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## Report 2021-203

**Report Title:** Northumberland Next: Growth Forecast and Land Needs Analysis

**Committee Name:** Economic Development, Tourism and Planning

**Committee Meeting Date:** December 1, 2021

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Economic Development, Tourism and Land Use Planning

**Reviewed by:** Dan Borowec  
Director  
Economic Development, Tourism and Land Use Planning

**Approved by:** Jennifer Moore, CAO

**Council Meeting Date:** December 15, 2021

**Strategic Plan Priorities:** ☒ Economic Prosperity and Innovation  
☒ Sustainable Growth  
☒ Thriving and Inclusive Communities  
☐ Leadership in Change

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### Recommendation

**“That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2021-203 ‘Growth Forecast and Land Needs Analysis’, as well as the presentation, recommend that County Council support the establishment of an intensification target of 17% for the 2021 to 2051 time period; and

**Further That** the Committee recommend that County Council support the establishment of a designated greenfield area density target of 40 residents and jobs per hectare for the 2021 to 2051 time period; and

**Further That** the Committee recommend that County Council support in principle the allocation of population and employment to the local municipalities as set out in the Growth Forecast and Land Needs Analysis report and draft official plan amendment; and

**Further That** the Committee recommend that County Council support the identification of the excess lands as set out in the Growth Forecast and Land Needs Analysis report and draft official plan amendment; and

**Further That** the Committee recommend that County Council direct staff to circulate a copy of the draft official plan amendment to the Province in accordance with Section 17(17.1) of the Planning Act.”

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## **Purpose**

The purpose of this report is to introduce the Long-Term Growth Forecast and Land Needs Analysis report, prepared by Watson and Associates and a draft official plan amendment, prepared by Meridian Planning Consultants. The report and draft official plan amendment are being provided for information and public input. An open house and a public meeting for the official plan amendment will be scheduled in winter/spring 2022.

## **Background**

In 2020, Northumberland County initiated a municipal comprehensive review to update the County Official Plan in accordance with Growth Plan, 2019, Amendment 1 (2020) and other provincial plans and requirements. A multi-disciplinary team led by Meridian Planning Consultants was retained to complete the project. A multi-year work program was established for the County Official Plan review and update, Northumberland Next.

The next component of the work program is a review of the provincial growth forecast and a land needs assessment for Northumberland. A report prepared by Watson and Associates and a draft official plan amendment prepared by Meridian Planning Consultants are attached (refer to attachments 1 and 2).

## **Consultations**

The attached Long-Term Growth Forecast and Land Needs Analysis report was prepared in consultation with a technical advisory committee consisting of local municipal planning staff.

The report and draft official plan amendment (OPA) are available for public input. An open house and public meeting will be scheduled in accordance with the Planning Act in 2022.

The report and draft OPA will also be circulated to the Ministry of Municipal Affairs and Housing for preliminary review and comment in accordance with *Planning Act* requirements.

## **Legislative Authority / Risk Considerations**

The Growth Forecast and Land Needs Analysis report and associated official plan amendments are being completed in accordance with the *Planning Act* and provincial requirements to update the County Official Plan in accordance with A Place to Grow: Growth Plan, by July 2022.

## **Discussion / Options**

The attached Growth Forecast and Land Needs Analysis report addresses the County-wide growth forecasts, growth allocations by local municipality and provides an assessment of long-term urban land needs to the year 2051. The draft official plan amendment proposes changes to the County Official Plan to allocate growth in accordance with the report and bring the County Official Plan up to date and in conformity with the Provincial Growth Plan.

The Provincial Growth Plan establishes a minimum population of 122,000 people for Northumberland by 2051, this represents a population increase of approximately 34,400 people between 2016 and 2051, or an average annual population growth rate of 1.0%. The County's employment base is forecast to reach 44,000 jobs by 2051, which represents an increase of approximately 11,600 jobs.

In accordance with the Growth Plan, intensification and density targets as well as excess lands identified in consultation with local municipal planning staff are also detailed in the report and will be identified in subsequent official plan amendments.

## **Financial Impact**

The funding for the municipal comprehensive review and updates to the Official Plan were approved as part of the 2020 County budget.

## **Member Municipality Impacts**

As noted above, member municipal planning staff were consulted in preparation of the growth forecast and land needs analysis. Member municipalities have the opportunity to consider the final report and draft official plan amendment. It is noted that following Provincial approval of an update to the County Official Plan, member municipalities are required to update their local official plans within one year of the update taking effect.

## **Conclusion / Outcomes**

The attached Long-Term Growth Forecast and Land Needs Analysis report and draft official plan amendment are the next component of the County Official Plan update, Northumberland Next. The report and draft official plan amendment are available for public input. An open house and public meeting will be scheduled in 2022. It is recommended that Council support in principle the population and employment allocations; intensification and density targets and excess lands identified in the report and draft official plan amendment. A final official plan amendment recommendation will be presented to Council in 2022 following the public consultation process.

## **Attachments**

1. Report: Municipal Comprehensive Review – Long-Term Growth Forecast and Urban Land Needs Analysis, Watson and Associates
2. Draft Official Plan Amendment