

Town of Essex Official Plan Review 2017



TOWN OF ESSEX
OFFICIAL PLAN



Colchester Centre, Harrow Centre, McGregor Centre, Essex Centre
WHERE YOU BELONG

The Province of Ontario requires that each municipality update its Official Plan subsequent to the approval of a new County Official Plan. The revised Town of Essex Official Plan must incorporate the new or amended policies of the County Official Plan and the provisions and directives of the current Provincial Policy Statement (PPS).

Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) is a statement of policy directions prescribed under Section 3 of the *Planning Act*. It sets out various goals, goals which bind municipalities.

For example:

- Promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term;
- Accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs;
- Avoiding development and land use patterns which may cause environmental or public health and safety concerns;

- Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- Promoting cost effective development patterns that minimize land consumption and servicing costs;
- Promoting development and land use patterns that conserve biodiversity and natural processes and consider the impacts of climate change.

All municipal land use planning decisions **SHALL** have regard to the policies and mandates of the PPS.

County of Essex Official Plan (COP) 2015



The COP commits municipalities to policies and objectives that:

- promote the efficient use of land, resources, water and sanitary sewage treatment facilities and other infrastructure;
- encourage job creation and a supply of land to meet long term requirements;
- support long term economic prosperity by providing infrastructure and public service facilities to accommodate projected growth;
- support and promote healthy, diverse and vibrant settlement areas;
- encourage a full range of housing types, including housing forms that are affordable to moderate, and
- preserve natural features and ecological systems.

Town of Essex Official Plan 2008 (TOP)



- The TOP was adopted by Council in 2008.
- It was the first OP of the amalgamated municipality forming the Town of Essex in 1999.
- It reflects the policies and objectives of the PPS and COP (2005) and the mandates and directions of Town Council.
- Much of what is contained in the TOP includes policies that were not in place in the COP of the time (2005), as many subsequent policies and objectives of the Province were anticipated and incorporated into it in 2008 and then into the COP in 2015.
- As such few significant amendments to our current TOP are proposed.

COP 2015 projections were incorporated into our OP recently:

Table 1.1 – County of Essex Population Projections

	2011 Census Population	Projected 2031 Population	Allocated growth
Town of Essex	19,600	22,150	7%
County	177,720	212,510	100%

Table 3.3
Forecast Residential Land Needs
To 2031 Relative to Land Availability

	Forecast Residential Units	Residential Units Currently Under Application	Difference Between Forecast Units and Supply
Low	1080	1729	649
Medium	1590	1729	139

Forecasted Commercial Demand

Essex Centre, at the geographic centre of the County, and Harrow, which serves a large regional hinterland, both have an adequate supply of commercially designated land to accommodate the anticipated commercial growth needs for the foreseeable future.

Outside of Essex Centre and Harrow, the commercial demand is expected to be of the following three types:

- highway commercial uses concentrated along the main roads adjacent to the urban centres;
- farm related and farm supportive commercial uses and home occupations;
- recreational and tourist related activities located along or in close proximity to the lakeshore and to Colchester Hamlet along County Road 50.

within the strict limitations of the PPS.

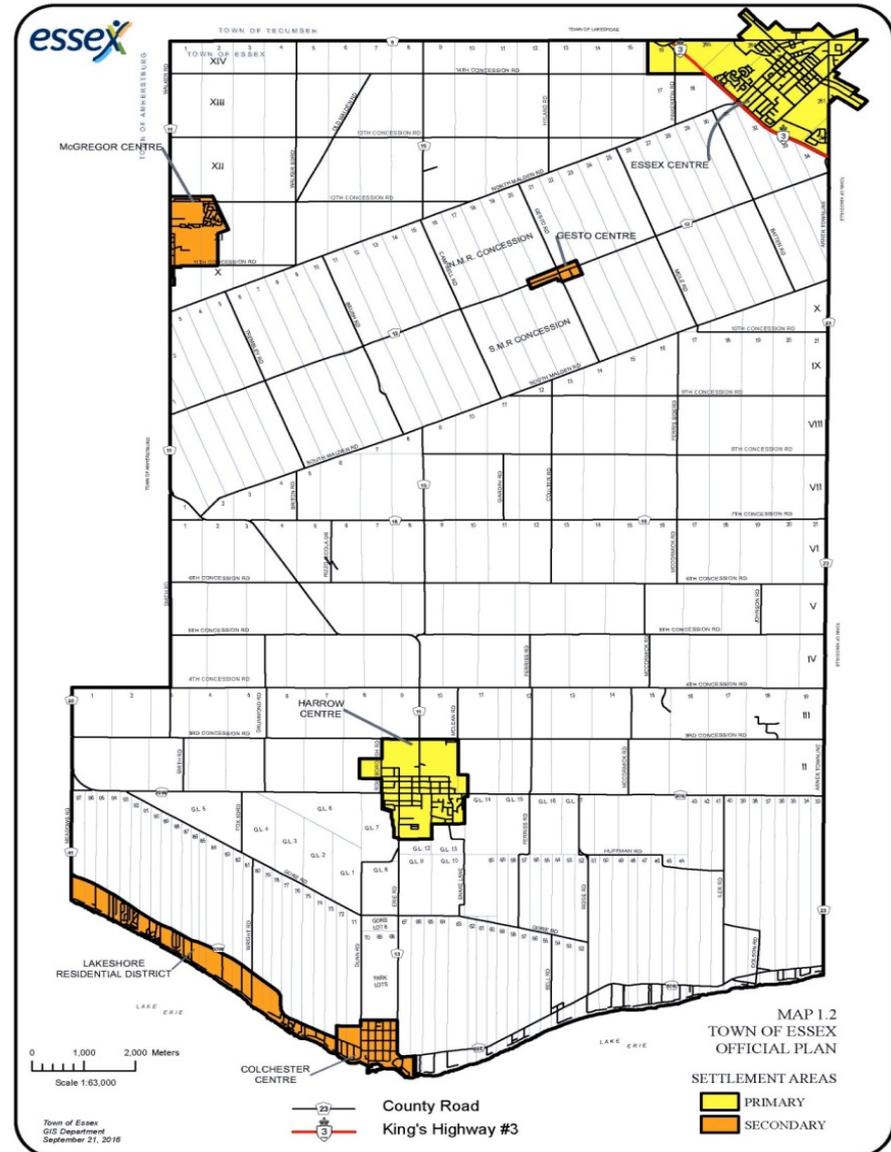
Forecasted Industrial Demand

The County Official Plan projects that most job growth will occur in the Towns of Tecumseh and Lakeshore and in the City of Windsor. The Town of Essex is expected to experience a 28 percent employment growth rate by 2031, relative to 2006 employment level of 6220 jobs. The employment forecast for 2031 ranges from 7640 to 7970 in total jobs.

Primary and Secondary Settlement Areas:

During the 2015 COP review, the Town submitted a justification plan for the expansion of Essex Centre and Harrow for new industrial development.

The Province and County accepted the plan and the settlement area boundaries of the two communities were expanded accordingly.



OP Review Phasing

This review is taking place in three Phases:

1. Revise statistical information and make user-friendly changes that are not policy related - completed in December 2016.
2. Add and amend policies related to such matters as storm water management and active transportation and add new mapping related to source water protection and transportation corridors and re-designate properties in Essex Centre to Industrial – ongoing OPA.
3. Add and amend policies and mapping related to natural heritage and natural processes – Fall 2017 and Winter 2018.

Key Initiatives:

1. Enhances policies to recognize diversity in transportation, housing, accessibility and sustainability;
2. Institutes “A Sense of Place”, identifying the factors that make our Town an attractive, resilient and welcoming place and our commitments to the Province, the County and to our communities, both rural and urban;



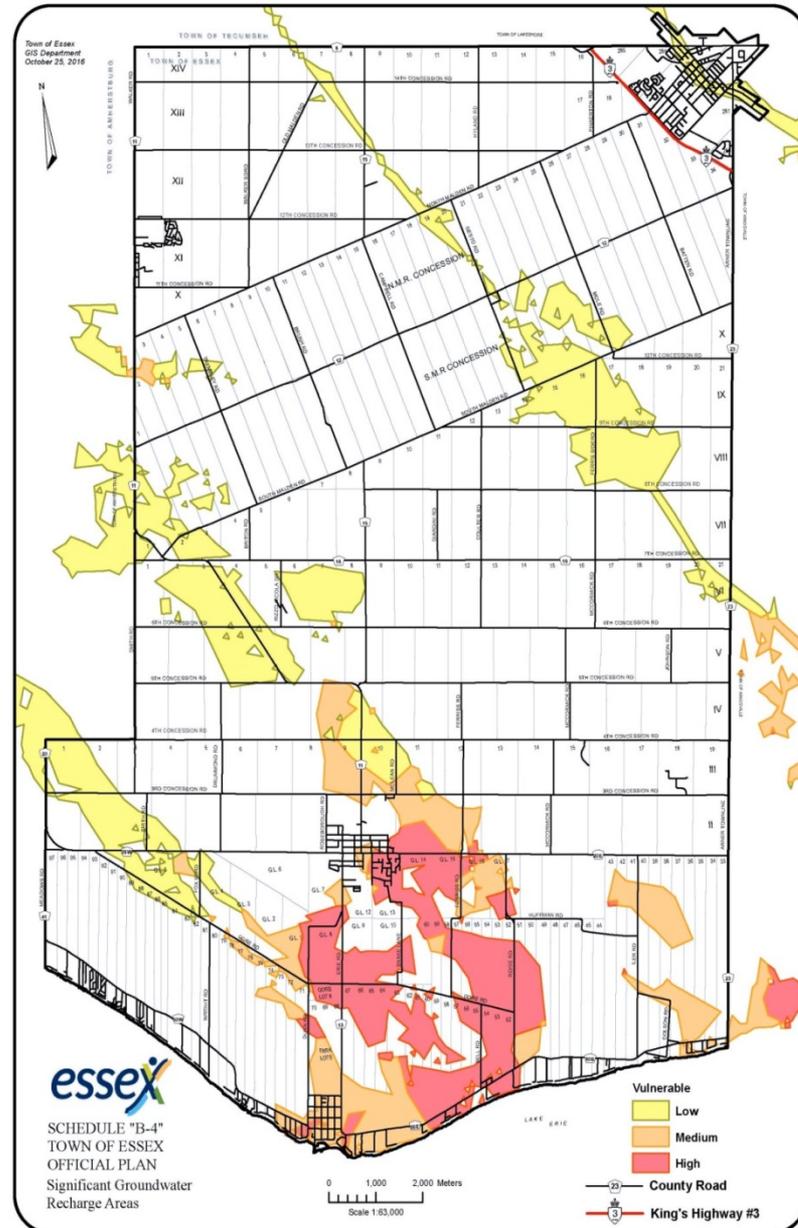
3. Adds policies related to the preservation of vistas, source water protection, storm water management and the re-use of institutional lands and buildings that have been declared surplus;

4. Separates active transportation policies from transportation policies in general and introduces the concept of “complete streets”;



5. Clarifies site plan control exemptions;

6. Adds new mapping related to source water protection, our road system and our active transportation routes.



7. Re-designates lands on the east and west sides of Highway 3 from restricted Highway Commercial and Agricultural to Industrial in Essex Centre.

Note: The expansion of the Essex Centre and Harrow Settlement Areas was justified by the need for industrial, service commercial and business park land, which was lacking in the two communities. These lands cannot be used for any other purposes.



Next Steps

1. Subsequent to the public meeting(s), Planning will follow-up with a summary report to Council outlining the nature of any comments or objections received with recommendations for any further revisions to the Official Plan.
2. A draft by-law setting out of the specific revisions to the OP will then be submitted for Council's consideration and adoption.
3. Notice of by-law adoption will be placed in the local newspapers and sent to all persons who requested notice or who made representation to Council.

4. A public appeal period of 20 days takes effect subsequent to the adoption of the by-law and the giving of notice.
5. The Official Plan Amendment (OPA) is submitted to the Manager of Planning Services (MPS) for the County of Essex for formal approval.
6. He will circulate the OPA to the Ministry of Municipal Affairs (MMA) which in turn will submit it to other Provincial ministries for comment.
7. Provincial review will take at least 90 days to complete after which time MMA will send the responses to us and the MPS, who may make revisions by way of line modification and notation, in consultation with Planning.
8. Subsequent approval of the OPA as modified.
9. The OP will be revised to incorporate the modifications of the OPA.

Questions or Comments?

