

Official Plan Review Phase 1 Background Report

One Land, One Climate, One Future, Together





PHASE 1 BACKGROUND REPORT PREPARED BY:

Miller Silani Inc.

FOR THE COUNTY OF ESSEX

CONTENTS

.

CONTENTS

	oduction I NO	1
1.1 1.2 1.3 1.4 1.5	How the County Official Plan Affects the Daily Lives of Essex County Residents? Provincial Planning Framework Planning in a Two-Tier Governance Structure Why is a Review Being Undertaken at this Time? Official Plan Review Being Undertaken in Three Stages	1 3 7 10 10
•	ional Context าเอม 2	12
2.1 2.2 2.3	Population and Household Change Settlement Area Changes Plan of Subdivision and Condominium Approvals Granted by County	12 15 17
Οοι	nate Change Emergency Declaration and Inty Energy Plan נוסא <u>3</u>	20
	king Smart Choices, Place Matters TION 4	25
-	se 1 Consultation	28
5.1 5.2	What We Heard During the Initial Round of Consultation Consultation with Indigenous Communities, Provincial Ministries and with Adjacent Municipalities	28 40
	t Step TION 6	41

Appendices

Appendix 1 Settlement Area Maps

Appendix 2 Plan of Subdivision/ Condominium Approvals



1 INTRODUCTION

1.1 How the County Official Plan Affects the Lives of Essex County Residents

People want to live in vibrant places with economic opportunities and town/village centres nearby that are safe, walkable and filled with a wide range of activities and services. They also want to live in places that have good schools, libraries, museums, recreational facilities and green spaces that they can enjoy year-round.

Our region is fortunate to have many of these attributes that make it a highly desirable place to live, work, and play. We also have land and water resources and climatic conditions that can support strong and vibrant agricultural and tourism sectors.

The Essex County Official Plan is one of the most important policy documents that County Council adopts.

The overall health, well-being and prosperity

of people living in this region will be impacted and shaped by the goals and policies that are contained within the Official Plan. It will guide and provide direction to landowners, business owners, developers/homebuilders, and the community at large on matters such as:

- the location and extent of urban (settlement area) boundaries, and how communities are designed, serviced and built (and new lots are created);
- population, employment and housing projections, and corresponding land resources needed to meet these projections;
- how growth is managed for fiscal and environmental sustainability;
- housing affordability and residential intensification;
- land uses and activities that are to be encouraged and supported in rural areas;
- agricultural land and natural heritage





protection and enhancement;

- how people and property are protected from flooding and other hazards;
- climate change mitigation and adaptation;
- cultural heritage and archeological resource conservation;
- transportation and mobility for all types of vehicles and users;
- other policy matters and implementation tools as required to responsibly address Planning Act and Provincial Policy Statement (2020 PPS) requirements.

With a coordinated, responsible and forward thinking county-wide growth management,

resource, transportation, and land use planning policy approach, Essex County residents will see a built environment where people of all ages are able to live healthier and more active lifestyles and have access to a greater diversity of employment and housing opportunities. Residents will also be able to live in a region that values and protects its many natural and cultural resources that are unique to this part of Ontario.

"The County Official Plan is one of the most important policy documents that County Council adopts."





1.2 Provincial Planning Framework

The Ontario Planning Act, R.S.O. 1990 as amended, provides the legislative authority for municipalities to undertake land use planning in the Province of Ontario. This authority is divided between the Minister of Municipal Affairs (the provincial government) and local municipalities. Where there is a two-tier municipal governance structure, this authority is further divided between the upper-tier and lower-tier municipalities.

Section 3 of the Planning Act allows the Province of Ontario to prepare and issue policy statements. The following excerpt from the 2020 Provincial Policy Statement (2020 PPS) describes the purpose of the policy statement and how it is to be used:

"The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

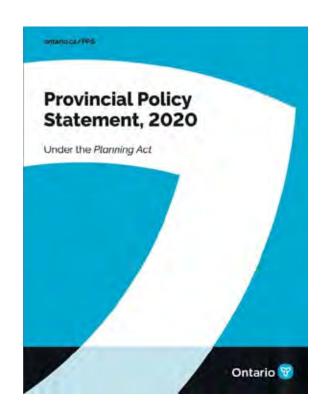
The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The policies of the Provincial Policy Statement may be complemented by provincial plans or by locally-generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term. Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement.

Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.

Land use planning is only one of the tools





for implementing provincial interests. A wide range of legislation, regulations, policies and programs may apply to decisions with respect to Planning Act applications and affect planning matters, and assist in implementing these interests. The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and came into effect on May 1, 2020.

In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government "shall be consistent with" this Provincial Policy Statement.

The provincial policy-led planning system recognizes and addresses the complex inter- relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decisionmakers in understanding how the policies are to be implemented.

The policies of the Provincial Policy Statement represent minimum standards. Within the framework of the provincial policy-led planning system, planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Policy Statement."

The following excerpt from the 2020 Provincial Policy Statement describes the Ontario Government's vision for the provincial land use planning system:

"The long-term prosperity and social wellbeing of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

Ontario is a vast province with diverse urban, rural and northern communities which may face different challenges related to diversity in population, economic activity, pace of growth and physical and natural conditions. Some areas face challenges related to maintaining population and diversifying their economy, while other areas face challenges related to accommodating and managing the development and population growth which is occurring, while protecting important resources and the quality of the natural environment.

The Province's rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting



the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region.

Strong, liveable and healthy communities promote and enhance human health and social well- being, are economically and environmentally sound, and are resilient to climate change.

The Province's natural heritage resources, water resources, including the Great Lakes, agricultural resources, mineral resources, and cultural heritage and archaeological provide resources important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize

environmental and social impacts, provide for recreational opportunities (e.g. fishing, hunting and hiking) and meet its longterm needs.

It is equally important to protect the overall health and safety of the population, including preparing for the impacts of a changing climate. The Provincial Policy Statement directs development away from areas of natural and human-made hazards. This preventative approach supports provincial and municipal financial wellbeing over the long term, protects public health and safety, and minimizes cost, risk and social disruption.

Taking action to conserve land and resources avoids the need for costly remedial measures to correct problems and supports economic and environmental principles.

Strong communities, a clean and healthy environment and a strong economy are inextricably linked. Long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations.

The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario. To support our collective well-being, now and in the future, all land use must be well managed."

Section 2 of the Planning Act states that the council of a municipality, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest, such as:

a) the protection of ecological systems, including natural areas, features and functions;

b) the protection of the agricultural resources of the Province;

c) the conservation and management of natural resources and the mineral resource base;

d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;



e) the supply, efficient use and conservation of energy and water;

f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

g) the minimization of waste;

h) the orderly development of safe and healthy communities;

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

j) the adequate provision of a full range of housing, including affordable housing;

k) the adequate provision of employment opportunities;

I) the protection of the financial and economic well-being of the Province and its municipalities;

m) the co-ordination of planning activities of public bodies;

n) the resolution of planning conflicts involving public and private interests;

o) the protection of public health and safety;

p) the appropriate location of growth and development;

q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

- r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (s) the mitigation of greenhouse gas

emissions and adaptation to a changing climate.

Section 16 of the Planning Act sets out the mandatory and discretionary contents of an Official Plan, as follows:

- a) an Official Plan shall contain:
- goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality or part of it, or an area that is without municipal organization;
- such policies and measures as are practicable to ensure the adequate provision of affordable housing;
- policies that authorize the use of additional residential units by authorizing:

a) the use of two residential units in a detached house, semi-detached house or rowhouse, and

- b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse;
- policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and provide for adaptation to a changing climate, including through increasing resiliency;
- a description of the measures and procedures for informing and obtaining the views of the public in respect of:
 - i) proposed amendments to the official plan or
 - ii) proposed revisions of the plan;
 - iii) proposed zoning by-laws;
 - iv) proposed plans of subdivision; and
 - v) proposed consents under section 53; and
- such other matters as may be prescribed;
- b) an Official Plan may contain:
- a description of the measures and



procedures proposed to attain the objectives of the plan;

 a description of the measures and procedures for informing and obtaining the views of the public in respect of other planning matters.

The Planning Act, and regulations adopted pursuant to the Planning Act, provide the legislative authority, rules, and processes that must be followed by municipalities when carrying out Official Plan preparation and adoption, including appeal provisions in the event that an individual and/or party objects to a proposed policy or designation that is being incorporated into the Official Plan.

Similar legislative authority, rules, and processes are set out in the Planning Act for the preparation of Community Improvement Plans, Comprehensive Zoning By-laws, and for development review and approval functions related to planning matters such as draft plans of subdivision/condominium, site plan control, etc.

During the last two decades the Provincial Government has introduced a number of amendments to the Planning Act, including:

- the Strong Communities Act, 2004;
- the Planning and Conservation Land Statute Law Amendment, 2006 (Bill 51);
- the Smart Growth for Our Communities Act, 2015 (Bill 73);
- the Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139);
- the More Homes, More Choices Act, 2019 (Bill 108);
- the Covid-19 Economic Recovery Act, 2020 (Bill 197);
- the More Homes for Everyone Act, 2022 (Bill 109).

These legislative amendments have introduced substantive and technical changes to the Planning Act, including legal provisions pertaining to: how various applications are processed and deemed complete; timelines for making decisions; and timelines and processes related to appeals that can be submitted to the Ontario Land Tribunal (formerly the Ontario Municipal Board).

Section 17 of the Planning Act establishes the Minister of Municipal Affairs and Housing as the approval authority for an upper-tier Official Plan, and the County as the approval authority for the seven local municipalities that are part of the County of Essex two-tier governance structure.

Section 26 of the Act includes the following requirements pertaining to the adoption and updating of official plan documents:

- If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall revise the official plan as required to ensure that it,
 - (i) conforms with provincial plans or does not conflict with them, as the case may be;
 - (ii) has regard to the matters of provincial interest listed in Section 2 of the Act; and
 - (iii) is consistent with provincial policy statements issued under subsection 3;
- The council shall revise the plan no less frequently than,
 - (i) 10 years after it comes into effect as a new official plan; and
 - ii) every five years thereafter, unless the plan has been replaced by another new official plan;

For the purposes of establishing the 10-year and five-year periods, a plan is considered to have come into effect even if there are outstanding appeals relating to those parts of the plan that propose to specifically designate land uses.

1.3 Planning in a Two-Tier Governance Structure

The County of Essex is the southernmost county in Canada, and is located on a peninsula between Lake St. Clair and Lake Erie. The



7

Detroit River connects these lakes and forms the western boundary for the County.

In 1997 the Minister of Municipal Affairs and Housing issued a Minister's Order establishing a new municipal structure for the County of Essex. This restructuring came into effect on January 1, 1999, and created seven local municipalities from what were previously twenty-one municipalities. Shortly thereafter the Minister of Municipal Affairs issued an order (on December 5, 2002) transferring approximately 2,500 hectares of land from the Town of Tecumseh to the City of Windsor. This County-City boundary adjustment came into effect on January 1, 2003.





As the upper-tier in a two-tier form of municipal governance, County Council was delegated approval authority from the Province to approve:

- local municipal Official Plans and Official Plan Amendments;
- Draft Plan of Subdivisions, Draft Plan of Condominium and Part-Lot Control Bylaws.

This delegated approval authority has been further delegated from County Council to the Manager of Planning Services, save and except for new local municipal Official Plans which require approval from County Council.

It should be noted that this delegated approval authority does not apply to the City of Windsor and to Pelee Island, both of which are separated municipalities and are not part of the two-tier governance structure in Essex County.

Work began on the first County of Essex Official Plan in 1998, and it received provincial approval in 2005. The 2nd Generation of the County's Official Plan (the current upper-tier plan) received approval in 2014, based on background work that started in 2009.

Section 1.1 of the current County Official Plan provides the following description as to the purpose of the upper-tier Official Plan:

"The purpose of the Essex County Official Plan is to establish a policy framework for managing growth, protecting resources and providing direction on land use decisions during the planning period to 2031. This is the second generation of the Official Plan, the first being adopted in 2002 and approved on July 19, 2005. This Plan will:

a) Implement the Provincial Policy Statement at the County level;

b) Provide a policy framework that will provide guidance and direction to the seven local municipalities in their preparation and future interpretation of updated local Official Plans, Official Plan Amendments and Zoning By-laws;

c) Establish a policy framework for coordination and cooperation between

municipalities, both internal and external to the County, on planning, development, resources and inter-municipal servicing issues that cross municipal boundaries.

The Plan provides the fundamental policy framework from which more detailed land use planning can be continued by the local municipalities. Local Official Plans will implement and be in conformity with this County Official Plan by providing more detailed strategies, policies and land use designations for planning and development at the local level."

Section 1.2.4 of the Provincial Policy Statement (2020) provides the following direction for how planning is to be undertaken in a two-tier governance structure:

"Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lowertier municipalities shall:

a) Identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where they exist and informed by provincial guidelines;

b) Identify areas where growth or development will be directed, including the identification of nodes and the corridors linking those nodes;

c) Identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;

d) Where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;

e) Provide policy direction for the lower-



tier municipalities on matters that cross municipal boundaries."

1.4 Why a Review is Being Undertaken at this Time

The current County Official Plan was adopted and approved in 2014, based on background work that started in 2009. Since that time, residents have witnessed, and are continuing to experience, the effects of fundamental changes that are taking place in our region as a result of a changing climate, migration from other parts of Ontario and from overseas, and the evolving nature of employment and how we now live our daily lives. Furthermore, the current County's plan was based on the 2005 Provincial Policy Statement, and significant policy changes are needed to the County Official Plan to maintain consistency with the new 2020 PPS.

This Official Plan Review provides a forum for elected officials (decision makers), working collaboratively with key stakeholders and the community at large to formulate policies that take advantage of the opportunities and respond to the challenges that lie ahead.

Moving forward, the issues facing the County are expected to evolve over time and will become increasingly more complex and difficult as compared to earlier decades. This will require a coordinated and well thought out land use planning policy approach which is capable of properly balancing and integrating environmental, social and economic considerations to achieve an improved and sustainable quality of life for existing and future residents of this region.

It should be noted that the Planning Act requires that all local Official Plans (as adopted by each

of the seven Essex County municipalities) conform to the approved County of Essex Official Plan. All Public Works undertaken by local municipalities and by the County and all zoning by-laws adopted by each local Council are also required to conform to the County Official Plan.

1.5 Official Plan Review Being Undertaken in Three Phases

The Official Plan Review is being undertaken in three phases.

During Phase 1, a Technical Background Report has been prepared by Watson & Associates to provide new 30 year county and local municipal population, household and employment forecasts. This technical report is being submitted to County Council, to be received and used during subsequent phases of the OP Review.

An initial round of consultation and outreach has been undertaken to obtain input regarding the opportunities, challenges and issues facing the County of Essex, and what priorities the new County Official Plan will need to address. A summary of what was heard during this initial round of consultation is presented in Section 5 of this Background Report. This report also includes information pertaining to:

- how the region has changed over the last two decades;
- settlement area changes;
- lot/unit creation approvals granted by the County;
- the County's Climate Change Emergency

Phase 1

Growth Projections, Background Review, Initial Outreach Policy Options & Additional Technical Studies

Phase 2

Phase 3

Draft & Adopt New Official Plan



Declaration, and the County Energy Plan;

 Healthy Places, Healthy People – Smart Choices for the Windsor-Essex Region of Ontario.

A Request For Proposals will be issued and a multi-disciplinary consulting firm will be retained by the County to complete the Phase 2 and Phase 3 work. During Phase 2 additional technical reports/studies will be prepared to address key issues, challenges and opportunities identified during Phase 1. This additional technical work will include a comprehensive analysis of future urban land requirements county-wide. A Policy Options and Key Directions Report will also be prepared as one of the Deliverables during Phase 2.

Indigenous communities, local municipal Councils, adjacent municipalities, senior staff planning the local from seven municipalities, community stakeholders and regional/provincial ministries and agencies will be consulted during Phase 2, and asked to provide feedback and input on reports and studies being completed during this phase.

Phase 3 involves the preparation of the draft new Official Plan, and the circulation/ presentation to County Council, to local Councils (and to senior staff from each of the local municipalities), to adjacent municipalities, to Indigenous communities, and to regional/ provincial ministries and agencies for their review and to obtain their input and feedback. Information meetings and statutory public meetings will be held in advance of County Council making any decisions with respect to the final draft of the new Official Plan. Based on input and feedback received, a final draft of the new Official Plan will be prepared for adoption by County Council, and for submission to MMAH for approval purposes.

It should be noted that County Council will be provided with a Staff Report prior to starting Phase 2, with a summary as to the results of the OPR consultant RFP selection process and a recommendation to retain a consultant team to move forward and complete the Phase 2 and Phase 3 work program. This Staff Report will contain a detailed work program, timeline (with dates for meetings, workshops, etc.) and key deliverables for Phases 2 and 3.



2 REGIONAL CONTEXT

2.1 Population and Household Change

The population of the County of Essex grew by more than 25,000 during the last two decades, at a rate that is higher than adjacent counties and separated municipalities.

It should be noted that most of this growth occurred from 2001 and 2006 and in the 5-year period from 2016 to 2021. Comparisons from nearby communities and the province as a whole is provided in Table 2.

Municipality	Total Population – 2001 to 2021						ear ation nge 0 2021)
	2001	2006	2011	2016	2021	Abs.	%
County of Essex	166,327	176,642	177,720	181,530	193,200	+26,883	+16.2
Clty of Windsor	208,402	216,473	210,891	217,188	229,660	+21,258	+10.2
Chatham-Kent	107,341	108,177	103,671	101,647	103,988	-3,353	-3.1
County of Lambton	126,971	128,204	126,199	126,638	128,154	+1,183	+0.9
Province of Ontario							+24.7

Table 1 - 20 Year Change in Population

Source: Census Canada

Table 2 – 5 Year Changes in Population

Municipality	5 Year Changes in Population, Percentage and Absolute								
	2001 to 2006	2006 to 2011	2011 to 2016	2016 to 2021					
County of Essex	+6.2%	+0.6%	+2.1%	+6.4%					
	(+10,325)	(+1,078)	(+3,810)	(+11,670)					
City of Windsor	+3.9%	-2.6%	+3.0%	+5.7%					
	(+8,071)	(-5,582)	(+6,297)	(+12,472)					
Chatham-Kent	+0.8%	-4.2%	-2.0%	+2.3%					
	(+836)	(-4,506)	(-2,024)	(+2,341)					
County of	+1.0%	-1.6%	+0.3%	+1.2%					
Lambton	(+1,233)	(-2,005)	(+439)	(+1,516)					
Province of Ontario	+6.6%	+5.7%	+4.6%	+5.8%					

Source: Census Canada

Official Plan Review Phase 1 Background Report



Essex County's population is aging, with more than 20 percent of all county residents being over the age of 65 in 2021, compared to 11 percent in 2001. Concurrently, the County has seen a decline in the number of young children during the last two decades. This shift in the overall age of the County's population will have far reaching impacts on the future demand for various housing types, on health care services, and on programs and infrastructure that will need to be made available to a growing elderly population.

	20	01	20		
Age Group	Total	%	Total	%	Total Change (20 Years)
0 to 14	35,935	21.6	32,170	16.7	-3,765
15 to 64	111,745	67.2	122,055	63.2	+10,310
65 and over	18,640	11.2	38,975	20.1	+20,335
Total	166,320	100.0	193,200	100.0	+26,880

Table 3 – Change in Population By Age, County of Essex, 2001 to 2021

Source: Census Canada

Comparative information has been provided for the City of Windsor and the Province as a whole, to illustrate that similar trends are occurring in the rest of the Windsor-Essex Region and throughout the Province of Ontario.

Table 4 – Change in Population By Age, City of Windsor, 2001 to 2021

	20	01	20		
Age Group	Total	%	Total	%	Total Change (20 Years)
0 to 14	39,650	19.1	36,640	16.0	-3,010
15 to 64	139,415	66.7	150,375	65.5	+10,960
65 and over	29,340	14.2	42,645	18.5	+13,305
Total	208,405	100.0	229,660	100.0	+21,255

Source: Census Canada

Table 5 – Change in Population By Age, Province of Ontario, 2001 to 2021

	20	01	20		
Age Group	Total	%	Total	%	Total Change (20 Years)
0 to 14	2,232,750	19.6	2,251,795	15.8	+19,045
15 to 64	7,705,130	67.5	9,334,440	65.6	+1,629,310
65 and over	1,472,170	12.9	2,637,710	18.6	+1,165,540
Total	11,410,050	100.0	14,223,945	100.0	+2,813,895

Source: Census Canada



The total number of households living in the County of Essex has increased by approximately 25 percent during the last two decades, from 57,475 to 71,515 households. This change is similar to the change that occurred province-wide.

The average household size in the county has remained relatively constant during this time period, declining slightly from 2.9 to 2.7 persons per household. This is similar to the provincial average.

Municipality	Total No. of	tal No. of Households 20 Year Change in No. of Average Households Households (Persons per House (2001 to 2021)		Households		
	2001	2021	Total Change	% Change	2001	2021
County of Essex	57,475	71,515	+14,040	+24.4	2.9	2.7
City of Windsor	83,825	94,270	+10,445	+12.4	2.4	2.4
Province of Ontario	4,219,410	5,491,205	+1,271,795	+30.1	2.7	2.6

Source: Census Canada

In 2021, 57 percent all households living in the County of Essex were comprised of households with 2 persons or less. This is similar to province-wide numbers for the same period, and is a result of the aging of the population, various social and economic factors, and lifestyle choices.

Currently, only 8 percent of the County's housing stock is apartment style residential dwelling units. This is significantly lower than the provincial average, where 33 percent of all households live in apartment style dwelling units.

In the last five years, we have seen a sharp increase in the number of new apartment style dwelling units being built across the County. Moving forward, this trend is forecast to continue and communities throughout the region will be faced with a growing demand to accommodate a broader range of housing types within their designated settlement areas.







Municipality	2021 Total No. of Households, By Household Size (and % of all Households)								
	1 Person	2 Person	3 Person	4 Person	5 Persons +	Total			
County of Essex	15,290 (21.4%)	25,830 (36.1%)	11,130 (15.5%)	11,875 (16.6%)	7,405 (10.4%)	71,515 (100.0%)			
City of Windsor	31,210 (33.1%)	29,375 (31.2%)	13,500 (14.3%)	11,240 (11.9%)	8,940 (9.5%)	94,270 (100.0%)			
Province of Ontario	(26.5%)	(32.7%)	(15.9%)	(15.0%)	(9.9%)	(100.0%)			

Table 7 – 2021 Total Households, By Household Size

Source: Census Canada

		2021 Total	Occupied	Dwellings, By	Structure Typ	e (and % of a	ll Dwellings)	
Municipality	Single Detached House	Semi Detached House	Row House	Apartment in Duplex	Apartment in Building with less than 5 storeys	Apartment in Building with 5 or more storeys	Moveable Dwelling	Total
County of Essex	58,855 (82.3%)	3,165 (4.5%)	3,030 (4.2%)	705 (1.0%)	3,155 (4.4%)	1,860 (2.6%)	740 (1.0%)	71,510 (100.0%)
City of Windsor	56,625 (60.1%)	4,475 (4.7%)	6,205 (6.6%)	3,960 (4.2%)	10,750 (11.4%)	12,250 (13.0%)	10 (0.0%)	94,275 (100.0%)
Province of Ontario	(53.6%)	(5.7%)	(9.2%)	(3.3%)	(10.0%)	(17.9%)	(0.3%)	(100.0)

Table 8 – 2021	Total Occupied Dwellings,	By Structure Type
----------------	---------------------------	-------------------

Source: Census Canada

2.2 Settlement Area Changes

A total of 14,000 hectares of land are located in the 9 primary settlement areas that are designated as the primary centres for urban development in the existing County of Essex Official Plan. During the last decade, 740 hectares of land within these primary settlement areas were urbanized for residential, commercial and employment type land uses and buildings. During this same time period, 111 hectares of land was urbanized in the secondary settlement areas.

On average between 2010 and 2021, a total of 77 hectares of land was converted annually from rural to urban land uses within the designated settlement areas county-wide.



The tables below provide a detailed breakdown as to the amount of land that is designated in each primary and secondary settlement area, the amount of land that was urbanized in the last decade, and the remaining unurbanized land in each settlement area.

Appendix 1 contains maps depicting the limits of each settlement area and the areas that have been urbanized between 2010 and 2021.

Table 9 – Remaining Unurbanized Land in Existing Designated Primary Settlement Areas

Primary Settlement Area	Total Land Area in Settlement Area Boundary (hectares)	Extent of Settlement Area Urbanized as of 2010 (hectares)	Amount of Land Urbanized between 2010 and 2021 (hectares)	Extent of Settlement Area Urbanized as of 2021 (hectares)	Remaining Unurbanized Land in Settlement Area Boundary (hectares)
Amherstburg	2,286	1,240	86	1,326	960
Essex	580	383	58	441	139
Harrow	321	215	13	228	93
Kingsville	814	563	63	626	188
Lakeshore	3,033	1,802	190	1,992	1,041
LaSalle	3,087	1,740	207	1,947	1,140
Leamington	1,705	1 ,188	62	1,250	455
Oldcastle	957	506	36	542	415
Tecumseh North	1,680	1,271	25	1,296	384
Total – All Primary Settlement Areas	14,463	8,908	740	9,648	4,815

Source: County GIS Staff, 2010 and 2021 air photography analysis



Table 10 – Remaining Unurbanized Land in Existing Designated Secondary Settlement Area

Secondary Settlement Area	Total Land Area in Settlement Area Boundary (hectares)	Extent of Settlement Area Urbanized as of 2010 (hectares)	Amount of Land Urbanized between 2010 and 2021 (hectares)	Extent of Settlement Area Urbanized as of 2021 (hectares)	Remaining Unurbanized Land in Settlement Area Boundary (hectares)
Amherst Point	126	74	7	81	45
Big Creek	79	71	0	71	8
Boblo Island	96	29	0	29	67
Colchester	398	226	16	242	156
Comber	270	82	21	103	167
Cottam	280	131	15	146	134
Deerbrook	388	316	5	321	67
Essex	156	21	13	34	122
Lakeshore	571	388	0	388	183
Lighthouse Cove	219	132	6	138	81
Maidstone	229	63	0	63	166
Malden Centre	44	32	6	38	6
McGregor	265	102	0	102	163
Ruscom	28	15	0	15	13
Ruthven	471	358	16	374	97
Staples	35	14	6	20	15
Total – All Secondary Settlement Areas	3,655	2,054	111	2,165	1,490

Source: County GIS Staff, 2010 and 2021 air photography analysis

2.3 Plan of Subdivision and Condominium Approvals Granted By County

A total of 4,310 residential dwelling units received final plan of subdivision approval from the County of Essex from 2011 and 2021. The County also granted final approval to 563 residential units as part of Plans of Condominium during this 10 year period.

A detailed breakdown of the approvals that were granted within each settlement area is provided in the tables on the next pages. Maps for each settlement area, illustrating the location of the final approved plans of subdivision and plans of condominium can be found in Appendix 2.



REGIONAL CONTEXT

Table 11 – Residential Units Granted Final Plan of Subdivision Approval By County of Essex,2011 to 2021

Voe		No. of Residential Units That Received Final			
Year	Settlement Area		Plan of Subdivisi		
2011	Labashara Drimary	Singles	Semis	Townhomes	Total
2011	Lakeshore Primary	34	-		34
2011	Kingsville Secondary Cedar Creek	6		-	6
2011	LaSalle Primary	16	56	-	72
2012	Lakeshore Primary	108	-		108
2012	Essex Primary (Essex)	31	-	12	31
2012		25	34	12	71
2013	Kingsville Primary	63	2	-	65
2013	LaSalle Primary	77	4	51	132
2013	Kingsville Secondary Ruthven	23	-	. 	23
2014	Essex Primary (Essex)	150		-	150
2014	Lakeshore Primary	74	-	-	74
2014	Tecumseh Primary	19	-		19
2014	LaSalle Primary	12	28	-	40
2014	Kingsville Primary	23	118	-	141
2015	Leamington Primary	3	-	-	3
2015	Lakeshore Primary	92	H	-	92
2015	Tecumseh Primary	87	14	46	147
2015	Kingsville Primary	62	26	-	88
2015	LaSalle Primary	66	46	-	112
2016	LeamIngton Primary	26	-	-	26
2016	LaSalle Primary	114	40	-	154
2016	Lakeshore Primary	43	-	-	43
2016	Kingsville Primary	-	30		30
2016	Kingsville Secondary Ruthven	19	=	-	19
2017	Lakeshore Primary	100	-	6	106
2017	Amherstburg Primary	167	102	-	269
2017	Leamington Primary	51	-		51
2017	LaSalle Primary	174	-	· · · · ·	174
2018	Kingsville Secondary Ruthven	56	-	-	56
2018	Lakeshore Primary	113	-		113
2019	Lakeshore Primary	148	-	225	373
2019	Kingsville Primary	15	-	-	15
2019	LaSalle Primary	71	88	-	159
2019	Amherstburg Primary	137	=	-	137
2020	Amherstburg Primary	160	-	87	247
2020	Lakeshore Primary	118	6	48	172
2020	Kingsville Primary	27	-	-	27
2020	LeamIngton Primary	40	-	-	40
2021	Lakeshore Primary	13	36	3	52
2021	Amherstburg Primary	252	120	111	483
2021	Kingsville Secondary Ruthven	59	-		59
2021	LeamIngton Primary	-	6	22	28
2021	Essex Primary (Harrow)	20	14		34
2021	LaSalle Primary	35	-	-	35
Total -	- 2011 to 2021	2.929	770	611	4,310

Source: County Planning Staff, 2011 to 2021 County Approvals Granted



Table 12 – Residential Units Granted Final Plan of Condominium Approval By County ofEssex, 2011 to 2021

Year	Settlement Area	No. of Residential Units That Received Final Plan of Condominium Approval			
		Townhomes	Apartments	Total	
2011	Amherstburg Primary	18	-	18	
2017	Tecumseh Primary		59	59	
2017	Leamington Primary	-	105	105	
2019	Leamington Primary	-	106	106	
2019	Kingsville Primary		39	39	
2020	LaSalle Primary	-	236	236	
Total – 2011 to 2021		18	545	563	

Source: County Planning Staff, 2011 to 2021 County Approvals Granted



19

3 CLIMATE CHANGE EMERGENCY DECLARATION AND COUNTY ENERGY PLAN

On November 20, 2019 County Council adopted the following resolution:

"Whereas the most recent report by the UN Intergovernmental Panel on Climate change (IPCC) has indicated that within less than 12 years, in order to keep the global average temperature increase to 1.5 degrees Celsius and maintain a climate compatible with human civilization, there must be a reduction in carbon emissions of about 45% from 2010 levels, reaching net zero carbon emissions by 2050; and

Whereas based on current projections of the future impacts of human caused climate change, climate change will adversely impact Windsor-Essex's local economy, damage local infrastructure and property, put a strain on municipal budgets and result in significant economic and health burdens for the constituents of







Windsor-Essex, particularly our vulnerable populations; and

Whereas climate change will jeopardize the health and survival of many local plant and animal species, as well as their natural environments and ecosystems; and

Whereas Windsor-Essex is already experiencing large and increased climate change impacts, including but not limited to overland flooding, heavy rain event flooding, emergence of invasive species, an increased number of high heat days, the rise of vector borne diseases, the re-emergence of blue-green algae and harmful algal blooms in our lakes and rivers; and

Whereas municipalities are understood to produce and/or have regulatory jurisdiction over approximately 50% of carbon emissions in Canada; and

Whereas the County of Essex joins the Government of Canada and 444 Canadian municipalities (including Vancouver, Ottawa, Montreal, and 18 other Ontario municipalities, among them Chatham-Kent, Sudbury, Sarnia, Guelph, and Kingston) that have declared climate emergencies, some of which are also implementing strategic plans in order to help reduce global carbon emissions and mitigate the impacts of climate change; and

Whereas the City of Windsor, the Essex Region Conservation Authority (ERCA) and the Windsor Essex County Health Unit (WECHU) are committed to and currently undertaking city and regional climate change planning, encompassing both mitigation and adaptation, in partnership with others; and

Whereas the County of Essex, the Essex Region Conservation Authority (ERCA), local municipalities in Essex County, in partnership with other community stakeholders, are undertaking a Regional Community Energy Plan to assist the County of Essex and local municipalities to align with provincial and federal energy policies and programs; and Whereas this emergency is an opportunity to bring together County, City and Local municipal governments, as well as regional stakeholders to work together on climate change planning and implementation with the aim of protecting our region and contributing to greater national and global climate change response; and

Whereas implementing climate action and making a transition to a low-carbon economy also represents a significant opportunity to stimulate economic growth, increase job opportunities and develop new technologies;

Therefore be it resolved that the Council of the Corporation of the County of Essex declare a Climate Emergency in the knowledge that this is an emergency with no foreseeable conclusion which will require robust and permanent changes in how municipalities conduct their business;

And further that in response to this emergency, the need to reduce overall emissions from the City of Windsor and County of Essex as well as continue to prepare for Windsor-Essex County's climate future are deemed to be high priorities when considering budget direction and in all decisions of council;

And further that the County Administration be directed to identify priority action items, implementation measures and cost requirements for those programs and services it is responsible for, to accelerate and urgently work towards the reduction of emissions and preparing for our climate future;

And further that this declaration be shared with local municipalities in Essex County, who are encouraged to consider endorsing the declaration and identify priority action items, implementation measures, and cost requirements for those programs and services they are responsible for, to accelerate and urgently work towards the reduction of emissions and preparing for our climate future."

In response to this declaration, County Council authorized County Staff to collaborate with various community partners, including the



ENERGY PLAN CLIMATE CHANGE AND

Essex Region Conservation Authority, to prepare a County of Essex Regional Energy Plan.

This energy plan is intended to assist the county and local municipalities to take future strategic actions in reducing Greenhouse Gas Emissions that arise from energy use, and to better manage the economic risks and opportunities associated with the modern energy transition. This global energy transition: (i) is driving towards decarbonization and more localized and renewable energy sources; and (ii) has the potential to be a new source of economic development opportunities, job creation, in addition to addressing environmental and energy security concerns. The outcomes in the Regional Energy Plan recognize and balance







the environmental, economic and social aspects of a sustainable energy system.

In May of 2021, the Warden of the County of Essex released the following statement as part of the delivery of the Executive Summary for the County of Essex's New Regional Energy Plan:

"Most Windsor-Essex residents accept the reality of a changing climate, but are uncertain about what they can do, as individuals, in the face of such an existential threat.

They want to do their part, they want to leave a better world for their children and grandchildren, but they are worried about the costs of combatting climate change.

Will their municipal taxes go up? Will corporations pass on their increased green costs to the consumer in the form of higher prices? Will the high-paying automotive and manufacturing jobs that have long sustained this region dry up in the face of stringent emissions protocols?

These are important quality of life questions, but the cost of doing nothing far exceeds the cost of meeting the climate challenge head-on, of working together as a region to create new jobs, improving energy efficiency, leveraging funding opportunities, and building a diverse and sustainable economy.

In 2019 and 2020, our region was under flood watches and warnings for hundreds of days in a row. Lake levels remain at unprecedented highs. One-in-100year flood events are happening with increased frequency. The status quo is not an option. We have to weigh the costs of moving forward against the costs of doing nothing. The cost of doing nothing could be catastrophic.

County Council declared a Climate Emergency to respond to this threat, and now we are backing it up with action.

The modelling work undertaken tells us the amount of energy used in the average home in Essex County is more than twice global best practice. Our per capita greenhouse gas emissions are about five times global best practices. We spend over \$800M on all types of energy, most of which leaves the County.

These local energy dollars go to Western Canada for oil and natural gas, or elsewhere in Ontario.

There are opportunities to harness that energy and keep those dollars from leaving the region, just as there are opportunities to significantly reduce our household energy consumption, which accounts for 22 percent of total energy use in our region. Retrofitting homes and embracing green practices won't just help the environment, it will lower energy bills, putting more money in your pockets and boosting our local economy.

Municipalities have a responsibility to lead the way by focusing on creating energy efficiency within our own operations. This includes greening our municipal arenas, switching our vehicle fleets to electric, looking at policies to reduce in-person meetings and relying on technology rather than transportation. There are tremendous opportunities to save money and repatriate the energy costs that leave our region and transform them into investments in our local economy.

We have to focus on this incredible potential and not only on "what it will cost" when it comes to increasing energy efficiency and building a diverse and green economy. The transformation won't be easy, but the jobs and growth are there if we can commit to a common vision of sustainability and prosperity.

During the writing of this plan, we experienced a rapid and radical change to society because of a global pandemic - we shifted, virtually overnight, to remote work and becoming more mindful in our transportation and purchasing habits. The cumulative effect of empowered and informed individuals making smart, selfless choices can be transformative.

We have an unprecedented opportunity to innovate and embrace a new normal. We must seize it together, creating jobs and a path to shared and sustainable prosperity



and smart economic growth."

The 2021 County of Essex Regional Energy Plan includes a number of priority project recommendations, including recommendations:

- to align the new County Official Plan with the Regional Energy Plan;
- to align the County's Master Transportation Plan with the Regional Energy Plan;
- to align the County Economic and Employment Land Strategy with the Regional Energy Plan;
- to align all Municipal Corporate Energy and Emission Reduction Plans with the Regional Energy Plan;
- to develop enabling municipal policies and incentives to promote Regional Energy Plan implementation.





4 MAKING SMART CHOICES, PLACE MATTERS

In 2002, Essex County Council and Windsor City Council both adopted policies as part of their respective Official Plans to establish and maintain a formal protocol to address and coordinate matters of an inter-municipal and regional nature.

The Inter-Municipal Planning Consultation Committee (IMPCC) was established by Senior Planning Staff from communities across our region to assist our respective Councils to implement the shared policy objectives as set out in Section 4.10 of the County's Official Plan and Section 10.5 of the City's Official Plan.

Both of these documents include language that identifies the importance of working cooperatively to *"achieve orderly growth and the efficient provision of services to ensure the long-term health and prosperity of the census metropolitan area and the region."*

City of Windsor and Essex County Councils have both agreed to "work in a comprehensive, timely and equitable manner to achieve ongoing cooperation and resolution of intermunicipal issues including, but not limited to: growth management, transportation and physical service coordination, natural area conservation and watershed management, economic development and coordination of overall planning activities."

In 2006, IMPCC prepared the *"Healthy Places, Healthy People, Smart Choices for the Windsor-Essex Region of Ontario"* Statement of Principles. On September 8, 2006 this document was signed by senior municipal planning staff from across our region as an expression of their professional commitment to the principles that are contained within this important document.

City and County Council passed resolutions endorsing this statement of principles. In addition, in 2007 "Go for Health", a partnership of Windsor-Essex County Health Unit, Health Action Windsor-Essex, and the Cancer Prevention Network, Erie and St. Clair publicly endorsed and supported the "Healthy Places, Healthy People" Statement of Principles. A Conservation Award was received from the Essex Region Conservation Authority for this document.

The following statement of principles continues to be relevant today:

Healthy Places, Healthy People Smart Choices for the Windsor-Essex Region of Ontario

Community planning professionals from across this region have come together to prepare and sign the following statement of principles to guide public policy, to stimulate informed public debate, and to build a coalition of like-minded professionals in all sectors of the community including the engineering, architecture, health care, education and public administrative disciplines, to improve the quality of life for inhabitants of our region and for future generations:

The region, city, towns, villages and the countryside

1. The health and well being of the inhabitants of the Windsor-Essex Region of Ontario requires strategic decision-making with respect to land use, transportation, infrastructure, growth management, natural heritage, social, economic and environmental planning.



2. The Windsor-Essex Region of Ontario, comprising the city, towns, villages and the surrounding countryside, rivers and lakes, represents an important economic, social and ecological unit that must plan, formulate public policy, develop and implement strategies, and make decisions in a coordinated and comprehensive manner that will improve the health and well being of all citizens of this region.

3. Economic vitality, healthy environments and community stability requires: a re-investment in our existing urban centres; the reconfiguration of sprawling suburbs into neighbourhoods and town centres where walking, cycling and transit become viable transportation and active/healthy lifestyle options; the preservation, conservation, and enhancement of our natural and built heritage features as cornerstones of all future decision-making; and a regional/watershed approach to improving the quality of our air and our ground and surface water resources.

4. We have a responsibility to our children and grandchildren to take a lead role in working with decision-makers, community leaders, and a broad range of stakeholders, to significantly reduce greenhouse gas emissions and energy consumption in our region, by promoting settlement patterns, built forms, and transportation systems that create more sustainable, efficient, healthy and livable communities.

5. Financial resources and revenues need to be shared more cooperatively amongst the municipalities of this region to avoid the destructive competition for property taxation and the corresponding decisions that lead to wasteful and unsustainable development patterns, loss of natural features and productive agricultural lands. To efficiently utilize available resources and to effectively compete with other economic regions, a cooperative governance model is required to advance economic development objectives that benefit all inhabitants of the Windsor-Essex Region.

Neighbourhoods, city and town centres, employment districts, corridors and streets

6. Mixed use, compact, pedestrian-oriented neighbourhoods and city and town centres designed for people, are the building blocks of healthy, active and vibrant communities. Parks, schools, places of worship, compact pedestrian-scaled shopping and entertainment districts and employment opportunities situated closer to where people live, should be easily accessible by foot, bicycle, transit and the automobile.

7. Neighbourhoods should be diverse in land use and population, with a broad range of housing choices being available for residents from all cultural, social and economic backgrounds.

8. Public places that foster a sense of community pride and well-being and create a sense of place should be maintained within all neighbourhoods. Schools are important public places that should be sized and located within neighbourhoods to enable children to safely and conveniently cycle and walk to and from home.

9. Neighbourhoods, city and town centres and employment districts should be provided with a highly interconnected road network and a balanced transportation system that is designed and built for pedestrians, cyclists, transit, and automobiles.

10. Shorter block lengths, a finer grain of block sizes, sidewalks, trails, bikeways and five-minute walking distances to neighbourhood activity centres and to transit stops should be provided to encourage healthy active lifestyles, to reduce energy use and to provide greater independence for those who cannot or chose not to drive automobiles.

11. Appropriate residential densities and land uses should be located near transit stops, enabling public transit to become a more viable option for mobility within our region.

12. Within each community in our region, clearly defined, compact, pedestrian and transit friendly city and town centres need to be maintained, created and enhanced. These city and town centres are



intended to serve as focal points for civic, commercial, entertainment, and cultural activities. A broad range of employment, housing, civic, shopping and leisure activities should be available in a compact, attractive, pedestrian-scale, safe and welcoming environment. Public investments need to be made in these city and town centres to support private sector 13. investment and to create and maintain the public realm, streetscape and amenities that will cater to and attract ongoing patronage from residents, business clientele and visitors. 14. Natural lands should be protected, enhanced, and incorporated within planned "greenway" systems, and given prominence for the benefit of all inhabitants in the surrounding neighbourhood and in the broader region. The essence of a "greenway" is linkages, connecting wildlife habitat areas to each other, human settlements to other human settlements, urban to rural areas, waterfront to inland areas, and people to nature. Employment districts should be located within the region to take advantage of and make full use 15. of all forms of transportation including rail and multi-modal facilities. These districts should be designed and sited within the region along major transportation corridors, in such a manner as to be effectively serviced by appropriate modes of transportation including public transit. 16. Transportation corridors need to provide viable choices and options that equally accommodate automobile, transit, cycling and pedestrian infrastructure. The design of a community's street system, as well as the configuration of lots and the siting 17. of buildings, is an essential part of a community's character. Highly interconnected street systems within our city, towns and villages, incorporating sidewalks, trails, bikeways, street trees, landscaped boulevards, appropriate illumination and signage, should be designed and built to create and maintain safe, livable, and healthy places.

Streetscapes should be designed to encourage walking, neighbourhood interaction and 18. community safety.

19. Buildings should be designed in the context of the street and block on which they are situated, and they should incorporate appropriate energy efficient components, architectural elements and landscape features. Local architecture, climate, history and building practices should guide and influence the design and construction of new buildings within our region.

Historical buildings, neighbourhoods and districts should be preserved, enhanced and passed 20. on to future generations as a legacy of past accomplishments and successes within the Windsor-Essex Region.

As professional planners, we have a responsibility to provide elected officials, decision-makers, community and business leaders, and the public at large with sound public policy options and to recommend action strategies that will improve the quality of our natural and built environments. By signing this document the community planners whose names appear below are committing to uphold, promote and put into practice this statement of principles that are so important to the future well being of the inhabitants of the Windsor-Essex Region.

September 8, 2006



5 PHASE 1 CONSULTATION

5.1 What We Heard During the Initial Round of Consultation

The following summary represents a synthesis of the individual comments and statements that were made during a series of workshops that were held from March to June of 2022.

It should be noted that the comments and statements are in no particular order of importance, and have been written in such a manner as to capture the essence of what we heard during the workshops.

In March of 2022, virtual workshops were held with members of County Council. Councillors

were asked to provide their observations, insights and comments with respect to the following questions that were used to guide the discussions that took place:

i) What are the strengths of the County of Essex?

ii) What are the key challenges and issues to be addressed now and during the next 25 years?

iii) What opportunities should County Council be focusing on?

iv) How can the County Official Plan improve the health, well-being and prosperity of County residents?







The following is a summary of what we heard from members of County Council.

Strengths of the County of Essex

- Our geography, we are a compact region with a lot to offer, and we are surrounded by water (the Great Lakes and the Detroit River).
- Our warm climate, great weather and a long growing season.
- Our proximity to the United States, and the opportunity to live in Canada and work in the USA (i.e. engineers in the auto sector, and nurses in the health sector), and for businesses to locate in Essex County and serve both the US and Canadian markets and supply chains.
- Our highly skilled workforce, with specialized skills in agri-business and manufacturing .
- Our growing agri-business and agri-tourism sectors (i.e. field crops, vegetable/fruits, flowers, wineries, etc.), and the largest cluster of greenhouses in North America.
- Our cultural diversity, and our ability to attract newcomers from all over the globe.
- Our active transportation infrastructure that is being built county-wide with the assistance of the county's CWATS program, and that is doing a good job of providing inter-connectivity amongst the various communities in this region of Ontario.
- Our many attractions for both visitors and residents, including Point Pelee and the various trails and green spaces that can be found throughout the County.
- We work well together (great partnerships) to complete common goals, with all communities having a seat at the table where decisions are being made.
- We are a great place to live, and we are the best kept secret.
- We have high quality educational institutions, our communities have high speed internet services, and our residents have high levels

of education and high average incomes.

• The County of Essex has its financial house in order, with zero debt and a solid balance sheet.

Key Challenges and Issues to be Addressed

- We need to find ways (and the financial resources) to protect people and property from more frequent and intense storm events caused by a changing climate (infrastructure that has been built in many of our communities is no longer adequate).
- Where infrastructure improvements cannot be made, having to make difficult decisions to not allow new housing and/or the renovation of existing housing in these flood prone areas that can no longer be protected.
- There is a shortage of shovel ready lands for housing, and this is only going to get worse with recent announcements about major new job creation in the region and the anticipated influx of new migration to this part of Ontario.
- Should we have 7 industrial areas (one in each of the 7 county municipalities), or should we all work together to have one or two shovel-ready and fully serviced large employment/industrial areas for the County of Essex as a whole?
- How do we work together with a common goal/approach (with shared assessment) to provide the necessary and properly located employment/industrial area, that is better able to successfully compete with other regions in Ontario and in the United States?
- We need to better address the issue of housing affordability in both the ownership and rental markets, which will include providing a greater mix of housing choices (and more density) in our communities, and will require Councils to deal with NIMBYISM.
- We need to build age-friendly communities, and build infrastructure and services (including active transportation) where people live and where they want to go.
- Rapid greenhouse growth is using some of



the best agricultural land in the county, and is causing problems for existing municipal water systems – we need to find a better balance when it comes to this type of growth.

- How we properly plan our rural/agricultural areas will become increasingly important, and we will need to establish policies that recognize the needs of the speciality crop lands in certain parts of the county, and how best to manage those agricultural land resources.
- How do we provide housing for a growing number of migrant workers, and for a growing segment of the County's population that is going to need assistance finding housing that they can no longer afford and/ or housing that is specialized in nature to meet their unique needs?
- We will need to deal with the issue of urban sprawl and how we continue to grow (meeting the needs of our residents and businesses for new housing and new employment opportunities), while protecting important agricultural and natural heritage lands.
- How do we ensure that we have the skilled labour force that will be needed to take advantage of the county's future economic development opportunities, and what does the County need to do to make sure our communities are attractive and welcoming to that future labour force?

- How do we provide the required infrastructure that is needed for all of the planned growth, including all powerrelated (electricity) infrastructure needed for a societal move away from the internal combustion engine to electric vehicles and green manufacturing and green heating/ cooling systems?
- We need to look at how people will be moving around the County, and how this is going to change in the future, with new transportation policies and plans being put in place to make sure that the County is using its financial resources wisely, and thinking about the long-term needs.
- We are not just planning for today's residents, but for future generations (our children and grandchildren), and it is going to take some bold (out of the box) thinking to properly plan for how the County of Essex should be growing over the next 25 years.

Opportunities the County Should be Focusing On

- The County of Essex should be taking a stronger role to develop a common approach to planning policies and bylaws across the County.
- Watersheds have no boundaries, the County should use the lens of the environment (based on a watershed approach) when developing the new County Official Plan.







- HASE 1 CONSULTATION
- The County should be taking a more active role to apply to senior levels of government for funding assistance to help county municipalities deal with the growing need for more flood protection and more flood mitigation infrastructure county-wide.
- The County can't continue to do business as usual, we need to look at doing our business differently (which could include more shared services).
- The County should take a greater role to assist local municipalities to undertake infrastructure planning to prepare for growth.
- In order to have the needed shovel-ready employment/industrial lands (and to compete with other regions), the County should take a greater role to identify and assist with the creation of one or two large fully serviced "Essex County Industrial Parks".
- The County's transportation policies need to be re-visited, especially as they relate to how county roads are designed, built and maintained within urban and suburban areas county-wide.
- The County should be establishing a County of Essex Development Charge Fee, to make sure that future growth-related infrastructure that the County is responsible for is paid for by DC fees and not property taxes.
- The County should also be taking a greater role to assist with the coordination and expansion of public transit to meet evolving needs of businesses and residents choosing to invest and live in this region.
- The County should continue to fund CWATS, and to continue to build out the planned network to assist municipalities achieve economic development, tourism and healthy communities related goals.
- We need to simplify/streamline the development approval process, and where appropriate provide additional resources (financial and staff) to assist projects move forward in a more timely manner.

How the County Official Plan Can Improve the Health, Well-Being and Prosperity of County Residents

- Focus on quality of life in the County Official Plan – residents today demand this, and this should be common practice across the County.
- Better align land use planning policy objectives with financial goals and resources being allocated.
- Protection of prime agricultural land still needs to be at the forefront of the County's plan.
- We need stronger policies to make more walkable communities, and to create neighbourhoods where residents don't need to own 5 cars to live their daily lives.
- The OP needs to do a better job on environmental matters, and to provide targets for natural heritage protection county-wide.
- The County should take a lead role in the creation of common/consistent policies that would be applied county-wide (at both the upper-tier and at the local level), making things simpler, eliminating duplication, and providing efficiencies and reducing timelines (with the objective being to have high community development standards adopted and applied consistently across the entire County).
- Focus on housing affordability, with the County taking a lead role on developing OP policies that require residential intensification and a broader range of housing options in all communities.
- There needs to be a holistic/collaborative approach, with a shared effort between the County and the 7 local municipalities. – "we are one big family".

In April of 2022, a workshop was held with members of the Technical Planning Advisory Committee (TPAC). Senior planning staff from the local municipalities participated in the virtual



workshop and provided their observations, insights and comments with respect to the following questions that were used to guide the discussions:

i) What are the strengths of the County, and what makes this region different from other regions in Ontario?

ii) How effective has the existing County Official Plan been in achieving the stated goals of the Plan?

iii) What are the key challenges and issues to be addressed during the next 25 years?

iv) What actions need to be taken by the upper-tier and local municipalities to improve

the health, well-being and prosperity of County residents?

v) What policy gaps exist with the existing County Official Plan, and what policy areas does the new Official Plan need to focus on?

vi) What special studies and technical reports need to be prepared as part of the Phase 2 Work Plan to address key challenges and issues facing the County, and the policy gaps that currently exist?

vii) What level of municipal engagement needs to be built into the Phase 2 and Phase 3 Work Plans, and who should be part of that engagement in each of the local municipalities?





The following is a summary of what we heard from members of TPAC.

Strengths of the County, and What Makes This Region Different From Other Regions in Ontario

- Our location on the Detroit River, Lake Erie and Lake St. Clair, and our proximity to the busiest international border crossing between Canada and the United States.
- Our warm climate, a long growing season and our fertile soils.
- We are a peninsula surrounded by an abundance of fresh water.
- Our manufacturing strength.
- The largest greenhouse cluster in all of North America.
- Our wineries and the associated tourism related attractions and businesses.
- A very bikeable region, with flat topography and a growing network of cycling infrastructure.
- A high degree of connectivity between our towns, villages and the larger urban centres located next door.
- Point Pelee, the region's National Park.
- Relatively short commutes to/from work for most people.
- More open space, recreational opportunities, and less congestion compared to other regions in Southern Ontario.
- Geography, we are a compact region with a lot to offer, and we are surrounded by water (the Great Lakes and the Detroit River).

How Effective has the Existing County Official Plan Been in Achieving the Stated Goals of the Plan?

 It is difficult to know how effective the Plan has been, since no monitoring is being done and no data is being kept.

- Going forward we need to improve on this, and require annual reporting and monitoring to be able to properly evaluate in future years.
- Some of the stated goals are hard to achieve without better implementation tools.
- We are doing "less bad and more good".
- Everything starts with good growth management.
- We need a strong educational piece to accompany the new County Official Plan.
- More walkable communities are being built in parts of the County, and less natural areas are being removed.
- The active transportation policies, together with Council's ongoing commitment to fund cycling infrastructure is resulting in positive outcomes in many parts of Essex County.
- We are moving away from the days when any development is good development.
- Providing greater housing choices is still difficult to achieve, and further work needs to be done to obtain community support for residential intensification in existing built up areas.

Key Challenges and Issues to be Addressed Over the Next 25 Years

- Housing affordability, and identifying targeted implementation tools and incentives that can be used to facilitate intensification and to overcome NIMBYISM.
- Giving people real mobility options, with a transit supportive built form and active transportation and transit infrastructure in designated urban settlement areas that is safe and convenient for people to use on a daily basis.
- Preparing and protecting our communities from a changing climate, and taking meaningful actions to reduce our greenhouse gas emissions and our carbon footprint.



- Placing a greater emphasis on natural heritage restoration policies, and identifying effective implementation tools and incentives.
- Adopting forward thinking policies that meet the evolving needs of an aging population and a population which is becoming increasingly more diverse in terms of ethnicity, culture and income.
- Designing and building complete streets and communities, and giving residents more options to live sustainably.
- Educating elected leaders, the community, and the development/homebuilding industry as to the benefits of moving away from "the business as usual" model of how many projects are currently being designed and built throughout the Region.

Actions to be Taken by the Upper-tier and Local Municipalities to Improve the Health, Well-being and Prosperity of County Residents

- All levels of government need to focus their efforts on good community design, that will result in walkable, compact and complete neighbourhoods and communities.
- Continue to invest in active transportation, and give people mobility choices close to where they live and work.
- Tree planting in all urban settings, both on public and private lands, including street

trees along all streets to combat extreme heat days and to create inviting, safe and attractive places for persons of all ages and abilities to walk on a daily basis.

- Make strategic and targeted investments in transit and public policy that produce outcomes that have built forms, road and lotting patterns, and densities that are supportive of transit.
- To assist with job creation and retention, implement targeted CIP policies, plans and funding at both the upper-tier and in each local municipality that support county-wide and local economic development strategies.
- Greater dialogue and education to increase public awareness and understanding as to what makes better streets, neighbourhoods and towns, and the important connection between "good planning and good health".

Policy Gaps that Exist with the Existing County Official Plan, and What Policy Areas the New Official Plan Needs to Focus On

- Existing intensification versus greenfield targets are too low.
- Better transportation policies are needed, with a focus on developing policies as to how county roads are designed, built and managed in urban settlement areas and how to increase mobility choices.
- Climate change policies are not adequate and need to be enhanced and strengthened.







- Better policies are needed for the rural areas of the County, with more clarity and direction with respect to greenhouses and on-farm diversified land uses and businesses.
 Existing growth management and housing policies are not adequate to move away from the "business as usual" model of
 - policies are not adequate to move away from the "business as usual" model of development, and to address the evolving housing needs of a growing segment of the county's population.
 - The County Plan needs to incorporate policies related to ARUs and how CIPs are to be used at the upper-tier to support countywide economic development objectives.
 - New policies pertaining to Local Comprehensive Reviews and condominium conversions are needed.
 - Policies are needed to help guide the selection of appropriate areas in the County of Essex for new and/or expanded employment lands.

Special Studies and Technical Reports That Need to be Prepared as Part of the Phase 2 Work Plan

- natural heritage inventory update;
- transportation background study;
- sustainability/built form study, including a review of the financial sustainability of various types of built forms;
- agricultural lot study, including a review of specialty crop lands and lot sizes;
- affordable housing study, including a review of short term rentals and how these rentals impact housing affordability;

Level of Municipal Engagement That Needs to be Built into the Phase 2 and Phase 3 Work Plans, and Who Should Be Part of That Engagement in Each of the Local Municipalities

• TPAC members should continue to take the lead and be the main contacts for continued engagement from each of the 7 local

municipalities throughout Phases 2 and 3.

- Early outreach, dialogue and meetings with TPAC at key points in the Work Plan is needed, and should be carried out in a coordinated and consultative manner.
- When discussing transportation policy matters, local Infrastructure and Finance Staff should be part of the engagement process.

In May of 2022, a workshop was held with members of the Community Stakeholders Advisory Committee (CSAC). Key stakeholder representatives participated in the virtual workshop and provided their observations, insights and comments with respect to the following questions that were used to guide the discussions:

i) What are the strengths of the County of Essex?

ii) What are the key challenges and issues to be addressed during the next 25 years?

iii) What opportunities should County municipalities be focusing on?

iv) How can the County Official Plan improve the health, well-being and prosperity of County residents?

The following is a summary of what we heard from members of CSAC.

Strengths of the County

- Nice mix of urban and rural in the county.
- Small town living, but still have access to needed amenities.
- Beautiful natural environment, and our warm climate.
- The diversity of our population, and a strong philanthropic spirit.
- Low crime, a welcoming community and agencies that work well together and support community needs.



35

- Our communities are all connected, with invisible boundaries.
- Broad diversity in all types of industries, the region is an opportunity corridor with a skilled labour force.
- The County of Essex is in a strong financial position and has vision.
- Agri-tourism and agri-businesses
- Close proximity to the United States, and new highways leading to a new international bridge.

- CWATS and County Council's commitment to fund active transportation for both health and climate mitigation purposes.
- People get "more bang for the dollar" when they buy a home in the County as compared to the cost of home ownership in other regions of Ontario.

Key Challenges and Issues to be Addressed During the Next 25 Years

- Expanding public transit and making sure that it is accessible, convenient and





affordable for workers, tourists and students.

- Our environment, the health of the Great Lakes.
- Continuing to work on climate change mitigation and adaptation, including the need to protect more people and neighbourhoods from the devastating impacts associated with flooding caused by more frequent and more intense storm events.
- Housing is a big issue, and is becoming a significant problem for many households that are not able to afford the shelter that they require.
- Making sure that the required municipal infrastructure (sanitary, storm and water) is available to support the amount of new housing that will need to be built for a growing population.
- Meeting the growing demand for health and emergency services, including addressing the issue of providing access to primary health care in underserviced areas.
- Finding a balance between protecting our important green spaces versus our growing urban areas.
- Being able to attract and retain the workforce that is required to take advantage of new economic development and job creation opportunities.

Opportunities That County Municipalities Should be Focusing On

- Streamlining all of the approvals that are required to bring building and development projects on-line quicker.
- Having one common expedited approval process across the County, rather than what is now a "patchwork quilt" that is difficult to understand and to navigate.
- "Everyone singing from the same song sheet", including municipal planning, municipal engineering, and regional agencies such as ERCA.

- Making the required infrastructure investments in a timely manner to ensure there is an ample supply of "shovel and permit ready" industrial and residential building lots available.
- Converting surplus retail/commercial space and underutilized properties into new rental housing, to increase the supply county-wide and to create additional opportunities and incentives for more affordable housing to be built.

How the County Official Plan Can Improve the Health, Well-being and Prosperity of County Residents

- Adopting a common set of policies across all County municipalities related to matters such as built form, walkability, active transportation, food security and housing security, and public transportation (standardizing approaches and leveling the playing field).
- Creating inviting public spaces where people can gather, socialize, and connect with each other.
- Access to public transportation and bike trails is increasingly important and is becoming a priority for many Essex County residents.
- "We need to do what we say", and to benchmark and adopt best practices from other regions in Canada that are proven to be effective.

In June of 2022 virtual workshops were held with student representatives from three Essex County Secondary Schools, to obtain their observations, insights and comments with respect to the following questions that were used to guide the discussions:

i) What are the best things about Essex County?

ii) What do you like and dislike about where you live?

iii) What would make your community a



better place?

iv) What are the key challenges and issues that need to be addressed over the next 25 years?

v) What should municipalities be doing to improve the health and well-being of persons living in this part of Ontario?

The following is a summary of what we heard from student representatives.

The Best Things about Essex County

- Strong sense of community;
- Lots of parks to enjoy;
- Small town fairs to look forward to each year;

- Our recreation centres and community arenas;
- Support is available for people in need;
- Living in a tight knit community, where you know your neighbours and the local shop owners;
- Point Pelee National Park;
- Water and beaches nearby.

What I Like About Where I Live

- Feeling safe in my neighbourhood;
- All the trees and greenery;
- How beautiful main street is, with plants and flowers along the sidewalks;





- PHASE 1 CONSULTATION
 - Being able to walk and ride bikes to where I want to go.

What I Dislike About Where I Live

- Neglected spaces and abandoned buildings in older parts of town;
- Not having sidewalks on the streets;
- Vandalism at school;
- Lack of tolerance to persons with different ethnicities;
- Potholes and the rundown nature of some of our roads;

- Seeing some of our natural areas being lost to development;
- Light pollution from greenhouses.

What Would Make My Community A Better Place

- Investing in green energy projects;
- Restoring our wetland areas;
- Reducing harmful pollutants making their way into our nearby lakes;
- Making our streets and buildings look better;
- Having sidewalks available on both sides of





all streets;

 Introducing more waste reduction and diversion programs, such as regular organic waste pickup.

Key Challenges and Issues That Need to be Addressed Over the Next 25 Years

- Housing is a really big issue, and our generation will struggle to be able to find housing that we can afford.
- We need to better educate the population of Essex County about climate change.
- Incomes are not keeping up with increases in prices.
- Racism still exists and needs to be addressed.
- Using more green energy in our daily lives.
- Taking advantage of tourism opportunities to bring more people to Essex County.

What Municipalities Should Be Doing to Improve the Health and Well-being of Persons Living in This Part of Ontario

- Having greater access to food that is produced locally.
- Supporting businesses that provide tourism related facilities and services.
- Building more infrastructure that makes it safer and more convenient for people to walk to school, to visit friends and go to work.

- Some of the bike lanes that have been built are a good first step, but it would be better if they were wider and physically separated from car/truck traffic.
- In some parts of our community, we need to see more police officers patrolling the streets.
- More investments need to be made in providing community mental health services.

5.2 Consultation with Indigenous Communities, Provincial Ministries and with Adjacent Municipalities

Preliminary meetings were held with Staff from the Ministry of Municipal Affairs and Housing, the City of Windsor, and with First Nation Communities.

These initial meetings were intended to introduce the County's Official Plan Review project, to explain the three phases of the work program, and to obtain information as to how they wish to become involved in Phases 2 and 3.

A formal protocol for meaningful consultation will be established and utilized as part of the Phase 2 and 3 work plan. Further information with respect to these protocols will be communicated at the start of Phase 2.



6 NEXT STEP

This Background Report is being delivered to County Council for information purposes.

County Planning Staff and the Special Planning Advisor retained by the County will be preparing a Request for Proposals (RFP) to be issued in November of this year. The RFP will incorporate input and feedback that has been received during Phase 1, the contents of this Background Report and the Technical Report prepared by Watson & Associates, and will be used to hire a multi-disciplinary consulting team to undertake additional technical work and policy development tasks that are required to complete the Phase 2 and 3 work program.

The objective is to have a draft new County Official Plan presented for review to County Council by the end of 2023.



Appendix 1

Settlement Area Maps



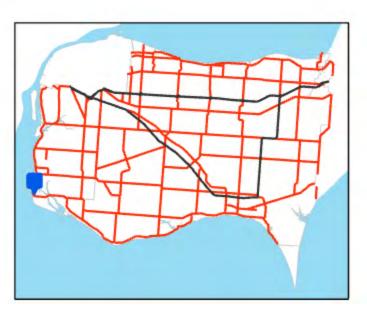


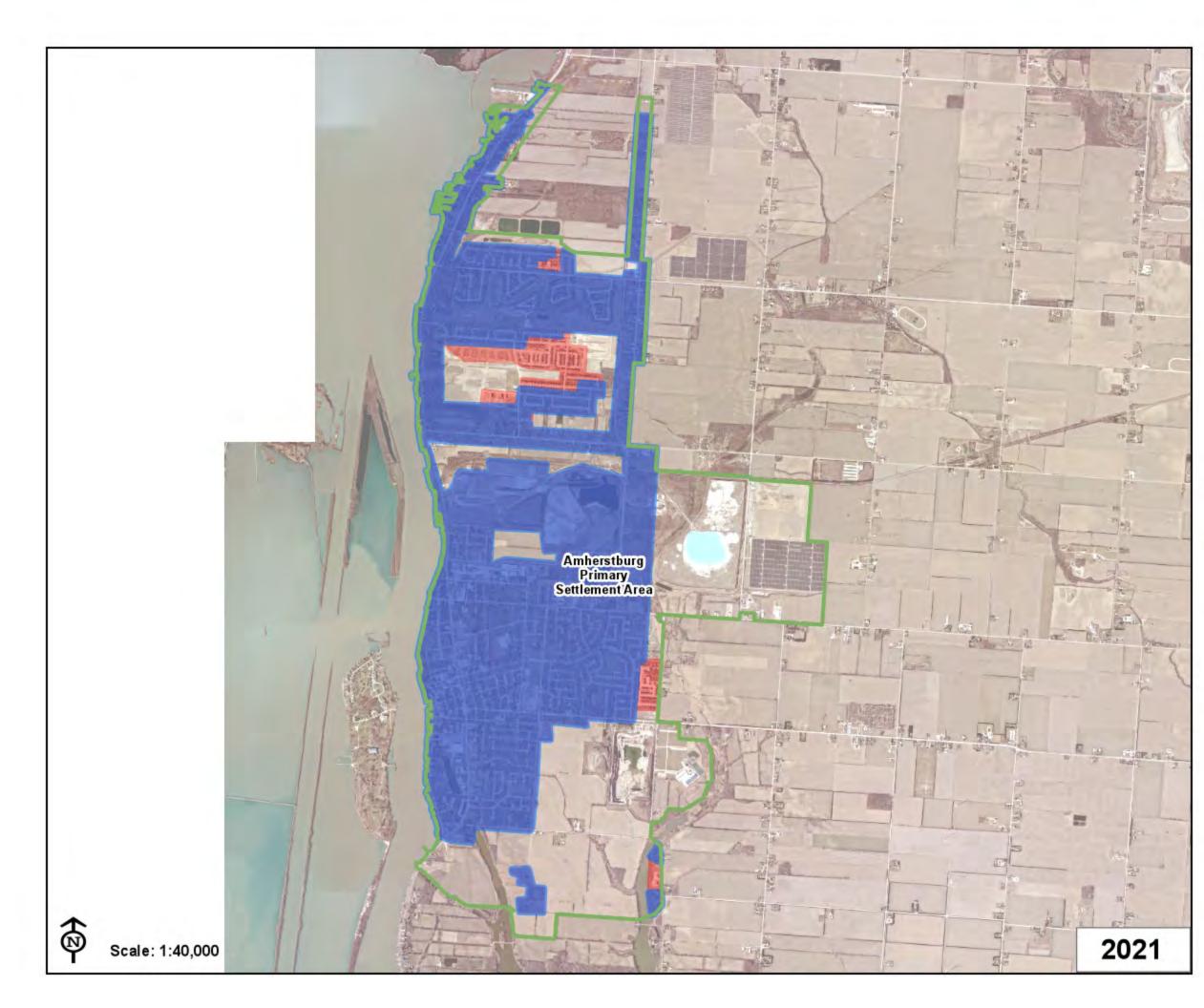


Amherst Point

Total Area (hectares)		126 ha
% Area Built (2010)	59%	74 ha
% Area Built (2021)	64%	81 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
 - Areas that have urbanized between 2010 and 2021







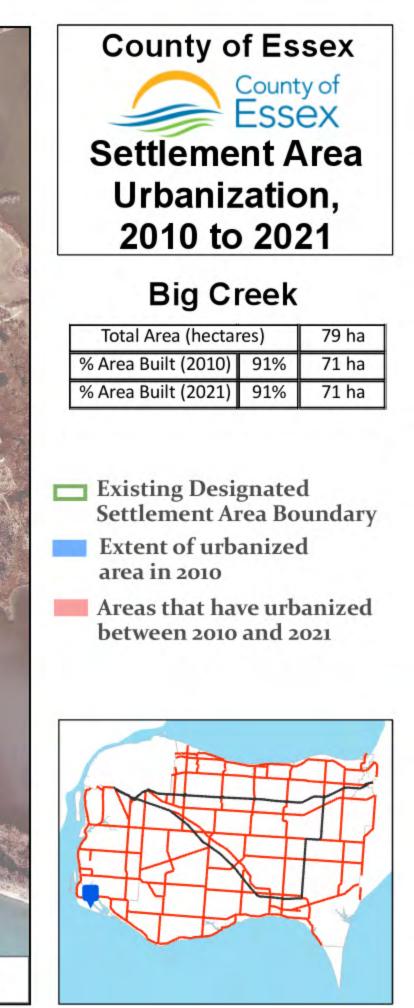
Amherstburg

Total Area (hectares)		2286 ha
% Area Built (2010)	54%	1240 ha
% Area Built (2021)	58%	1326 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
 - Areas that have urbanized between 2010 and 2021







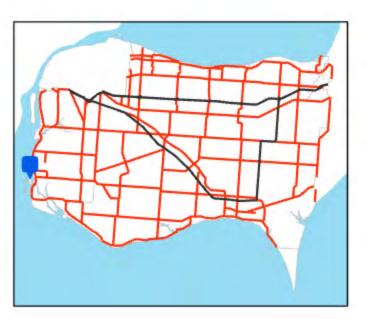


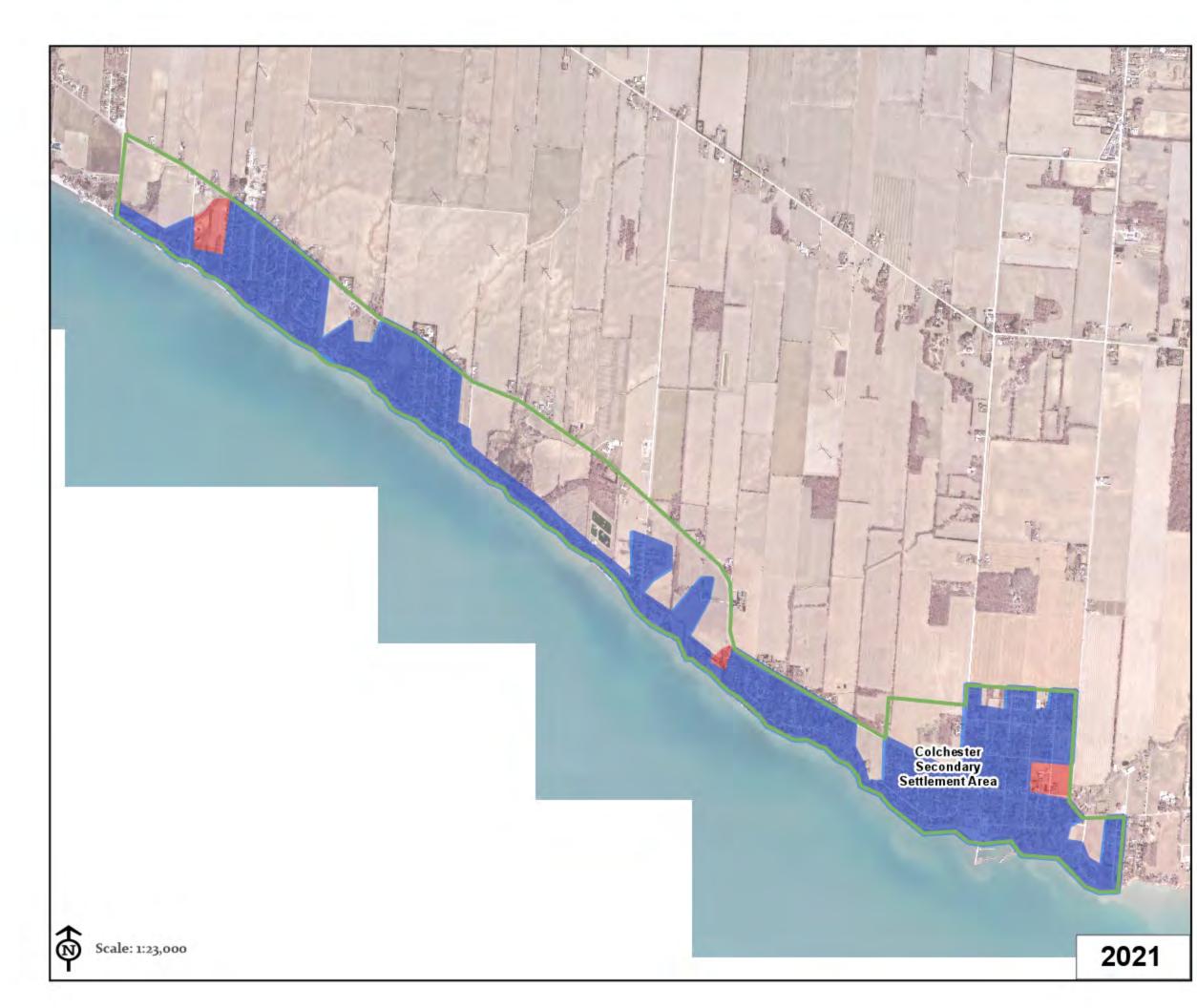


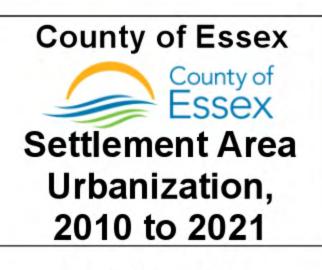
Boblo Island

Total Area (hectares)		96 ha
% Area Built (2010)	30%	29 ha
% Area Built (2021)	30%	29 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010







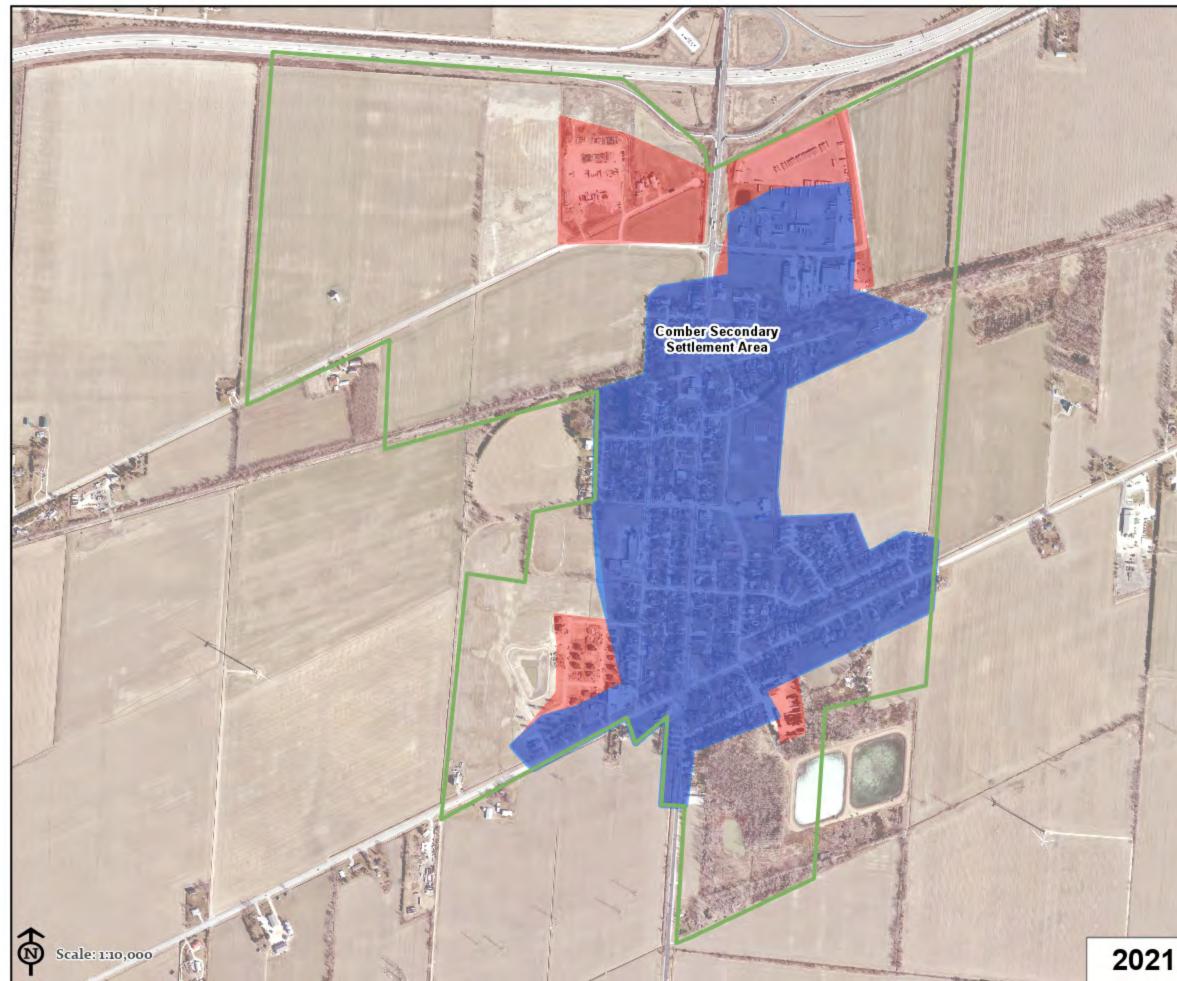
Colchester

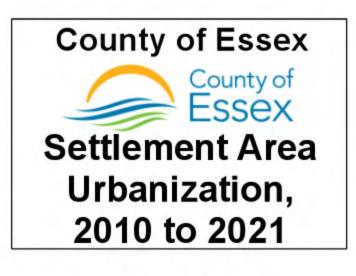
Total Area (hectares)		398 ha
% Area Built (2010)		
% Area Built (2021)	61%	242 ha

Existing Designated Settlement Area Boundary

Extent of urbanized area in 2010





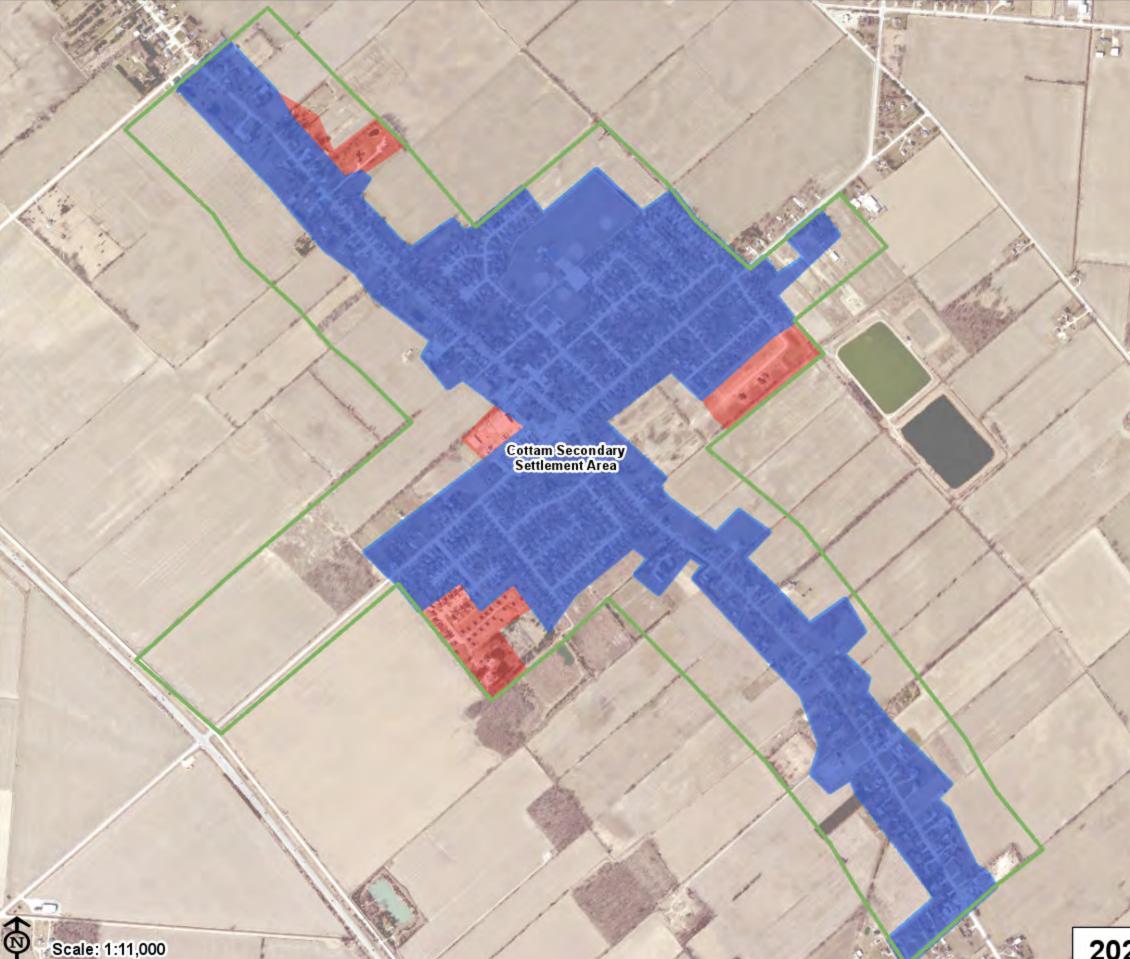


Comber

Total Area (hectar	res)	270 ha
% Area Built (2010)	30%	82 ha
% Area Built (2021)	38%	103 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
 - Areas that have urbanized between 2010 and 2021





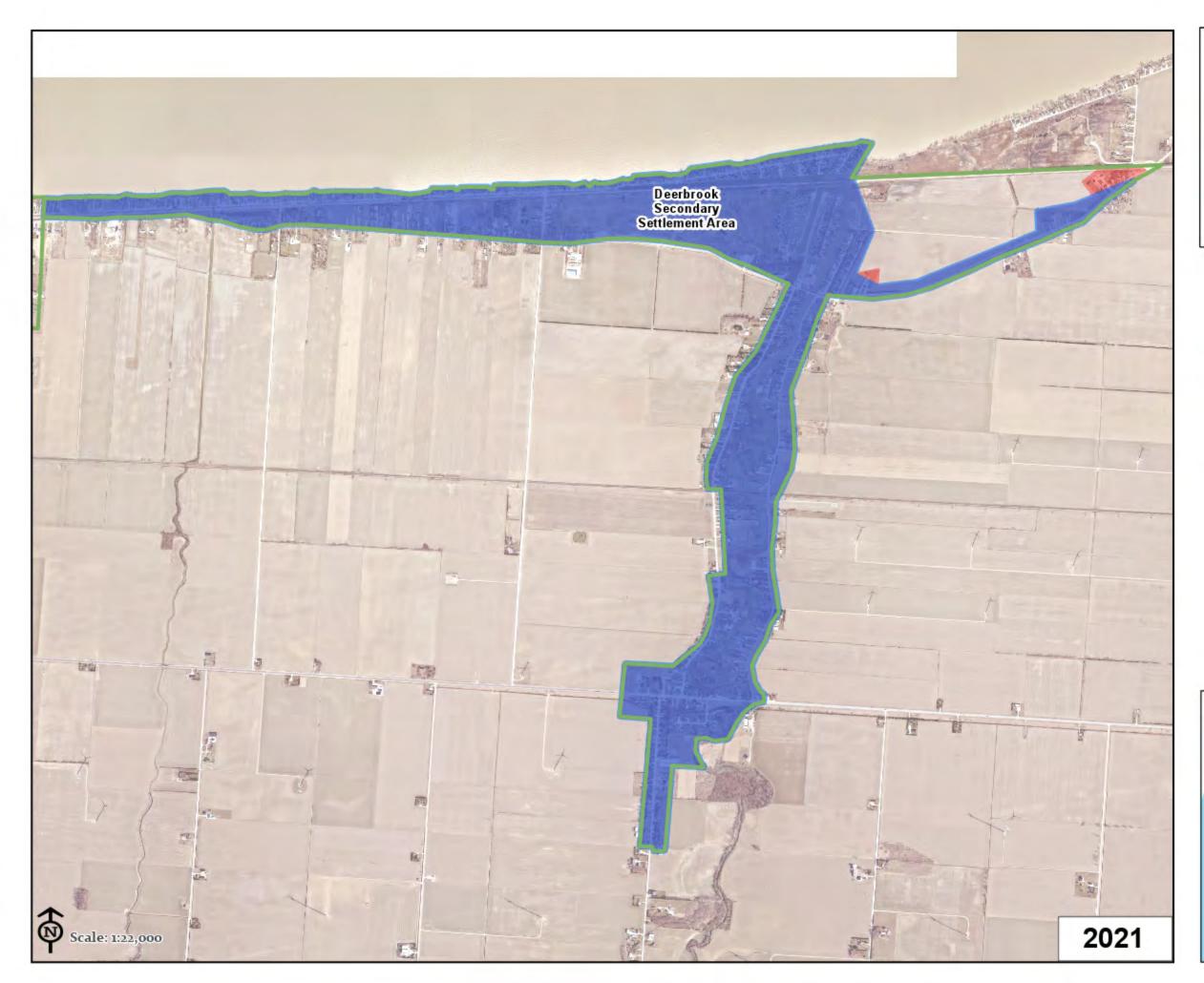


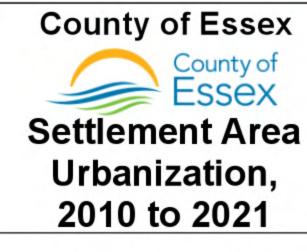
Cottam

Total Area (hectares)		280 ha
% Area Built (2010)	47%	131 ha
% Area Built (2021)	52%	146 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010







Deerbrook

Total Area (hectares)		388 ha
% Area Built (2010)	81%	316 ha
% Area Built (2021)	83%	321 ha



- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
- Areas that have urbanized between 2010 and 2021





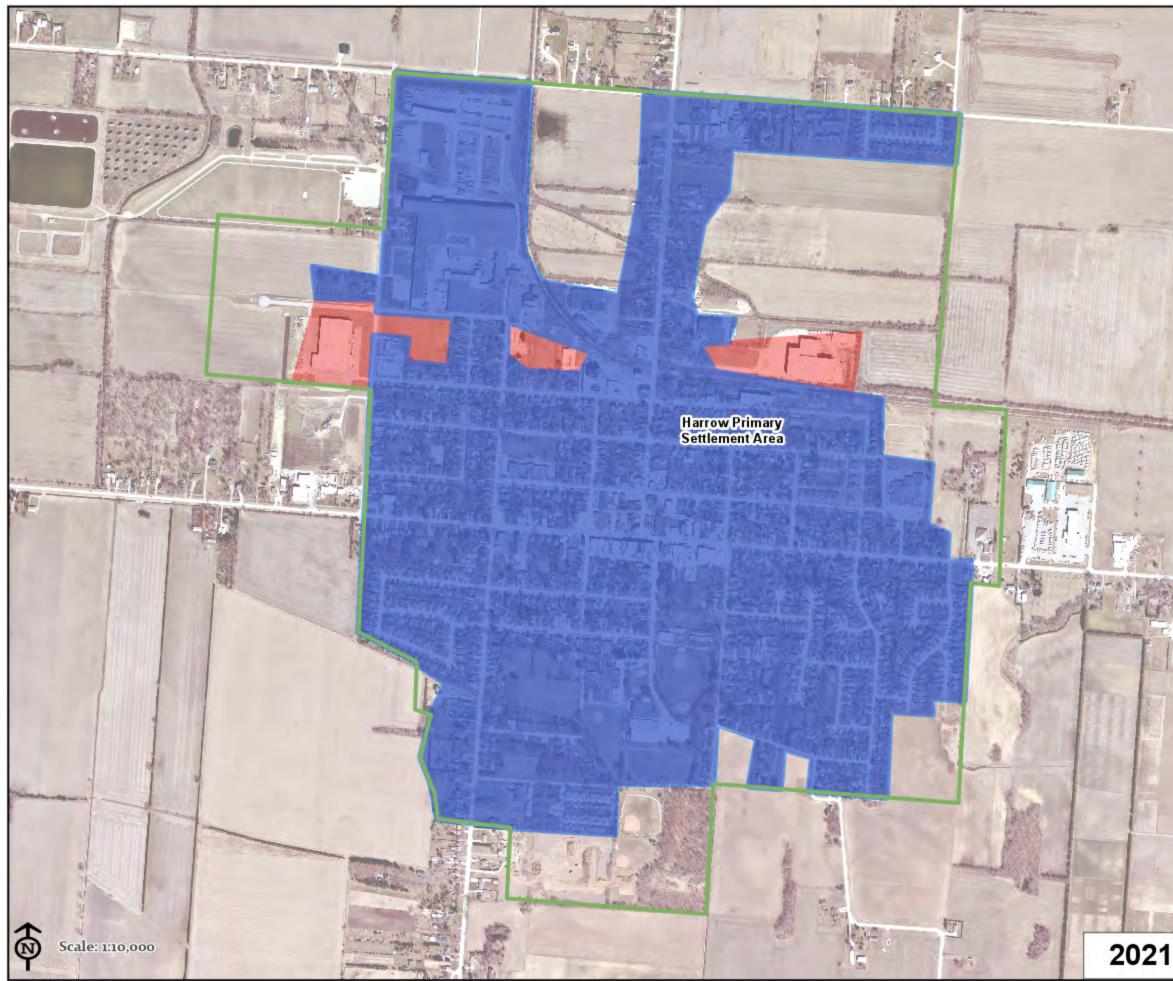


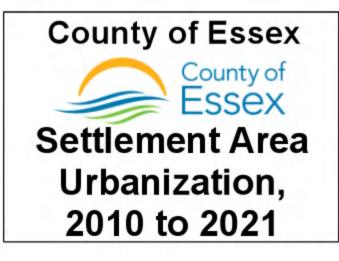
Essex

Essex Pri	mary	
Total Area (hecta	ares)	580 ha
% Area Built (2010)	66%	383 ha
% Area Built (2021)	76%	441 ha
Essex Secondary		
Total Area (hecta	ares)	156 ha
% Area Built (2010)	13%	21 ha
% Area Built (2021)	22%	34 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
- Areas that have urbanized between 2010 and 2021







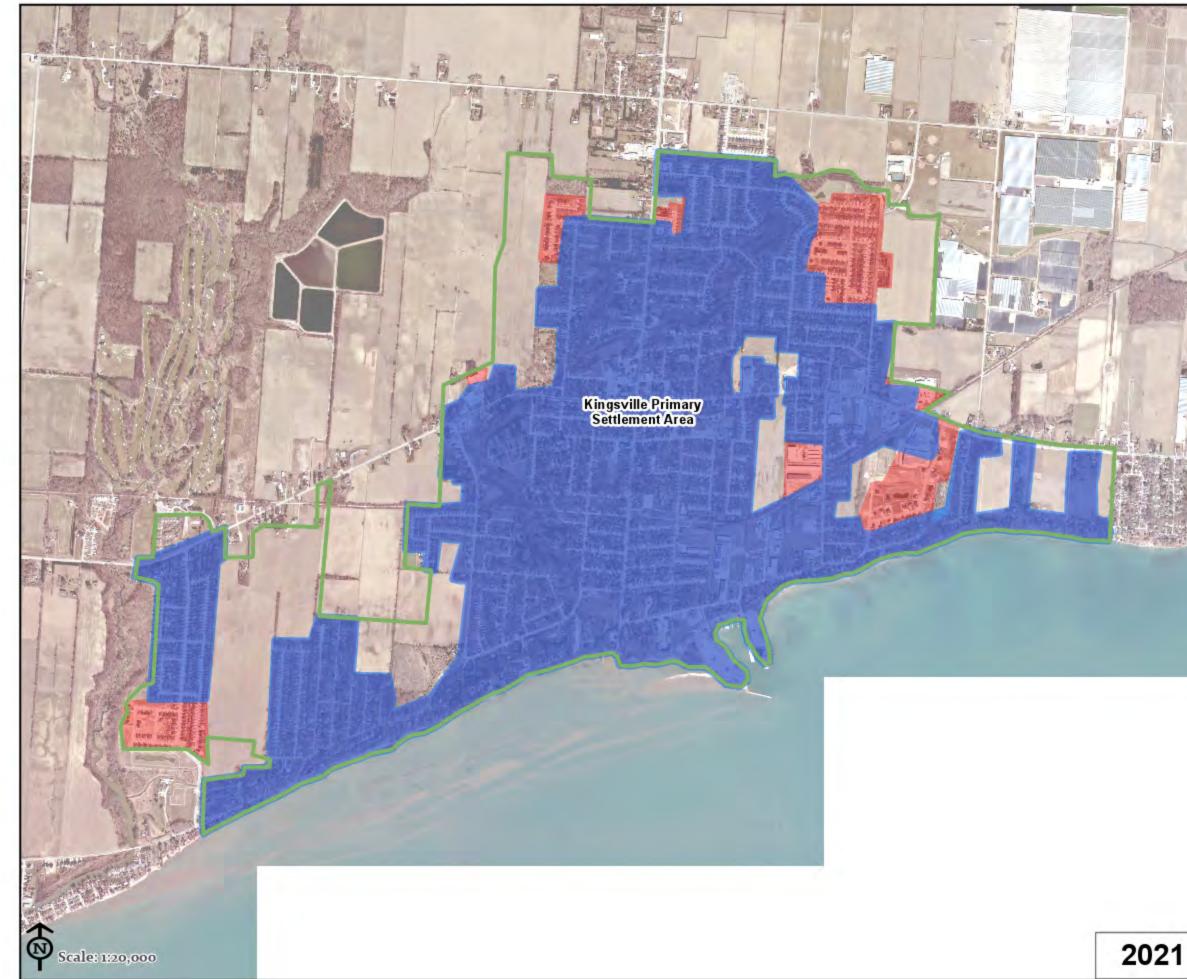
Harrow

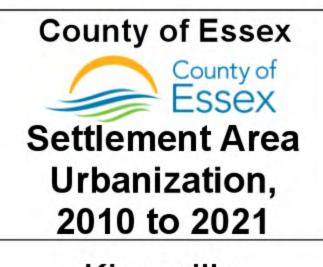
Total Area (hectares)		321 ha
% Area Built (2010)	67%	215 ha
% Area Built (2021)	71%	228 ha

h Ste

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
- Areas that have urbanized between 2010 and 2021







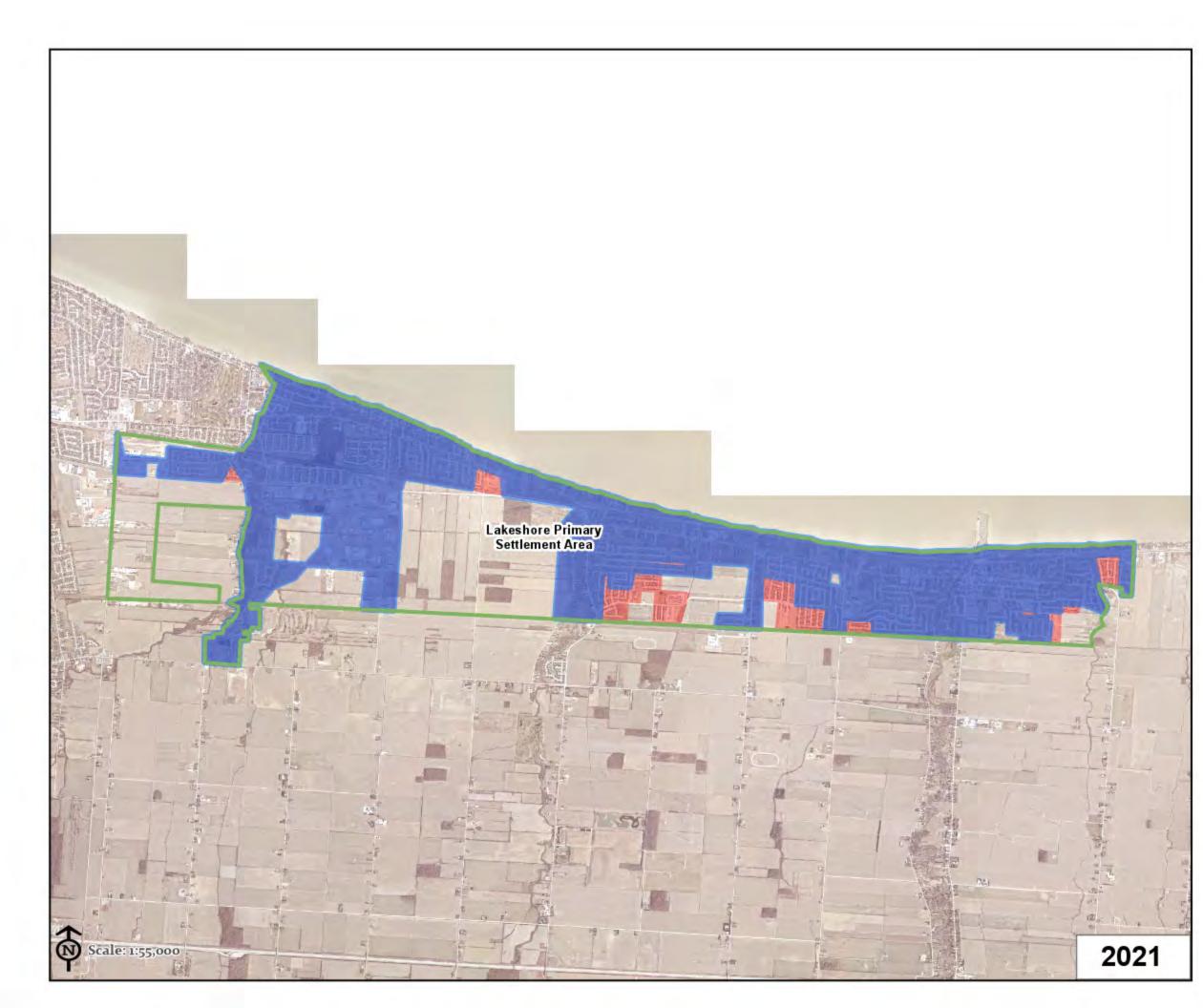
Kingsville

Total Area (hectares)		814 ha
% Area Built (2010)	69%	563 ha
% Area Built (2021)	77%	626 ha



- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010







Total Area (hectares)		3033 ha
% Area Built (2010) 59%		1802 ha
% Area Built (2021)	66%	1992 ha

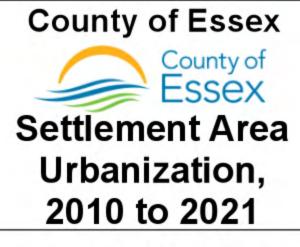


Existing Designated Settlement Area Boundary

Extent of urbanized area in 2010



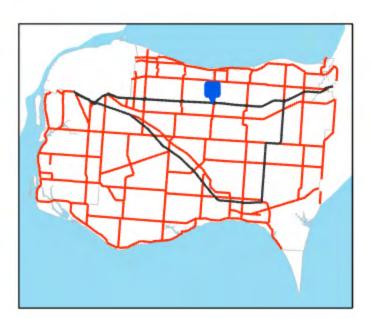


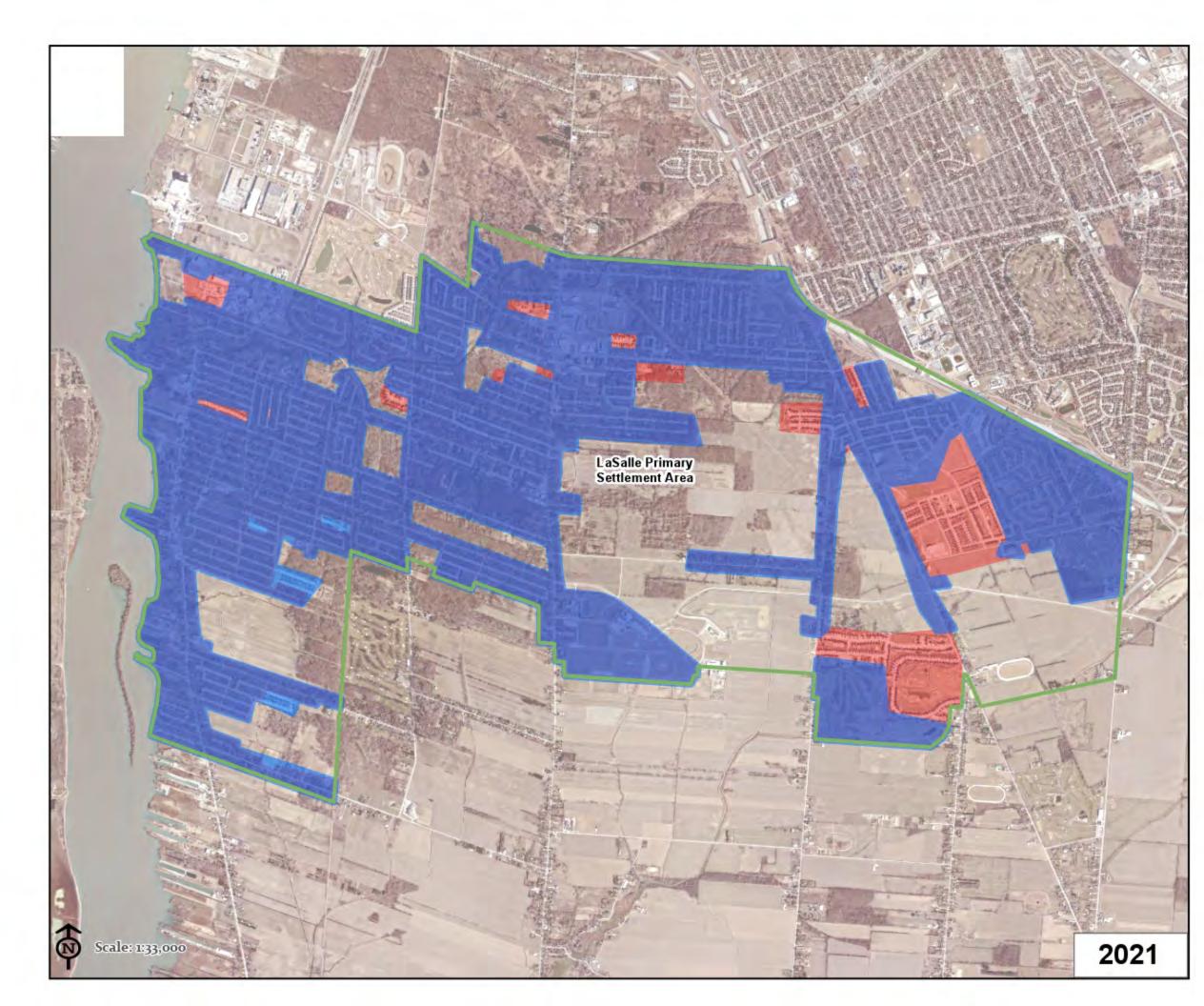


Lakeshore Secondary

Total Area (hectares)		571 ha
% Area Built (2010) 68%		388 ha
% Area Built (2021)	68%	388 ha

- Existing Designated Settlement Area Boundary
- Extent of urbanized area in 2010
- Areas that have urbanized between 2010 and 2021





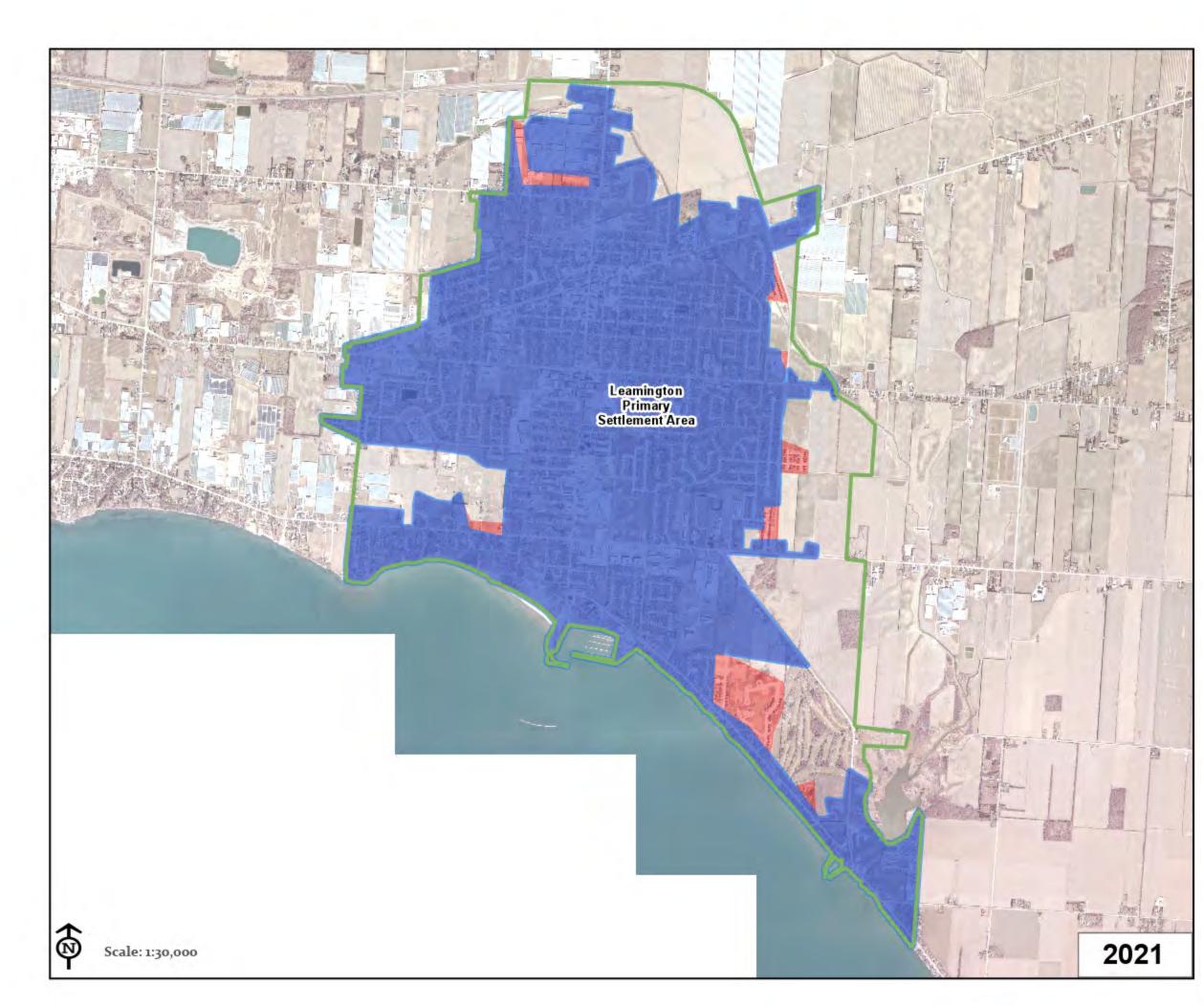


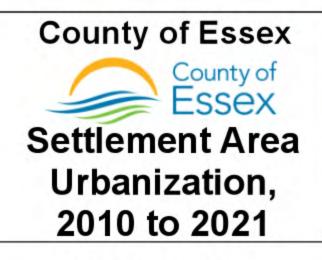
Total Area (hectares)		30 87 ha
% Area Built (2010)	56%	1740 ha
% Area Built (2021)	63%	1947 ha



- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010







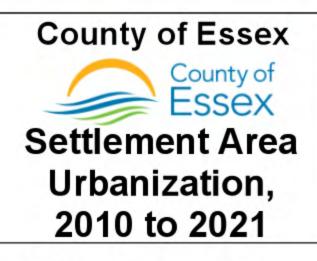
Leamington

Total Area (hectares)		1705 ha
% Area Built (2010)	70%	1188 ha
% Area Built (2021)	73%	1250 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
- Areas that have urbanized between 2010 and 2021







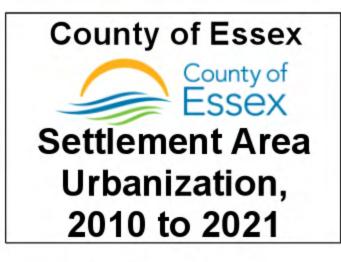
Lighthouse Cove

Total Area (hectares)		219 ha
% Area Built (2010)	60%	132 ha
% Area Built (2021)	63%	138 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010





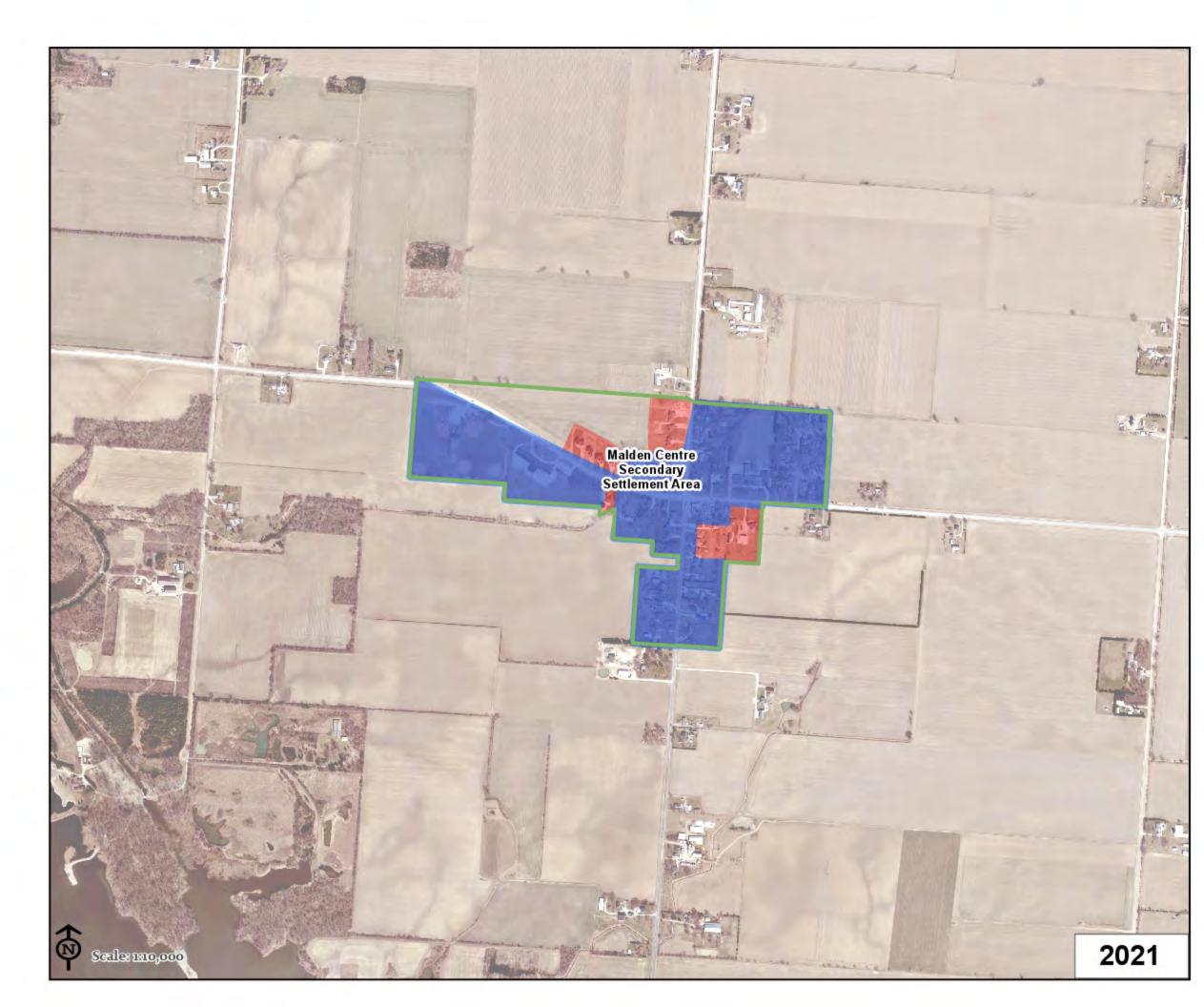


Maidstone

Total Area (hectares)		229 ha
% Area Built (2010)	27%	63 ha
% Area Built (2021)	27%	63 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010





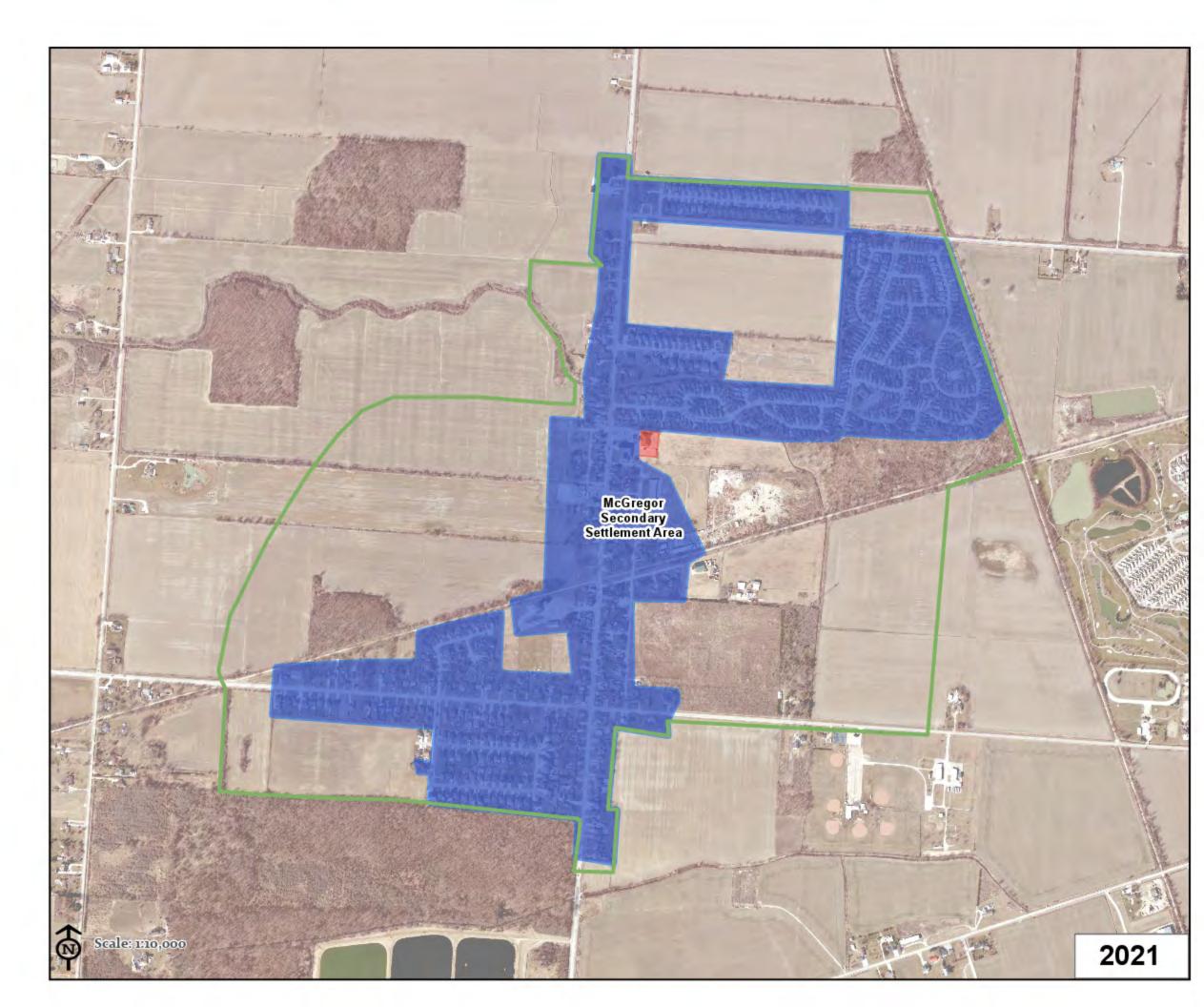


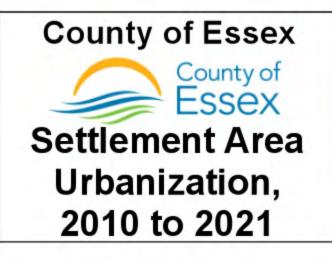
Malden Centre

Total Area (hectares)		44 ha
% Area Built (2010)	71%	32 ha
% Area Built (2021)	85%	38 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010





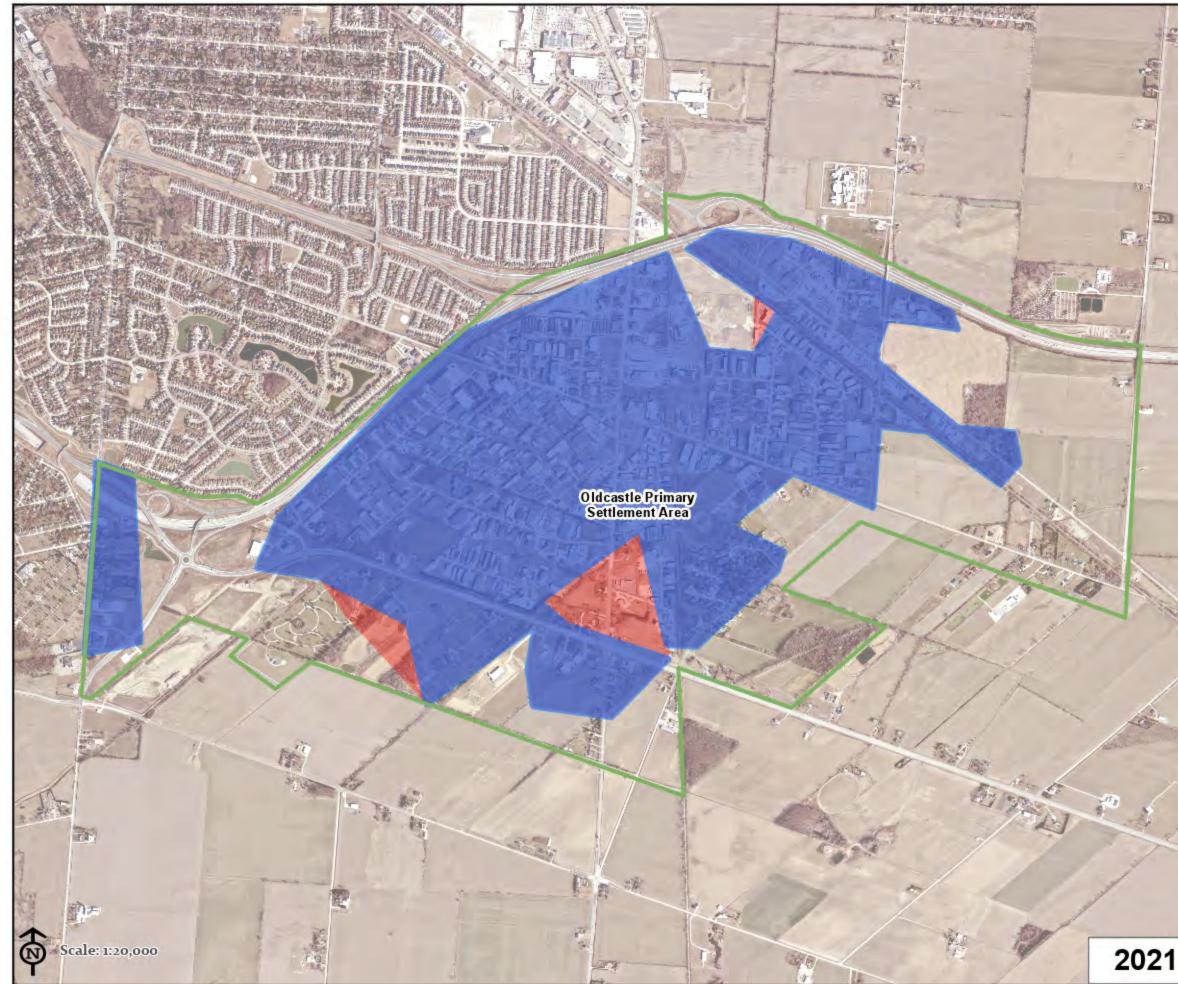


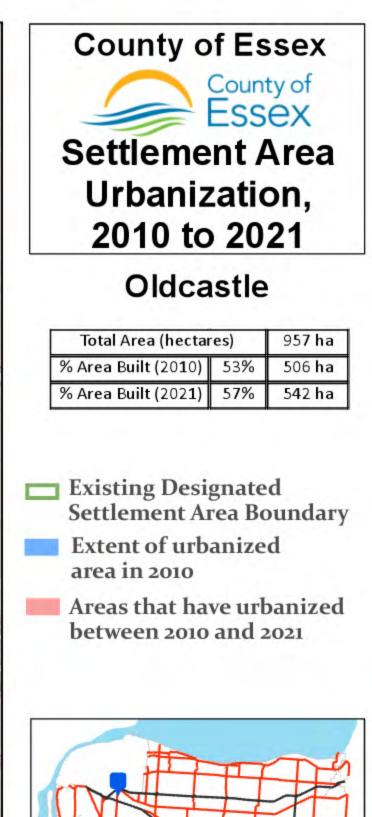
McGregor

Total Area (hectares)		265 ha
% Area Built (2010)	38%	102 ha
% Area Built (2021)	39%	102 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010

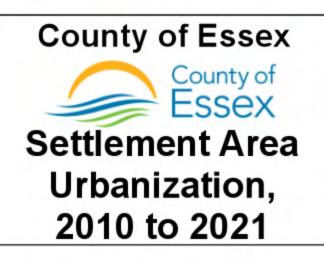












Ruscom River

Total Area (hectares)		28 ha
% Area Built (2010)	54%	15 ha
% Area Built (2021)	55%	15 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
 - Areas that have urbanized between 2010 and 2021







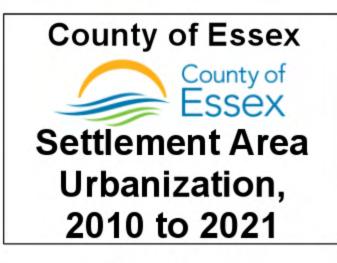
Ruthven

Total Area (hecta	res)	471 ha
% Area Built (2010)	76%	358 ha
% Area Built (2021)	79%	374 ha

- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
 - Areas that have urbanized between 2010 and 2021







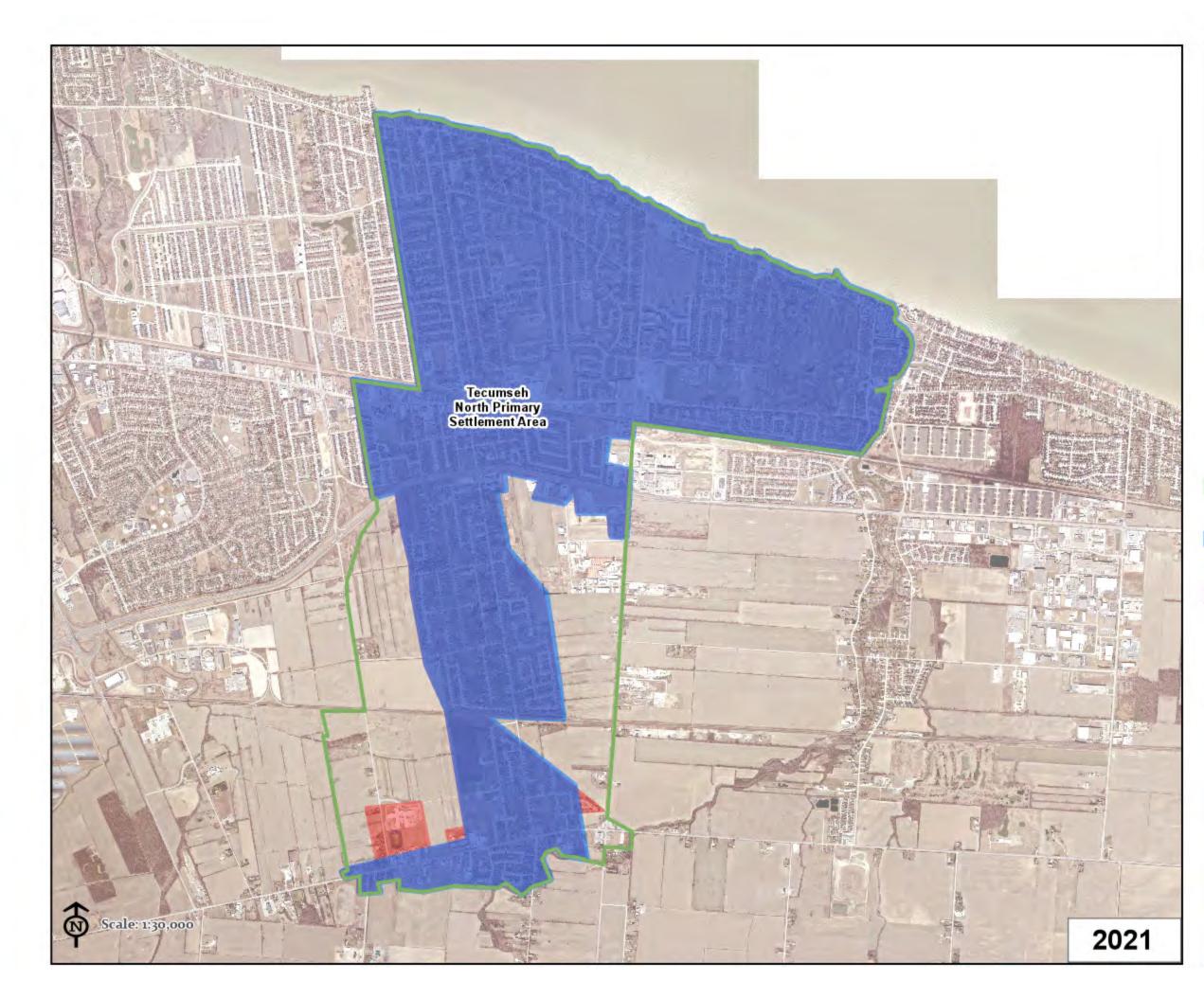
Staples

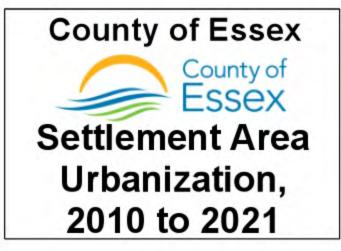
Total Area (hectares)		35 ha
% Area Built (2010)	40%	14 ha
% Area Built (2021)	57%	20 ha

Existing Designated Settlement Area Boundary

Extent of urbanized area in 2010



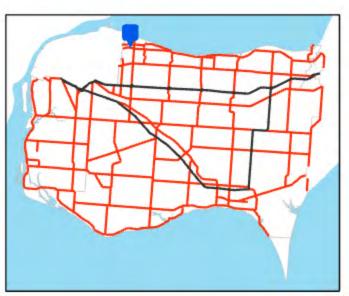




Tecumseh North

Total Area (hectares)		1680 ha
% Area Built (2010)	76%	1271 ha
% Area Built (2021)	77%	1296 ha

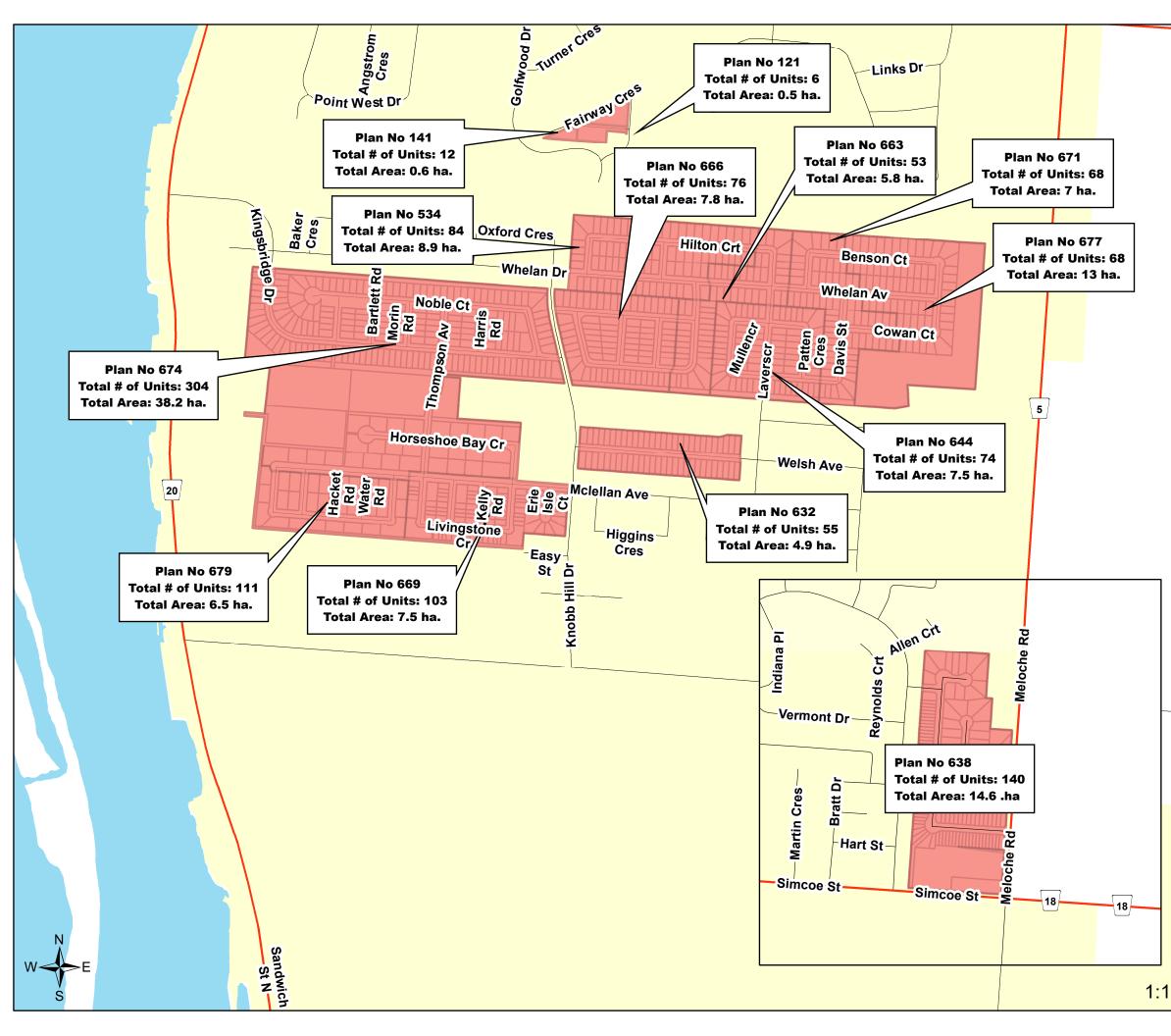
- Existing Designated Settlement Area Boundary
 - Extent of urbanized area in 2010
 - Areas that have urbanized between 2010 and 2021

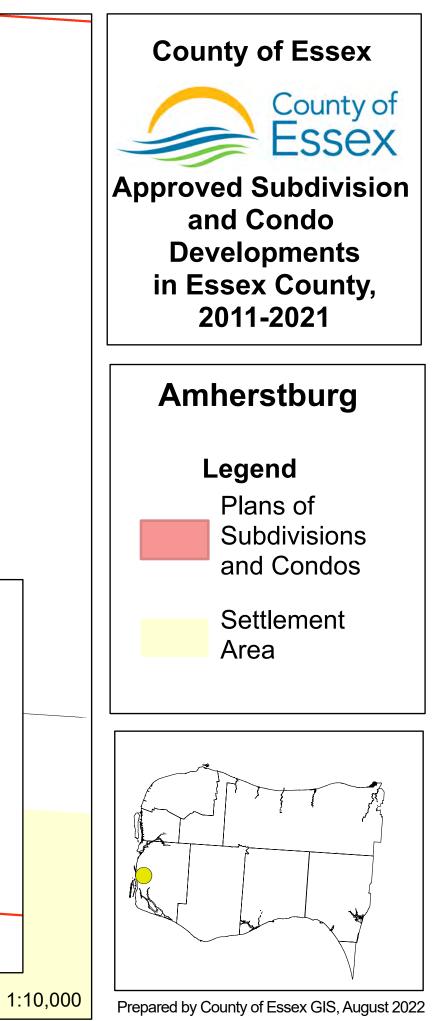


Appendix 2

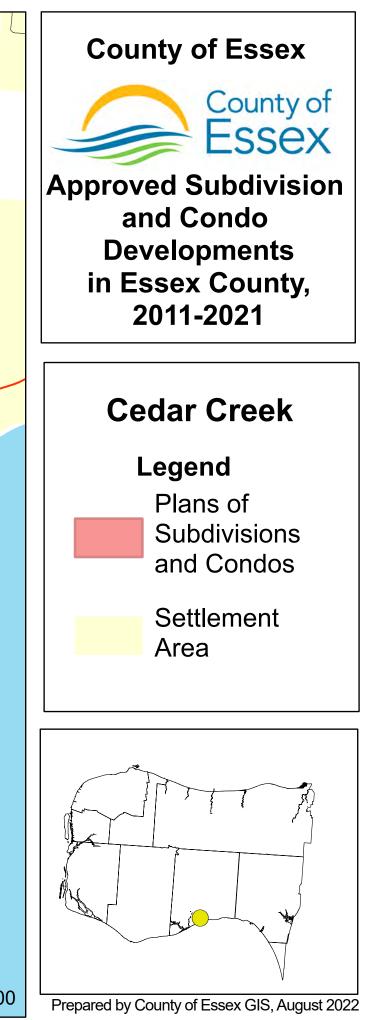
Plan of Subdivision/Condominium Approvals











1:10,000

