



**The Corporation of the County of Northumberland  
Economic Development, Tourism and Planning Committee  
Minutes**

**October 2, 2024, 1:00 p.m.  
Council Chambers  
555 Courthouse Road, Cobourg, ON K9A 5J6  
Hybrid Meeting (In-Person and Virtual)**

Members Present: Chair Mandy Martin  
Warden Brian Ostrander  
Councillor Robert Crate

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**1. Notices**

**1.a Accessible Format**

If you require this information in an alternate format, please contact the Accessibility Coordinator at [accessibility@northumberland.ca](mailto:accessibility@northumberland.ca) or 1-800-354-7050 ext. 2327.

**1.b Meeting Format**

This Committee Meeting was held using a hybrid meeting model. The public were invited to attend in-person in Council Chambers, view the meeting via the live stream, or join online or by phone using Zoom Conference Technology.

**1.c Public Meeting - Submissions and Delegations**

Written Submissions for this meeting were accepted until 4:00 p.m. on October 1, 2024.

Anyone wishing to make a delegation were encouraged to contact the County Clerk in advance of the meeting. Members of the public also had the opportunity to register as a delegation at the meeting. As per the

County Procedural By-Law, delegations are limited to a maximum of ten minutes.

**County Clerk Contact:**

Maddison Mather  
matherm@northumberland.ca  
905-372-3329 x 2238

**2. Call to Order**

Chair Mandy Martin called the meeting to order at 1:03 p.m.

**2.a Territorial Land Acknowledgement**

**3. Approval of the Agenda**

**Committee Resolution 2024-10-02-700**

**Moved by** Councillor Robert Crate

**Seconded by** Warden Brian Ostrander

"**That** the agenda for the October 2, 2024 Economic Development, Tourism, and Land Use Planning Committee be approved."

**Carried**

**4. Disclosures of Interest**

- No disclosures

**5. Public Meeting**

**5.a Purpose of the Meeting**

This Public Meeting was held in accordance with the Building Code Act for changes to plumbing and sewage inspection service fees. The purpose of the meeting was to discuss fee changes and to give the public an opportunity to ask questions, provide comments, and make representations on the proposed changes.

Notification of this meeting was provided as per the Building Code Act and the County Provision of Notice By-law. The notice was posted to the County website (Northumberland.ca/News), distributed to key stakeholders, shared with Member Municipal Councils, shared on social media, and posted to the County's public engagement website (<https://joinin.northumberland.ca/>).

**5.b Report 2024-130 'Inspection Services Fees Update'**

Dwayne Campbell, Acting Director Planning and Economic Development

**Committee Resolution 2024-10-02-701**

**Moved by** Warden Brian Ostrander

**Seconded by** Councillor Robert Crate

“**That** the Economic Development, Tourism and Land Use Planning Committee receive Report 2024-130 ‘Inspection Services Fees Update for information; and

**Further That** the Committee recommend that County Council receive this report for information.”

**Carried**

**5.c Communications**

N/A

**5.d Delegations**

N/A

**6. Regular Meeting**

**7. Delegations**

- Delegation from Peter Van Loan (Aird & Berlis LLP) regarding agenda item 10.a 'Report 2024-131 'Northumberland Next: County Official Plan Amendment (OPA2) - What We Heard'

**8. Business Arising from Last Meeting**

N/A

**9. Communications**

**9.a Correspondence, Township of Terrace Bay 'Support for Ontario Immigrant Nominee Program (OINP)'**

**Committee Resolution 2024-10-02-702**

**Moved by** Warden Brian Ostrander

**Seconded by** Councillor Robert Crate

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from the Township of Terrace Bay regarding 'Support for Ontario Immigrant Nominee Program (OINP)' for information; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

**Carried**

**9.b Correspondence, Ministry of Municipal Affairs and Housing 'Request to Repeal Official Plan Amendments Adopting By-law'**

**Committee Resolution 2024-10-02-703**

**Moved by** Councillor Robert Crate

**Seconded by** Warden Brian Ostrander

"**That** the Economic Development, Tourism, and Land Use Planning Committee having considered the correspondence from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing 'Request for Deferred Approval of Adopted Official Plan Amendment No. 1', recommend that County Council direct staff to prepare a response letter to Minister Calandra to suggest an alternative approach wherein Northumberland County will draft modifications for Adopted Official Plan Amendment No. 1 to ensure alignment with the new Provincial Planning Statement, 2024, for the Minister's consideration; and

**Further That** the Committee recommend that County Council direct staff to prepare a report outlining the modifications required for Adopted Official Plan Amendment No. 1 for Council's consideration; and

**Further That** the Committee recommend that County Council direct staff to hold a public meeting to present the draft modifications and provide the public and interested parties the opportunity to provide input; and

**Further That** the Committee recommend that County Council direct staff to respectfully request the Minister's approval for Adopted Official Plan Amendment No. 1, as proposed to be modified in a manner that considers both the Provincial Planning Statement, 2024, and any comments received from the public and interested parties."

**Carried**

**9.c Correspondence, Horizons of Friendship 'Donation Thank you Letter'**

**Committee Resolution 2024-10-02-704**

**Moved by** Councillor Robert Crate

**Seconded by** Warden Brian Ostrander

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from Horizons of Friendship 'Donation Thank you Letter' for information; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

**Carried**

**9.d Correspondence, Ministry of Agriculture Food and Agribusiness  
'Agricultural Workforce Equity and Diversity Initiative (AWEDI)'**

**Committee Resolution 2024-10-02-705**

**Moved by** Warden Brian Ostrander

**Seconded by** Councillor Robert Crate

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from the Honourable Rob Flack, Minister of Agriculture, Food and Agribusiness regarding 'Agricultural Workforce Equity and Diversity Initiative (AWEDI)' for information; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

**Carried**

**9.e Canadian Association of Nuclear Host Communities (CANHC) 'CAO  
and Elected Officials Aggregate Report'**

**Committee Resolution 2024-10-02-706**

**Moved by** Warden Brian Ostrander

**Seconded by** Councillor Robert Crate

"**That** the Economic Development, Tourism and Land Use Planning Committee receive the correspondence from the Canadian Association of Nuclear Host Communities (CANHC) regarding 'CAO and Elected Officials Aggregate Report' for information; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

**Carried**

**10. Staff Reports**

**10.a Report 2024-131 'Northumberland Next: County Official Plan  
Amendment (OPA2) - What We Heard'**

Dwayne Campbell, Acting Director of Planning and Economic Development

**Delegation(s)**

**Committee Resolution 2024-10-02-707**

**Moved by** Councillor Robert Crate

**Seconded by** Warden Brian Ostrander

**10.a (1)**

"**That** the Economic Development, Tourism and Land Use Planning Committee receive the delegation from Peter Van Loan (Aird & Berlis LLP) regarding Report 2024-131 'Northumberland Next: County Official Plan Amendment (OPA2) - What We Heard' for information."

**Carried**

**Committee Resolution 2024-10-02-708**

**Moved by** Warden Brian Ostrander

**Seconded by** Councillor Robert Crate

**10.a (2)**

"**That** the Economic Development, Tourism and Land Use Planning Committee receive Report 2024-131 'Northumberland Next: County Official Plan Amendment (OPA2) - What We Heard' for information; and

**Further That** the Committee recommend that County Council receive the report for information and direct staff to send a copy of the report to each member municipality for information."

**Carried**

**10.b Report 2024-132 'Brighton Official Plan Amendment No. 16 - Westgate Development'**

Ashley Yearwood, Senior Planner

**Committee Resolution 2024-10-02-709**

**Moved by** Warden Brian Ostrander

**Seconded by** Councillor Robert Crate

"**That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2024-132 'Brighton Official Plan Amendment No. 16, Westgate Development', recommend that County Council approve Brighton Official Plan Amendment No. 16; and

**Further That** the Committee recommend that County Council direct staff to provide a decision notice to the Municipality of Brighton and all prescribed persons in accordance with the *Planning Act*."

**Carried**

- 10.c Report 2024-133 'Brighton Official Plan Amendment 17 - Bonn Road'**  
Ashley Yearwood, Senior Planner

**Committee Resolution 2024-10-02-710**

**Moved by** Councillor Robert Crate

**Seconded by** Warden Brian Ostrander

**“That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2024-133 ‘Brighton Official Plan Amendment No. 17, Bonn Road’, recommend that County Council approve Brighton Official Plan Amendment No. 17; and

**Further That** the Committee recommend that County Council direct staff to provide a decision notice to the Municipality of Brighton and all prescribed persons in accordance with the *Planning Act*.”

**Carried**

**11. Other Matters Considered by Committee**

N/A

**12. Media Questions**

**13. Closed Session**

**Committee Resolution 2024-10-02-711**

**Moved by** Warden Brian Ostrander

**Seconded by** Councillor Robert Crate

**"That** this Committee proceed with the next portion of the meeting being closed to the public at 1:54 p.m.; and

**Further That** the meeting is closed to the public as permitted under the Municipal Act Section 239. (2.k) in order to address matters pertaining to confidential negotiations regarding broadband, and that Jennifer Moore, Dan Borowec, Dwayne Campbell, TJ Flynn, Maddison Mather and Cheryl Sanders remain present."

**Carried**

**14. Motion to Rise and Results from Closed Session**

**Committee Resolution 2024-10-02-712**

**Moved by** Warden Brian Ostrander

**Seconded by** Councillor Robert Crate

"**That** this Committee rise from Closed Session at 2:07 p.m.; and

**Further That** the confidential resolution moved in Closed Session regarding confidential negotiations regarding broadband, is hereby referred to the Economic Development, Tourism, and Land Use Planning Committee, which refers it to County Council for adoption."

**Carried**

**15. Next Meeting - Wednesday, November 6, 2024 at 1:00 p.m.**

**16. Adjournment**

- The meeting adjourned at 2:08 p.m.





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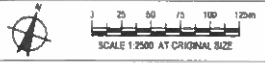


KEY PLAN Not to Scale

**MARSH ROAD/BAULCH ROAD  
PORT HOPE OWNERSHIP MAPPING**

**MUNICIPALITY OF PORT HOPE  
COUNTY OF NORTHUMBERLAND**

LANDSHEETS INFORMATION			
No.	Address	Owner	AREA (ACRES)
1	1451 BULLOCK RD	1451 BULLOCK RD	21.4
2	1451 BULLOCK RD	1451 BULLOCK RD	21.1
3	1451 BULLOCK RD	1451 BULLOCK RD	13.3
Total Area			55.8



No.	Issue	Checked	Approved	Date
Author	J.B.T	Designer		
Checking		Design		
Check		Check		
Project Manager	C.J			

Job: SEP 2024  
Project No: 12645428  
Scale: AS SHOWN

Client: NIDEVA PROPERTIES

Project: MARSH ROAD PORT HOPE URBAN EXPANSION

Ex. 1

**MINUTES OF SETTLEMENT**

**BETWEEN:**

**Minister of Municipal Affairs  
("Ministry")**

**-and-**

**County of Northumberland  
("County")**

**-and-**

**Municipality of Port Hope  
("Port Hope")**

**-and-**

**Town of Cobourg  
("Cobourg")**

**-and-**

**1670272 Ontario Limited  
("Appellant")**

**WHEREAS:**

- A. The County was required by an amendment to *Ontario Regulation 352/02* to adopt its first Official Plan by March 31, 2015;
- B. The County conferred with its constituent lower-tier municipalities and carried out public consultations about the creation of its first official plan. On September 17, 2014 the County adopted the first County of Northumberland Official Plan ("County OP");
- C. The Ministry modified and approved the County OP on July 29, 2015;
- D. Three parties appealed the approval of the County OP. The appeal by Judith Stamm (first appeal) was subsequently withdrawn by letter to the Board dated February 10, 2016. The administrative appeal by Remington Group Incorporated (second appeal) was resolved by a Board Order dated March 10, 2016;
- E. The remaining appeal by the Appellant (third appeal) relates to schedules and policies in the County OP, including the designation of 40 hectares of land abutting the western boundary of the Port Hope settlement area, and located at the southeast corner of Marsh Road and Baulch Road (the "Subject Lands");
- F. Official Plan Amendment #7 was adopted by the Council of Port Hope on November 25, 2014 ("OPA #7");
- G. On August 7, 2015, the Appellant appealed to the OMB pursuant to subsection 17 (40) of the *Planning Act* the failure of the Ministry to make a decision respecting OPA #7;
- H. The parties agree to resolve the remaining portions of the Appellant's appeal of the County OP and OPA #7 in accordance with these Minutes of Settlement.

**THEREFORE:**

- 1. The parties agree that the foregoing recitals are true.  
*Anticipated New Growth Plan*
- 2. The Parties acknowledge the following:

- (a) the Province is consulting on a new draft Growth Plan which is anticipated to come into effect in Spring 2017;
- (b) this new Growth Plan is expected to direct municipalities to plan to accommodate their forecasted population and employment growth to a 2041 planning horizon;
- (c) current policies in the new draft Growth Plan may permit outer ring municipalities with an excess supply of settlement area lands to expand a settlement area boundary subject to certain requirements; and,
- (d) the *Places to Grow Act, 2005* requires municipalities to update their official plans within three years of the new Growth Plan coming into effect (s.12(2)) unless otherwise directed by the Minister of Municipal Affairs (s.12(3)).

When the new Growth Plan comes into effect the municipal parties will take steps to address the legal and policy requirements to conform with the new Growth Plan.

*Focus of Growth*

- 3. Without committing to expand the Port Hope settlement area boundary to include additional residential lands, the County, Cobourg, and Port Hope acknowledge the following:
  - (a) the primary location of residential growth in the County of Northumberland are the Cobourg and Port Hope settlement areas;
  - (b) the entire Town of Cobourg is a settlement area, so further expansions are not currently possible;
  - (c) if a settlement area expansion is required in the southern portion of the County, it would be logical to consider expanding the Port Hope settlement area; and,
  - (d) if so, since the eastern portion of the Port Hope settlement area is constrained by the municipal boundary, and the northern portion by Highway 401, it would be logical to consider an expansion of the western portion of the Port Hope settlement area boundary, which abuts the Subject Lands.

When the County carries out its next municipal comprehensive review in conjunction with its lower-tier municipalities, (contemplated to be required to address conformity with the new Growth Plan) and if it is concluded that a settlement area expansion is required, the County will consider whether the Port Hope settlement area should be expanded to the west to include the Subject Lands.

*Characteristics of Appellant's Lands*

- 4. Without committing to expand the Port Hope settlement area boundary to include additional residential lands, and without committing to approve applications for municipal services in the future, the County and Port Hope acknowledge the following attributes of the Subject Lands which support their potential inclusion in the settlement area:
  - (a) abuts the existing Port Hope urban settlement area boundary;
  - (b) represents a logical extension to the settlement area boundary;
  - (c) can be integrated into the transportation network;
  - (d) can be serviced through existing reserve sewage capacity;
  - (e) can be serviced with extensions of existing trunk services;
  - (f) are generally free of environmental constraints to development;
  - (g) can be integrated into the existing settlement pattern;
  - (h) are located near community, recreational and commercial services; and,
  - (i) do not represent a large contiguous area of Class 1 soils, but are comprised of a mixture of Class 1, 2 and 3 soils, whereas the lands to the south that abut the settlement area are entirely Class 1 soils.

*Requested Modifications to County OP Policies*

- 5. The parties will jointly request that the Board approve the following policy modifications to the County OP as requested by the Appellant:
  - (a) Modification #17 regarding new policy B8.1 regarding "Servicing Growth"
  - (b) Modification #18 regarding modification to policy B15 that notes the hierarchy of services;

- (c) Modification #20 regarding modification to policy C1.5 regarding housing policies; and,
  - (d) Modification #23 regarding modifications to definitions of Comprehensive Review and Municipal Comprehensive Review.
6. The foregoing policy modifications are set out in a track change version of the County OP included in these Minutes of Settlement as Attachment 1.

*Approach to Settlement*

7. The appeal of those portions of the County OP and OPA #7 that remain before the Board will be addressed as follows:
- (a) the Board will be asked to set a date for a hearing on November 23, 2016;
  - (b) at the hearing these signed Minutes of Settlement will be submitted to the Board as an Exhibit;
  - (c) the parties will confirm their support for the settlement, including the modification of the four policies in the County OP attached hereto as Attachment #1 as agreed upon in paragraph 5 above, and the County planner will provide evidence in support of the proposed modifications;
  - (d) the County will then ask the Board to confirm the mapping in Schedules A, B, and C of the County OP so they are consistent with the Schedules in OPA #7; and,
  - (e) the Board will be asked to approve the sections in OPA #7 that remain under appeal, as shown on Attachment #2 hereto, which sections are shaded for ease of identification. The County planner will provide an affidavit in support of the sections in OPA #7 that remain under appeal;
  - (f) the Board will then be asked to approve as modified all of the sections of the County Plan and OPA 7 which were not approved through its previous partial approval orders.

*Other Provisions*

8. The terms in these Minutes represent the entire agreement between the parties. Any amendment or waiver of the terms in these Minutes must be in writing and signed by the parties.
9. No party to these Minutes of Settlement will seek a cost award in the appeal of the County OP proceedings (PL150811) or OPA #7 proceedings (PL150785) against any other party.
10. Subject to the provisions in these Minutes of Settlement, the parties do not concede to the positions taken by the other parties, nor the evidence contained within their witness statements. This settlement does not prejudice the position a party may take in the future, or limit the evidence that may be advanced or arguments made in support of including or in opposition to including the Appellant's lands in the Port Hope settlement area should the occasion arise.
11. Nothing in these Minutes is intended to fetter the legislative discretion of the Province of Ontario or of the Councils of the County, Cobourg or Port Hope.
12. These Minutes of Settlement may be executed in counterparts.

IN WITNESS WHEREOF the parties have executed these Minutes of Settlement.

Dated: November 21, 2016


Minister of Municipal Affairs

  
\_\_\_\_\_  
Ken Hare, Counsel

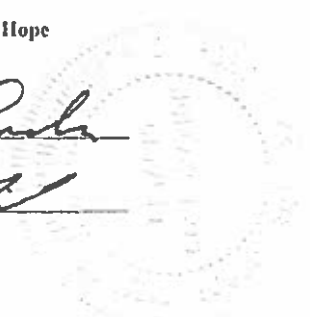
County of Northumberland

  
\_\_\_\_\_  
Stephen Waqué, Counsel

**Municipality of Port Hope**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



**Town of Cobourg**

*Templeman Menninga LLP per [Signature]*  
\_\_\_\_\_  
Templeman Menninga LLP  
Wayne Fairbrother, Counsel

**1670272 Ontario Limited**

  
\_\_\_\_\_  
Signe Leisk, Counsel