

June 12, 2024  
Northumberland County Council  
Dwayne Campbell, Director of Planning

***RE: Proposed Amendment No. 2***

Please accept this Written Submission with respect to the April 24, 2024 proposed amendment, I am providing two submissions, the first on the overall concept of where future growth should logically be located and the second on specifics within the proposed amendment.

I am writing as an individual, Registered Professional Planner in the Province of Ontario with over 35 years of professional practice in this province, the last 20 years of which was in the GGH. I am a fellow of the Canadian Society of Landscape Architects. I have been a resident of Port Hope for over 20 years. My deep experience of how land use planning processes work as a former land planning manager and director provides me with a broad understanding of the mechanics how the policies work/or not and how the proposed changes will impact the community.

Many of the proposed changes to the Northumberland Official Plan are necessary to address the requirements of the PPS and Growth Plan. The forecasts for population growth and employment are not debatable they are what is being required by the Province. Also, I agree that the forecasted growth should be accommodated in urban areas or by expansion to existing urban areas to take advantage of the infrastructure, public facilities and transportation networks that already exist.

Assigning all of the allocated growth to Port Hope can be questioned? However, whether by 2051 or further into the future, the Municipality of Port Hope should be looking to determine where best to expand. Recommended Policy B6 c) i) calls for "logical extension to the existing built-up area", iii) calls for efficient use of infrastructure as do the B9 policies; and iv) indicates access is to be provided efficiently. Based on these good planning principles it is surprising the recommended expansion is all to the west of Port Hope.

Since the meeting held on May 23, 2024 I have inquired and been unsuccessful in finding clear reasoning for the recommendation. The Growth Management Report does not appear to include alternative options and analysis, leading to the recommendation for all the growth to be on the west of Port Hope. I have found no evidence that expansion to the east was given any serious consideration in the Growth Management Report. The County as the regional planning authority is to make recommendations based on good planning principles. Annexation of some land to the east of the Hamilton/Hope Townline should have been given serious consideration.

Regardless of which direction expansion happens, there will be loss of prime agricultural area. The Port Hope sewage treatment plant is on the east end, going west will require a number of lift stations and a force main. Water has already been

extended to Welcome. The consultant (Meridian) indicated that given the feelings expressed by the politicians and residents in 2001 it was not logical to go north of the 401. However, amalgamation of the Township and Town of Port Hope into the Municipality of Port Hope has occurred since then. Inclusion of lands north of the 401 as employment lands and rounding out the residential developments that exists in Welcome and along Choate Road would, in my professional opinion be logical.

Rather than allocating all the growth to the west of Port Hope, what would be more logical is to expand in westward to Baulch Road, enter into annexation discussions with Hamilton Township to take advantage of the natural gradient from Gage's creek towards the Townline and the available capacity at the sewage treatment plant without incurring the expense of lift stations and a force main. Having two areas of development (an east and a west) would give residents a choice on where they wish to locate and would take advantage of the existing transportation network including the 401 interchanges. Going exclusively to the west will over-burden Marsh and Lakeshore Roads without logical options to conveniently get to the 401.

These development areas coupled with employment development north of the 401 between the two interchanges would create a well rounded and accessible community.

My second letter will be sent following the June 13, 2024 meeting where I hope additional information from that provided at the May 23 meeting will be available to address the many questions residents had.

Sincerely,

A rectangular box containing a handwritten signature in cursive script that reads "Faye Langmaid".

Faye Langmaid, FCSLA, MCIP, RPP

[Redacted contact information]

C: Mayor and Councillors of Port Hope  
Ganaraska Region Conservation Authority