

**AMENDMENT NO. 2
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. 2 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. 2 to the Official Plan.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the amendment is to update the Official Plan to incorporate updated policies on growth management that are intended to guide growth and development in the County to 2051.

SECTION 3 – LOCATION OF THE AMENDMENT

This amendment updates the growth management policies in the Official Plan that apply to the entire County. In addition, this amendment specifically designates lands in the Municipality of Port Hope for major employment purposes along the north side of Highway 401 adjacent to the Port Hope urban area.

SECTION 4 – BASIS OF THE AMENDMENT

It was in October 2020 that Council authorized staff to proceed with a Municipal Comprehensive Review in response to direction from the Minister of Municipal Affairs and Housing that all Official Plans be updated to conform to the Growth Plan by July 1, 2022. As it relates to growth management, the Growth Plan established a population target of 122,000 for the County by 2051 (growth of 31,900 people), which was a doubling of the historical amount of growth per year. On the employment side, the target was 44,000 jobs, which was 4 times as much job growth per year than historical trends.

To implement Provincial direction, the County retained Watson & Associates in 2020 to carry out a detailed analysis of the land supply and to make recommendations on how the minimum population and employment targets should be allocated. The results of this work were presented to County Council on December 15, 2021 (Report 2021-203). Attached to Report 2021-203 was a draft OPA.

On January 7, 2022, the draft OPA along with relevant supporting materials was sent to the Ministry in accordance with Section 17(17.1) of the Planning Act. The statutory Open House and Public Meeting on this draft OPA were then held on April 27, 2022 and May 4, 2022.

Soon after the Public Meeting was held, the Province initiated a housing-focused policy review of the Growth Plan and the Provincial Policy Statement, and sought input in the Fall of 2022 on the creation of a streamlined province-wide land use planning policy framework.

Then in November 2022, significant changes were made to the Ontario planning system with the enactment of Bill 23. The first draft of a new Provincial Planning Statement was then released on April 6, 2023. Many other changes to Provincial legislation were then made, and then un-made in some cases and then on October 20, 2024, the Growth Plan was repealed and a new Provincial Planning Statement came into effect. Many of the changes made by the Province to a very large extent were designed to support the development of additional housing to meet the target of 1.5 million new homes set by the Provincial government.

Against the backdrop of numerous Provincial changes, the County decided in early 2024 that it would continue to move forward with changes to its Official Plan to support the development of additional needed housing in particular.

On this basis, and with the draft Provincial Planning Statement from June 16, 2023 as a backdrop, a revised OPA was prepared and presented at a Statutory Open House and Public Meeting on May 23, 2024 and June 5, 2024. A follow up open house was held in Port Hope on June 13, 2024 in Port Hope. The primary purpose of the revised OPA dated April 24, 2024 was to allocate population, employment and housing forecasts to the seven local municipalities in accordance with Provincial requirements, expand the Port Hope Urban Area to accommodate forecasted employment uses to the north and community uses to the west; expand the Grafton and Codrington Rural Settlement Areas and rationalize the boundaries of a number of other settlement areas.

In County report 2024-031 a summary of the comments made in the public sessions was presented to the Economic Development, Tourism and Planning Committee on October 2, 2024. The majority of the public comments made involved the proposed expansion of the Port Hope, Grafton and Codrington settlement areas for residential uses.

Given the nature of the comments made, ***it is now proposed that decisions on these settlement area expansions be delayed until a future date and that the growth management OPA focus on the incorporation of updated forecasts and the designation of a Major Employment Area in the Municipality of Port Hope.***

As a consequence of the above, this Amendment is the first of two Amendments to the Official Plan that are intended to update the growth management policy framework in the Official Plan to implement the Provincial Planning Statement (2024). Specifically, this Amendment:

- a) incorporates the County population and employment forecast for 2051 identified in the Growth Plan;
- b) allocates the population and employment forecasts to local municipalities and establishes a planning policy framework to support growth and development in accordance with Provincial requirements;
- c) expands the Port Hope Urban Area to accommodate forecasted employment uses;
- d) removes the existing Major Employment Area (Potential Location) identifier on the Schedules and replaces it with a re-configured Major Employment Area designation, which will be in the expanded Port Hope Urban Area; and
- e) removes text references and schedules related to the required re-designation of other employment lands in the County.

PART B – THE AMENDMENT

All of this Part of the document entitled Part B - The Amendment consisting of the following text constitutes Amendment No. 2 to the Official Plan of Northumberland County.

Details of the Amendment

The Northumberland County Official Plan is hereby amended as follows:

Item 1: 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~~ This Plan anticipates that the population of the County will increase to 122,000 and that employment will increase to 44,000 by 2051 ~~by about 25,000 people between 2011 and 2041~~ and there are expectations that every municipality in the County will accommodate some level of population and employment growth.

Item 2: Section A6 (Planning Period) is deleted and replaced with the following:

"The planning period for this Official Plan is to 2051. Notwithstanding the above, the planning for *infrastructure, public service facilities, strategic growth areas* and *employment areas* may extend beyond this time horizon."

Item 3: 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

"Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas."

Item 4: Section B (Growth Management) is amended by deleting Sections B2, B3, B4 and B5.

Item 5: 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 6: 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	1,120	4,495
Hamilton	965	0	0	965
Alnwick/Haldimand	775	0	0	775
Total	7,740	5,730	3,650	17,120

Item 7: 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 8: 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 INTENSIFICATION

In order to maximize opportunities for *intensification*, each of the local municipalities with an *urban area* shall update its Official Plan to support *intensification* and *redevelopment* by:

- a) Identifying *strategic growth areas* to support achievement of intensification and redevelopment and recognizing them as a key focus for development;
- b) Identifying the appropriate type and scale of development in *strategic growth areas* and transition of built form to adjacent areas;
- c) Encouraging *intensification* generally throughout the *urban area*;
- d) 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*;

- e) 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
- f) Directing that the implementing zoning by-law permit additional residential units throughout the *urban area*."

Item 9: 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 new development areas that are adjacent to the existing built-up area.
- b) The minimum density target shall exclude *natural heritage features and areas* and floodplains, provided *development* is prohibited in these areas.
- c) In cases where major development is proposed in new development areas, 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 new development areas;
 - 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 10: Former Section B12 (Effect of Forecasts on Existing Planning Approvals within Urban Areas and Rural Settlement Areas) is re-numbered as **Section B7** and amended as per below:

"B7 EFFECT OF FORECASTS ON EXISTING PLANNING APPROVALS WITHIN URBAN AREAS AND RURAL SETTLEMENT AREAS

~~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 11: Former Sections B8, B14 and B15 are deleted and a new Section B8 is inserted as per below:

"B8 SEWER AND WATER SERVICING

B8.1 PLANNING FOR SEWAGE AND WATER SERVICES

Planning for sewer and water services shall:

- a) Accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing *municipal sewage services* and *municipal water services* and existing *private communal sewage services* and *private communal water services*;
- b) Ensure that these services are provided in a manner that:
 - i) can be sustained by the water resources upon which such services rely;
 - ii) is feasible and financially viable over their life cycle;

- iii) protects human health and safety, and the natural environment, including the *quality and quantity of water*; and
 - iv) aligns with comprehensive municipal planning for these services, where applicable.
- c) Promote water and energy conservation and efficiency;
 - d) Integrate servicing and land use considerations at all stages of the planning process;
 - e) Consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of *municipal water services* and *municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and
 - f) Be in accordance with the servicing options outlined in Section B8.2.

B8.2 PREFERRED FORM OF SERVICING

- a) *Municipal sewage services* and *municipal water services* are the preferred form of servicing in *settlement areas* where such services are provided to support protection of the environment and minimize potential risks to human health and safety. For the purposes of this policy, *municipal sewage services* and *municipal water services* include both centralized servicing systems and decentralized servicing systems.
- b) Where *municipal sewage services* and *municipal water services* are not available, planned or feasible, *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.
- c) Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not available, planned or feasible, *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*.
- d) At the time of the review or update of each local Official Plan review or

update, planning authorities should assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on environmental health and the financial viability or feasibility of other forms of servicing set out in sub-sections b) and c).

- e) *Partial services* shall only be permitted 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;
 - ii) within *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*; or
 - iii) within *rural settlement areas* where new development will be serviced by *individual on-site water services* in combination with *municipal sewage services* or *private communal sewage services*.
- f) In rural areas, where *partial services* have been provided to address failed services in accordance with sub-section e) i), infilling on existing lots of record 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*.
- g) Planning authorities may allow lot creation where there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity*."

Item 12: Section B (Growth Management) is amended by deleting former Sections B11, B13, B16, B17 and B18.

Item 13: Section D1.5 (Housing Policies) is moved to Section B9, Section D1.6 is moved to Section B10 and Section D1.7 (Downtown Areas) is re-numbered as Section D1.5.

Item 14: Section B9.1 (Housing Policies - Goals) is amended by deleting Section D9.1 a) and re-numbering the remaining sections accordingly.

Item 15: Section B9.1 (Housing Policies - Goals) is amended by replacing the words 'of housing types' with "and mix of housing options" and by adding the word "projected" before the word 'needs' in the re-numbered Section B9.1 a).

Item 16: Section B9.1 (Housing Policies - Goals) is amended by replacing the words 'secondary suites' with "additional residential units in accordance with the Planning Act" in Section B9.1 c).

Item 17: Section B9.1 (Housing Policies - Goals) is amended by replacing Section B9.1 f) with the following:

"f) Encouraging the development of additional needs housing in the County"

Item 18: Section B9.2 (Housing Policies - General Policies) is amended by replacing Section B9.2 b) with the following:

"b) The development of additional needs housing:"

Item 19: Section B9.2 (Housing Policies - General Policies) is amended by replacing the words 'those with special needs' with "additional needs housing" in Section B9.2 d).

Item 20: Section B9 (Housing Policies) is amended by deleting Section B9.3 and re-numbering the remaining sections accordingly.

Item 21: Section B9.4 (Affordable Housing) is deleted and replaced it with the following:

"B9.3 Housing Affordability

"The County and the local municipalities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents in the County by establishing and implementing minimum targets for the provision of housing that is *affordable to low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers to address the full range of *housing options* including *affordable* housing needs."

Item 22: Section B10 (Land Supply) is amended by replacing the number '10' with "'15" and by deleting the words 'residential intensification and redevelopment and, if necessary' in Section B10 a).

Item 23: Section B10 (Land Supply) is amended by replacing the words 'through lands suitably zoned to facilitate residential intensification and redevelopment, and lands' with "through lands that are suitably zoned including those dwelling units" in Section B10 b).

Item 24: Section B (Growth Management) is amended by adding a new Section B11 as set out below:

"B11 PLANNING FOR EMPLOYMENT AREAS AND USES

- a) All planning authorities in the County shall plan for, protect and preserve all *employment areas* in *urban areas* and *rural settlement areas* by:
 - i) Planning for *employment area* uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
 - ii) Prohibiting residential uses, commercial uses, *public service facilities* and other institutional uses in *employment areas*;
 - iii) Prohibiting retail and office uses that are not associated with the primary employment use;
 - iv) Prohibiting other *sensitive land uses* that are not ancillary to uses permitted in the employment area; and
 - v) Including an appropriate transition to adjacent non-*employment areas* to ensure land use compatibility and economic viability.
- b) When reviewing Official Plans, local municipalities shall assess and update the identification of *employment areas in settlement areas* to ensure that this designation is appropriate to the planned function of *employment areas*.
- c) In planning for *employment areas*, planning authorities shall maintain land use compatibility between *sensitive land uses* and *employment areas* in accordance with Section F2.4 to maintain the long-term operational and economic viability of the planned uses and function of these areas.
- d) Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to *sensitive land uses* without *adverse effects* are encouraged in *strategic growth areas* and other mixed-use areas where *frequent transit* service is available, outside of *employment areas*.
- e) In addition to Section F2.4, on lands within 300 metres of *employment areas*, *development* shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic

viability of employment uses within existing or planned *employment areas*, in accordance with Provincial guidelines."

Item 25: Section B (Growth Management) is amended by adding a new Section B12 as set out below:

"B12 REMOVING LANDS FROM EMPLOYMENT AREAS

Local municipalities may remove lands from *employment areas* within *settlement areas* only where it has been demonstrated that:

- a) there is an identified need for the removal and the land is not required for *employment area* uses over the long term;
- b) the proposed uses would not negatively impact the overall viability of the *employment area* by:
 - i) avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses in accordance with Section 2.9.4;
 - ii) maintaining access to *major goods movement facilities and corridors*;
- c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses; and
- d) the municipality has sufficient employment lands within *settlement areas* to accommodate projected employment growth to the horizon of this Plan."

Item 26: Section B (Growth Management) is amended by adding a new Section B13 as set out below:

"B13 STRATEGIC GROWTH AREAS

- a) Local municipalities are encouraged to identify and focus growth and development in *strategic growth areas*.
- b) To support the achievement of *complete communities*, a range and mix of *housing options*, *intensification* and more mixed-use development, *strategic growth areas* should be planned:
 - i) to accommodate significant population and employment growth;

- ii) as focal areas for education, commercial, recreational, and cultural uses;
 - iii) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
 - iv) to support *affordable*, accessible, and equitable housing.
- c) Local municipalities should:
- i) prioritize planning and investment for infrastructure and *public service facilities* in *strategic growth areas*;
 - ii) identify the appropriate type and scale of development in *strategic growth areas* and the transition of built form to adjacent areas;
 - iii) permit development and intensification in *strategic growth areas* to support the achievement of *complete communities* and a *compact built form*;
 - iv) consider a student housing strategy when planning for *strategic growth areas*; and
 - v) support redevelopment of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential."

Item 27: Section B (Growth Management) is amended by adding a new Section B14 as set out below:

"B14 EXPANDING SETTLEMENT AREAS AND NEW SETTLEMENT AREAS

- a) In identifying a new *settlement area* or allowing a *settlement area* boundary expansion, the County with input from the local municipality shall consider the following:
 - i) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - ii) if there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;
 - iii) whether the applicable lands comprise *specialty crop areas*;
 - iv) the evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible,

- consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
 - v) whether the new or expanded *settlement area* complies with the *minimum distance separation formulae*;
 - vi) whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and
 - vii) the new or expanded *settlement area* provides for the phased progression of urban development.
- b) Notwithstanding sub-section a), the County may identify a new *settlement area* only where it has been demonstrated that the *infrastructure* and *public service facilities* to support development are planned or available."

Item 28: Section D1 (Urban Areas/Rural Settlement Areas) is amended by replacing 'Section C' with "Section D1" in Section D1.1.

Item 29: Section D1.2 (General Land Use Objectives for Urban Areas) is amended by replacing 'special needs' with "additional needs" in Section D1.2.1 e).

Item 30: Section D1.2 (General Land Use Objectives for Urban Areas) is amended by deleting '20 years' and adding the words "to 2051" after 'land' in Section D1.2.3 a).

Item 31: Section D1.2 (General Land Use Objectives for Urban Areas) is amended by replacing the word 'and' with a "," and adding the following words after 'uses': "and broader mixed uses" in Section D1.2.3 c).

Item 32: Section D1 (General Land Use Objectives for Urban Areas) is amended by adding a new Sections D1.2.3 e) and f) and re-numbering the remaining sub-sections accordingly:

- "e) Identify strategic sites for investment in this Plan through the establishment of Major Employment Areas and other areas and encourage local municipalities to do the same in their Official Plans;
- f) Monitor the availability and suitability of employment sites, including market-ready sites, and seek to address potential barriers to investment;"

Item 33: Section D1 (General Land Use Objectives for Urban Areas) is amended by replacing Section D1.2.3 g) with the following:

"g) Encourage *intensification* of employment uses and compatible, compact, mixed-use development to support the achievement *complete communities*;

Item 34: Section D1.4 (Permitted Uses in Urban Areas and Rural Settlement Areas) is amended by deleting the first sentence and replacing it with the following new paragraph: "An appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs are permitted in *urban areas*."

Item 35 Section D1.4 (Permitted Uses in Urban Areas and Rural Settlement Areas) is amended by deleting the following words: 'A full range of uses is permitted within urban areas in accordance with local Official Plan policies and land use designations'.

Item 36: Section D2 (Major Employment Area) is amended by deleting the first paragraph in Section D2.1.

Item 37: Section D2 (Major Employment Area) is amended by replacing the words 'Plan that future Major Employment Areas' with "land use designation shown on **Schedule A-2** to:" in Section D2.1.

Item 38: Section D2 (Major Employment Area) is amended by replacing the words "strategic locations' with "a strategic location" in Section D2.1 a).

Item 39: Section D2 (Major Employment Area) is amended by deleting the first paragraph in Section D2.2 and by adding a new sub-section D2.2 a) ii) with the following and re-numbering the remaining section accordingly: "ii) data processing centres and uses that are in and support the energy and technology sectors;"

Item 40: Section D2 (Major Employment Area) is amended by deleting Section D2.3 and re-numbering the remaining sections accordingly.

Item 41: Section D2 (Major Employment Area) is amended by replacing 'D2.5' with "D2.4" in Section D2.3 a).

Item 42: Section D2 (Major Employment Area) is amended by replacing the word 'each' with "the" in Section D2.3 h).

Item 43: Section D2 (Major Employment Area) is amended by replacing 'Section C2' with "Section D2" in Section D2.4 a).

Item 44: Section D2 (Major Employment Area) is amended by replacing Section D2.5 c) v) with the following: "The need for additional fully serviced employment land has been justified in accordance with relevant Provincial policies."

Item 45: Section F1.4 (Subdivision Review Considerations) is amended by changing the section reference in sub-section d) from 'B10' to "B6".

Item 46: Section F2.4 (Sensitive Land Uses in and Adjacent to Industrial Areas) is deleted and replaced with the following:

"F2.4 LAND USE COMPATIBILITY

- a) *Major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.
- b) Where avoidance is not possible in accordance with sub-section a), planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent *sensitive land uses* is only permitted if potential adverse effects to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures."

Item 47: Section G2 (Official Plan Administration) is amended by replacing '2034' with "2051" and by deleting sub-section f) iv).

Item 48: Section G7 (Phasing of Development) is amended by deleting sub-section c).

Item 49: Section G12.5 (Permitted Uses) is amended by deleting 'Provincial Policy Statement' and replacing these words with 'Provincial Planning Statement'.

Item 50: Section G12.5 (Definitions) 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.

Additional needs housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living.

Examples of *additional needs housing* may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

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 semi-detached houses on small lots as well as townhouses, duplexes, triplexes 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.

Designated growth areas: means lands within *settlement areas* designated for growth or lands added to *settlement areas* that have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with Section B10 a), as well as lands required for employment and other uses.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses, multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *additional needs housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major transit station area: means the area including and around any existing or planned *higher order transit* station or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. *Major transit station areas* generally are defined as the area within an approximate 500 to 800-metre radius of a transit station.

Major trip generators: means origins and destinations with high population densities or concentrated activities which generate many trips (e.g., *strategic growth areas*, major office and office parks, major retail, *employment areas*, community hubs, large parks and recreational destinations, *public service facilities*, and other mixed-use areas).

Multimodal: means relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, *higher order transit*, rail (such as freight), trucks, air, and marine.

Strategic growth areas: means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher- density mixed uses in a more *compact built form*.

Strategic growth areas include *major transit station areas*, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, *redevelopment* (e.g., underutilized shopping malls and plazas), *brownfield sites*, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned *frequent transit* service or *higher order transit* corridors may also be identified as *strategic growth areas*.

- B. Deleting the definitions of 'built boundary', 'comprehensive review', 'designated greenfield area', 'municipal comprehensive review', 'recreation', 'residential intensification' and 'special needs'.
- C. Replacing the words 'regional market area' with "municipality" in two places in the definition of 'Affordable'.
- D. Adding the following words at the end of sub-section a) in the definition of 'intensification': "and underutilized shopping malls and plazas"
- E. Replacing the words 'regional market area' with "municipality" in two places in the definition of 'Low and Moderate Income Households'.
- F. Replacing the word 'and' in two places with the words "combined with" in the definition of 'Partial Services'.
- G. Replacing 'Section B14' with "B8.2" in the definition of negative impact (sub-section a)).
- H. 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 equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations."

- I. Replacing the definition of 'employment area' with a new definition as per

below:

"Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above."

- J. Replacing the definition of 'infrastructure' with a new definition as per below:

"Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, *active transportation* systems, oil and gas pipelines and associated facilities."

- K. Replacing the definition of 'major goods movement facilities and corridors' with a new definition as follows:

"Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are *freight-supportive* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives."

- L. Replacing the definition of 'public service facilities' with a new definition as follows:

"Public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including

elementary, secondary, post-secondary, long- term care services, and cultural services. *Public service facilities* do not include *infrastructure*."

- M. Replacing the definition of 'reserve sewage system capacity' with a new definition as per below:

"Reserve sewage system capacity: means design or planned capacity in a waste water treatment facility, within *municipal sewage services* or *private communal sewage services*, which is not yet committed to existing or approved development. For lot creation using *private communal sewage services* and *individual on-site sewage services*, *reserve sewage system capacity* includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing."

- N. Replacing the definition of 'reserve water system capacity' with a new definition as per below:

"Reserve water system capacity: means design or planned capacity in a water treatment facility which is not yet committed to existing or approved development. *Reserve water system capacity* applies to *municipal water services* or *private communal water services*, and not *individual on-site water services*."

Item 51: The Schedules to the Official Plan are amended as per below:

- A. Schedules D1 to D10 are removed from the Plan.
- B. 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.
- C. Schedules A (and Schedule A-2 of the Northumberland Official Plan as amended by Official Plan Amendment #1) is amended by removing the Major Employment Area (Preferred Location) as shown on Schedule X2 attached to this Amendment.
- D. Schedules A, B and C (and Schedules A-1, A-2, B-1, B-2 and B-3 of the Northumberland Official Plan as amended by Official Plan Amendment #1)

are amended by designating certain lands as Urban Area on the north side of the **Port Hope Urban Area** as shown on Schedule X3 attached to this Amendment.

- E. Schedule A (and Schedule A-2 of the Northumberland Official Plan as amended by Official Plan Amendment #1) is amended by designating certain lands as Major Employment Area as shown on Schedule X4 attached to this Amendment.



Notes:

1. For additional detail, this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Individual designations within the Oak Ridges Moraine are shown on the schedule's to the local municipal official plans.
3. Only select local roads have been shown for information purposes.

Legend

Land Use Designations

- Urban Area
- Rural Settlement Area
- Major Employment Area
- Agricultural Area
- Rural Area
- Oak Ridges Moraine
- Environmental Protection Area

Transportation Network

- Highway 401
- County Road/Arterial Road
- Local Road
- Highway 401 Interchange
- Railway

General Map Elements

- Alderville First Nation
- Built Boundary
- County Boundary
- Provincial Park
- Trent Severn Waterway

Scale: 0, 2.5, 5, 7.5, 10 km

Northumberland County

OFFICIAL PLAN

SCHEDULE A

LAND USE

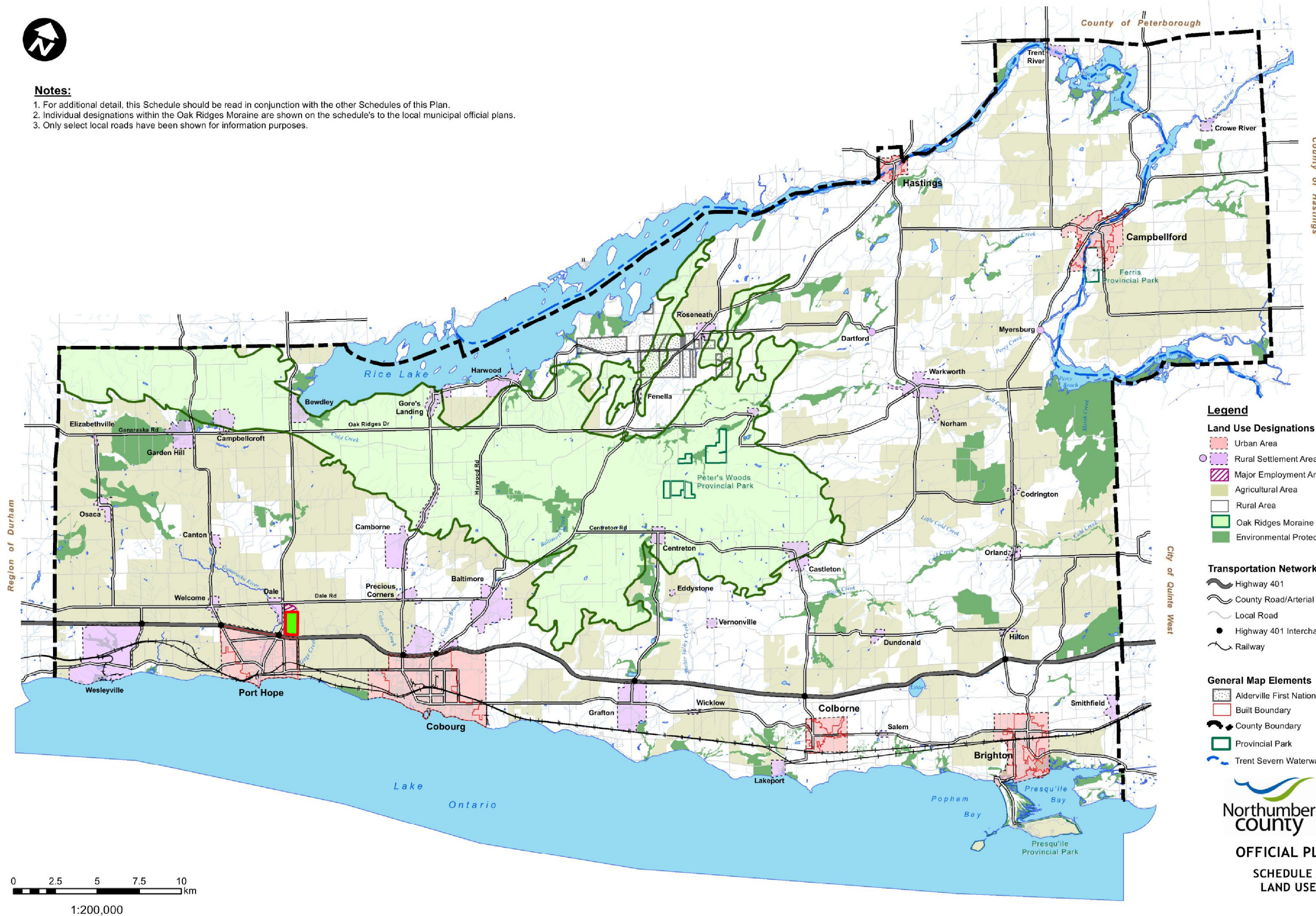
November 10, 2016

 Lands to be removed from the Major Employment Area (Potential Location)



Notes:

1. For additional detail, this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Individual designations within the Oak Ridges Moraine are shown on the schedule's to the local municipal official plans.
3. Only select local roads have been shown for information purposes.



Legend

Land Use Designations

- Urban Area
- Rural Settlement Area
- Major Employment Area (Preferred Location)
- Agricultural Area
- Rural Area
- Oak Ridges Moraine
- Environmental Protection Area

Transportation Network Elements

- Highway 401
- County Road/Arterial Road
- Local Road
- Highway 401 Interchange
- Railway

General Map Elements

- Alderville First Nation
- Built Boundary
- County Boundary
- Provincial Park
- Trent Severn Waterway

**Northumberland
county**

OFFICIAL PLAN

**SCHEDULE A
LAND USE**

November 10, 2016

**Schedule X3
Northumberland Official Plan Amendment Number 2
(Port Hope)**

 Lands to be designated Urban Area (Port Hope)



Notes:

1. For additional detail, this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Individual designations within the Oak Ridges Moraine are shown on the schedule's to the local municipal official plans.
3. Only select local roads have been shown for information purposes.

