

AMENDMENT NO. X

TO THE OFFICIAL PLAN

FOR

NORTHUMBERLAND COUNTY

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PART “A” – THE PREAMBLE

SECTION 1 – TITLE AND COMPONENTS

This document was approved in accordance with sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended and shall be known as Amendment No. x to the Official Plan adopted by By-law No. _____.

Part “A”, the Preamble, does not constitute part of this amendment.

Part “B”, the amendment, consisting of the following text constitutes Amendment No. x to the Official Plan.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the amendment is to include updated policies on growth management in accordance with the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.

SECTION 3 – LOCATION OF THE AMENDMENT

This amendment applies to the whole of Northumberland County, save and except for the lands within the boundary of the Alderville First Nation and lands that are owned by the Province of Ontario.

SECTION 4 – BASIS OF THE AMENDMENT

To come

PART B – THE AMENDMENT

All of this Part of the document entitled Part B - The Amendment consisting of the following text constitutes Amendment No. x to the Official Plan of Northumberland County.

Details of the Amendment

The Northumberland County Official Plan is hereby amended as follows:

Item 1: Part 1 (Preamble) is amended by replacing '2034' with '2051' wherever '2034' appears.

Item 2: Part 7 (Preamble) is amended by deleting references to Schedules D1 to D10 (Industrial Lands to be re-designated in Local Official Plans in accordance with Section B13 of this Plan).

Item 3: Schedules D1 to D10 are removed from the Plan.

Item 4: Section A1 (Vision), is amended by making the following changes to the 5th paragraph as set out below:

"The planning for Northumberland cannot occur in isolation of the planning that is being undertaken in other parts of eastern and central Ontario. The Growth Plan anticipates that the population of the County will increase by about ~~25,000~~ 31,300 people between ~~2011~~ 2021 and ~~2041~~ 2051 and there are expectations that every municipality in the County will accommodate some level of population and employment growth."

Item 5: Section A6 (Planning Period) is amended by making the following changes as set out below:

"The planning period for this Official Plan is to ~~2034~~ 2051. Notwithstanding the above, nothing limits the planning for infrastructure and public service facilities beyond the ~~20-25~~-year planning period. In addition, planning authorities may plan beyond ~~20~~ 25 years for the long-term protection of employment areas provided new lands are not designated for this purpose beyond the planning period."

Item 6: Section B (Growth Management) is amended by deleting Section B1 and replacing it with a new **Section B1** as per below:

"B1 FOCUS OF GROWTH

Forecasted growth to 2051 in Northumberland has been allocated by this Plan based on the following:

- a) The vast majority of growth will be directed to *urban areas* that:
 - i) Have a *delineated built boundary*;
 - ii) Have existing or planned *municipal water and wastewater systems*; and
 - iii) Can support the achievement of *complete communities*.
- b) Growth will be limited in *settlement areas* that:
 - i) Are *rural settlement areas*; and
 - ii) Are not serviced by existing or planned *municipal water and wastewater systems*.
- c) Within *urban areas*, growth will be focused in:
 - i) *Delineated built-up areas*;
 - ii) *Strategic growth areas*;
 - iii) Locations with existing or planned transit, with a priority on *higher order transit* where it exists or is planned; and
 - iv) Areas with existing or planned *public service facilities*;
- d) Development will be directed to *settlement areas*, except where the policies of this Plan permit otherwise."

Item 7: Section B (Growth Management) is amended by deleting Sections B2, B3, B4 and B5.

Item 8: Former Section B6 (Population Forecast for 2034 by Municipality) is deleted and replaced with a new **Section B2** as per below:

"B2 POPULATION FORECAST FOR 2051 BY MUNICIPALITY

Forecasted growth to 2051 in Northumberland has been allocated by this Plan in **Table A** as set out below:

TABLE A
POPULATION FORECAST FOR 2051 BY MUNICIPALITY

Municipality	2021 Population	2051 Population
Brighton	12,900	16,900
Trent Hills	13,700	16,600
Cobourg	20,800	32,100
Cramahe	6,700	8,200
Port Hope	17,500	25,900
Hamilton	11,200	13,200
Alnwick/Haldimand	7,400	8,700
Total	90,700	122,000

Item 9: Former Section B7 (Housing Forecast) is deleted and replaced with a new **Section B3** as per below:

"B3 HOUSEHOLD FORECAST FOR 2051 BY MUNICIPALITY

Forecasted household growth to 2051 in Northumberland has been allocated by this Plan in **Table B** as set out below:

TABLE B
HOUSING FORECASTS FOR 2051 BY MUNICIPALITY - 2016 to 2051

Municipality	Low Density	Medium Density	High Density	Total
Brighton	1,315	715	275	2,305
Trent Hills	1,085	465	185	1,735
Cobourg	1,370	2,645	2,020	6,035
Cramahe	595	170	55	820
Port Hope	1,635	1,740	1,129	4,495
Hamilton	965	0	0	965
Alnwick/Haldimand	775	0	0	775

Total	7,740	5,730	3,650	17,120
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Item 10: Section B (Growth Management) is amended by adding a new **Section B4** as per below:

"B4 EMPLOYMENT FORECAST FOR 2051 BY MUNICIPALITY

Forecasted employment growth to 2051 in Northumberland has been allocated by this Plan in **Table C** as set out below:

TABLE C
EMPLOYMENT FORECAST FOR 2051 BY MUNICIPALITY

Municipality	2021 Employment	2051 Employment
Brighton	2,900	3,610
Trent Hills	4,620	5,990
Cobourg	12,710	17,760
Cramahe	1,780	1,950
Port Hope	7,060	10,680
Hamilton	1,690	2,160
Alnwick/Haldimand	1,470	1,710
Total	32,370	44,000

Item 11: Former Section B9 (Minimum Intensification Target) is re-numbered as **Section B5** and the text and table in this section is deleted and replaced with the text below:

"B5 MINIMUM INTENSIFICATION TARGET

- a) A minimum of 17 per cent of all residential development occurring annually in Northumberland County will be within the *delineated built-up area* of the *urban areas*. This *intensification* target recognizes the limited amount of land available within the *delineated built-up area* and the amount of growth expected in the County.
- b) In order to maximize opportunities for *intensification*, each of the local municipalities with an *urban area* shall update its Official Plan to achieve the intensification target by:
 - i) Identifying *strategic growth areas* to support achievement of the intensification target and recognizing them as a key focus for development;

- ii) Identifying the appropriate type and scale of development in *strategic growth areas* and transition of built form to adjacent areas;
- iii) Encouraging *intensification* generally throughout the *delineated built-up area*;
- iv) Directing that the implementing zoning by-law pre-zone lands for *intensification* and *redevelopment*, particularly in *strategic growth areas* to support the achievement of *complete communities*;
- v) Directing that the implementing zoning by-law permit multiple dwelling types in areas that have been traditionally zoned to permit only single detached dwellings; and
- vii) Directing that the implementing zoning by-law permit additional residential units throughout the *urban area*."

Item 12: Former Section B10 (Minimum Greenfield Target) is re-numbered as **Section B6** and the text and table in this section is deleted and replaced with the text below:

"B6 MINIMUM GREENFIELD DENSITY TARGET

- a) Local municipalities with *urban areas* shall plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare within the *designated greenfield area*.
- b) The minimum density target shall be measured over the entire *designated greenfield area* of all of the *urban areas* in the County excluding the following:
 - i) *Natural heritage features and areas, natural heritage systems* and floodplains, provided *development* is prohibited in these areas;
 - ii) Rights-of-way for electricity transmission lines, *energy transmission pipelines* and freeways, as defined by and mapped as part of the Ontario Road Network; and railways;
 - iii) *Employment areas*; and
 - iv) Cemeteries.

- c) In cases where major development is proposed in a *designated greenfield area*, it shall be demonstrated that:
 - i) The proposed development will generally serve as a logical extension to the existing built up area, is compact and has a mix of uses to allow for the efficient use of land, *infrastructure* and *public service facilities*;
 - ii) The proposal will contribute to the availability of a range of housing choices (e.g. density, form, and price) in the *designated greenfield area* as a whole,
 - iii) All of the other *infrastructure* and *public service facilities* required to service the development is available or to be provided, with such *infrastructure* and *public service facilities* being used as efficiently as possible; and
 - iv) Access is provided in a manner that supports the provision of essential emergency services, *active transportation*, efficient transportation patterns, and/or linkages with adjacent existing or planned development."

Item 13: Former Section B11 (Urban Area and Rural Settlement Area Boundary Expansions) is re-numbered as **Section B7** and the text in this section is deleted and replaced with the text below:

"B7 URBAN AREA LAND NEEDS ANALYSIS

- a) On the basis of a Land Needs Analysis (LNA) completed in accordance with the Land Needs Assessment Methodology for the Greater Golden Horseshoe, **Table D** below identifies how much additional *designated greenfield area* is required for community uses and employment land in the *urban areas*:

TABLE D
LAND NEEDS FOR COMMUNITY USES AND EMPLOYMENT LAND IN URBAN AREAS -
2021 TO 2051

Urban Area	Community Lands (ha.)	Employment Lands (ha.)
Cobourg	0	31
Port Hope	132	75
Campbellford	0	27
Hastings	0	5
Brighton	0	0
Colborne	0	0
Total	132	138

- b) Given that the Cobourg urban area is fully planned for a range of uses and the *excess lands* identified in Cobourg as per Section B8 are not suitable for employment uses, the employment land needs for Cobourg and Port Hope may be accommodated in Port Hope and/or on lands outside the Town of Cobourg boundary in the Township of Hamilton, subject to the completion of an analysis in accordance with Section 2.2.8.3 of the Growth Plan."

Item 14: Former Section B13 a) and b) (Planning for Employment) is added to **Section B7** and re-numbered as **Section B7 c) and d)** and the text is amended as per below:

- "c) Ensuring that there is employment land in appropriate locations to attract the widest range of possible uses is a key objective of this Official Plan. On this basis, certain lands within the Municipality of Port Hope having an approximate area of 112 hectares shown on **Schedule A** (Schedule A-2 after OPA 1 approved) have been identified as a preferred location for a future Major Employment Area designation. Until such time as the potential Port Hope Major Employment Area is designated for development through a *municipal comprehensive review*, is approved in accordance with subsection B13 d) below, the designation of the subject lands shall remain as Agricultural. Other lands that are considered suitable for such uses in the Township of Hamilton are also identified in Section C2.6 (Section D2.6 after OPA 1 approved) of this Plan.
- d) Policies regarding the use of these lands for employment purposes are set out in Section C2 (Section D2 after OPA 1 approved) of this Plan. It is a policy of this Plan that all lands within the Major Employment Area designation be developed in a

comprehensive manner and be serviced by municipally-owned sewer and water infrastructure."

Item 15: Former Section B13 c), d) and e) (Planning for Employment) is deleted.

Item 16: Former Section B8 - First Paragraph (Accommodating Growth Within Urban Areas and Rural Lands in Municipalities) is deleted.

Item 17: Former Section B8.1 (Servicing Growth) is re-numbered as Section B11.

Item 18: Section B (Growth Management) is amended by adding a new **Section B8** below:

"B8 EXCESS LANDS

- a) On the basis of the LNA carried out in accordance with Section B7, *excess lands* for community uses have been identified in the *urban areas* as set out on **Table E**:

TABLE E
EXCESS COMMUNITY LANDS IN THE URBAN AREAS

Urban Area	Excess Lands (ha.)
Cobourg	39
Port Hope	0
Campbellford	69
Hastings	0
Brighton	2
Colborne	0
Total	110

- b) The *excess lands* identified on Table E will be identified as such on the schedules to this Plan in the future Amendment to this Plan that has the effect of expanding selected *settlement areas* in accordance with Section B7.
- c) Development on excess lands is prohibited until 2051, or sooner as determined through a future *municipal comprehensive review*.

Item 19: Former Section B12 (Effect of Forecasts on Existing Planning Approvals within Urban Areas and Rural Settlement Areas) is re-numbered as **Section B9** and amended as per below:

"B9 EFFECT OF FORECASTS ON EXISTING PLANNING APPROVALS WITHIN URBAN AREAS AND RURAL SETTLEMENT AREAS

With the exception of the *excess lands* identified in Section B8, ~~There is a sufficient supply of land designated in local Official Plans to meet the need for residential development over the 20 year time period of the Plan. However, the urban area population and employment forecasts set out in Tables A and C B for urban areas and the population and employment forecasts for rural lands as set out in Tables C and D do~~ not have an impact on the ability of the County and local municipalities to consider applications to develop lands that are within an *urban area* or *rural settlement area* boundary that existed on the date this Plan came into effect, provided such lands are designated for development.

Item 20: Section B17 (Employment Area Conversions) is re-numbered as **Section B10** and is amended as per below:

"B10 EMPLOYMENT AREA CONVERSIONS

Proposals to convert lands within an Employment or Industrial designation as identified in this Plan to another type of land use will be reviewed through a County *municipal comprehensive review* as defined by this Plan.

In considering a request to remove lands from an Employment or Industrial designation in a local Official Plan ~~(exclusive of those lands identified on Schedules D1-D10 of this Plan)~~ it shall be demonstrated through a *municipal comprehensive review* that:

- a) There is a need for the conversion;
- b) ~~The municipality is able to accommodate expected employment growth on other lands within the municipality;~~ The lands are not required over the horizon of this Plan for the employment purposes for which they are designated;
- c) ~~The conversion will not adversely affect the overall viability of nearby employment lands~~ The municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;
- d) ~~There is existing and planned infrastructure to accommodate the proposed use;~~ The proposed uses would not adversely affect the overall viability of the *employment area* or the achievement of the minimum intensification and density

targets in this Plan, as well as the other policies of this Plan; and

- e) ~~The timing of the development permitted by the conversion will not adversely affect the achievement of the intensification targets or density targets in this Plan; There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.~~
- f) ~~The subject lands are better suited from a land use compatibility perspective, for alternative uses;~~
- g) ~~The proposed use serves a greater long-term public interest than employment uses;~~
- h) ~~The lands are not required over the long-term for the employment purposes for which they are designated;~~
- i) ~~The lands are not in proximity to major goods movement facilities and corridors; and,~~
- j) ~~Cross-jurisdictional issues have been considered.~~

Item 21: Section B11 (Former B8.1 as per Item 18) is amended as per below:

"B11 WATER AND WASTEWATER SERVICING

- a) Planning for *sewage and water services* shall:
 - i) ~~Direct and a~~ Accommodate ~~expected forecasted growth or development~~ in a manner that promotes the efficient use and optimization of existing:
 - 1. *Municipal sewage services and municipal water services; and*
 - 2. *Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*
 - ii) Ensure that these systems are provided in a manner that:
 - 1. Can be sustained by the water resources upon which such services rely;
 - 2. Prepares for the impacts of a changing climate;

3. Is feasible and financially viable over their lifecycle ~~and complies with all regulatory requirements;~~ and
 4. Protects human health and safety and the natural environment;
- iii) Promote water conservation and water use efficiency;
 - iv) Integrate servicing and land use considerations at all stages of the planning process; and
 - v) Be in accordance with the servicing hierarchy outlined through Sections ~~B9.1 b), B9.1 c), B11 c) and B14 B11 d) and B11 e).~~
- b) *Municipal sewage services and municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. ~~Intensification and redevelopment~~ Within *settlement areas* with ~~on~~ existing *municipal sewage services and municipal water services*, intensification and redevelopment shall ~~should~~ be promoted, wherever feasible to optimize the use of the services.
 - c) Where *municipal sewage services and municipal water services* are not provided, planned or feasible, municipalities may allow the use of private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

Item 22: Former Section B14 (Servicing in Rural Settlement Areas) is re-numbered as **Section B11 d) and e)** and is amended as per below:

- "d) Where *municipal sewage services and municipal water services* or *private communal sewage services and private communal water services* are not available, planned or feasible ~~provided in a rural settlement area~~ *individual on-site sewage services and individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *rural settlement areas*, individual on-site sewage services and individual on-site water services ~~these services~~ may only be used for infilling and minor rounding out of existing development.

- e) *Partial services* shall only be permitted in *rural settlement areas* in the following circumstances:
- i) Where they are necessary to address failed *individual on-site sewage* services and *individual on-site water services* in existing development; or
 - ii) Within *rural settlement areas*, to allow for infilling and minor rounding out of existing *development* on *partial services* provided that site conditions are suitable for the long-term provision of such services with *no negative impacts*.

Where *partial services* have been provided to address failed services in accordance with subsection e) i), infilling on existing lots of record in *rural areas* in municipalities may be permitted where this would represent a logical and financially viable connection to the existing *partial service* and provided that site conditions are suitable for the long-term provision of such services with *no negative impacts*. In accordance with subsection (a), the extension of *partial services* into *rural areas* is only permitted to address failed *individual on-site sewage* and *individual on-site water services* for existing development.

Item 23: Former Section B15 (Reserve Capacity) is re-numbered as **Section B11 f)** and is amended as per below:

- "f) Subject to the hierarchy of services provided in Sections B9 b), B9 c), B9 d) and B9e) planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*."

Item 24: Section B16 (New Development in Existing Urban Areas/Rural Settlement Areas) is deleted.

Item 25: Section B18 (Modifications to Rural Settlement Area Boundaries) is deleted.

Item 26: Section F12.7 (Definitions) (Section G12.5 after OPA 1 approved) is amended by:

A. Adding the following definitions in alphabetical order:

"Active Transportation: Means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed “

Compact Built Form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for *infrastructure*. *Compact built form* can include detached and semidetached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage *active transportation*.

Complete Streets: means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

Delineated Built Boundary: Means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

Delineated Built-up Area: Means all land within the *delineated built boundary*.

Excess Lands: Means vacant, unbuilt but developable lands within *settlement areas* but outside of *delineated built-up areas* that have been designated in an official plan for development but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan.

Impacts of a Changing Climate: Means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability."

- B. Deleting the definition of 'built boundary'.
- C. Replacing the definition of 'complete communities' with a new definition as per below:

"Complete Communities: Means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age-friendly and may take different shapes and forms appropriate to their contexts."

- D. Replacing the definition of 'designated greenfield area' with a new definition as per below:

"Designated Greenfield Area: Means lands within *settlement areas* (not including *rural settlements*) but outside of *delineated built-up areas* that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. *Designated greenfield areas* do not include *excess lands*."

- E. Replacing the definition of 'municipal comprehensive review' with a new definition as per below:

"Municipal Comprehensive Review: Means a new official plan, or an official plan amendment, initiated by an upper-or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan."