

# COUNTY OF ESSEX OFFICIAL PLAN REVIEW

*One Land, One Climate, One Future, Together*

*Presentation to Lakeshore Council, March 21, 2023*



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# Official Plan Review

Official Plan Review being undertaken in 3 Phases



*Background Report &  
Growth Projections*

*Comprehensive Land  
Requirement,  
Intensification and  
Growth Management  
Report &  
Policy Options Report*

*Draft & Adopt New  
Official Plan*

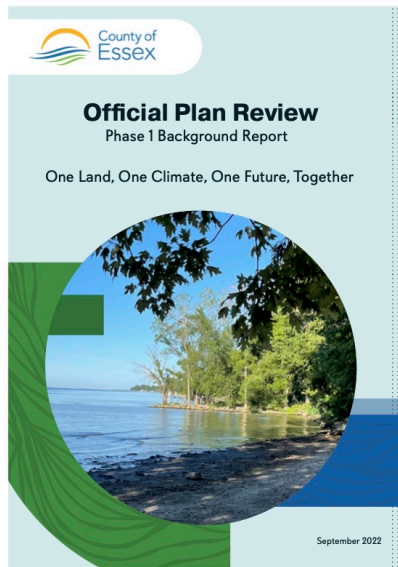


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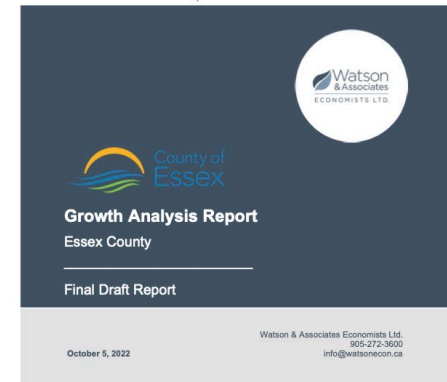


# Phase 1 is Complete – Deliverables



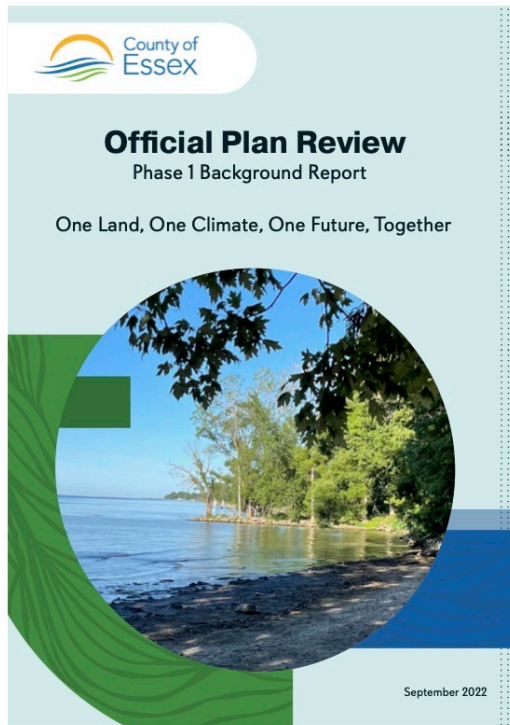
Phase 1  
Background Report

## Initial Round of Consultation



Growth Analysis  
Report

# Phase 1 Background Report



September 2022 Report includes information on:

- Planning in a two-tier governance structure, why this review is being undertaken, and what must be part of the Upper-Tier Official Plan
- How the region has changed over the last 2 decades & Lot Creation Approvals Granted by the County
- Summary of Initial Round of Consultation
- The County's Climate Change Emergency Declaration & Energy Plan

## Initial Round of Consultation – Who we met with



3 workshops were held with members of County Council (March 2022)



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## Initial Round of Consultation – Who we met with

Workshops were held in April 2022 with Directors and Managers of Planning from all 7 local Essex County municipalities (TPAC)



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## Initial Round of Consultation – Who we met with

Workshops were held in May 2022 with senior staff from key community stakeholders in our region



## Initial Round of Consultation – Who we met with



Workshops were held in June 2022 with student representatives from three Essex County Secondary Schools



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## Initial Round of Consultation – Who we met with

Virtual Meetings were held with Senior Engineering and Planning Staff from each of the 7 local municipalities (in May of 2022), to discuss servicing availability, expansion plans, and servicing constraints for all designated settlement areas



## Initial Round of Consultation – Who we met with

Individual Meetings were held in August 2022 with Staff from the Caldwell First Nation, and with Senior Planning Staff from the City of Windsor and the Ontario Ministry of Municipal Affairs and Housing.



## Initial Round of Consultation – Key Takeaways

### STRENGTHS OF THE COUNTY

Warm Climate, Long  
Growing Season,  
Fertile Soils

Specialized Skills in  
Agri-Business &  
Manufacturing

Safe and  
Welcoming  
Communities

Abundance of  
Fresh Water &  
Proximity to US  
Border

Cultural Diversity

Extensive Trail  
Network

Strong  
Philanthropic  
Spirit

Less Congestion

Short Commuting  
Times

High Quality Open Spaces,  
Parks and Recreational  
Amenities



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# Initial Round of Consultation – Key Takeaways

Shortage of Shovel-Ready Lands is Only Going To Get Worse

Housing Affordability

Meeting the Growing Demand for Health & Emergency Services

Continuing to Grow While Protecting Important Agricultural & Natural Heritage Lands

Working Collaboratively to Effectively Compete With Other Regions

## CHALLENGES & ISSUES TO BE ADDRESSED

Preparing & Protecting Our Communities From More intense And More Frequent Storm & Heat Events

Giving People Real Mobility Choices

Attracting & Retaining the Skilled Labour Force Needed

Making Sure Transit is Accessible, Convenient & Affordable

Designing and Building Complete Communities

Giving Residents More Options to Live Sustainably & Reduce Their Carbon Footprint



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## Initial Round of Consultation – Key Takeaways

Take a more active role in coordinating and applying for infrastructure funding from senior levels of government

Coordinate and plan for expanded transit services county-wide

Adopt a county-wide DC Fee to help fund transportation-related infrastructure needed to support growth

### OPPORTUNITIES THE COUNTY SHOULD BE FOCUSING ON

Simplify/Streamline Development Approval Process, and have 1 common Expedited Approval Process across the county

Plan for 1 or 2 large scale fully serviced “County Industrial Parks”

Convert Surplus/Underutilized Commercial Lands for new rental housing, and provide incentives for new affordable housing



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## Initial Round of Consultation – Key Takeaways

Adopt Best Practices that are proven to be effective

Focus on quality of life, sustainability and housing affordability

Provide county-wide targets for natural heritage protection

Continue to plan and invest in active transportation

Implement targeted CIPs at county and local level to support job creation objectives

### HOW THE COUNTY OP CAN IMPROVE THE HEALTH, WELL-BEING & PROSPERITY OF COUNTY RESIDENTS

Stronger Policies & Investments to make neighbourhoods more walkable and communities more complete

Adopt policies that creates greater access to food that is produced locally for county residents

Create inviting public spaces and mandate tree planting along all streets

Adopt policies and make investments in built forms that support transit service county-wide



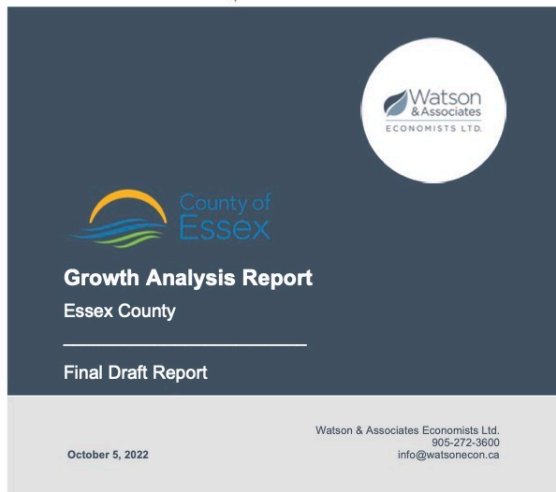
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# Phase 1 Growth Analysis Report



*One Land,  
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October 2022 Report includes:

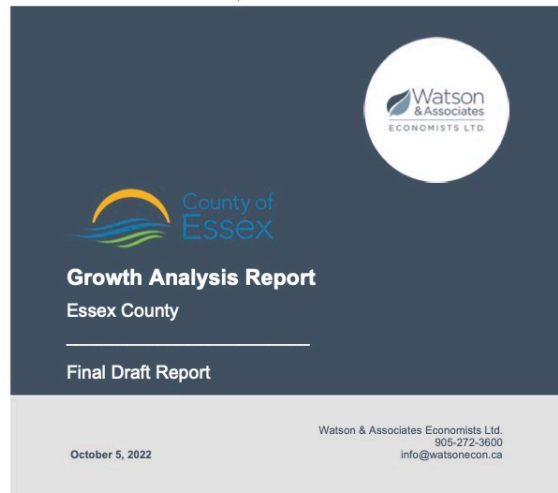
- New 30-year population, household and employment forecasts for the County of Essex & for all 7 local municipalities (2021 to 2051);
- Detailed description of the assumptions behind the growth forecasts



# Phase 1 Growth Analysis Report



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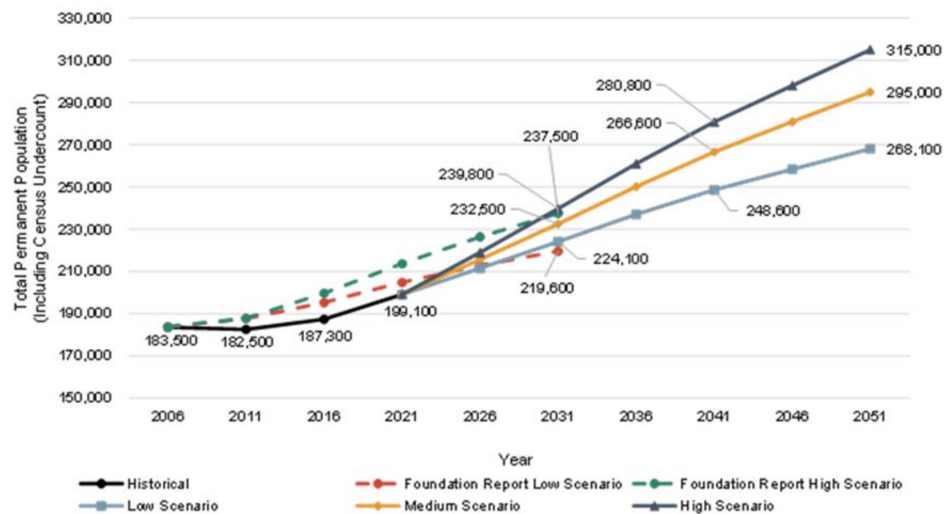


October 2022 Report includes:

- A range of forecasts are being carried forward into Phases 2 and 3 (Low, Medium and High)
- These forecasts incorporate input and feedback received following consultation with senior municipal planning staff from local municipalities and staff from Invest-Windsor Essex
- Growth forecasts have been increased since the \$5 Billion EV Battery Plant Investment announcement was made

# Growth Analysis Report -- Key Takeaways

Figure ES-2  
Essex County  
Long-term Forecast Population Scenarios, 2021 to 2051



Source: Foundation Report Low and High Scenarios from County of Essex Foundation Report: Essex County Official Plan Review, 2011, N. Barry Lyon Consultants Limited.  
2021 to 2051 Forecast by Watson & Associates Economists Ltd.  
Note: Population includes net Census undercount.

Over the next 30 years the County's population is forecast to grow from 199,100 to between 268,100 and 315,000 persons

*An average 2,300 to 3,900 persons being added per year -- as compared to an average of 1,040 persons that were added per year over the last 15 years county-wide*

*Lakeshore projected to grow from 40,400 to between 55,000 and 64,000 persons (an increase of +14,600 to +23,600)*



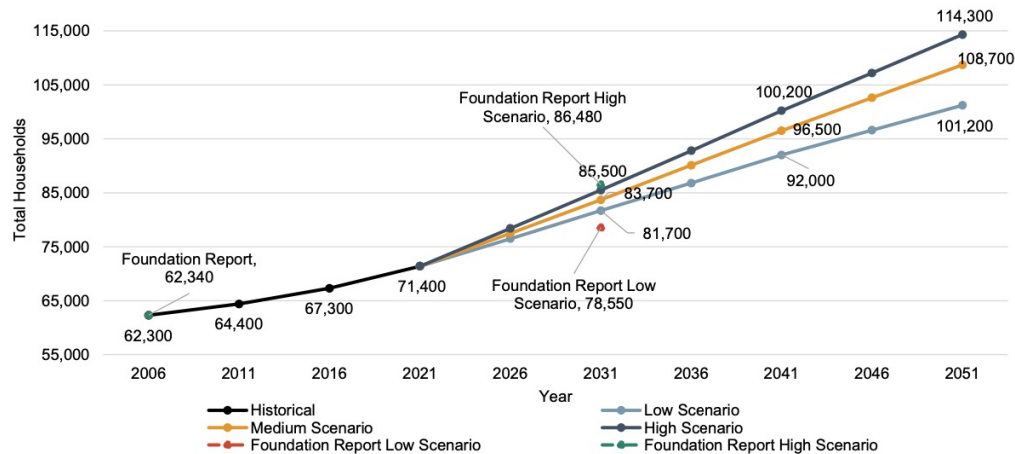
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# Growth Analysis Report -- Key Takeaways

Figure ES-3  
Essex County  
Long-term Household Forecast Scenarios, 2021 to 2051



Note: Population includes net Census undercount.  
Source: Foundation Report Low and High Scenarios from County of Essex Foundation Report: Essex County Official Plan Review, 2011, N. Barry Lyon Consultants Limited.  
2021 to 2051 Forecast by Watson & Associates Economists Ltd.

By 2051, total number of households in the County are forecast to grow from 71,400 to between 101,200 and 114,300

*An average 990 to 1,430 new households being added per year -- as compared to an average of 606 new households that were added per year over the last 15 years*

*Lakeshore projected to add between +5,445 to +7,840 new households*

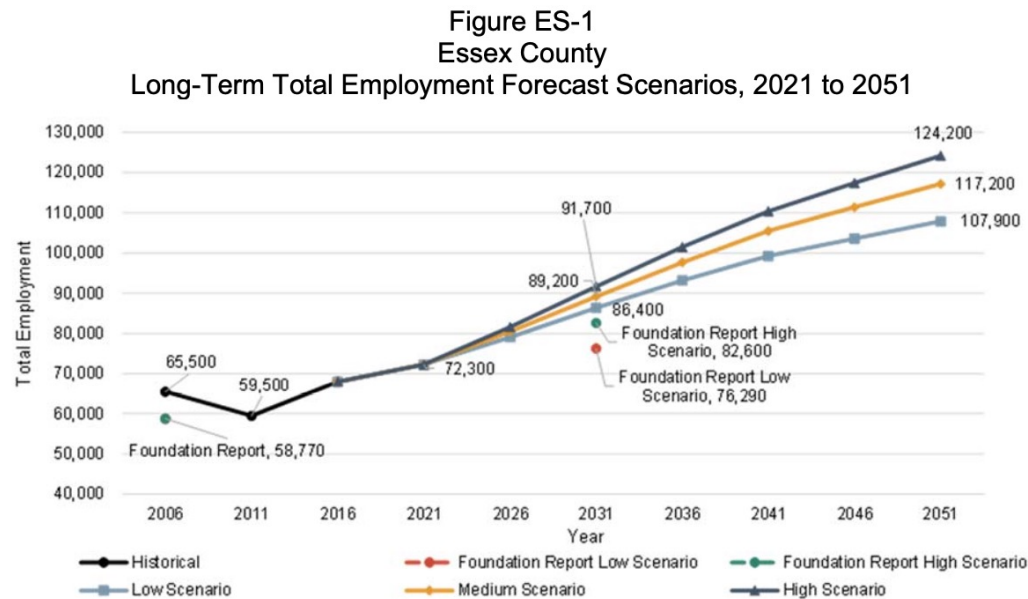


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# Growth Analysis Report -- Key Takeaways



By 2051, total employment in the County is forecast to grow from 72,300 to between 107,900 and 124,200

*An average of 1,180 to 1,700 in total employment being added per year -- as compared to an average of 453 in total employment that was added per year over the last 15 years*

*Lakeshore projected to add between +7,300 to +11,900 in total new employment*

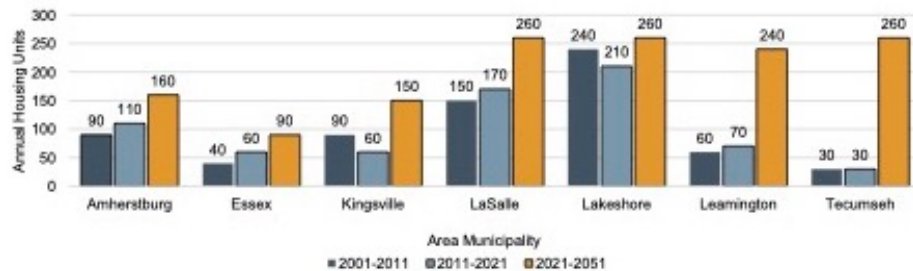


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# Growth Analysis Report -- Key Takeaways

Figure G-17  
Essex County  
Annual Housing Unit Growth by Area Municipality  
Historical Census Housing, 2001 to 2021  
Forecast Housing, 2021 to 2051



Note: Figures have been rounded.

Source: Historical derived from Statistics Canada Census data, 2001 to 2021, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Based on the high end of the 30 year growth forecast, all 7 local municipalities are forecast to experience growth at higher levels than what was actually experienced during the last 20 years

*These forecasts have been revised, based on feedback/input received from senior planning staff from local municipalities*



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## Next Steps

- ✓ NPG Planning Solutions have been retained to assist with the completion of Phases 2 and 3 of this OP Review
- ✓ On April 5<sup>th</sup> a public meeting (pursuant to Section 26(3) of the Planning Act is being held by Council to: (i) to allow the public to provide input on issues and matters to be addressed in this OPR; and to provide County Council with more detailed information about key project milestones, additional consultation to be undertaken, and the project deliverables leading to the preparation and adoption of the County's New Official Plan
- ✓ On April 6<sup>th</sup> TPAC (senior planning staff from each local municipality) will be meeting with County Staff and the OP Consultants. This will be the first of many meetings which will be held during Phases 2 and 3 to keep local staff informed, and to obtain their input and feedback as work is being undertaken
- ✓ December 2023 is the target date for presentation of the draft of the County's New Official Plan (with adoption to occur in early 2024)

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