



Northumberland County

Official Plan Review – Municipal Comprehensive Review

Committee Meeting

December 2021 0

Introduction



Introduction

Study Purpose

- Watson & Associates Economists Ltd. (Watson) and Meridian Planning Consultants (Meridian), were retained by Northumberland County to undertake a Municipal Comprehensive Review (M.C.R.).
- This study provides the following outcomes:
 - County-wide long-term Population, Housing and Employment Growth.
 - Allocation of Population, Housing and Employment by Local Area Municipality.
 - Employment Area conversion requests.
 - Urban Community and Employment Land Needs Analysis.



Introduction

Purpose of Presentation

- To provide Council with the findings of our technical analysis as it relates to Northumberland County's growth to the year 2051.
- To recommend a long-range growth analysis and land needs assessment for the County.
- This analysis will be used to inform the County Official Plan as well as local Official Plans to the year 2051.

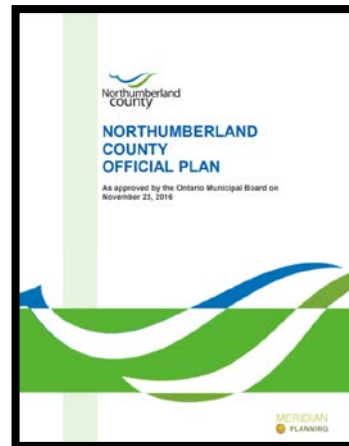
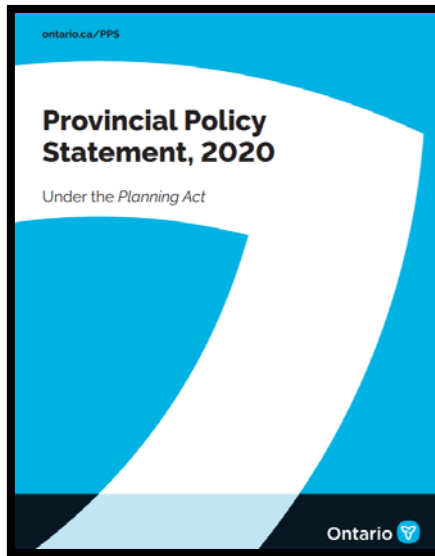


Introduction

Purpose of a Municipal Comprehensive Review

- Northumberland County is currently reviewing its Official Plan (O.P.). This process represent a ***Municipal Comprehensive Review*** (M.C.R.), in accordance with Section 26 of the ***Planning Act***.
- A M.C.R. is ***part of the O.P. Review process*** and used to ***establish a long-term vision and planning*** framework for a municipality that fosters a sustainable approach to ***future residential growth and economic development***.

Planning Context



Growth Forecast

Growth Plan, Office Consolidation 2020



	Growth Plan, Schedule 3 Forecast	
Northumberland County	2051	
	Population	Employment
	122,000	44,000



Northumberland County Growth, 2016 to 2051

+34,000
people

+12,670
jobs

Northumberland County

Urban Structure

Northumberland County

Hierarchy of Settlement Areas



Urban Settlement Area



Town of Cobourg



Municipality of
Port Hope



Municipality of
Trent Hills

- Campbellford
- Hastings



Municipality of
Brighton

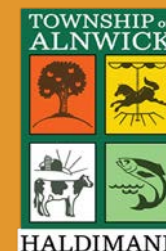


Township of
Cramahe

- Colborne

Identified by the Province and include a delineated built-up area

Rural Settlement Area



Hamlets or similar small settlements that are serviced by private water on-site and/or private wastewater systems

Northumberland County Employment Types and Policy Areas



Urban Employment Areas



Community Areas



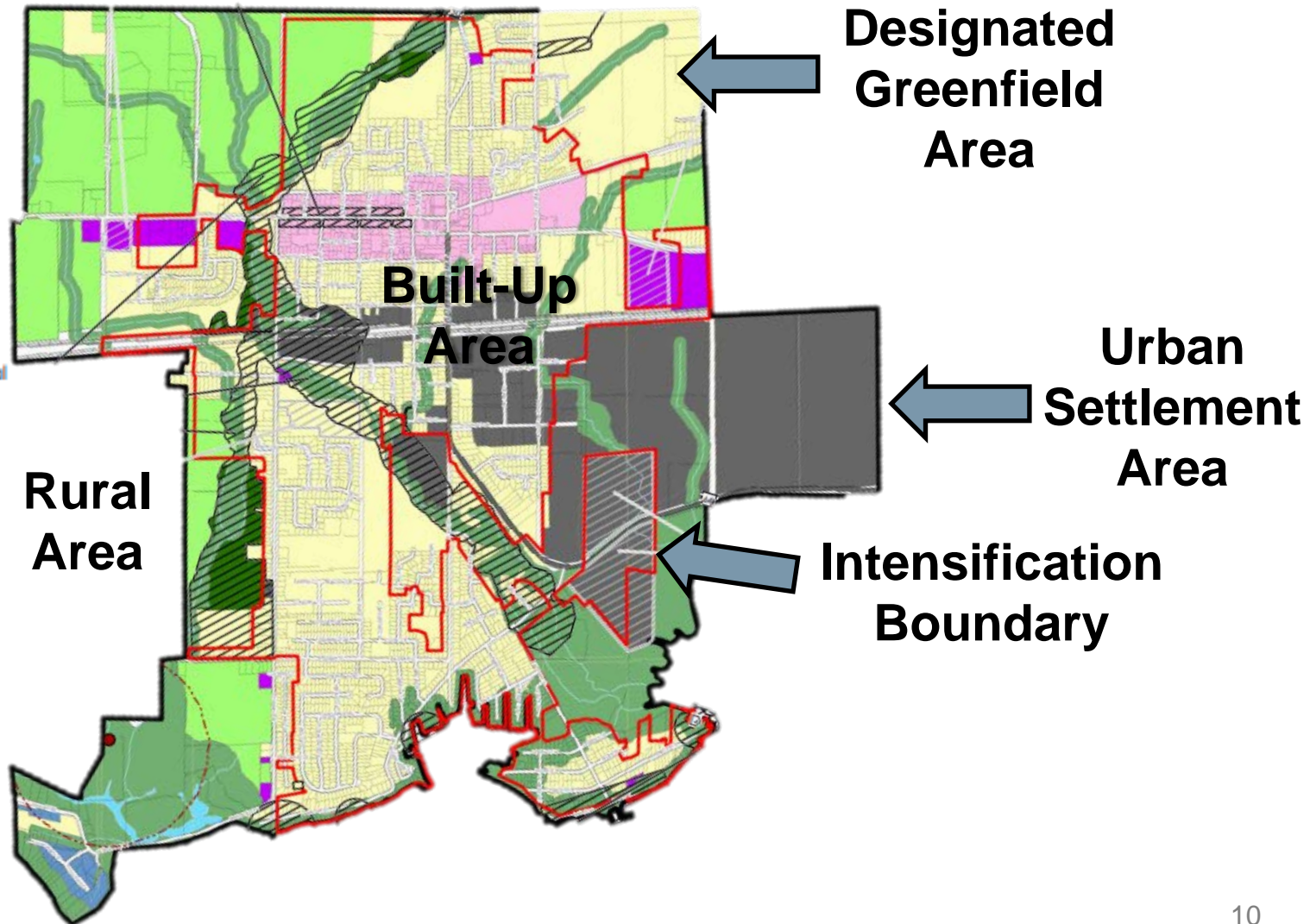
Rural Areas





Northumberland County Urban Settlement Areas

Land Use Designations



Northumberland County

Population and Employment Growth Drivers

Northumberland County

What Drives Population Growth?



Economics

Local and Regional
Economic Outlook



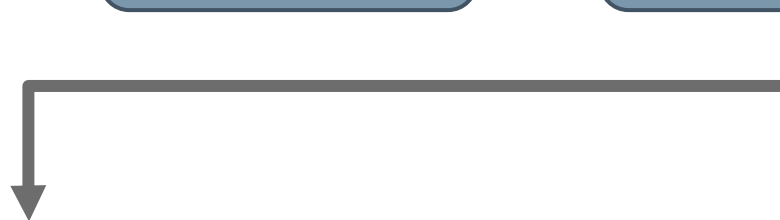
Economic Drivers of
Population and
Employment Growth by
Area



Labour Force Growth
within the Commuter
Shed



Forecast Employment
Growth by Sector



Demographics

Net Migration and
Natural Increase



Population and Housing
forecast 2016 to 2051



Allocation of County-
wide Growth Forecast
by Local Municipality



Allocation of Local
Municipal Forecast by
Settlement Area and
Remaining Rural



Northumberland County

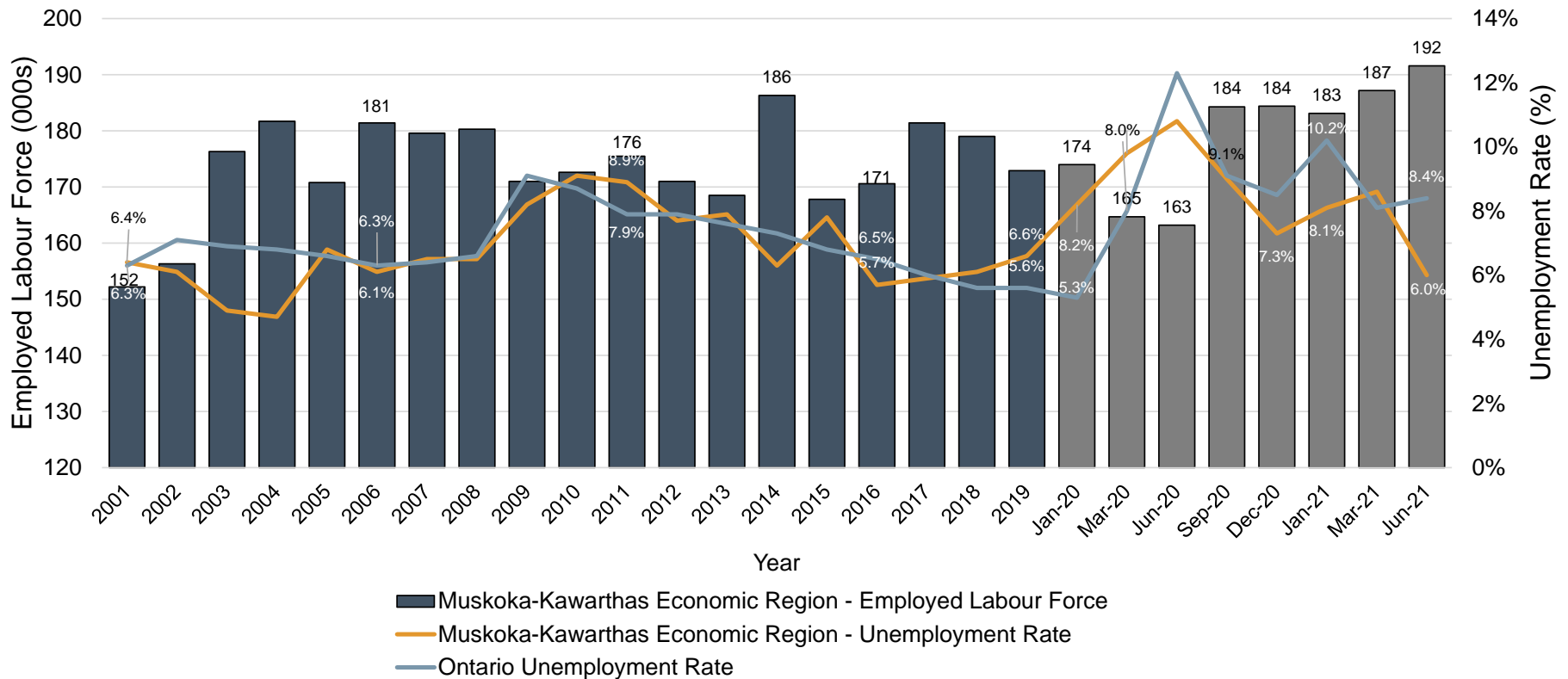
COVID-19 and the Changing Nature of Work

- The economic impacts of COVID-19 on global economic output have been significant. ***Economic sectors*** such as travel and tourism, accommodation and food, manufacturing, and energy have been ***hit particularly hard***.
- On the other hand, many other employment sectors (particularly ***knowledge-based sectors***), which are ***more adaptable*** to the current remote work environment have been less negatively impacted, and in ***some cases have prospered***.
- In addition to its broader impacts on the economy, ***COVID-19 has accelerated changes in work and commerce*** as a result of technological disruptions that were already in play prior to the pandemic.
- The changing nature of work has ***broad implications on the real estate market*** and how we ***plan for residential and non-residential development*** within our communities.



Northumberland County

Muskoka-Kawarths Economic Regional Labour Force Trends, 2001 to 2021

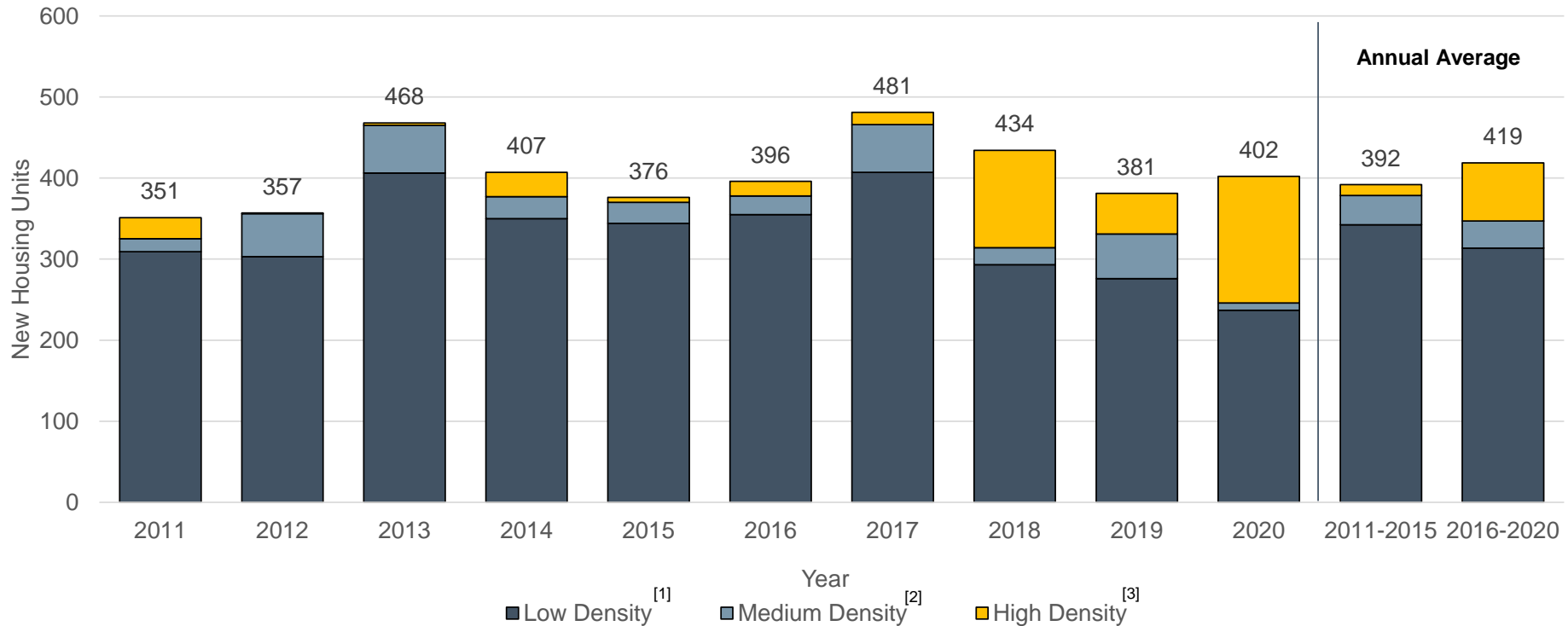


Note: Statistics Canada Labour Force Survey and Census Labour Force statistics may differ.

Source: Muskoka-Kawarths Economic Region employed labour force and unemployment rate from Statistics Canada Table 14-10-0096-01, Province of Ontario unemployment rate from Statistics Canada Table 14-10-0327-01. Derived by Watson & Associates Economists Ltd., 2021.



Northumberland County Residential Building Permits Activity New Construction Only, 2011 to 2020



Source: Historical building permit data from local municipalities within Northumberland County. 2020 is an estimate by Watson & Associates Economists Ltd., 2020.

Note:

[1] Low Density includes singles and semi-detached.

[2] Medium Density includes townhouses and apartments in duplexes.

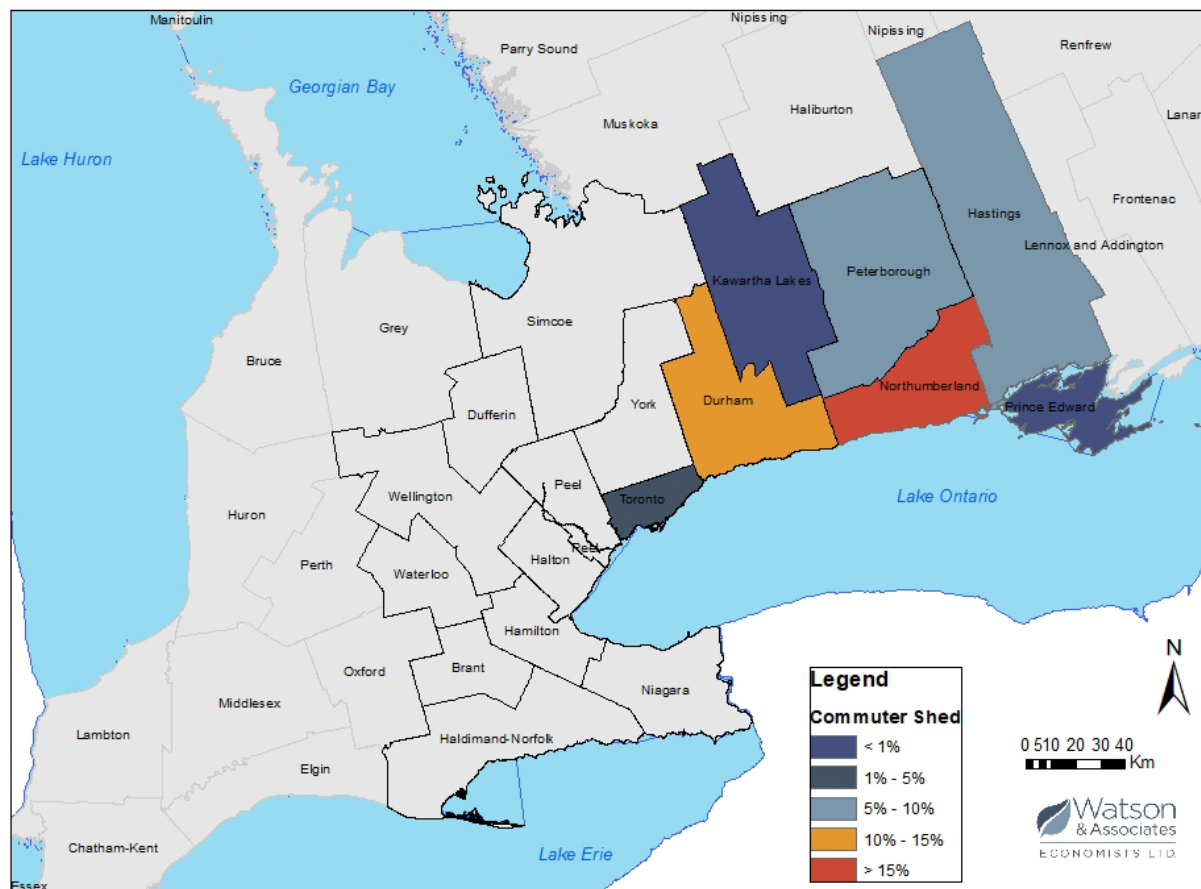
[3] High Density includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Northumberland County

Growth Drivers



Where Northumberland County Residents Commute to Work



Residents work
within
Northumberland
County
65%

Commuter-shed
Growth between
2016 to 2051:
**+680,000
jobs**

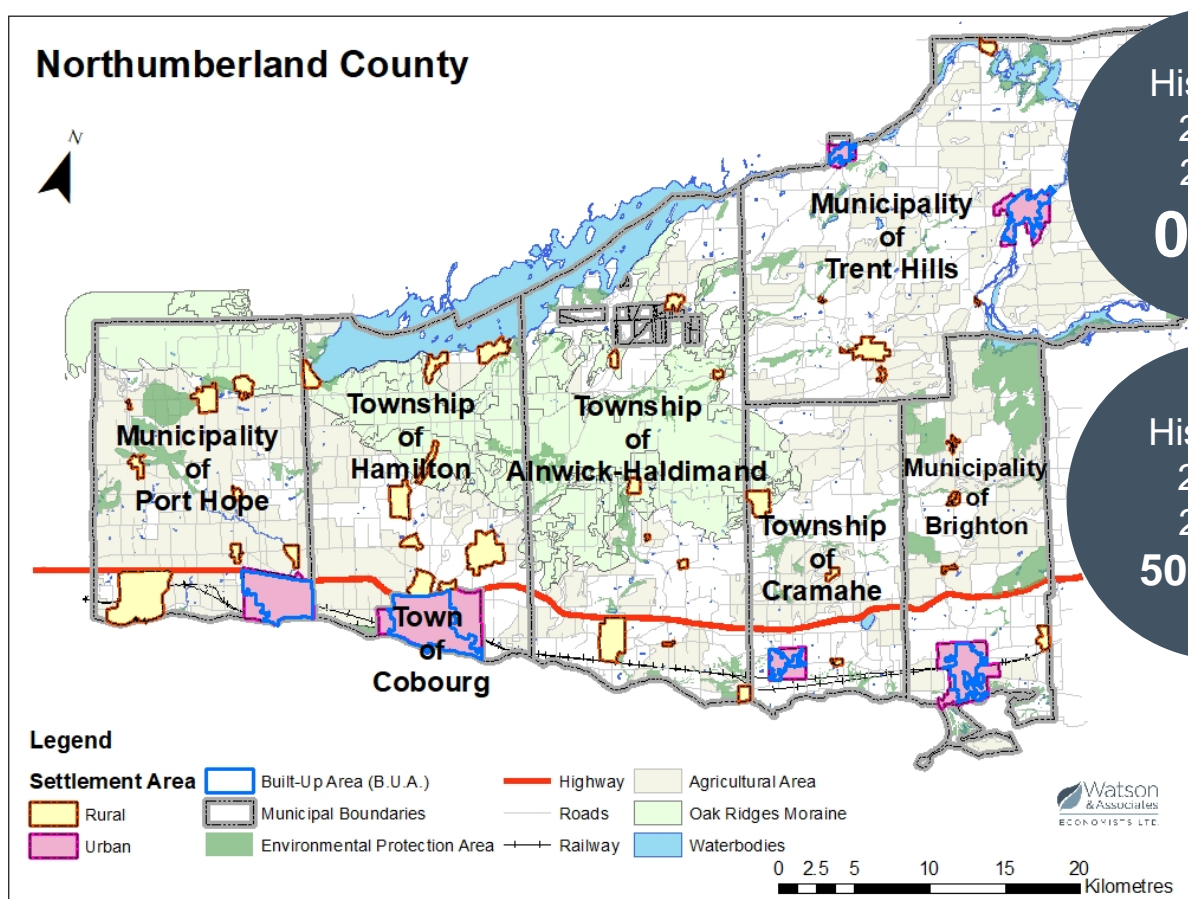
Source: 2016 data from Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016325 summarized by Watson & Associates Economists Ltd., 2021.

Northumberland County

Average Annual Population Growth



Forecast Growth
2016 to 2051



Historical
2001-
2016:
0.6%

Schedule
3:
1.0%

Historical
2001-
2016:
500/year

Schedule
3:
1,000/year

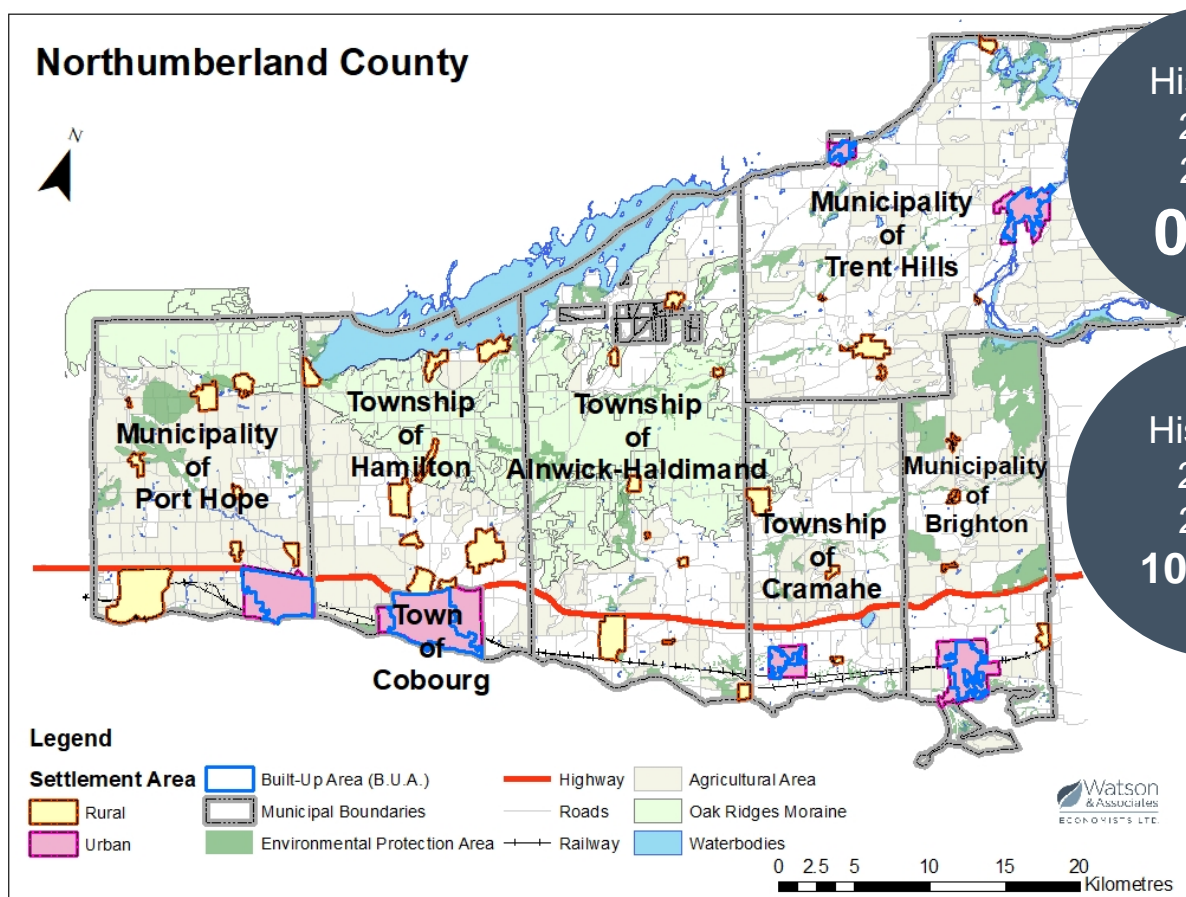
***Doubling of the
historical amount
of growth per year.***

Northumberland County

Average Annual Employment Growth



Forecast Growth
2016 to 2051



Historical
2001-
2016:
0.4%

Schedule
3:
1.0%

Historical
2001-
2016:
100/year

Schedule
3:
400/year

***More than double
of the historical
amount of growth
per year.***

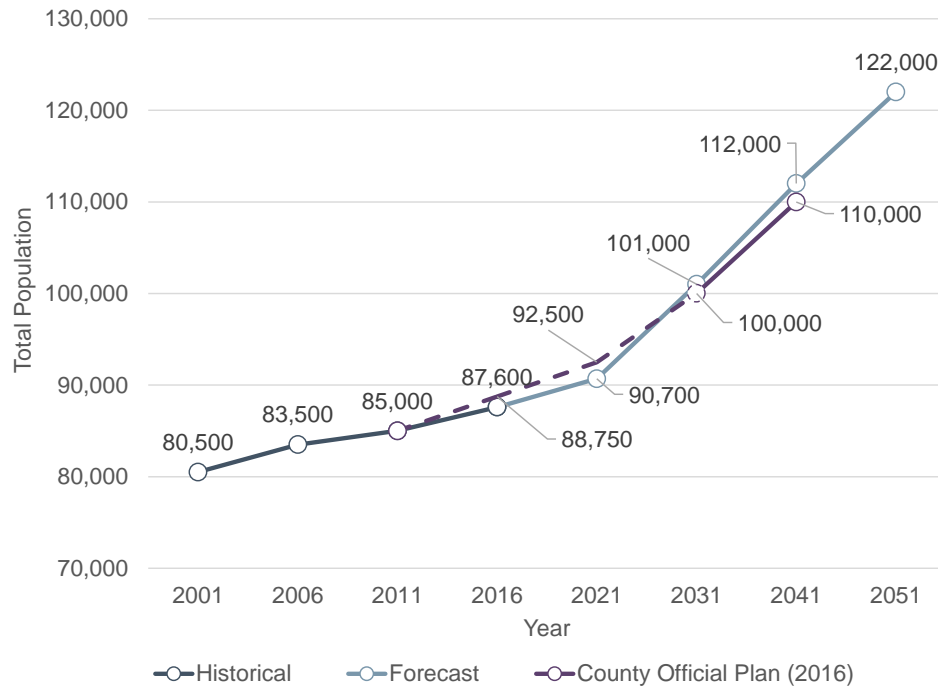
Northumberland County

Long-Term Population, Housing and Employment Forecast



Northumberland County

Long-Term Population Forecast, 2016 to 2051



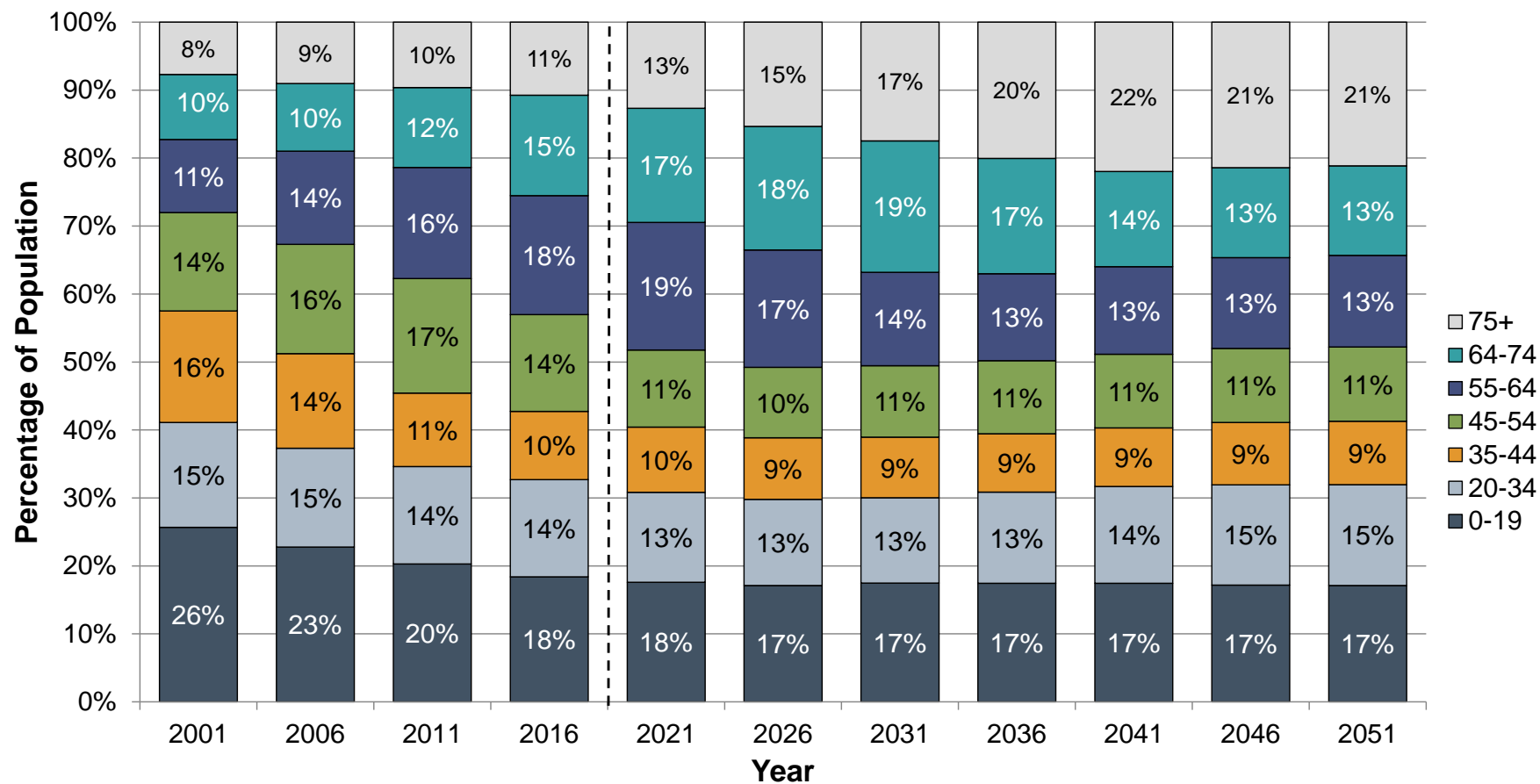
- Represents a reasonable increase relative to historical trends
- Accurately identifies the anticipated influence of regional and local growth drivers across the County
- Represents a reasonable increase in the share of total population and employment relative to G.G.H. Outer Ring

Note: Population figures include a net Census undercount estimated at approximately 2.3%.

Source: Historical 2001 to 2016 figures from Statistics Canada Table 17-10-0140-01, 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2021.

Northumberland County

Population Forecast by Age Group, 2016 to 2051



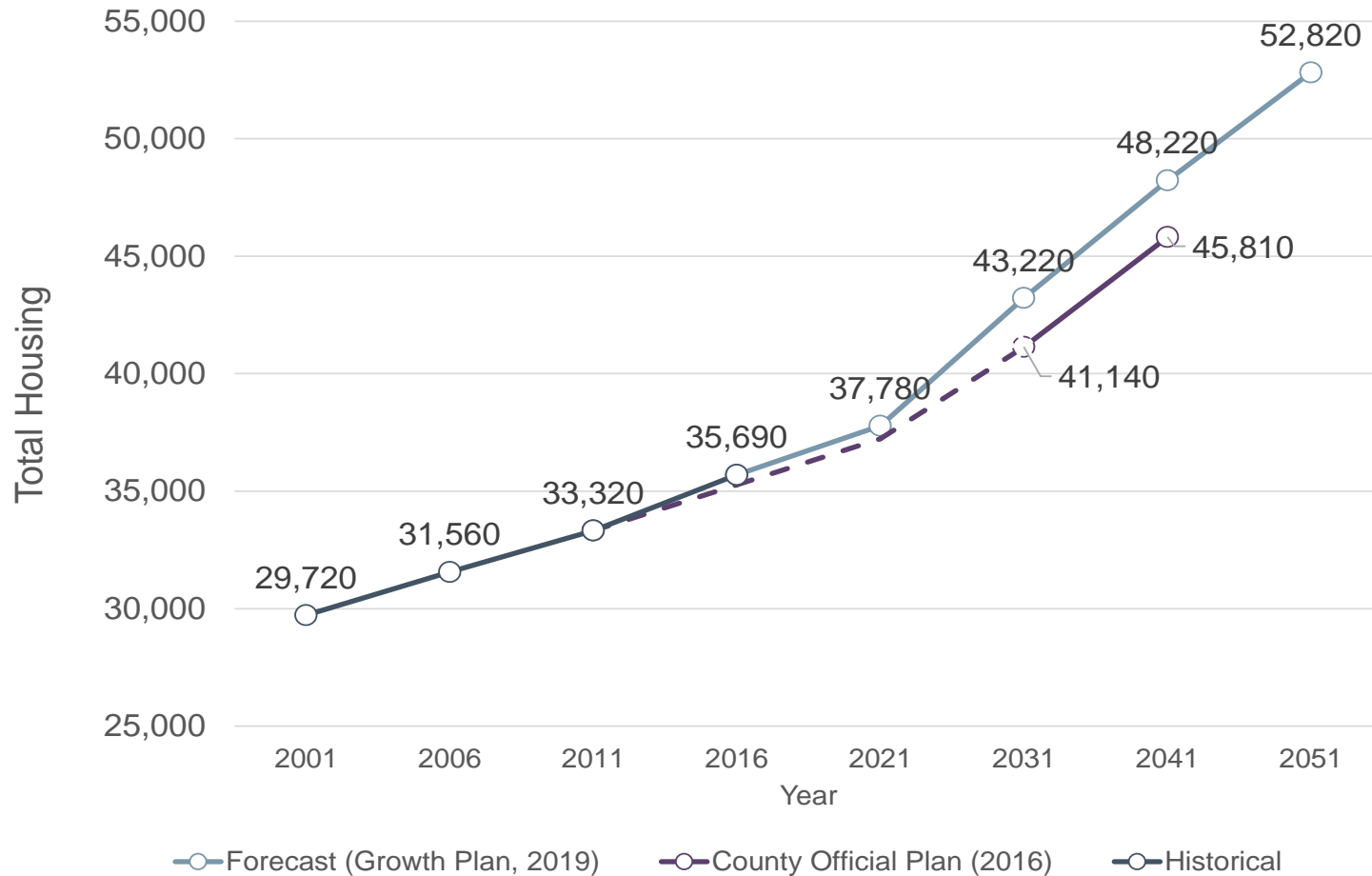
Note: Population figures include a net Census undercount estimated at approximately 2.3%.

Source: Historical 2001 to 2016 figures from Statistics Canada Table 17-10-0140-01, 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2021.



Northumberland County

Long-Term Housing Forecast, 2016 to 2051

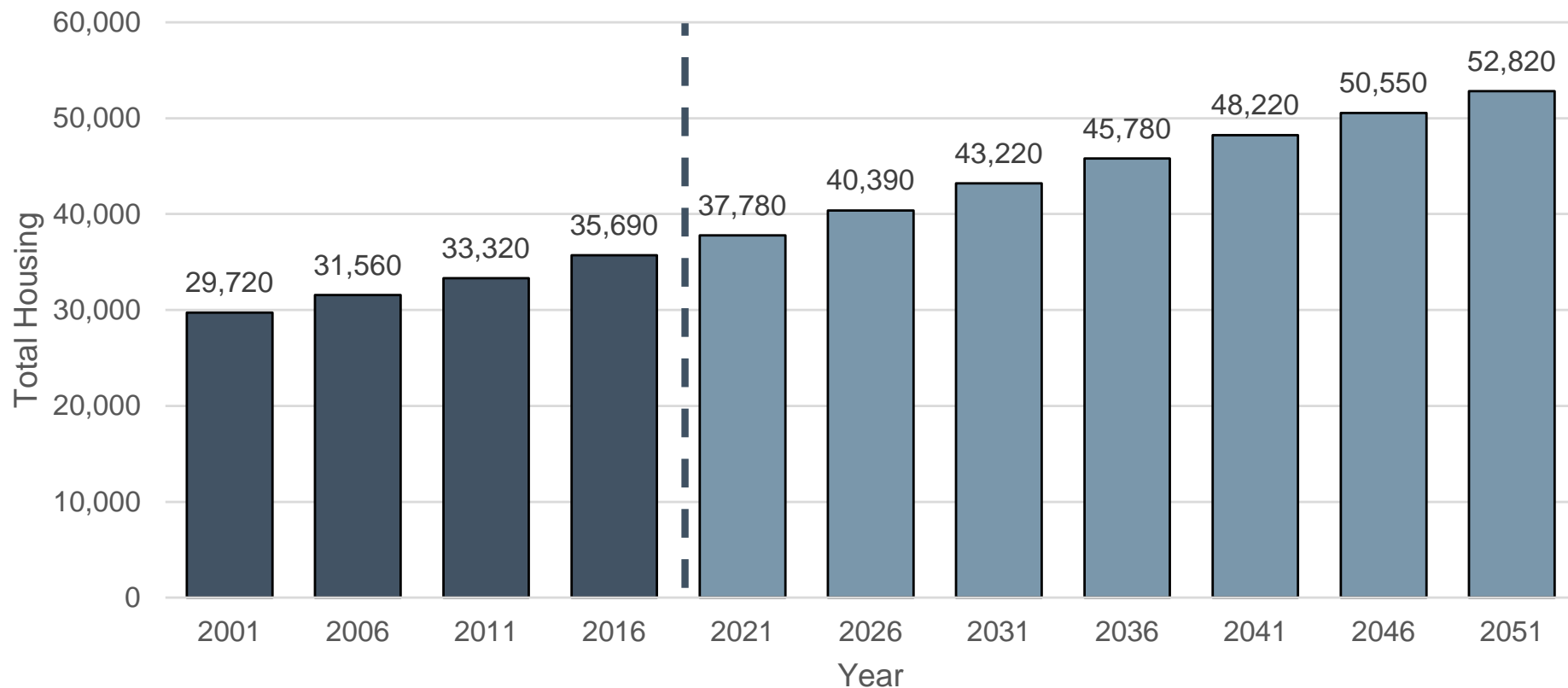


Note: Figures have been rounded and may not add precisely.

Source: Historical 2001 to 2016 data derived from Statistics Canada Census. Forecast prepared by Watson & Associates Economists Ltd., 2021.

Northumberland County

Long-Term Housing Forecast, 2016 to 2051

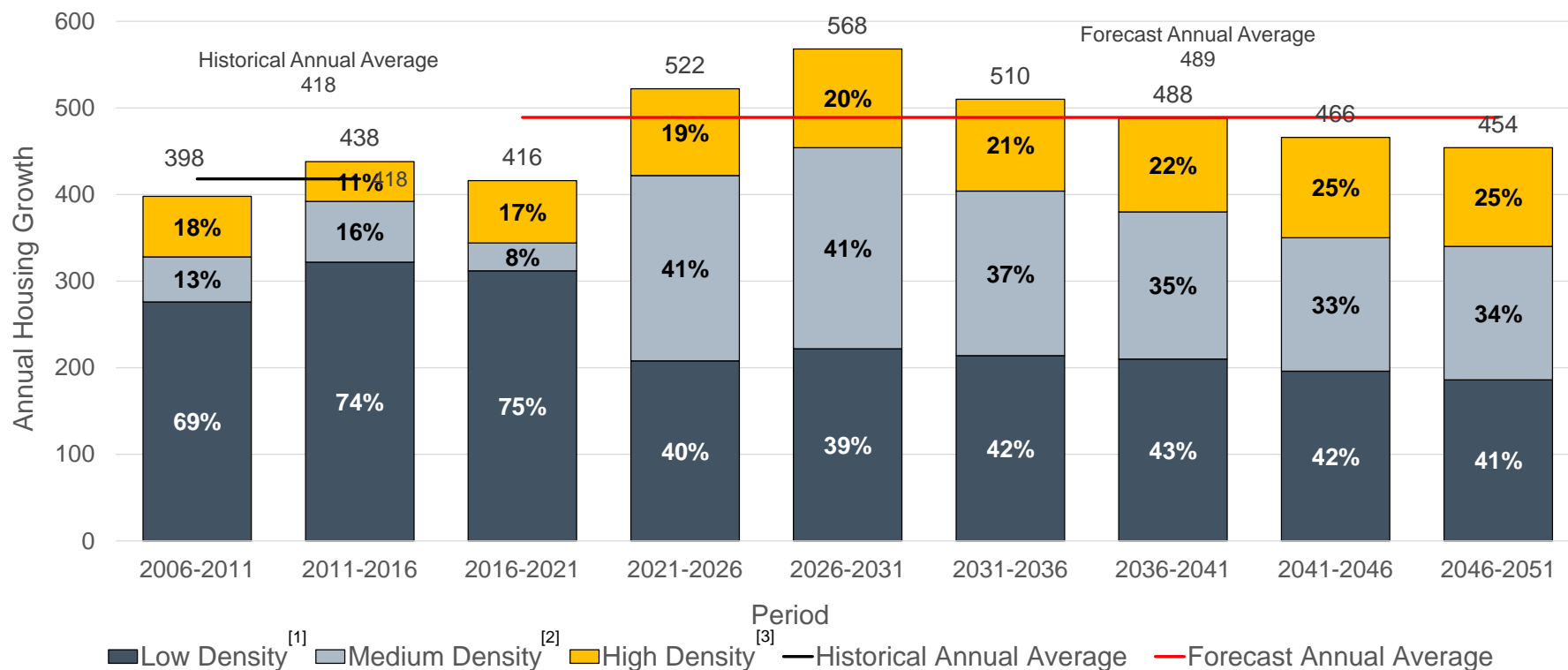


Note: Figures have been rounded and may not add precisely.

Source: Historical 2001 to 2016 data derived from Statistics Canada Census. Forecast prepared by Watson & Associates Economists Ltd., 2021.

Northumberland County

Long-Term Housing Forecast, 2016 to 2051



Source: 2001 to 2016 historical data from Statistics Canada Census Profiles for Middlesex Centre. Forecast prepared by Watson & Associates Economists Ltd., 2021.

Note: Figures may not add precisely due to rounding.

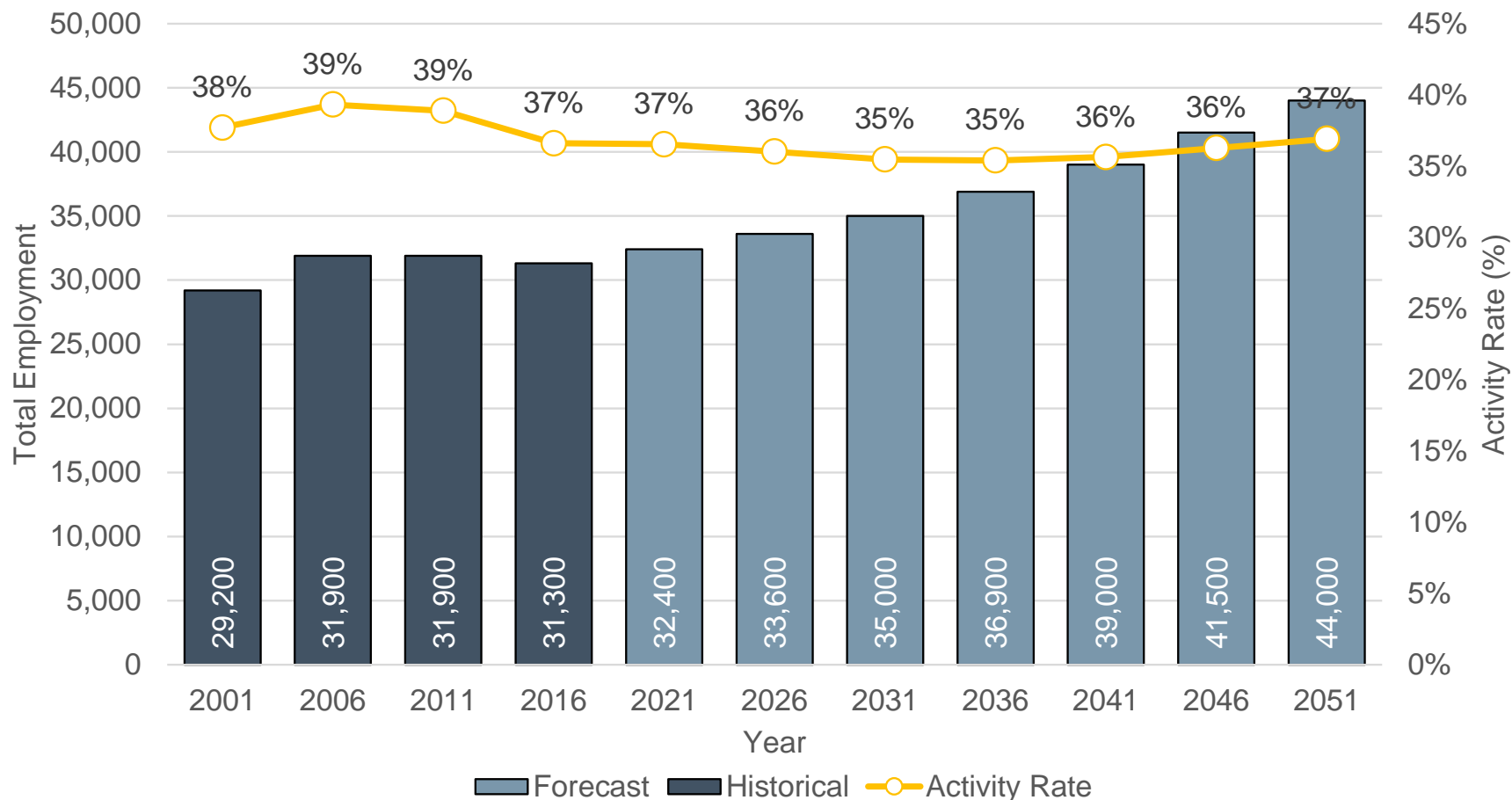
[1] Includes all single and semi-detached homes as well as "other" detached homes as per Statistics Canada.

[2] Includes all townhomes and apartments in duplex.

[3] Includes all apartments with less than or greater than five storeys

Northumberland County

Long-Term Employment Forecast, 2016 to 2051

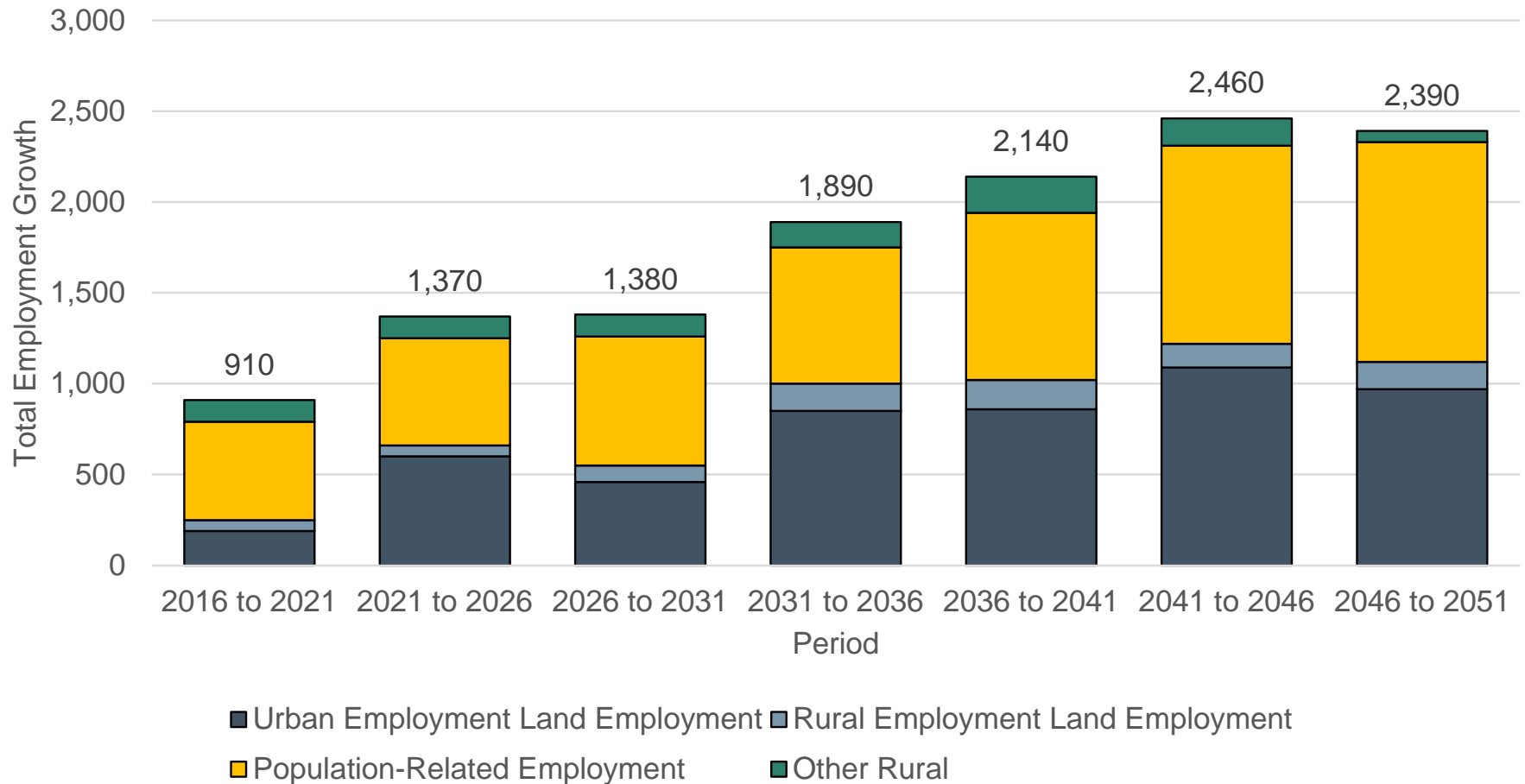


Note: Figures have been rounded. Employment includes work at home and No Fixed Place of Work (N.F.P.O.W.). Population used to calculate activity rate excludes net Census undercount.
 Source: Historical 2001 to 2016 data from Statistics Canada Place of Work data. Forecast prepared by Watson & Associates Economists Ltd., 2021.



Northumberland County

Long-Term Employment Forecast by Employment Category, 2016 to 2051



Note: Figures have been rounded.
Source: Watson & Associates Economists Ltd., 2021.

Growth Allocations by Area Municipality

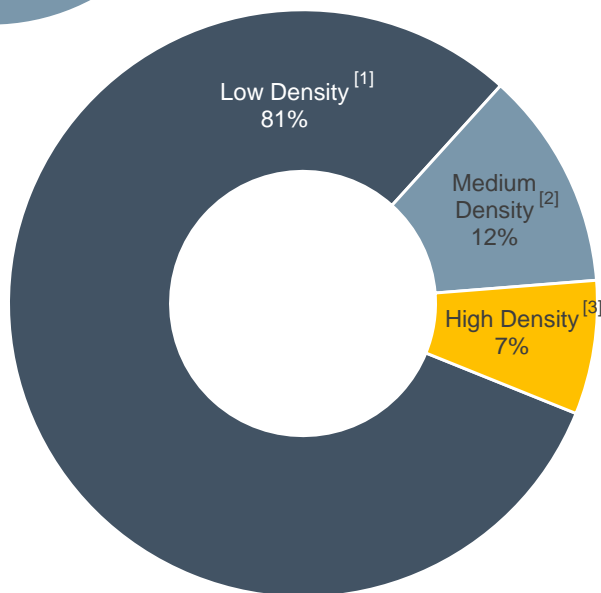
Population, Housing and Employment Forecast to 2051

Northumberland County Intensification



Intensification
Target:
40%

2011 to 2020
Development
in B.U.A.:
31%



Townhouse Development, Port Hope
300 Croft Street



Condominiums, Cobourg
323 George Street

Source: Historical building permit data from local municipalities within Northumberland County by Watson & Associates Economists Ltd., 2021.

Note:

[1] Low Density includes singles and semi-detached.

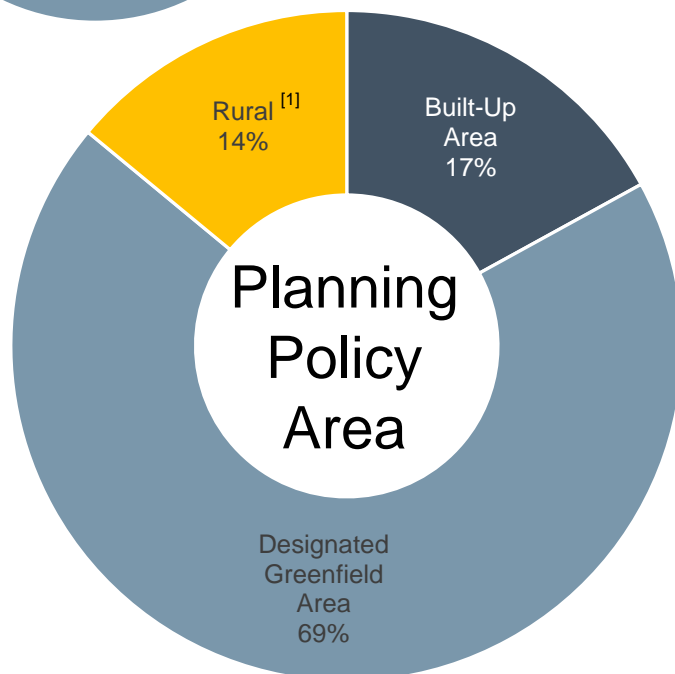
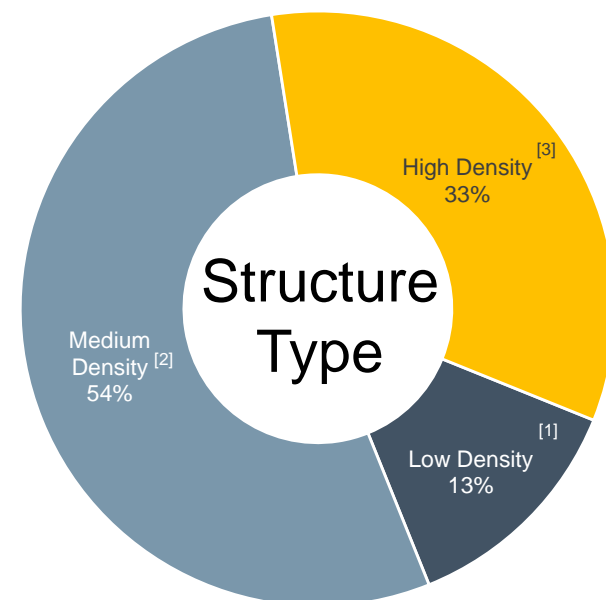
[2] Medium Density includes townhouses and apartments in duplexes.

[3] High Density includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Northumberland County Intensification, 2022 to 2051



Intensification
Target:
17%

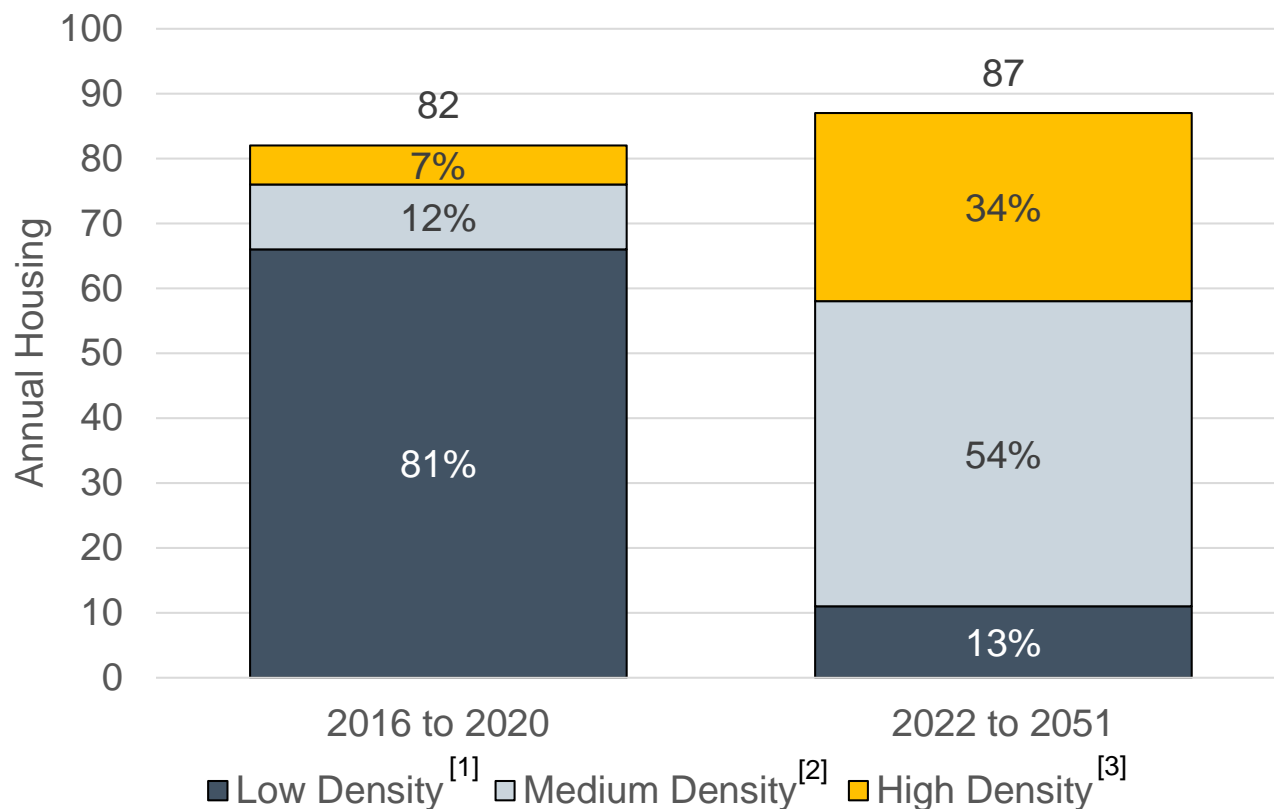


Northumberland County

Intensification, 2022 to 2051



Intensification
Target:
17%



Source: Historical building permit data from local municipalities within Northumberland County by Watson & Associates Economists Ltd., 2021.

Note:

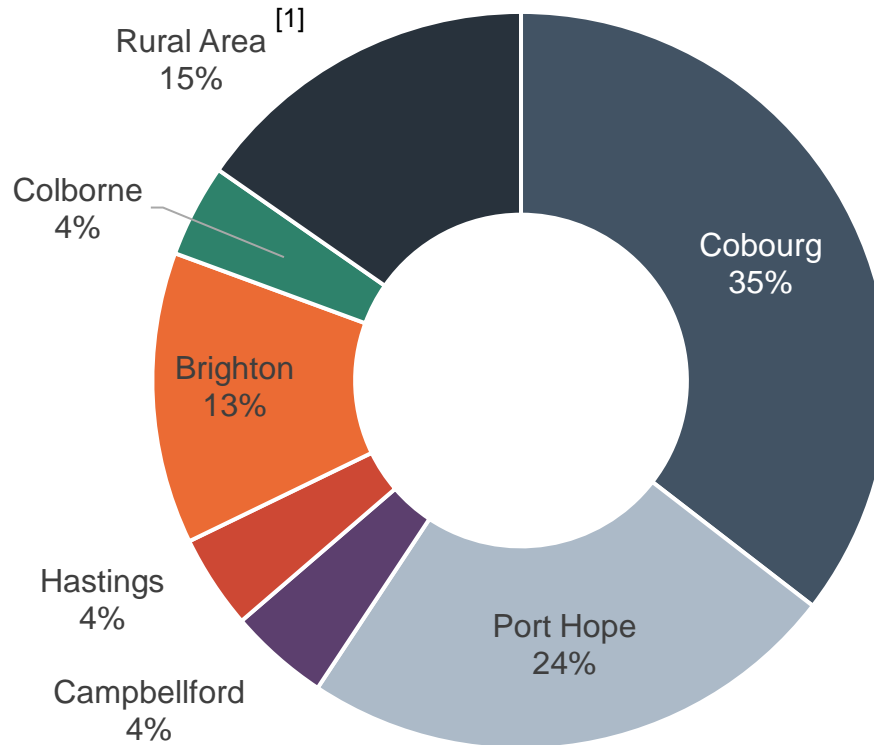
[1] Low Density includes singles and semi-detached.

[2] Medium Density includes townhouses and apartments in duplexes.

[3] High Density includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Northumberland County Population Growth by Planning Policy Area, 2016 to 2051



**85% of population growth allocated
to *Urban Settlement Areas***

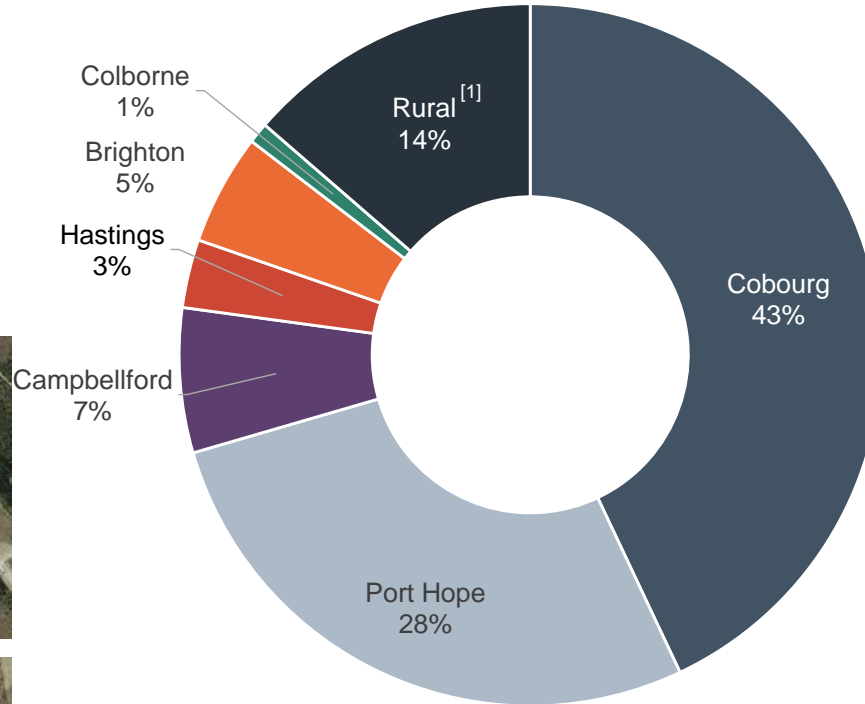
[1] Includes Rural Settlement Areas, Hamlets and Other Rural.

Note: Figures may not add precisely due to rounding. Population figures include net Census undercount.

Source: Watson & Associates Economists Ltd., 2021.



Northumberland County Employment Growth by Planning Policy Area, 2016 to 2051



**86% of employment growth
allocated
to *Urban Settlement Areas***

[1] Includes Rural Settlement Areas, Hamlets and Other Rural.

Note: Figures may not add precisely due to rounding. Population figures include net Census undercount.

Source: Watson & Associates Economists Ltd., 2021.

Northumberland County

Urban Land Needs Analysis

Northumberland County Provincial Conversion Criteria



Growth Plan



Policy 2.2.5.9 and 2.2.5.10

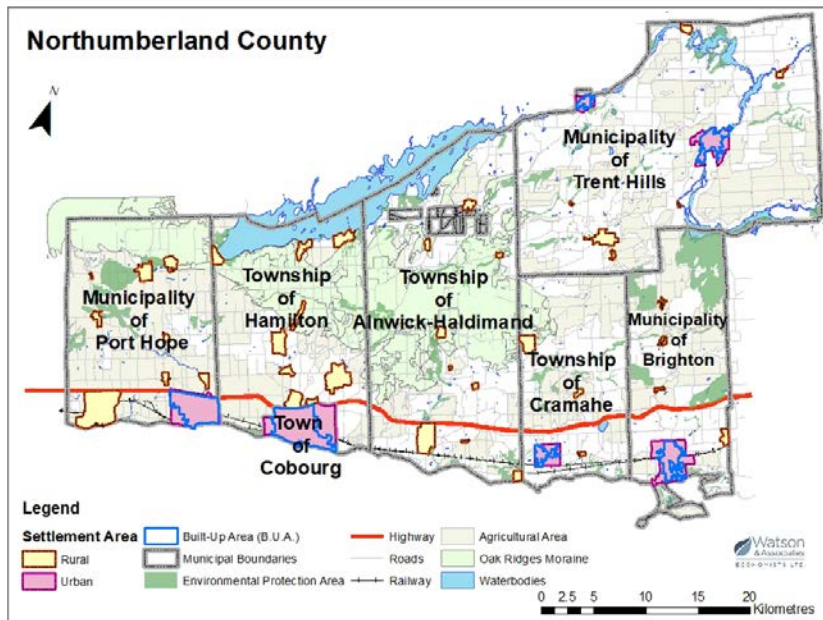
Conversions of Employment Areas to non-employment uses may be permitted only through an M.C.R., where it is demonstrated that:

- there is a **need for the conversion**;
- the **lands are not required over the horizon** of this Plan for the employment purposes for which they are designated;
- the municipality **will maintain sufficient employment lands to accommodate forecast** employment growth to the horizon of this Plan;
- 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
- there are **existing or planned infrastructure** and public service facilities to **accommodate the proposed uses**.



Northumberland County

Principles and Localized Employment Area Conversion Criteria



- Provide specifically designated Employment Area **opportunities to establish themselves** and their viability;
- Protect Employment Areas in **proximity to major transportation corridors** and Goods Movement infrastructure
- The configuration, location, and contiguous nature of Employment Areas need to be maintained in order to **prevent fragmentation** and provide business-supportive environments.
- Provide a **variety of Employment Area lands** in order to improve market supply potential and regional attractiveness to a variety of employment sectors and business sizes.
- **Retain the employment and job potential** of Employment Areas.
- **Align with County interests and policies** related to Employment Areas in order to support achieving municipal goals and mandates of planning for, protecting, and preserving Employment Areas.
- **Limit and/or mitigate land-use incompatibilities where necessary.**

Northumberland County

Potential Employment Conversion Requests



Site	Site Location	Employment Area	Land Area, ha	Conversion Request	Policy Area	Occupancy	Existing Use
Site 1	93,99,109 Prince Edward Street	Brighton Employment Area	3.1	Residential	B.U.A.	Vacant	-
Site 2	113 and 115 Prince Edward Street	Brighton Employment Area	0.2	Residential	B.U.A.	Occupied	Residential
Site 3	0 Cedar Street	Brighton Employment Area	1.8	Residential	D.G.A.	Vacant	-
Site 4	Elgin Street	Hastings Employment Area	5.9	Residential	D.G.A.	Vacant	-
Site 5	Elgin Street	Hastings Employment Area	2.4	Mixed Use Area	D.G.A.	Occupied	Recreational Centre
Site 6	94 Front Street East	Hastings Employment Area	3.1	Residential	B.U.A.	Occupied	Industrial
Site 7	Albert Street West	Hastings Employment Area	1.3	Residential	D.G.A.	Vacant	-
Site 8	Alberta Street West	Hastings Employment Area	2.1	Residential	D.G.A.	Occupied	Residential
Northumberland County Total			19.9 ha				

Northumberland County

Urban Employment Area Land Needs



To accommodate forecast demand in Employment Areas, the County will require **an additional 145 hectares** of designated Employment Areas Lands within the **Town of Cobourg**, **Municipality of Port Hope**, and the Urban Area of **Campbellford**.

Northumberland County

Community Area Land Need



Port Hope:
-131 ha

An ***urban boundary expansion of 131 gross ha*** is recommended within the ***Municipality of Port Hope*** to accommodate identified Community Area land needs to the year 2051.

Northumberland County

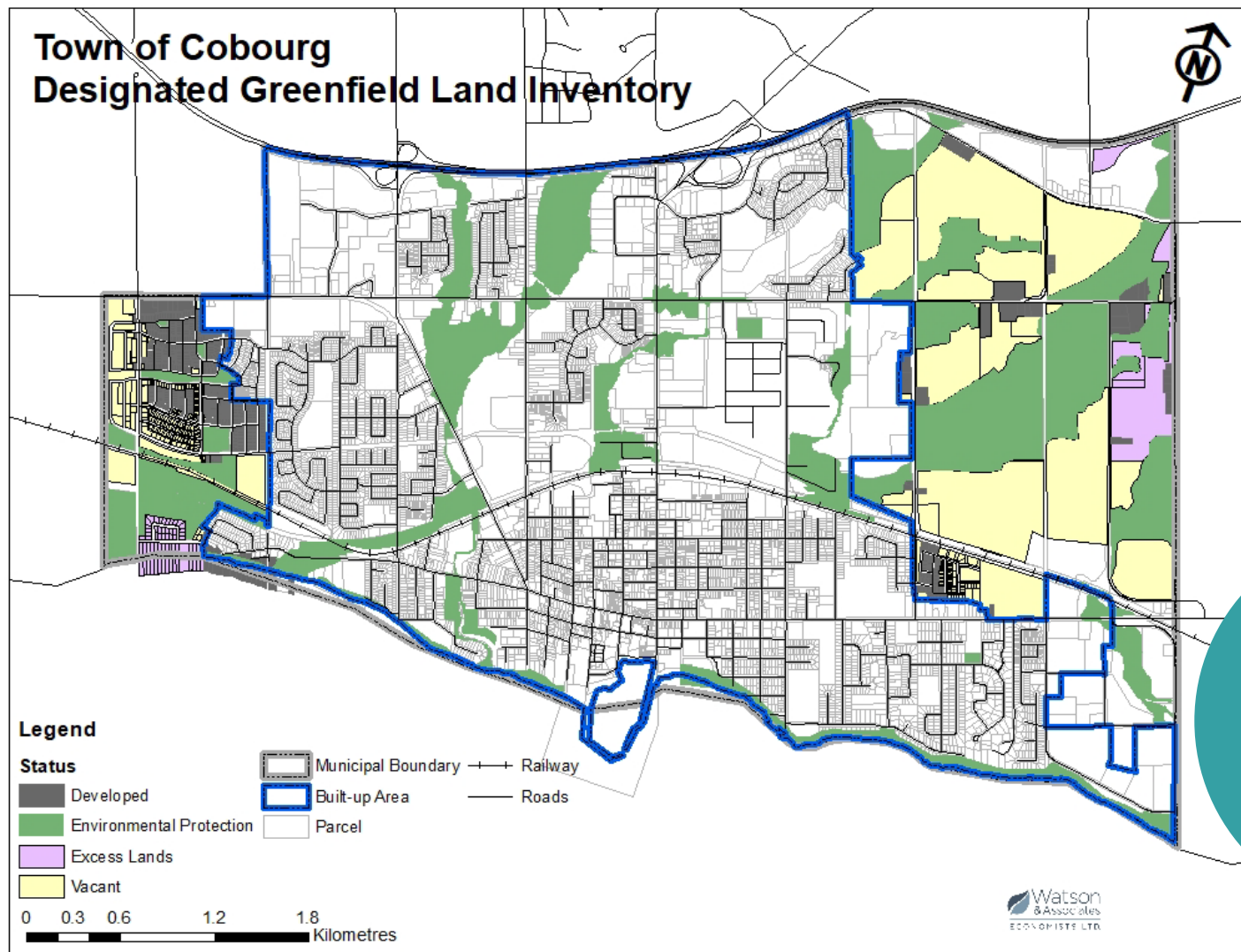
Excess Lands



- What are ***excess lands***?
 - Vacant, unbuilt but developable land within ***settlement areas***, but ***outside of the delineated built-up area*** 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.
- According to Growth Plan Policy 2.2.1.6, municipalities will:
 - Determine which lands will be identified as ***excess lands*** based on the hierarchy of settlement areas established in accordance with policy 2.2.1.3
 - ***Prohibit development*** on all ***excess lands*** to the horizon of this Plan; and
 - Where appropriate, use ***additional tools to reduce the land*** that is available for development, such as those set out in policies 5.2.8.3 and 5.2.8.4.

Northumberland County

Excess Lands



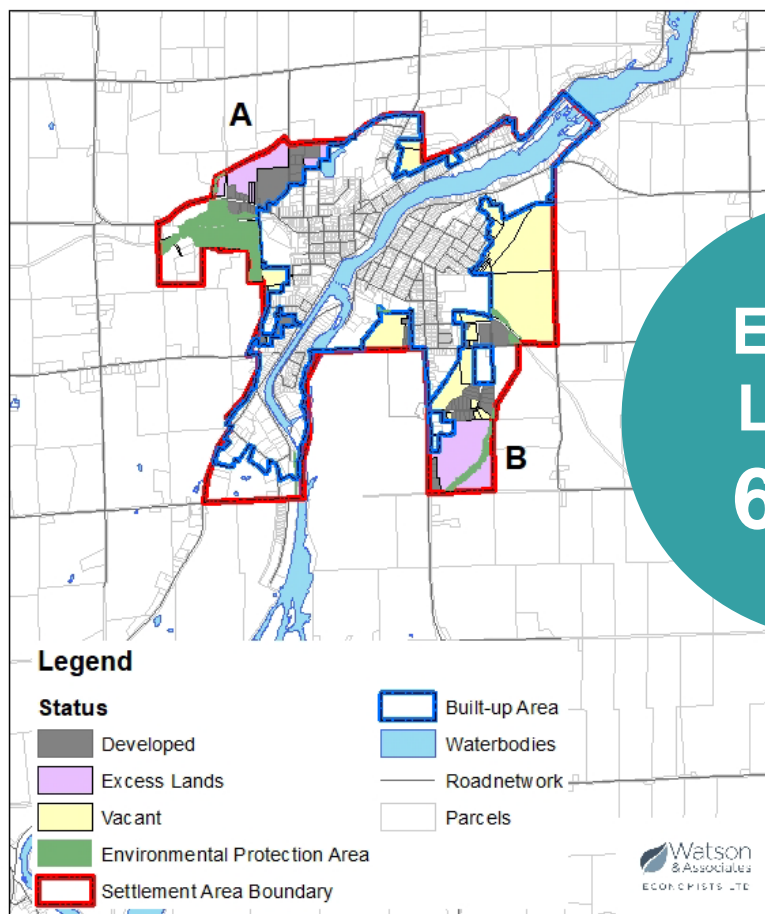
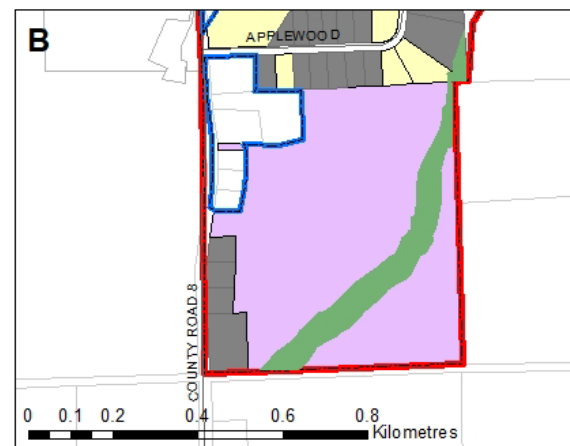
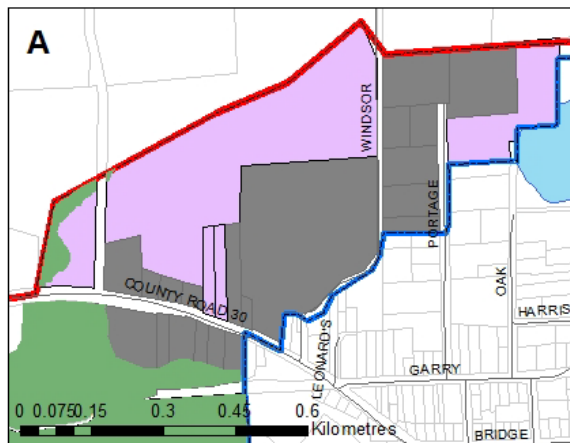
**Excess
Lands:
39 ha**

Northumberland County

Excess Lands



Municipality of Trent Hills Campbellford Excess Lands



**Excess
Lands:
69 ha**

Thank You

Question/Comments?