

PROPOSED OFFICIAL PLAN AMENDMENT - GROWTH

MANAGEMENT

*Presentation for Open
House on May 23,
2024 and Public
Meeting on June 5,
2024*



Official Plan Review

Northumberland County

Municipal Comprehensive Review – Long-Term
Growth Forecast and Urban Land Needs Analysis



Purpose of Proposed Growth Management OPA

The purpose of the OPA is to:

1. allocate population, employment and housing forecasts to the seven local municipalities in accordance with Provincial requirements;
2. expand the Port Hope Urban Area to accommodate forecasted employment and community uses;
3. expand the Grafton Rural Settlement Area in two locations in response to a request made by the Township of Alnwick-Haldimand;
4. expand the Codrington Rural Settlement Area at the request of a landowner;
5. modify the boundaries of the Campbellford and Hastings Urban Areas so that they match up with existing and potential development areas; and
6. rationalize the boundaries of the Trent River, Crowe River, Baltimore, Hamilton West and Hamilton East, Precious Corners, Camborne, Harwood, Campbellcroft, Osaca, Welcome, Orland, Hilton, Smithfield, Eddystone, Vernonville, Lakeport, Wicklow, Roseneath, Dundonald, Salem and Castleton Rural Settlement Areas so that they match up with existing and potential development areas.

Overview of Proposed Growth Management OPA

- Planning period in the Official Plan is changed from 2034 to 2051 (items 2 and 3) – **to reflect planning period in Growth Plan;**
- All references to Schedules D1 to D10 and the schedules themselves are deleted (item 1) – **lands so identified in current Official Plan no longer need to be down-designated to justify additional employment land in urban area;**
- The ‘focus of growth’ section has been updated (item 4) – **to focus vast majority of growth to urban centres – which is the same focus as currently**
- Current population, household and employment forecasts are deleted and replaced (items 5, 6, 7 and 8) – **based on recommendations made in LNA report**

TABLE A
POPULATION FORECAST FOR 2051 BY MUNICIPALITY

| Municipality | 2021 Population | 2051 Population |
|-------------------|-----------------|-----------------|
| Brighton | 12,900 | 16,900 |
| Trent Hills | 13,700 | 16,600 |
| Cobourg | 20,800 | 32,100 |
| Cramahe | 6,700 | 8,200 |
| Port Hope | 17,500 | 25,900 |
| Hamilton | 11,200 | 13,200 |
| Alnwick/Haldimand | 7,400 | 8,700 |
| Total | 90,700 | 122,000 |

Overview of Proposed Growth Management OPA (cont'd)

- Intensification target in the Official Plan is to be deleted along with the 'built boundary' (items 9 and 50 a) - ***in recognition of the changes proposed in the draft PPS – note: if intensification target was included it would have to be reduced to 17% in recognition of the limited amount of land available for intensification***
- New policies require local municipalities to update Official Plans to maximize opportunities for intensification (item 9) – ***such as by identifying strategic growth areas, encouraging intensification throughout built up area, pre-zoning lands, permitting multiple dwelling types in areas zoned only for single detached and permitting additional residential units;***
- Designated greenfield area density target increased from 30 to 40 residents and jobs per hectare and individual targets for local municipalities deleted (item 10) – ***the draft PPS does not include a designated greenfield area target for Northumberland – however, it is recommended that a target be maintained to support more efficient use of land in new development areas;***
- New direction is provided on the form of development required in designated greenfield areas (item 10) – ***with the focus being on provision of housing choices***

Overview of Proposed Growth Management OPA (cont'd)

- Identifies how much urban lands are required (item 11) – *to implement the LNA report*

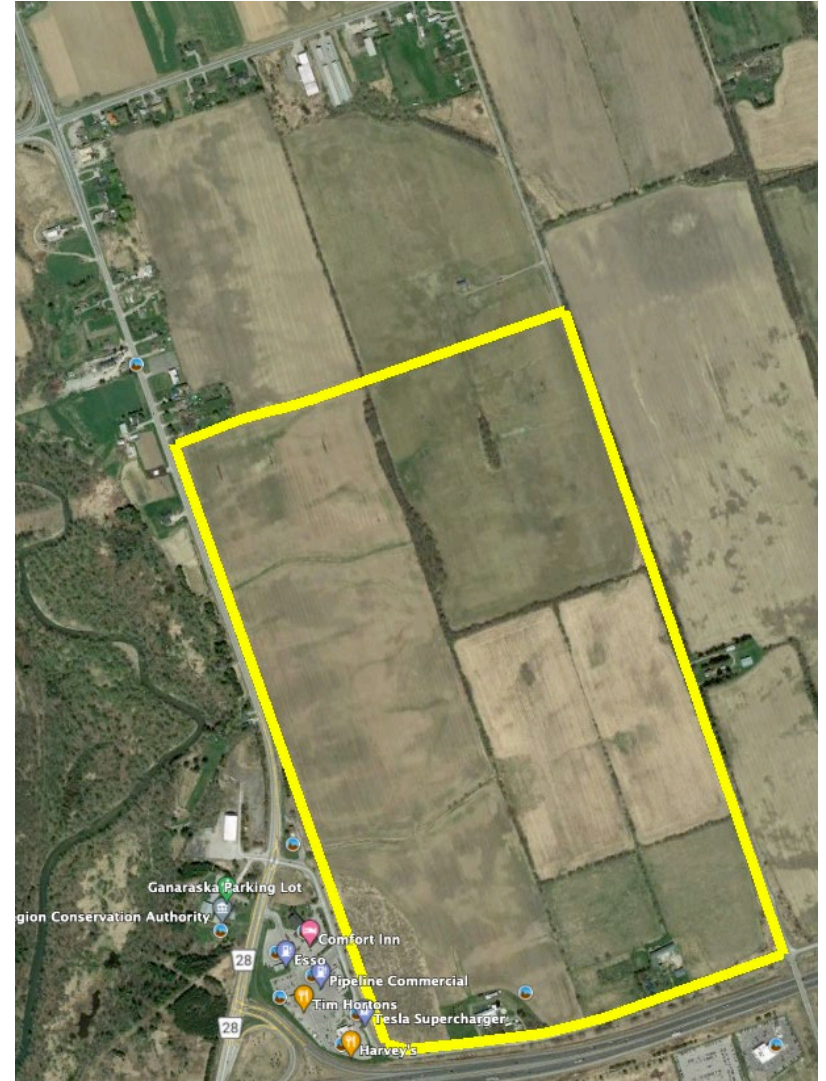
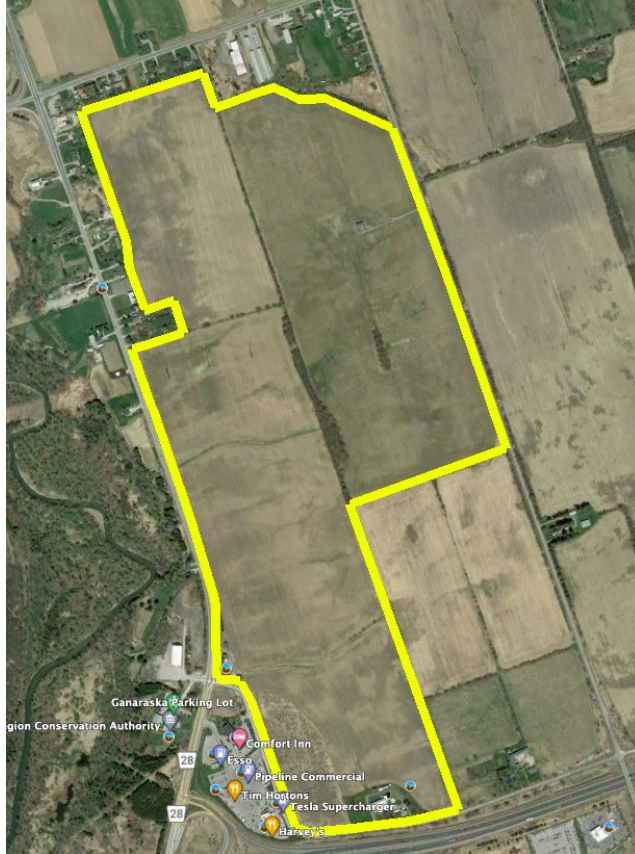
TABLE D
LAND NEEDS FOR COMMUNITY USES AND EMPLOYMENT LAND IN URBAN AREAS -
2021 TO 2051

| Urban Area | Community Lands (ha.) | Employment Lands (ha.) |
|--------------|-----------------------|------------------------|
| Cobourg | 0 | 31 |
| Port Hope | 131 | 75 |
| Campbellford | 0 | 34 |
| Hastings | 0 | 5 |
| Brighton | 0 | 0 |
| Colborne | 0 | 0 |
| Total | 131 | 145 |

- Multiple minor changes are being made to the servicing policies (items 14, 15, 16, 17 and 18) – *to reflect changes in the draft PPS.*
- Additional changes are made to accommodate the moving of sections or because sections no longer needed (multiple items)

Overview of Proposed Growth Management OPA (cont'd)

- Proposed to designate new Major Employment Area to the north and east of County Road 28 and Highway 401 interchange
- Previous configuration of the lands are below:



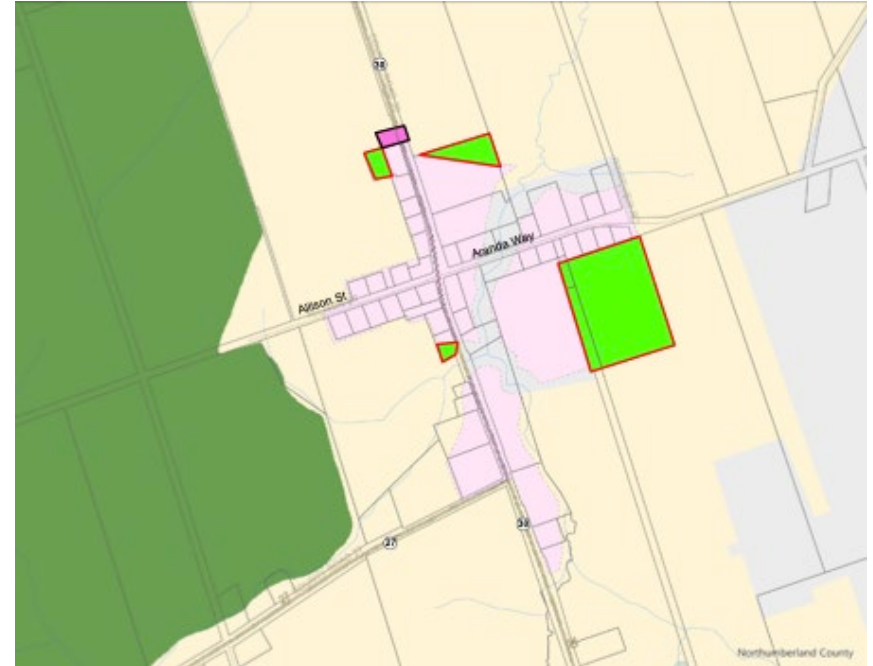
Overview of Proposed Growth Management OPA (cont'd)

- Employment densities in proposed Major Employment Area could range between 15 and 26 jobs per hectare – 1,590 to 2,796 employees
- Designation is supported by servicing, environmental and agricultural studies
- Additional employment lands are required in Trent Hills and it will up to Trent Hills to determine location.
- Also proposed to expand Port Hope urban area to accommodate residential uses (approximately 131 hectares)
- Lands could support about 5,200 people and jobs
- Designation is also supported by servicing, environmental and agricultural studies



Overview of Proposed Growth Management OPA (cont'd)

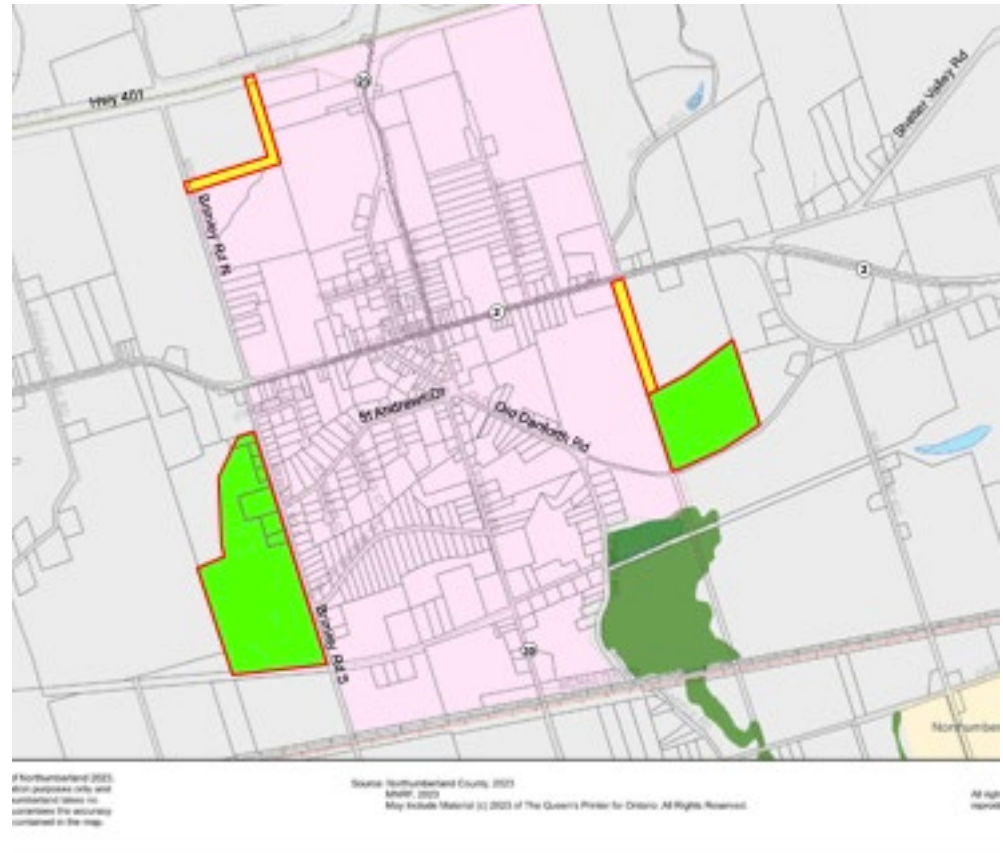
- Also proposed to expand the Codrington settlement area at the request of landowner – 6.2 hectares
- Public meeting held on November 18, 2020
- The proposal would involve the minor rounding of the settlement area
- Portion of property within settlement area does not have road access
- If lands added as requested, development would generate about 19 new dwellings
- Provincial policy expressly permits the consideration of these types of applications subject to meeting criteria
- These criteria have been reviewed and it has been demonstrated that these criteria have been met



Overview of Proposed Growth Management OPA (cont'd)

Other minor changes proposed to multiple settlement areas to:

- Ensure settlement area boundaries match up with property boundaries;
- Remove lands that have no development potential because of environmental constraints;
- Include already developed lands that are functionally related to the settlement area into the settlement area;
- Provide limited opportunities for additional infilling; and
- Provide more opportunities for development in Grafton



Next Steps

- Following the receipt and consideration of comments made by the public on the growth management OPA, a final version of the OPA will be prepared
- This final version will also take into account any comments made by the Province – who is the approval authority for the growth management OPA
- Once updated – the growth management OPA will be presented to County Council for adoption later in 2024
- Once adopted by County Council, the growth management OPA will be sent to the Province and if modifications are proposed – these modifications will be reviewed by the County
- After modifications have been considered, Province will make decision on the growth management OPA - with this decision being final

