

RECOMMENDED OFFICIAL PLAN AMENDMENT - GROWTH MANAGEMENT – PHASE 1 (OPA 2) *March 5, 2025*



 **Watson
& Associates**
ECONOMISTS LTD.

Official Plan Review

Northumberland County

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

Purpose of Growth Management OPA – Phase 1 (OPA 2)

The purpose of OPA 2 is to:

1. incorporate the County population and employment forecast for 2051 identified in the Growth Plan (as permitted by the new Provincial Planning Statement);
2. allocate the population and employment forecasts to local municipalities and establish a planning policy framework to support growth and development in accordance with Provincial requirements;
3. expand the Port Hope Urban Area to accommodate forecasted employment uses;
4. remove the existing Major Employment Area (Potential Location) identifier on the Schedules and replace it with a re-configured Major Employment Area designation, which will be in the expanded Port Hope Urban Area; and
5. remove text references and schedules related to the required re-designation of other employment lands in the County.

A future OPA will deal with expanding the Port Hope, Codrington and Grafton settlement areas for residential uses

Role of the County

The role of upper tier planning authorities is set out in Section 6.2.9 of the new PPS (2024):

Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

- 1. identify and allocate population, housing and employment projections for lower-tier municipalities;*
- 2. identify areas where growth and development will be focused, including strategic growth areas, and establish any applicable minimum density targets;*
- 3. identify minimum density targets for growth and development taking place in new or expanded settlement areas, where applicable; and*
- 4. provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.*

***OPA 2 is intended to implement the above section of the PPS
(2024)***

Population Allocation

Municipality	2021 Population	Percentage of Total in 2021	2051 Population	Percentage of Total in 2051	AMOUNT OF GROWTH - 2021 to 2051	PERCENTAGE OF TOTAL GROWTH
Brighton	12,900	14.22%	16,900	13.85%	4,000	12.78%
Trent Hills	13,700	15.10%	16,600	13.61%	2,900	9.27%
Cobourg	20,800	22.93%	32,100	26.31%	11,300	36.10%
Cramahe	6,700	7.39%	8,200	6.72%	1,500	4.79%
Port Hope	17,500	19.29%	25,900	21.23%	8,400	26.84%
Hamilton	11,200	12.35%	13,200	10.82%	2,000	6.39%
Alnwick/Haldimand	7,400	8.16%	8,700	7.13%	1,300	4.15%
Total	90,700		122,000		31,300	

Key considerations include generally maintaining the relative share of the total population of each municipality in the County while:

- Focusing more growth in the larger urban centres; and
- Focusing less growth in rural areas

In accordance with Provincial direction

Employment Allocation

Municipality	2021 Employment	Percentage of Total in 2021	2051 Employment	Percentage of Total in 2051	AMOUNT OF GROWTH - 2021 to 2051	PERCENTAGE OF TOTAL GROWTH
Brighton	2,900	8.96%	3,610	8.20%	710	6.10%
Trent Hills	4,620	14.27%	5,990	13.61%	1,370	11.78%
Cobourg	12,710	39.26%	17,760	40.36%	5,050	43.42%
Cramahe	1,780	5.50%	1,950	4.43%	170	1.46%
Port Hope	7,060	21.81%	10,680	24.27%	3,620	31.13%
Hamilton	1,690	5.22%	2,160	4.91%	470	4.04%
Alnwick/Haldimand	1,470	4.54%	1,710	3.89%	240	2.06%
Total	32,370		44,000		11,630	

Key considerations include generally maintaining the relative share of the total employment of each municipality in the County while:

- Focusing more growth in the larger urban centres; and
- Focusing more employment in the southwestern corner of the County

In accordance with Provincial direction

Other Proposed Changes

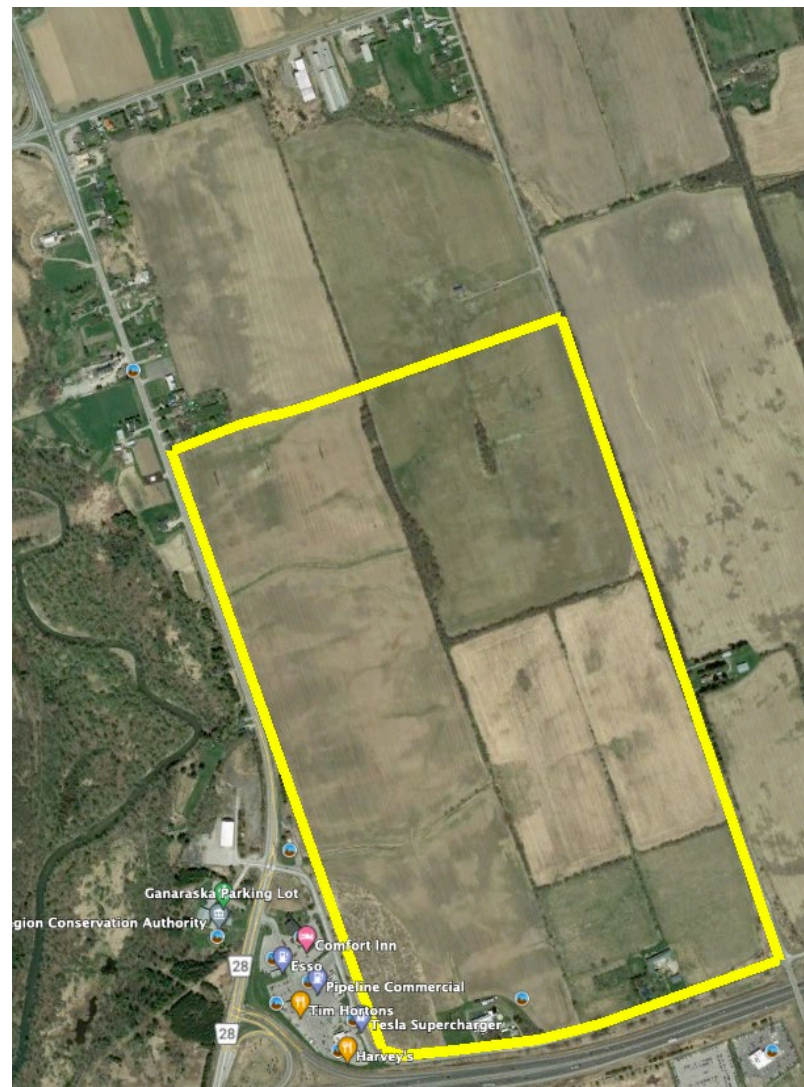
- a) The planning period for the Official Plan is to be changed from 2034 to 2051 in multiple sections.
- b) All of the tables in the existing Official Plan that set out where population, household and employment growth is to occur in Sections B2, B3, B4, B5, B6, and B7 are to be deleted and replaced by simplified tables.
- c) The specific intensification targets are to be deleted and a new County-wide target is to be developed in future OPA.
- d) The specific designated greenfield area density targets are to be deleted and replaced with a new target for new development areas of 40 persons and jobs per hectare (increased from 25 to 35).
- e) The water and wastewater servicing policies are being updated to implement the new PPS (2024).
- f) New settlement area expansion criteria are to be included within the Official Plan

Other Proposed Changes (cont'd)

- g) Updated employment conversion policies are to be added
- h) Updated policies on permitted uses in employment areas are to be added
- i) New policies requiring that local municipalities identify strategic growth areas are to be added
- j) Updated policies on land use compatibility are to be added
- k) A number of definitions are added, modified or deleted as per changes made in Provincial policy
- l) Schedules D1 to D10 are proposed to be removed from the Plan (these are the lands that were required to be down-designated to support the designation of employment lands - this is no longer necessary).
- m) Schedules A (and Schedule A-2 of the Northumberland Official Plan as amended by Official Plan Amendment #1) is amended by deleting the 'Built Boundary' from the schedule and the legend.

Proposed Major Employment Area

- 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:



Proposed Location of New Employment Lands

- 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
- Before development can proceed on these lands, a Secondary Plan would need to be completed – the purpose of which would be to:
 1. Establish land use permissions and densities;
 2. Establish urban design principles for new development;
 3. Identify potential constraints to new development;
 4. Establish a new road network;
 5. Identify locations for new stormwater management facilities; and
 6. Establish a phasing plan
- Following completion of the Secondary Plan, an Amendment to the Port Hope Official Plan and Zoning By-law would be required

Next Steps

- Once adopted by County Council, OPA 2 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 OPA 2 - with this decision being final

