **Others Consulted**

Previous draft reports and background reports have been circulated to the County, ERCA and Lakeshore internal departments. Staff is recommending Council provide direction to begin the public consultation process and circulate the draft plan to internal department and external agencies for review and formal comments.

## Financial Impacts

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

## Attachments

Attachment 1 – Key Map

Attachment 2 – Draft Wallace Woods Secondary Plan Report

## Report Approval Details

Document Title:	Wallace Woods Secondary Plan Update.docx
Attachments:	- Attachment 1 - Wallace Woods Secondary Plan Key Map.png - Attachment 2 – Draft Wallace Woods Secondary Plan Report.pdf
Final Approval Date:	Mar 24, 2022

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

Tammie Ryall

Justin Rousseau

Kristen Newman

Truper McBride