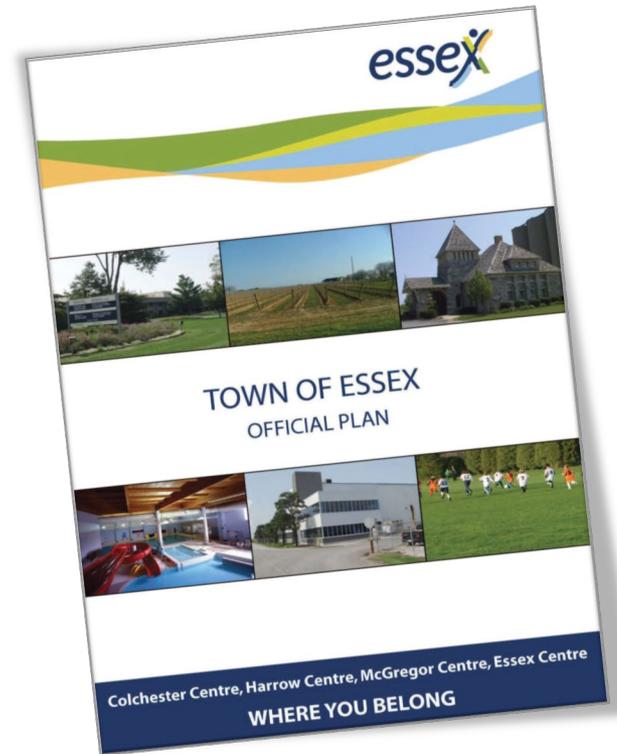


What is the Town's Official Plan?

- A long-range planning document containing goals, objectives and policies to guide land use, development and growth over the next 25 years
- **Planning Act requires Official Plans to be updated every five years**
- The new OP has updated existing policies and added new policies that reflect provincial and local directions



Existing Official Plan

Overview of General Changes

- Reorganization of Official Plan by **Town-wide policies** and **land use designations**
- New **explanatory text** and **glossary** to support a more reader friendly Official Plan
- Updated **Vision** and **Guiding Principles**
- Addition of a **Land Acknowledgement** at front of the Official Plan



Draft Official Plan

Official Plan Chapters

Chapter 1: A Vision for the Town

Chapter 2: Climate and Air

Chapter 3: Growth Structure

Chapter 4: Agriculture System

Chapter 5: Complete Communities

Chapter 6: Natural Heritage and Water
Systems

Chapter 7: Development and Land Use

Chapter 8: Implementation

Chapter 9: Colchester Secondary Plan

Chapter 10: Area and Site-Specific Policies

Land Use Schedules

Natural Heritage
Schedules

Other Schedules
(Source Water,
Transportation,
Agriculture)

Chapter 1: A Vision for the Town



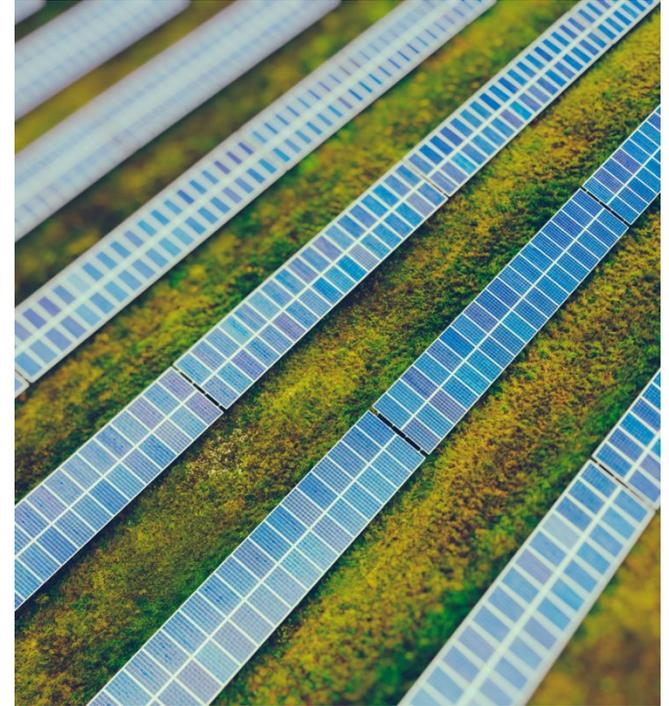
Establishes the **Vision** for the Town for the next 25 years, and is accompanied by four Guiding Principles:

- Build on our Agricultural Strengths
 - Leverage our Location for Employment
 - Elevate our Unique Communities
 - Create a Sustainable and Resilient Town
- Discusses how to read and interpret the Official Plan

Chapter 2: Climate & Air

New dedicated policies around mitigation and adaptation strategies to respond to climate change including:

- Efficient built form
- Transportation
- Building emissions
- Energy generation
- Food production systems
- Green infrastructure



Chapter 3: Growth & Structure

The Official Plan will accommodate at minimum the forecasted population and employment growth as shown below in the Table below

Settlement area expansions for residential and population related commercial needs are **not required**.

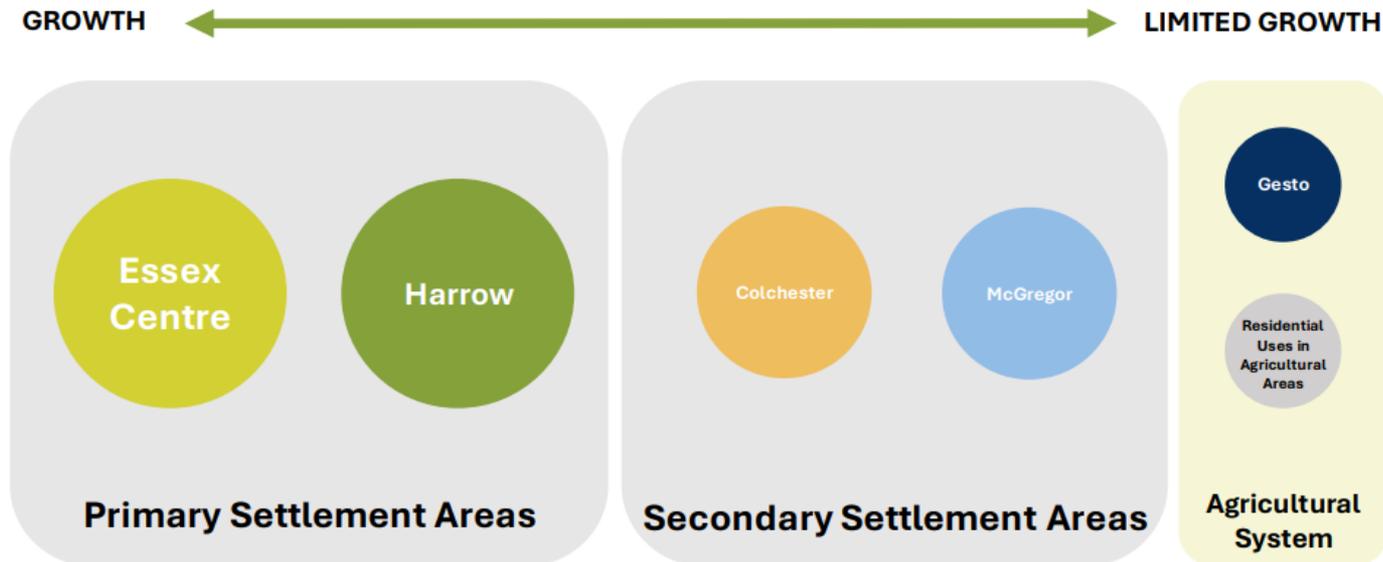
Settlement area expansions for industrial employment needs **are required** (45.8 Hectares)

	2021	2031	2041	2051
Population (residents)	21,900	24,800	27,700	29,900
Employment (jobs)	6,800	8,500	10,000	11,100

Chapter 3: Growth & Structure

The Official Plan includes an updated Town Structure to allocate growth across:

- The **Settlement Areas**, which consists of Primary (Essex Centre, Harrow) and Secondary (Colchester and Lakeshore West, McGregor) Settlement Areas
- The **Agricultural System**, including **Hamlet** of Gesto



Chapter 4: Agricultural System



Updated Agricultural System policies to protect key farmland including:

- Prohibiting non-agricultural uses in specialty crop areas
- Continuing support for the growth of tender fruit and viticulture industries
- Guidance for commercial greenhouses and cannabis cultivation in the Town
- Support for the expansion of the agri-food network, including agri-tourism

Chapter 5: Complete Communities

New policies for Residential Intensification and Housing including:

- Implementing a Residential Intensification Strategy as required by the County of Essex's draft updated Official Plan; and
- New housing goals to be supported by development:
 - 20% of all new housing to be **affordable**; and
 - 20% of all new housing to be **purpose-built rental**

30%

of new
residential
growth through
intensification

Chapter 5: Complete Communities

Updated Policies for Economy and Employment including:

- Encouraging secondary industrial uses that support major industries in the Windsor-Essex Region;
- Restriction on lands designated Industrial to be converted to non-employment uses except through a comprehensive review of the Official Plan;
- Encourage intensification of existing lands designated as Employment; and
- Support the growth of the green economy.



Chapter 5: Complete Communities

Other policies focused on achieving complete communities in the Settlement Areas by:

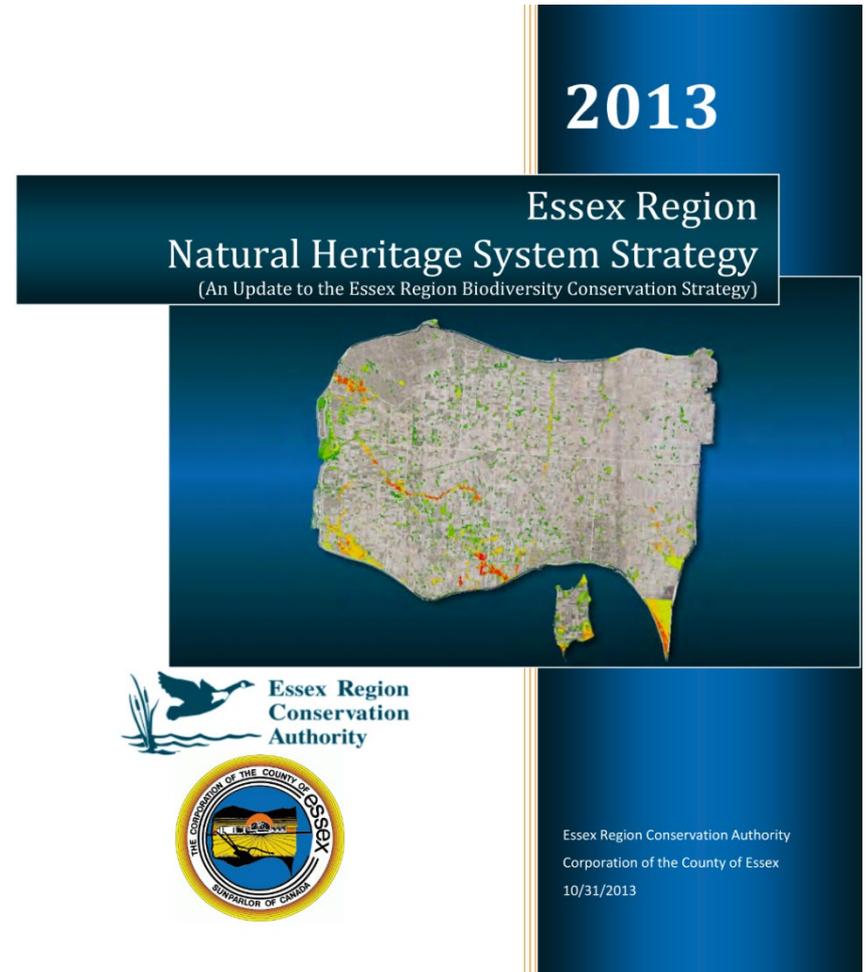
- Supporting a range of transportation choices, including active transportation (walking and cycling);
- New policies and goals for achieving a range of parks within easy walking distance of the Town's residents;
- Encouraging compact, mixed-use development (e.g., housing above retail), a vibrant public realm, and universal accessibility; and
- Conserving cultural heritage resources including built heritage, archaeology and cultural heritage landscapes.



Chapter 6: Natural Heritage and Water Systems

Implementing Essex Region Natural Heritage System Strategy policies and mapping

- New policies to guide restoration of natural heritage features or linkages through the development process
- Implementing the **Essex Region Source Water Protection Plan**



Chapter 7: Development & Land Use

New and reorganized **Land Use Designations**, including:

- **Main Street Mixed-Use** – consolidates “Town Centre” in Essex Centre and Harrow, “Main Street” in Colchester;
- **Highway Mixed-Use** – allows a broader range of uses (including residential) in existing “Highway Commercial” corridors in Harrow and Essex;
- **Gesto Hamlet** –recognizes Gesto as a small rural service centre that supports some redevelopment but is not intended for significant growth beyond its current context.
- Redesignation of **Rural Residential** and **Estate Residential** lands to **Prime Agricultural** (existing residential uses are still permitted)

Chapter 8: Implementation

Implementation tools for the New Official Plan's policies, including:

- Official Plan and Zoning By-law amendments and other zoning tools like Holding by-laws;
- Refined policies for Community Improvement Plans to better support affordable housing;
- Enabling policies to consider a Community Benefits Charge by-law;
- New policies to guide consultation and engagement on planning matters in the Town; and
- New glossary to define terms used throughout the Official Plan.

Chapter 9: Colchester

Secondary Plan



The **vision** for the Colchester Secondary Plan is to achieve a beautiful, lively, and connected community with a mix of uses that support residential life and the Town of Essex's fast-growing tourism industry.

The Colchester Secondary Plan is based on the following principles which support that vision:

- Connect the waterfront
- Animate the Secondary Plan Area with a mix of uses
- Be a centre for tourism
- Encourage growth through intensification
- Achieve a high-quality and beautiful public realm

Chapter 9: Colchester Secondary Plan

Key policies in the Colchester Secondary Plan include:

- More guidance for gradual mixed-use intensification in the Main Street and Waterfront Commercial Areas of Colchester;
- Refined and expanded public realm policies and mapping to support an improved connection between County Road 50 and the waterfront;
- New Colchester Mixed-Use designation to guide the development of the area northwest of Dunn Road and County Road 50 and allow for a mix of higher density residential and non-residential uses; and
- Delineation of a new Cultural Character Area around the Colchester Schoolhouse.



Chapter 9: Colchester Secondary Plan

The reconfigured Colchester Secondary Plan provides planning directions for its future growth and development and provides for new and reorganized **land use designations**, including:



Main Street Area –will be the central core of Colchester and include a mix of vibrant commercial, entertainment and tourism-related uses. Residential in mixed use buildings with ground-floor commercial. Lower-profile, street-level environment to enhance the pedestrian realm.



Waterfront Commercial Area –new designation which accommodates improved recreational and commercial amenities for residents and visitors for the Marina and Harbour/Beach area, Colchester Schoolhouse, and lands directly fronting on Lake Erie along Sullivan Street such as active and passive parks, opens space uses, snack bars, commercial recreational uses, small-scale retail, marine-related activities, open air markets, and cultural facilities.

Chapter 9: Colchester

Secondary Plan

The reconfigured Colchester Secondary Plan provides planning directions for its future growth and development and provides for new and reorganized **land use designations**, including:

 **Urban Residential Area** –permits a variety of low and medium density residential units (Single Units, Semi-detached, Townhomes) that maintain character of the area through building mass, setbacks, and height.

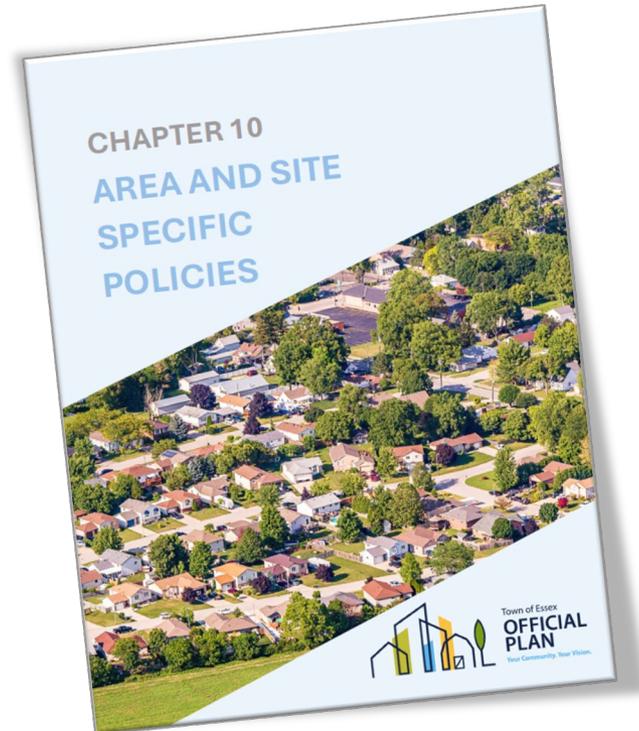
 **Colchester Mixed-Use Area** –contributes to a mix of low, medium, and high density residential (Single Units, Semi-detached, Townhomes, Multi-Unit buildings), neighbourhood commercial uses, tourism-related uses, and community uses (parks and playgrounds) for lands located at corner of Dunn Road and County Road 50.

 **Cultural Heritage Character Area** –Historic area of Colchester Schoolhouse, Christ Church and Cemetery. Will be focus of future community, arts and culture tourism uses, and as centre for interpreting history of the area.

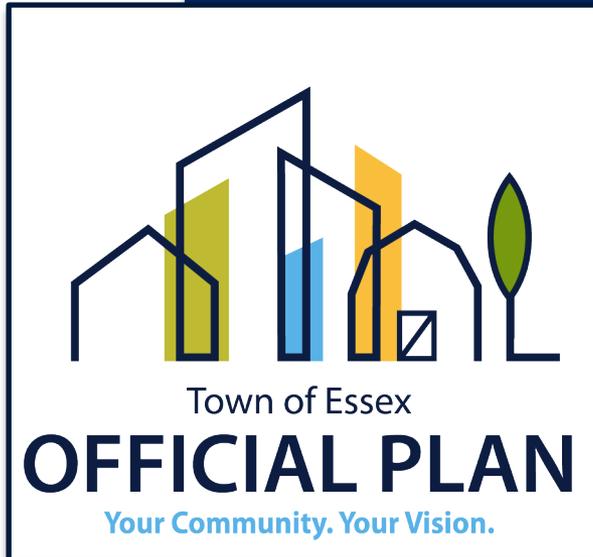
Chapter 10: Area Specific Policies

New section to implement additional provisions for unique areas of the Town:

- Lakeshore East residential area
 - Providing for certain residential and recreational uses in addition to permitted Prime Agricultural uses east of Colchester
- Certain former Rural Residential areas
 - Applying direction of legacy Ontario Land Tribunal decisions and permitting the continuation of existing non-agricultural uses



Stay Involved!



- Submit written comments by September 30th , 2024 to the Town on the Draft New Official Plan
- Attend Statutory Public Meeting of Council to make oral submissions

For more information please contact:

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