

MEMORANDUM

Date: April 5, 2024

Subject: PUBLIC MEETING INFORMATION REPORT
Official Plan Amendment

To update the Growth Management Policies and mapping of the Official Plan to plan for growth and development to 2051

Public Open House (May 23, 2024 at 4:00 p.m., and Public Meeting on June 5, 2024 at 1:00 p.m.)

THIS IS THE SECOND OPEN HOUSE AND PUBLIC MEETING ON THE SUBJECT OF GROWTH MANAGEMENT

An open house was held on April 22, 2022 and a Public Meeting was held on May 4, 2022 to review a Draft Amendment to the Official Plan dealing with growth management. Since that time, the Provincial planning landscape has changed significantly and this has resulted in the need to update the draft Official Plan Amendment considerably. The purpose of this report is to provide an overview of the revised Official Plan Amendment.

PURPOSE OF THE REVISED OFFICIAL PLAN AMENDMENT

The primary purpose of the revised Official Plan Amendment ('OPA') is to:

- a) allocate population, employment and housing forecasts to the seven local municipalities in accordance with Provincial requirements;

- b) expand the Port Hope Urban Area to accommodate forecasted employment and community uses;
- c) expand the Grafton Rural Settlement Area in two locations in response to a request made by the Township of Alnwick-Haldimand;
- d) expand the Codrington Rural Settlement Area at the request of a landowner;
- e) modify the boundaries of the Campbellford and Hastings Urban Areas so that they match up with existing and potential development areas; and
- f) 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.

The proposed OPA is the second in a series of OPA's that will be prepared as part of the on-going Municipal Comprehensive Review that is being conducted in accordance with the requirements of the Growth Plan pursuant to Section 26 of the Planning Act. The first OPA dealt with natural heritage and is at the Province for approval. The third OPA will deal with the agricultural system and it is currently under development.

BACKGROUND

In 2016, the Northumberland County Official Plan was approved in accordance with Provincial legislation, including the former Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan is a policy framework for implementing the Government of Ontario's vision for managing growth in communities that are within the Greater Golden Horseshoe, including Northumberland County.

Coordinated Review of Provincial Planning Documents began in 2015

In February 2015, the Province launched a coordinated review of Provincial planning documents, including the Growth Plan. Northumberland County actively participated in consultation and review processes with the Province. A revised Growth Plan came into effect on July 1, 2017 (Growth Plan, 2017). Upon release of the Growth Plan, 2017 the Minister of Municipal Affairs and Housing directed that upper and single-tier municipal official plans are to be updated (i.e. brought into conformity) with the Growth Plan by July 1, 2022.

In 2019, the Province proposed further changes to the Growth Plan. The changes were approved through an Order in Council under the Growth Plan Act on May 16, 2019. The Plan, now known as A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019) is currently in

effect. The Province also recently approved an amendment to the Growth Plan which, among other matters, allocated minimum population and employment forecasts for Northumberland County to the year 2051. Growth Plan Amendment 1 (2020) came into effect on August 28, 2020.

Growth Plan Requirement to Plan for Growth

Section 2.2.1.1 of the Growth Plan (2020) as amended in August 2020 states the following:

"Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper-or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4."

A number of other policies then provide guidance on how this growth should be allocated to the lower tier municipalities. In this regard, the Growth Plan (2020) establishes a minimum population target for Northumberland of 122,000 for 2051, and this represents an approximate population increase of 31,900 people. The minimum employment target of 44,000 jobs has also been established, representing an expected increase of about 11,600 jobs. It should be noted that these targets are considered to be 'minimums' as lower targets are not permitted as this may lead to affordability issues and land shortages.

Figure 1 summarizes the current 2051 population and employment forecast for Northumberland County, as per Schedule 3 of the Growth Plan (2020), relative to historical growth trends between 2001 and 2016. For comparison purposes, the 2051 population and employment forecast for the GGH Outer Ring is also provided, including historical growth trends between 2001 and 2016 (the GGH Outer Ring comprises the Central Ontario municipalities located within the GGH but outside of the Greater Toronto and Hamilton Area (GTHA)).

Figure 1: Northumberland County and GGH Outer Ring, Population and Employment Growth Comparison, 2001 to 2051

Municipality / Area	Population			2001 to 2016			2016 to 2051		
	2001	2016	2051	Total Population Growth	Annual Population Growth	Annual Population Growth Rate	Total Population Growth	Annual Population Growth	Annual Population Growth Rate
Northumberland County	81,000	88,000	122,000	7,000	500	0.6%	34,000	1,000	0.9%
GGH Outer Ring	2,046,000	2,355,000	3,703,000	309,000	20,600	0.9%	1,348,000	38,500	1.3%

Source: 2001 to 2016 derived from Statistics Canada Census. 2051 from A Place to Grow. Growth Plan for the Greater Golden Horseshoe. Office Consolidation 2020. Ontario.ca/growthplanning. Figure prepared by Watson & Associates Economists Ltd., 2020.
Note: Population includes the net Census undercount.

Municipality / Area	Employment			2001 to 2016			2016 to 2051		
	2001	2016	2051	Total Employment Growth	Annual Employment Growth	Annual Employment Growth Rate	Total Employment Growth	Annual Employment Growth	Annual Employment Growth Rate
Northumberland County	29,000	31,000	44,000	2,000	100	0.4%	13,000	400	1.0%
GGH Outer Ring	890,000	1,034,000	1,650,000	144,000	9,600	1.0%	616,000	17,600	1.3%

Source: 2001 to 2016 derived from Statistics Canada Census. 2051 from A Place to Grow. Growth Plan for the Greater Golden Horseshoe. Office Consolidation 2020. Ontario.ca/growthplanning. Figure prepared by Watson & Associates Economists Ltd., 2020.
Note: Population includes the net Census undercount.

Noteworthy observations regarding the Growth Plan (2020) population and employment forecast for the GGH Outer Ring and Northumberland County include:

- a) Annual population and employment growth across the GGH Outer Ring are anticipated to be significantly stronger over the next 35 years in comparison to the past 15 years;
- b) For Northumberland County, the amount of annual population growth achieved between 2001 and 2016 is anticipated to double over the 2016 to 2051 forecast period; and
- c) Relative to the 2001 to 2016 period, forecast annual employment growth for Northumberland County is forecast to increase by factor of four over long-term planning horizon.

Recommendations made on the Allocation of Growth to Local Municipalities by Watson & Associates have been incorporated in this Amendment

On the basis of the above, Watson & Associates Economists Ltd. ('W&A') were retained by the County under the direction of Meridian Planning and County staff to recommend how the 2051 population and employment numbers should be allocated to the lower tier municipalities in the County.

Through the work completed by W&A and reviewed with the local municipalities, it has been noted that the County's urban areas, rural settlement areas and rural areas will all continue to experience housing growth. However, it has been recommended that expected growth continue to be focused in the County's urban areas, which is currently the direction included in the existing Official Plan.

This means that it is anticipated that the County will become increasingly more urban over the forecast horizon. As of 2016, approximately 53% of the County's population was within the urban areas, while the remaining 47% of the County's population was within rural settlement areas and the remaining rural area. Looking forward, it is anticipated that by 2051, approximately 62% of the County's population base will be concentrated within urban areas. As such, the County's urban areas will play an increasing role in broadening future housing options available within the County with respect to housing by structure type.

It is also recognized that the County's rural settlement areas and rural areas also have a role to play in accommodating future development subject to available land supply, supporting infrastructure and scale of development. The County's rural settlement areas represent service centres to the surrounding rural area and provide clusters of business operations that are essential to the County's future economic growth. As such, infilling and minor rounding out of existing development within rural settlement areas is important to ensure that these areas remain vibrant, sustainable and complete communities. While Provincial, County and local planning policies direct development to fully serviced urban areas, it is important to note that 13% of the County's housing growth, representing approximately 2,000 permanent housing units, has been allocated to the County's rural settlement areas and rural areas. The growth allocations are included in the Amendment and are

reproduced below in **Tables A, B and C** from the Amendment:

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

TABLE B
HOUSING FORECASTS FOR 2051 BY MUNICIPALITY - 2016 to 2051

Municipality	Low Density	Medium Density	High Density	Total
Brighton	1,315	715	275	2,305
Trent Hills	1,085	465	185	1,735
Cobourg	1,370	2,645	2,020	6,035
Cramahe	595	170	55	820
Port Hope	1,635	1,740	1,120	4,495
Hamilton	965	0	0	965
Alnwick/ Haldimand	775	0	0	775
Total	7,740	5,730	3,650	17,120

TABLE C
EMPLOYMENT FORECAST FOR 2051 BY MUNICIPALITY

Municipality	2021 Employment	2051 Employment
Brighton	2,900	3,610
Trent Hills	4,620	5,990
Cobourg	12,710	17,760
Cramahe	1,780	1,950
Port Hope	7,060	10,680
Hamilton	1,690	2,160
Alnwick/Haldimand	1,470	1,710
Total	32,370	44,000

Recommendations made in Land Needs Analysis have been Incorporated in this Amendment

W&A was also retained to undertake a Land Needs Analysis ('LNA') in accordance with Provincial guidance. The purpose of the LNA is to determine if any of the urban areas in the County should be expanded to accommodate additional community land and employment land.

In accordance with the requirements of the Provincial LNA guidance material, a Community Area designated greenfield area ('DGA') urban needs analysis was carried out by W&A for each of the County's urban areas.

At the County-wide level, Northumberland is forecast to have a surplus of approximately 409 hectares to accommodate forecast DGA Community Area land needs to the year 2051.

Notwithstanding this identified County-wide Community Area surplus, it has been noted in the analysis that long-term Community Area urban land needs vary significantly by urban area. More specifically, the Town of Cobourg, and the urban areas of Campbellford, Brighton and Colborne are all identified to have Community Area surpluses by the year 2051. On the other hand, the urban area of Hastings has a sufficient supply of DGA Community Area lands, while a Community Area shortfall of 132 hectares has been identified for the Municipality of Port Hope.

With respect to employment, Northumberland County's employment base is forecast to reach 44,000 jobs by 2051. Based on the County's current employment base of 32,370 jobs as of 2021 and the Growth Plan, 2019 forecast of 44,000 jobs by 2051, Northumberland County is forecast to add approximately 11,600 jobs, which represents an annual growth rate of approximately 1.0%.

By 2051, Northumberland County is forecast to accommodate approximately 14,400 total jobs within its urban employment areas (which includes existing and new jobs) at an average density of 20 jobs per hectare. To accommodate forecast demand in employment areas, it is recommended that the County will require an additional 145 gross hectares of new employment lands within Cobourg, Port Hope and Campbellford.

Recommended Location for New Community Land in this Amendment

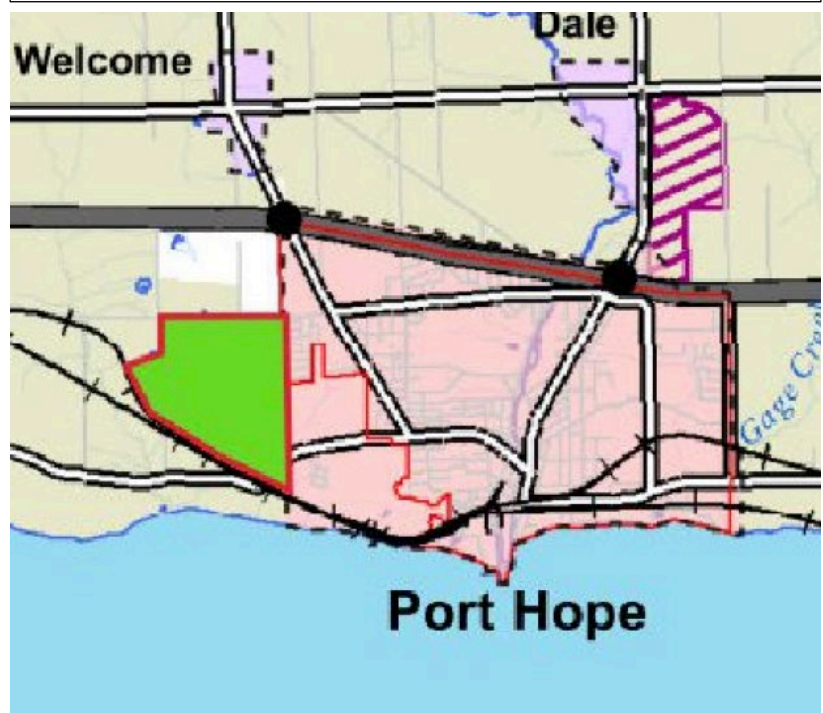
Based on an assessment of anticipated population growth in the County it has been determined that there is a need for 131 net hectares of land for community (residential) development purposes in Port Hope. The 131 net hectares would include the lands needed for institutional uses such as schools, parkland, supporting infrastructure such as stormwater management facilities and supporting lands for retail uses. Lands that are designated for natural heritage purposes would not be included.

Based on the location of the Port Hope urban area, the only logical location for a residential settlement area expansion would be to the west of the existing urban area. This is because lands to the east are in a different municipality and because going north over the 401 would not be a logical

expansion of the urban area for residential purposes. There are also two constraints to the west of the urban area that have an impact on the location of new residential land. The first is the low-level radioactive waste facility located to the south of Highway 401 and the lands that would be accessed by Lakeshore Road to the south of the CN/CP rail-line, the latter because significant upgrades to the grade separation crossing would be required.

As a result, it has been recommended that the new residential area be focused on lands to the south of Marsh Road and to the north of the CN/CP rail-lines. In this regard, below is a map showing the urban expansion residential area in green on **Figure 2**. These lands are proposed to be added into the Port Hope urban area by this Amendment.

Figure 2 - Recommended Location for new Community Land



In order to support the proposed urban expansion, the County has completed the following:

- a) 'Preliminary Natural Environment Constraints Assessment for Residential Area Expansion Lands, Port Hope, ON' - prepared by North-South Environmental dated November 8, 2023;
- b) 'Potential Agricultural Impacts and Recommended Mitigation Overview - Port Hope Settlement Area Boundary Expansion for Residential Purposes - Part Lots 12, 13, 14, and 15, Concession 1 - Municipality of Port Hope - County of Northumberland' - prepared by DBH Soil Services Inc dated September 28, 2023; and
- c) 'Letter of Opinion – Feasibility of Servicing Future Settlement Expansion Area West of Port Hope' - prepared by GM BluePlan dated September 29, 2023.

The above studies do not identify any major constraints to developing the identified lands for residential purposes. It is anticipated that the Municipality of Port Hope will undertake a more detailed planning exercise in the form of a Secondary Plan to further study the area before development can proceed.

Recommended Location for New Employment Land in this Amendment

As noted above, it has been recommended that of the 138 hectares of new employment land required, 31 hectares is required in Cobourg and 75 hectares is required in Port Hope. Given that new employment land cannot be identified in Cobourg, a location that is proximate to both Port Hope and Cobourg is required.

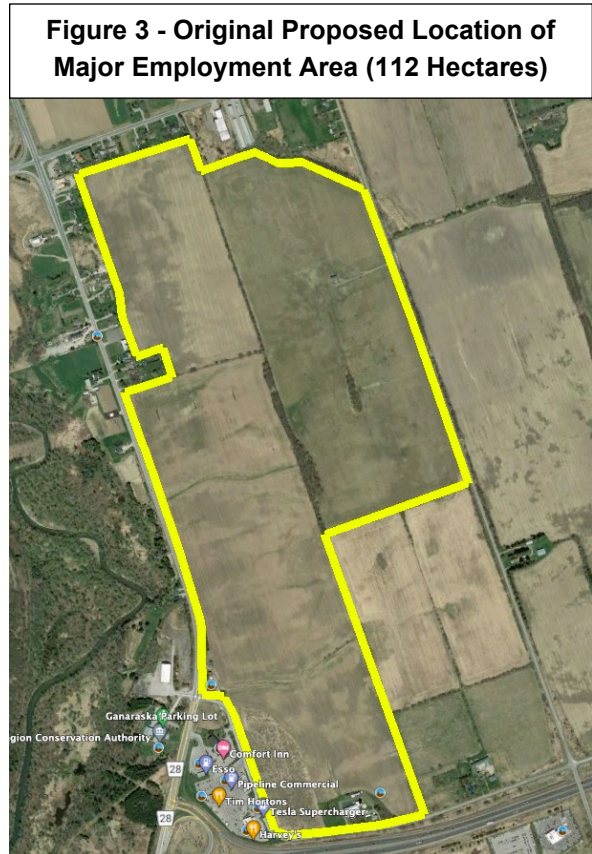
The location selected and identified in this Amendment is the same as the preferred Major Employment Area that exists in the existing Official Plan. The limits of the preferred location of the 112-hectare Major Employment Area in the existing Official Plan are shown on **Figure 3**.

To support the designation of the initially identified Major Employment Area, a consulting team was retained in 2018 to complete the work required to support its eventual designation. In this regard, a Preliminary Traffic Impact Assessment was completed by Paradigm, a preliminary environmental constraints map was completed by Palmer Environmental and a draft Agricultural Impact Assessment was completed by Colville Consulting.

Given that the County was embarking on a Municipal Comprehensive Review in early 2020, it was decided at the time to put the project on hold to determine if the justification exists to expand the Port Hope urban area for employment purposes in accordance with the recently updated Growth Plan.

Given that no more than 106 hectares can be designated for employment purposes based on the LNA analysis, a review of the configuration of the preferred Major Employment Area was carried out. In this regard, it is recommended that the configuration of the employment lands be modified as shown on **Figure 4**. This configuration is preferred because it provides more Highway 401 exposure, avoids the many rural residences along County Road 28 and Dale Road and provides for the development of more logical development parcels.

It is anticipated that the Major Employment Area would be developed for uses that require larger parcels of land with minimum lot sizes of 5 to 10 hectares. The most likely uses are logistics and distribution; however, manufacturing is also a possibility. An internal road system would also be established with the primary access point being on County Road 28 and with a potential secondary access point along Telephone Road to the south (if required). Based on the experiences of other

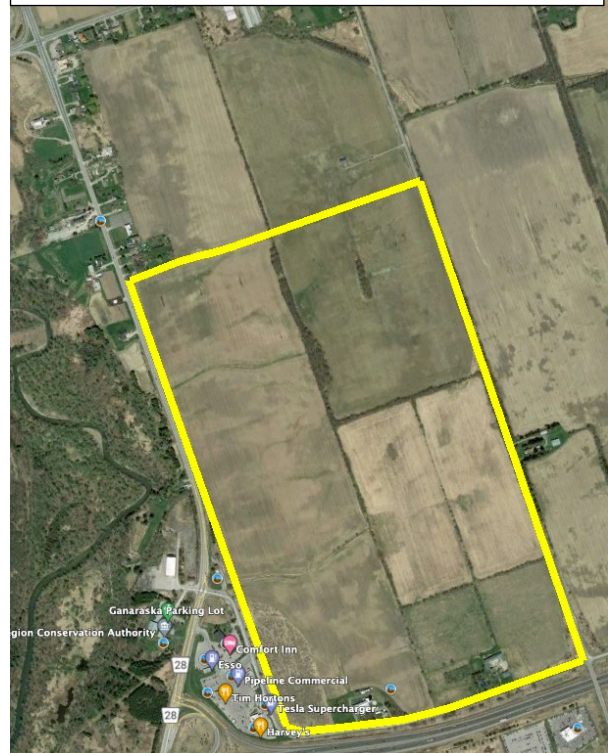


GTA municipalities, employment densities could range between 15 and 26 jobs per hectare, which translates into 1,590 to 2,756 employees.

In order to support the proposed urban expansion, the County has completed the following:

- a) 'Preliminary Constraints Assessment for Settlement Area Lands, Port Hope, ON' - prepared by North-South Environmental dated August 23, 2023;
- b) 'Scoped Agricultural Impact Assessment - Port Hope settlement area boundary expansion - Part lot 1, concession 2 - Municipality of Port Hope - Northumberland County' - prepared by DBH Soil Services Inc dated August 23, 2023; and
- c) 'Letter of Opinion – Feasibility of Servicing Future Development near Telephone Road in Port Hope' - prepared by GM BluePlan dated August 11, 2023.

Figure 4 - Modified Major Employment Area (106 Hectares)



The above studies do not identify any major constraints to developing the identified lands for employment purposes. It is anticipated that the Municipality of Port Hope will undertake a more detailed planning exercise through the updating of their Official Plan in the future before development can proceed on these lands.

A location for the remaining 39 hectares of employment lands in Trent Hills has not been determined and it is expected that the Municipality of Trent Hills would make this determination through a future update to their Official Plan.

Change to Codrington Settlement Area proposed in this Amendment

A public meeting was held on November 18, 2020 to consider an Amendment to the County Official Plan to modify the Codrington rural settlement area to permit its expansion by approximately 6.2 hectares. This public meeting was held in response to an application submitted on September 15, 2020 by MHBC Planning on behalf of CBM Aggregates. The proposal would involve a “minor rounding out” of the Codrington Settlement Area by re-designating the Subject Lands in the County Official Plan from ‘Agricultural Area’ to ‘Rural Settlement Area’.

The effect of the boundary expansion would be to accommodate residential development, which

would be facilitated later by a number of implementing applications, including an Amendment to the Brighton Official Plan, a zoning by-law amendment and Plan of Subdivision. A portion of the CBM Aggregates land holdings is already included within the Hamlet of Codrington, which comprises approximately 5.9 hectares. These lands combined with the Subject Lands are intended to be developed together. A preliminary concept plan has been submitted showing 19 residential lots and a new road accessible from Aranda Way. A detailed description of the proposal and the supporting studies that have been submitted is found in the Public Meeting report dated October 22, 2020

The key Provincial planning document that has an impact on the application is the Growth Plan (2020). The key policy in the Growth Plan that provides the basis for this application is Section 2.2.9.7, as set out below:

"Notwithstanding policy 2.2.8.2, minor adjustments may be made to the boundaries of rural settlements outside of a municipal comprehensive review, subject to the following:

- a) *The affected settlement area is not in the Greenbelt Area;*
- b) *The change would constitute minor rounding out of existing development, in keeping with the rural character of the area;*
- c) *Confirmation that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long-term with no negative impacts on water; and*
- d) *Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied."*

The above policy is permissive and does not require that the applicant justify the proposed development from a need perspective. This is in keeping with the Provincial direction to support housing in its many forms in both large urban areas and rural areas.

The proposed lands are not within the Greenbelt Area and therefore sub-section a) of Section 2.2.8.2 does not apply. With respect to sub-section b), the lands to be added to the settlement area would constitute a minor rounding out because of their small size in relation to the settlement. The form of the proposed development would also be in keeping with the rural character of the area, with the area in question including the settlement area itself.

To address sub-section c), a Private Servicing Feasibility Review was undertaken by MTE Consultants Inc. to provide a preliminary assessment of the potable water supply and the suitability of the soils for wastewater treatment and disposal. Based on MTE's findings, a suitable groundwater source may be available for individual private domestic water supply wells and the existing shallow soil conditions are likely acceptable for individual private on-site septic systems. Further, the Private Servicing Feasibility Review recommends that a Hydrogeological Assessment be prepared at the detailed design stage as part of a future Draft Plan of Subdivision. With respect to sub-section d), it

has been concluded that the proposal would be consistent with the other policies of the PPS, including those that apply to natural heritage and agriculture.

It is recognized that 6.2 hectares of land would be removed from the prime agricultural area to support the proposed development; however, Provincial policy does permit this to occur to accommodate a settlement area expansion.

Other Proposed Changes to Settlement Area Boundaries Recommended by this Amendment

A review of rural settlement area boundaries has also been carried out and a number of minor changes are recommended to the boundaries of a number of rural settlement areas. A description of the proposed changes and the rationale for the changes is provided below.

Official Plan Amendment Schedule	Rural Settlement Area	Rationale for Changes Made
Schedule X5	Campbellford - Trent Hills	<ul style="list-style-type: none"> • Lands within the Ferris Provincial Park are removed from the Urban Area • Urban area boundary rationalized on western edge to minimize split designations • Urban area boundary slightly expanded on north side to include the whole of existing properties
Schedule X6	Hastings - Trent Hills	<ul style="list-style-type: none"> • Lands within existing developed area on both of recently developed White Hart Lane included within urban area • Developed lands on south side of Bay Street East also included in urban area • Municipally owned land in southwest corner behind the Hastings Field House included within urban area • Other changes made on northern and western boundaries to ensure urban area boundary follows lot lines where possible.
Schedule X7	Trent River - Trent Hills	<ul style="list-style-type: none"> • Existing developed area to the northeast of County Road 30 and Centennial Lane included with rural settlement area • Minor change made to rural settlement area boundary to match up with rear lot lines on east side of Church Street • Other minor change made to include all of existing lots on Centennial Lane

Official Plan Amendment Schedule	Rural Settlement Area	Rationale for Changes Made
Schedule X8	Crowe River - Trent Hills	<ul style="list-style-type: none"> • Minor changes made in multiple locations to ensure rural settlement area boundary matches up with lot lines
Schedule X9	Warkworth and Norham - Trent Hills	<ul style="list-style-type: none"> • Area that is part of larger wooded area removed from rural settlement area on south side of Banta Road • Lands added to the east of the above lands to rationalize rural settlement area boundary • The rear portions of existing lots on north side of Banta Road to the west of water treatment plant added to the rural settlement area • Vacant field area on south side of Old Hastings Road added to rural settlement area to provide additional opportunities for development • Other lands removed from rural settlement area on north and east sides to ensure boundary matches up with existing property boundaries • The north half of property on north side of Norham on the east side of Norham Road included in rural settlement area • Other changes made to Norham rural settlement area boundary to ensure boundary matches up with existing property lines
Schedule X10	Baltimore - Hamilton	<ul style="list-style-type: none"> • Lands on both sides of Baltimore Road that are the site of environmental features removed from rural settlement area • The rear portions of existing lots on Deerfield Drive and Lynden Court are included in rural settlement area • Boundary in northwest corner rationalized to match up with property boundaries • Environmental area to the south and east of Crestview Court on both sides of pipeline removed from rural settlement area

Official Plan Amendment Schedule	Rural Settlement Area	Rationale for Changes Made
		<ul style="list-style-type: none"> Rural settlement area boundary at the rear of lots on the south side of Hutsell Road also re-aligned to match property boundaries
Schedule X11	Hamilton West and Hamilton East - Hamilton	<ul style="list-style-type: none"> Existing developed lots on both sides of Baltimore Road included in rural settlement area Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X12	Precious Corners - Hamilton	<ul style="list-style-type: none"> Lands beyond the rear lot lines of lots fronting on north side of Jean Davey Road removed from rural settlement area - lands are the site of environmental features Rear portions of lots fronting on east side of Cornish Hollow Road included in rural settlement area Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X13	Camborne - Hamilton	<ul style="list-style-type: none"> Lands that are part of the Hamilton public works yard on both side of Majestic Hills Drive included in rural settlement area Small sliver of land that extended into rural subdivision fronting on Charbrook Crescent and land to the north removed from rural settlement area so that boundary matches up with property boundaries Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X14	Harwood - Hamilton	<ul style="list-style-type: none"> Existing lots at north end of private road extending from Young Street to Rice Lake included in rural settlement area Lands included in rural settlement area along western boundary to ensure rural settlement area boundary matches up with lot lines.

Official Plan Amendment Schedule	Rural Settlement Area	Rationale for Changes Made
Schedule X15	Campbellcroft - Port Hope	<ul style="list-style-type: none"> • A number of existing lots on north side of Ganaraska Road removed from rural settlement area to match up with boundary established in Port Hope Official Plan • Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X16	Osaca - Port Hope	<ul style="list-style-type: none"> • Boundary of rural settlement area extended southwards to include whole of new subdivision at southern boundary • Lands to the east of Bells Hill Road recognized to be within rural settlement area boundary in accordance with detailed local OP schedules
Schedule X17	Welcome - Port Hope	<ul style="list-style-type: none"> • Minor changes made throughout to ensure rural settlement area boundary matches up with property boundaries
Schedule X18	Orland - Brighton	<ul style="list-style-type: none"> • Lands in the northwest corner on west side of King Street included to round out the boundary of Orland (approximately 4.0 hectares). • Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X19	Hilton - Brighton	<ul style="list-style-type: none"> • Existing developed area between Richmond Street and County Road 30 (including lands on both sides of Cemetery Road and Twin Lane) included in rural settlement area - lands are functionally part of the rural settlement area • Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X20	Smithfield - Brighton	<ul style="list-style-type: none"> • Existing lots fronting on east side of Lisgar Street plus some underdeveloped lands (about 8.0 hectares) in behind included in rural settlement area

Official Plan Amendment Schedule	Rural Settlement Area	Rationale for Changes Made
		<ul style="list-style-type: none"> Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X21	Codrington - Brighton	<ul style="list-style-type: none"> A portion of the CBM lands in southeast quadrant (6.2 hectares) to be added to rural settlement area at request of landowner Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X22	Eddystone - Alnwick-Haldimand	<ul style="list-style-type: none"> Minor changes made to ensure rural settlement area boundary matches up with property boundaries where possible
Schedule X23	Vernonville - Alnwick-Haldimand	<ul style="list-style-type: none"> Minor changes made to ensure rural settlement area boundary matches up with property boundaries where possible
Schedule X24	Lakeport - Alnwick-Haldimand	<ul style="list-style-type: none"> Minor changes made to ensure rural settlement area boundary matches up with property boundaries where possible
Schedule X25	Wicklow - Alnwick-Haldimand	<ul style="list-style-type: none"> Minor changes made to ensure rural settlement area boundary matches up with property boundaries where possible
Schedule X26	Roseneath - Alnwick-Haldimand	<ul style="list-style-type: none"> Minor changes made to ensure rural settlement area boundary matches up with property boundaries where possible
Schedule X27	Grafton - Alnwick-Haldimand	<ul style="list-style-type: none"> Lands on west side of Brimley Road South (approximately 27 to 30 hectares) added at request of Township Lands on north side of Old Danforth Road (approximately 13 hectares) added at request of Township Other minor changes made to ensure rural settlement area boundary matches up with property boundaries
Schedule X28	Dundonald - Cramahe	<ul style="list-style-type: none"> Minor changes made to ensure rural settlement area boundary matches up with property boundaries where possible
Schedule X29	Salem - Cramahe	<ul style="list-style-type: none"> Minor changes made to ensure rural settlement area boundary matches up with property boundaries where possible

Official Plan Amendment Schedule	Rural Settlement Area	Rationale for Changes Made
Schedule X30	Castleton - Cramahe	<ul style="list-style-type: none"> Area of existing development at south end south of Haynes Road included in rural settlement area

Recent Proposed Changes to Ontario's Planning System have been Taken into Account by this Amendment

On April 6, 2023, the Province released for comment the proposed 2023 Provincial Planning Statement ('2023 PPS'). It proposes to repeal A Place to Growth – the Growth Plan for the Greater Golden Horseshoe and the 2020 Provincial Policy Statement, and replace both with a new and integrated policy statement.

The changes proposed in the 2023 PPS represent fundamental changes in how growth planning is to be carried out in the Province. Below is a review of some of the more significant changes and how this Amendment addresses these changes:

- a) With the proposed repeal of the Growth Plan, upper and single tier municipalities will no longer be required to plan to specific population and employment targets for a horizon year. Instead, the 2023 PPS requires municipalities to use the existing 2051 targets developed by the Province as a minimum. Over time, municipalities will be expected to carry out their own forecasting. In response to this proposed change, this Amendment incorporates the Provincial targets as minimums and this language is included in Sections, A1, B2, B3 and B4 of this Amendment.
- b) When updating Official Plans, the draft 2023 PPS indicates that municipalities will be required to have enough land designated for at least 25 years (a change from up to 25 years), with planning expressly allowed to extend beyond this horizon for infrastructure, employment areas and strategic growth areas. In response to this change, this Amendment ensures that there will be enough land designated for community and employment purposes to the year 2051, which exceeds the 25-year requirement.
- c) The Growth Plan contained specific intensification targets which required municipalities to plan for a certain amount of growth within defined built boundaries. The 2023 PPS supports intensification generally, but no specific targets are identified. In response to this change, this Amendment deletes the built boundary from Schedule A and no longer establishes a County-wide intensification target or individual municipal intensification targets. Instead, this Amendment provides direction in Section B5 on where and how intensification should be accommodated.

- d) The Growth Plan contained a minimum designated greenfield area target of 40 residents and jobs combined per hectare for the County of Northumberland. The 2023 PPS has eliminated this minimum requirement for the County of Northumberland and instead establishes a minimum designated greenfield area target of 50 residents and jobs combined per hectare for only large and fast growing municipalities (which does not include Northumberland).

In response to this change, this Amendment deletes the overall County-wide target of 30 people and jobs per hectare and the individual targets of 25 to 35 people and jobs per hectare that were allocated to the urban areas. However, requiring that newly developing community areas optimize the use of land and infrastructure remains a solid planning principle and this Amendment therefore establishes a minimum density target in Section B6 a) that is not less than 40 residents and jobs combined per hectare within new development areas that are adjacent to the existing built-up area.

- e) The Growth Plan required that 'excess lands' be identified and then designated appropriately if there was a desire to expand urban areas to accommodate additional community and employment land. The intent of this provision was to discount these lands from the supply of lands available for development and allow for development to occur in more appropriate locations.

The LNA prepared by W&A proposed to identify such excess lands in Cobourg, Campbellford and Brighton. The 2023 PPS does not contain policies on excess lands. As a result, this Amendment does not propose to identify excess lands.

It is noted that the discounting of the excess lands led to the recommendations being made in the LNA on the amount of new community and employment land required and where it should be located. It is not proposed to re-visit these recommendations because the Provincial growth targets are minimums and the lands identified as excess lands in the LNA are not available for development within a reasonable time frame in any event.

- f) The Growth Plan required that employment lands be designated in all Official Plans. In addition, the Growth Plan permitted the conversion of such lands to non-employment uses only through a Municipal Comprehensive Review process (with some exceptions). The 2023 PPS does not include this requirement. The LNA prepared by W&A reviewed eight employment conversion requests. Given that there will no longer be a requirement for the County Official Plan to designate employment lands, decisions on whether such lands should be converted will be left to the local municipalities.

Details of the Proposed Amendment

Below is a brief overview of the more significant changes proposed in the Amendment (note that some section numbers in the Official Plan were previously changed through OPA 1):

- a) Schedules D1 to D10 are proposed to be removed from the Plan. The lands identified in these schedules were intended to be down-designated from employment purposes in the local Official Plans to non-employment uses to create the numerical room required to support the designation of the preferred Major Employment Area. The LNA completed in support of this Amendment justifies the designation of 106 hectares of new employment land in Port Hope without the need to down-designate the properties identified on Schedules D1 to D10 (Item #1 in the Amendment).
- b) The planning period for the Official Plan is proposed to be changed from 2034 to 2051 in Sections A1 and A6 (Items #2 and #3 in the Amendment).
- c) All of the tables in the existing Official Plan that set out where population, household and employment growth is to occur in Sections B2, B3, B4, B5, B6, and B7 are proposed to be deleted and replaced by simplified tables based on the LNA (Items #5, #6, #7 and #8 in the Amendment).
- d) The intensification target for the County and the individual municipalities in Section B9 is proposed to be deleted and replaced with general policies on intensification (Item #9 in the Amendment).
- e) The designated greenfield area target for the County and the individual municipalities in Section B10 is proposed to be deleted and replaced with a new designated greenfield area target of 40 people and jobs combined per hectare in new urban development areas (Item #10 in the Amendment).
- f) A new Section B7 is proposed to be added which set out the land needs per community in the County (Item #11 in the Amendment).
- g) The water and wastewater servicing policies in former Sections B8.1, B14 and B15 are updated and combined in a new Section B9 (Items #14, #15, #16, #17 and #18 in the Amendment).
- h) Section D1.4 dealing with the planning for employment is proposed to be updated with new language from the PPS 2023 (Item #27).
- i) A number of definitions are proposed to be deleted and added to reflect changes made in the PPS 2023 (Item #49).
- j) The Port Hope urban area is proposed to expanded to the west and northeast to accommodate residential and employment uses (Item #50).

NEXT STEPS

Following the holding of the public open house and the public meeting, all comments provided will be

reviewed. It is also expected that comments will also be provided by the Province as well and these will also be reviewed.

Following receipt of these comments, a further report will be prepared with recommendations for County Council 's consideration.

Once County Council adopts the Growth Management OPA, it will then be sent to the Province for approval. Once they have had a chance to review the OPA and if there is a need for any modifications, a draft modification letter would be provided to the County for our consideration. If modifications are proposed, a further report will be prepared for County Council at which time we will be looking for Council direction on whether any of the modifications suggested should be supported or not. After this occurs the Province will then be notified and they will then be in a position to make a decision.

Given that the Growth Management OPA is part of the Municipal Comprehensive Review being carried out pursuant to Section 26 of the Planning Act the final decision of the Province cannot be appealed.

Once the OPA has been approved by the Province, each of the local municipalities will need to update their Official Plans to ensure that they conform to the County Official Plan.