



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

**January 8, 2025, 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

Members Regrets: Councillor Robert Crate

---

**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.

**2. Call to Order**

**2.a Territorial Land Acknowledgement**

**3. Approval of the Agenda**

**Committee Resolution 2025-01-08-026**

**Moved by** Warden Brian Ostrander

**Seconded by** Chair Mandy Martin

"**That** the agenda for the January 8, 2025 Economic Development, Tourism, and Land Use Planning Committee be approved."

**Carried**

**4. Disclosures of Interest**

- No disclosures

**5. Delegations**

**5.a Delegation, Report 2025-010 'Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System'**

- Alexandra Haasen, Sifton Properties Limited
- Emma West, Landlab

**Committee Resolution 2025-01-08-027**

**Moved by** Warden Brian Ostrander

**Seconded by** Chair Mandy Martin

"**That** the verbal delegation from Alexandra Haasen (Sifton Properties Limited) regarding Report 2025-010 'Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System' be received for information."

**Carried**

**Committee Resolution 2025-01-08-028**

**Moved by** Warden Brian Ostrander

**Seconded by** Chair Mandy Martin

"**That** the verbal delegation from Emma West (LandLab Inc.) regarding Report 2025-010 'Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System' be received for information."

**Carried**

**6. Business Arising from Last Meeting**

N/A

**7. Communications**

N/A

## 8. Staff Reports

### 8.a Report 2025-010 'Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System' - Presentation

Dwayne Campbell, Director of Economic Development and Planning  
Nick McDonald, President, Meridian Planning Consultant

*[Attachment #4 'Supplemental Memo' was added to the agenda prior to the meeting]*

#### **Committee Resolution 2025-01-08-029**

**Moved by** Warden Brian Ostrander

**Seconded by** Chair Mandy Martin

“**That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2025-010 ‘Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System (OPA1-NHS)’, and supplemental memo prepared by Meridian Planning, recommend that County Council endorse the recommended modifications in the report and supplemental memo to align with the new Provincial Planning Statement, 2024, and additional community consultations; and

**Further That** the Committee recommend that County Council direct staff to respectfully request the Minister of Municipal Affairs and Housing to modify and approve Official Plan Amendment No. 1 in substantially the form as endorsed, noting that the spatial extent of the Northumberland Natural Heritage System is not recommended to change.”

**Carried**

### 8.b Report 2025-011 'Business and Entrepreneurship Centre Northumberland (BECN) 2024 Program Update'

Rob Day, Manager Economic Development  
Kailyn Coupland, Business Development Coordinator

#### **Committee Resolution 2025-01-08-030**

**Moved by** Warden Brian Ostrander

**Seconded by** Chair Mandy Martin

“**That** the Economic Development, Tourism and Land Use Planning Committee receive Report 2025-011 ‘Business and Entrepreneurship Centre Northumberland (BECN) 2024 Program Update’ for information; and

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

**Carried**

**8.c Report 2025-012 'New Ontario Building Code - Plumbing and Sewage System Changes'**

Kirk Johnstone, Senior Plumbing and Sewage Inspector / Chief Building Official

**Committee Resolution 2025-01-08-031**

**Moved by** Warden Brian Ostrander

**Seconded by** Chair Mandy Martin

“**That** the Economic Development, Tourism and Land Use Planning Committee receive Report 2025-012 ‘New Ontario Building Code, Plumbing and Sewage System Changes’ for information; and

**Further That** That the Committee recommend that County Council receive this report for information and direct staff to send a copy of this report to each Member Municipality for informational purposes.”

**Carried**

**8.d Report 2025-013 'Brighton Official Plan Amendment No. 13 - 207 Middle Ridge Road, Brighton'**

Ashley Yearwood, Senior Planner

**Committee Resolution 2025-01-08-032**

**Moved by** Warden Brian Ostrander

**Seconded by** Chair Mandy Martin

“**That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2025-013 ‘Brighton Official Plan Amendment No. 13 - 207 Middle Ridge Road, Brighton’, recommend that County Council approve Brighton Official Plan Amendment No. 13; 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**

**9. Other Matters Considered by Committee**

N/A

**10. Media Questions**

**11. Closed Session**

N/A

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

N/A

**13. Next Meeting - Wednesday, February 5, 2025 at 1:00 p.m.**

**14. Adjournment**

- The meeting adjourned at 1:55 p.m.

January 8, 2025

Members of Economic Development, Tourism, Land Use Planning Committee  
Northumberland County  
555 Courthouse Road  
Cobourg, ON K9A 5J6

Via email: [campbelld@northumberland.ca](mailto:campbelld@northumberland.ca)

**Re: Landlab Inc. – Part of Lots 5, 6, & 7, Township of Alnwick-Haldimand  
Comments on Northumberland Next: County NHS Official Plan Amendment**

---

We are the planning consultants for Lakeport Beach Inc. (“Landlab”), owners of the properties located in Northumberland County in the Township of Alnwick-Haldimand identified as Part of Lots 5, 6 and 7, Concession B and C, as identified on **Attachment 1** (herein after referred to as the “subject lands”).

On behalf of our clients, we have been monitoring the County’s Official Plan Amendment process, for the County’s Natural Heritage System policy updates (“OPA 1”). We have reviewed the Revised Natural System Amendment dated October 3, 2024, and the Council Report 2025-010: Memo – Final Recommendation on Proposed Modifications to Natural Heritage System dated December 16, 2024 and provide a summary of our comments below, as they apply to the subject lands.

### **Comments on the County NHS Official Plan Amendment (“OPA 1”)**

1. The OPA does not include a definition of Regionally Important Wetlands. Regionally Important Wetlands is introduced in the proposed section D6.3, and included in the proposed Natural Heritage Area 1 classification per the proposed section A3.5, however there is no definition of a Regionally Important Wetland provided. With respect to the subject lands, without definition or criteria to identify Regionally Important Wetlands, there is no justification for why a portion of the subject lands has been classified as Regionally Important Wetlands on the proposed Schedule B-1.
2. The proposed section D8.3, Minimum Buffers, does not provide policy direction on buffers outside of urban areas and rural settlement areas. Further, Table L indicates a minimum buffer distance from several different environmental features, but does not indicate what the permitted land uses are within the buffers.

### **Concluding Remarks**

We request that Official Plan Amendment 1 be modified to remove the Regionally Important Wetland identification on the subject lands and that the OPA be modified to

include uses permitted in buffers. Thank you in advance for your consideration. Please do not hesitate to contact the undersigned if you have any questions.

Respectfully submitted,  
**Bousfields Inc.**



Emma West, MCIP, RPP

*Cc. Client*  
*Dentons c/o Max Reedijk & Katarzyna Sliwa*  
*Dwayne Campbell*

cklow

Colborne

**SUBJECT  
LANDS**

Lakeport

**Land Use Designations**

- Urban Area
- Rural Settlement Area
- Major Employment Area (Preferred Location)
- Agricultural Area
- Rural Area
- Oak Ridges Moraine
- Environmental Protection Area

**Transportation Network Elements**

- Highway 401
- County Road/Arterial Road
- Local Road
- Highway 401 Interchange
- Railway

**General Map Elements**

- Alderville First Nation
- Built Boundary
- County Boundary
- Provincial Park
- Trent Severn Waterway

