

DRAFT OFFICIAL PLAN AMENDMENT - GROWTH MANAGEMENT



 **Watson
& Associates**
ECONOMISTS LTD.

Official Plan Review

Northumberland County

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

Overview of Draft OPA

- Planning period is changed from 2034 to 2051 (items 1, 4 and 5) – ***to reflect planning period in Growth Plan;***
- All references to Schedules D1 to D10 and the schedules themselves are deleted (items 2 and 3) – ***lands so identified in current Official Plan no longer need to be down-designated to justify additional employment land in urban area;***
- The ‘focus of growth’ section has been updated (item 6) – ***to focus vast majority of growth to urban centres***
- Current population, household and employment forecasts are deleted and replaced (items 7, 8, 9 and 10) – ***based on recommendations made in LNA report***

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

Overview of Draft OPA (cont'd)

- Intensification target reduced from 40% to 17% and individual intensification targets for local municipalities deleted (item 11) – ***recognizes the limited amount of land available for intensification and requirement to include County-wide target only (note that Minister will have to approve alternative target provided “alternative target will be appropriate given the size, location and capacity of the delineated built-up area.”)***
- New policies require local municipalities to update Official Plans to maximize opportunities for intensification (item 11) – ***such as by identifying strategic growth areas, encouraging intensification throughout built up area, pre-zoning lands, permitting multiple dwelling types in areas zoned only for single detached and permitting additional residential units;***
- Designated greenfield area density target increased from 30 to 40 residents and jobs per hectare and individual targets for local municipalities deleted (item 11) – ***supports more efficient use of land and requirement to include County-wide target only;***
- Direction provided on how to measure designated greenfield area target (item 12) – ***to ensure a common approach***
- Direction provided on the form of development required in designated greenfield areas (item 12) – ***with the focus being on provision of housing choices***

Overview of Draft OPA (cont'd)

- Identifies how much urban lands are required (item 13) – ***to implement the LNA report***

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

- For Port Hope and Cobourg employment land needs, policy indicates that 106 hectares can be identified in general area (item 13) – ***recognizes that Cobourg is not able to accommodate additional employment lands***
- Additional changes are made to accommodate the moving of sections or because sections no longer needed (items 14, 15, 16, 24 and 25)

Overview of Draft OPA (cont'd)

- Policies on excess lands are added (item 18) – ***these lands will be designated as such in future OPA***

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

- Existing policies that indicate that existing approvals in settlement areas are retained as long as new lands are not being designated for development (item 19) – ***to implement Growth Plan policies that prohibit the designation of lands for beyond the planning horizon***

Overview of Draft OPA (cont'd)

- Policies on employment conversions are being updated (item 20) – ***to match Growth Plan requirements – it is noted that future OPA will designate all employment areas on a County Official Plan schedule***
- Minor changes to the servicing policies are made to reflect updated language in Growth Plan (items 21, 22 and 23) – ***additional direction for example is provided on the use of partial services in cases of failure***
- New definitions for ‘active transportation’, ‘compact built form’, complete streets’, ‘delineated built boundary’, ‘delineated built-up area’, ‘excess lands’ and ‘impacts of a changing climate’ are added (item 26);
- Existing definitions for ‘complete communities’, ‘designated greenfield area’ and ‘municipal comprehensive review’ are updated (item 26)

Recommendations

It is recommended that the Economic Development, Tourism and Land Use Planning Committee:

- Support in principle the allocation of population of employment to the seven municipalities as recommended in the LNA report
- Support in principle the establishment of an intensification target of 17% for the 2021 to 2051 time period;
- Support in principle the establishment of a designated greenfield area target of 40 residents and jobs per hectare for the 2021 to 2051 time period;
- Support in principle the identification of the excess lands as set out in the LNA report;
- Receive the draft OPA and final LNA study for information purposes; and
- Direct staff to circulate the draft OPA to the Province in accordance with Section 17(17.1) of the Planning Act

Next Steps

- It is anticipated that once Province reviews the Draft OPA and LNA report, a meeting will be held to obtain their comments
- In the interim, work on identifying potential locations for additional employment land in Campbellford and in the Port Hope and Cobourg area will begin – while an area in Port Hope has been prioritized – all Growth Plan policies will need to be considered
- Work on identifying potential locations for new residential land in Port Hope will also begin
- Future reports on new urban land will be prepared in the future for Committee's consideration

