

AMENDMENT NO. 5
to the
JOINT OFFICIAL PLAN
CAMPBELLFORD/SEYMOUR/PERCY/HASTINGS

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to update the policies of the Official Plan to incorporate changes resulting from the County of Northumberland's Growth Management Strategy. This amendment addresses the requirements of the Growth Plan for the Greater Golden Horseshoe and its implementation. Terminology of the Joint Official Plan is revised in recognition of the amalgamation of the three municipalities for the creation of Trent Hills.

B. LOCATION OF THIS AMENDMENT

This amendment is to be applied all lands within the Municipality of Trent Hills.

C. BASIS OF THE AMENDMENT

The County of Northumberland and its member municipalities initiated the preparation of the Growth Management Strategy in January 2008. The overall intent of the Growth Management Strategy is to allocate population and employment projections for Northumberland prepared by the Province of Ontario to municipalities in the County. A further intent of the Growth Management Strategy was to determine how much of the expected population growth will occur as intensification within the built-up areas. In addition, the Growth Management Strategy was intended to make recommendations on what density of development should be established for new development areas in the County.

The Municipality of Trent Hills is required by the Province to bring its Official Plan into conformity to Places to Grow by June 2010. The County's Growth Management Strategy formed the basis for the preparation of a proposed amendment to the Official Plan to implement revisions that would ensure consistency with the Provincial Growth Plan for the Greater Golden Horseshoe.

D. THE AMENDMENT

1. The Title Campbellford/Seymour/Percy/Hastings Joint Official Plan is hereby amended by deleting the existing title and replacing it with the following:

MUNICIPALITY OF TRENT HILLS OFFICIAL PLAN

2. The Preamble is hereby amended by adding the following paragraph at the end of the Preamble which shall read as follows:

Trent Hills Official Plan

The three municipalities were amalgamated in 2001. As there is now only one municipality, there is a need to recognize the Joint Official Plan as the Official Plan for the Municipality of Trent Hills.

3. Existing Section 1.1 PLANNING AREA CONTEXT is hereby amended by deleting it in its entirety and replacing it with the following new section 1.1 PLANNING AREA CONTEXT which shall read as follows:

1.1 CONTEXT

The Municipality of Trent Hills is located in the northeastern part of Northumberland County. This Official Plan will provide direction for the high quality of life offered to all its residents. The intent is to sustain the dynamic and diverse economy while protecting the significant environmental and heritage characteristics of the area.

This distinct area is greatly influenced by the Trent-Severn Waterway and its attraction of tourists and seasonal residents. There is a rich historical heritage, with a variety of settlement areas, the rural countryside with a patchwork of farms, woodlots and rolling hills.

The municipality has experienced steady and gradual growth over the last 30 years, growing from a population of 10,000 people in 1981 to approximately 12,250 in 2006, with an average annual growth rate of 0.7 %. The population is anticipated to grow by 2,495 by 2031 for a total population of 14,745.

The three urban centres of Campbellford, Hastings and Warkworth, each with its own special qualities, will continue to provide essential services to the residents of the area.

The agricultural community is an important component of the area and the continued strength and enhancement of this industry will contribute significantly to the future prosperity of the area.

The challenge will be to direct growth to the settlement areas within Trent Hills while enhancing the agricultural community and protecting the natural countryside image, and retaining the community spirit that is reflected in the high quality of life enjoyed by the residents of the area.

4. Existing Section 1.2 VISION is hereby amended by adding the following paragraphs at the end of the Section, which shall read as follows:

Following the approval of the Joint Official Plan by the Ministry of Municipal Affairs and Housing, the three municipalities amalgamated on January 1, 2001 and created the Municipality of Trent Hills. The Council embarked on the preparation of a consolidated Zoning By-law to implement the Official Plan. The task of reviewing, up-dating and consolidating the various zoning By-laws that were in existence involved considerable public consultation and discussion. A draft By-law was adopted by Council in May 2010 and circulated for comment from various agencies and adjacent municipalities.

Since the Joint Official Plan was prepared, there have been a number of provincial initiatives that require the review of the Official Plan. These include a major revision to

the Provincial Policy Statement in 2005 and the release of Places to Grow, a Growth Plan for the Greater Golden Horseshoe. In order to address the requirements of the Growth Plan, each municipality is required to conduct an official plan conformity exercise. Accordingly, the County of Northumberland embarked on the preparation of a Growth Management Strategy that would provide the basis for the official plan conformity exercise for each of the municipalities in Northumberland County. The Council of Trent Hills has authorized that a review of the Official Plan be initiated to address the requirements of the Growth Plan, the new Provincial Policy Statement and other relevant issues that have arisen through additional provincial legislation.

5. Existing Section 1.3 PURPOSE OF THE PLAN is hereby amended by augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

The ~~Joint~~ Official Plan, which consists of text and maps, defines the intent of ~~the three Municipal Councils~~ in the guidance and development ~~in the Planning Area of the Municipality~~. The purpose of the ~~Joint-Official~~ Plan is:

- To provide a long-term strategic policy framework that will balance population and economic growth with the need to protect the natural environment, by guiding the decisions affecting the use of land;
- To interpret and apply the intent of the Provincial legislation, and the Provincial Policy Statement and Provincial Plans using the authority delegated or assigned to the ~~respective Municipalities~~ from the Province;
- To recognize the importance of protecting and enriching the natural and cultural heritage of ~~the Planning Area~~ the Municipality;
- To recognize the need for effective environmental protection and management measures to ensure environmental sustainability;
- To maintain a high quality of life and secure the health, safety, convenience and well being of the present and future residents of the ~~Planning Area Municipality~~; and
- To maintain and enhance the fiscal sustainability of the ~~Planning Area Municipality~~.

6. Existing Section 1.4 ORGANIZATION AND APPROACH is hereby amended by augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

The ~~Joint-Official~~ Plan policies are based on three major themes: sustainable natural environment, economic vitality and healthy communities. These three themes are interrelated and must be balanced with each other in order to achieve the high quality of life that is important to the community as identified in the Community Strategic Plan.

The *sustainable natural environment* section contains policies that protect the ~~Planning Area's Municipality's~~ natural ecosystem and promote the appropriate use of the natural resources.

Continued *economic vitality* is provided through the policies that promote the area as a place to work invest and prosper.

The *healthy communities* section builds on the unique characteristics of the three urban centres, the hamlets and other settlement areas in the ~~Planning Area Municipality~~, and recognizes the importance of reflecting the cultural heritage in the development of the community.

These three themes for the basis of the ~~Planning Area Municipal Structure, Growth Management, and Infrastructure~~ policies of the Joint Official Plan and the *Implementation* procedures.

7. Existing second paragraph, first sentence is hereby amended by augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

Residents of ~~Campbellford/Seymour/Percy/Hastings~~ Trent Hills above all value its character as a rural community with its small urban centres.

8. Existing third paragraph of Section 3 Economic Vitality is hereby deleted and replaced with the following paragraph which shall read as follows:

The population has grown steadily over the last thirty years with an average annual growth rate of 0.7%. The population is forecast to increase to 14,475 by the year 2031. In the past the growth has been quite variable with the rural areas growing faster than the urban areas. The policies in this Plan direct the majority of development to the three urban settlements, with the hamlets and shoreline areas receiving a limited amount of development.

9. Existing subsection 3.2.10 is hereby amended by augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

Large-scale commercial, institutional and industrial development will be ~~encouraged~~ required to locate in the three urban centres.

10. Existing subsection 3.2.11 is hereby amended augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

Areas designated as Employment Area will be encouraged to develop as business parks. Businesses, which may have started as a home-based business and have larger space requirements and need more facilities, will be encouraged to relocated into the Employment Area. In addition, the Council will work aggressively to reuse derelict industrial lands located outside of the urban centres for alternate uses and to relocate existing inappropriately located industrial uses to the Employment Areas. In accordance with the provisions of the Growth Plan for the Greater Golden Horseshoe, any amendment to this Official Plan that would result in the conversion of an Employment Area to another use can only be considered through a comprehensive official plan review.

11. Existing Section 4 Healthy Communities, third paragraph is hereby amended augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

The goal of the policies of the Plan is to improve the health and well being of the people who live and work in the Municipality, to foster strong complete communities and to create environments that support independence and personal development by planning and developing healthy communities. In order to achieve this, the following objectives should be considered.

12. Existing Section 5. Land Use Structure and Growth Management, subsection 5.1 Forecasting Growth, first paragraph is hereby amended by augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

The Provincial Policy Statement indicates that wisely managed growth can result in communities which are economically and environmentally sound, and meet the full range of need of their current and future residents, while achieving efficient development patterns. ~~Municipalities are encouraged to develop their planning program on the basis of a review of growth potential.~~ Land requirements and land use patterns are to be based on the identification of a sufficient land supply for the various land uses for an ~~anticipated twenty-year time frame, with sufficient serviced land for a minimum of ten years~~ to meet projected needs for a time horizon of up to 20 years. Intensification and redevelopment within existing settlement areas are important components of development. The urban centres and rural settlements are to be the focus of growth with the rural areas being the focus of resource activity, resource-based recreational activity and other rural land uses.

13. Existing subsection 5.1 Forecasting Growth is hereby amended by inserting the following paragraphs after the first paragraph:

Places to Grow – The Growth Plan for the Greater Golden Horseshoe directs growth to built-up areas where the capacity exists to best accommodate the expected population and employment growth while providing strict criteria for settlement area boundary expansions. Population and employment forecasts were prepared for all municipalities to be used for planning and managing growth. In addition, built-up areas and designated greenfield areas have been identified for all settlement areas. Emphasis is on intensification and redevelopment within existing built-up areas within the settlements.

The County of Northumberland Growth Management Strategy implements the requirements of Places to Grow and allocation population and employment projections to the municipalities in the County.

14. Existing subsection 5.1 Forecasting Growth is hereby amended by deleting the third, fourth and fifth paragraphs and replacing them with the following paragraphs:

In 2006, the population of Trent Hills was 12, 447 and the average annual growth rate of the municipality was 0.7% for the thirty year period between 1976 and 2006. By 2031, the population is anticipated to increase by 1,253 persons, for a total population

of 13,700. The population allocation for urban areas is to be 80% and 20% for rural areas.

The population growth will be directed as follows:

<u>Campbellford</u>	<u>865 people</u>
<u>Hastings</u>	<u>268 people</u>
<u>Rural (includes Warkworth)</u>	<u>120 people</u>

It was determined through the Northumberland County Growth Strategy that there are sufficient lands designated to accommodate the expected population and employment growth to 2031. No additional land is required to be designated in the Municipality for population and employment uses.

15. Existing subsection 5.2 Urban Centres is hereby amended by adding the following paragraphs after the first paragraph:

Schedules 9 – Campbellford Urban Centre Built Boundary and 10 – Hastings Urban Centre Built Boundary designate the Built-Up Area and the Greenfield Area as prepared by the Ministry of Public Infrastructure Renewal. The Built Boundary depicts the limits of the developed urban area. The areas outside of the developed urban area and within the urban boundary are referred to as the Greenfield Areas. Any development within the Built Boundary is considered intensification and contributes to the intensification target of this Plan.

16. Existing subsection 5.2.1.2 Permitted Uses is hereby amended by adding the following new subsections a), b) and c) and renumbering the following subsections:

- a) Intensification and redevelopment within the existing Settlement Areas can meet the needs of the population at different stages of their lives. Intensification can be achieved in the following ways:

- i) the conversion of single-family dwelling for commercial purposes with residential apartments above the first floor;
- ii) the rezoning of low density residential properties to permit duplexes, semi-detached, triplex and four-plex housing forms;
- iii) the addition of an accessory apartment within a residential building;
- iv) the conversion of institutional uses to residential apartment units; and
- v) the development or redevelopment of vacant land for higher density residential units.

- b) Intensification within the Built Boundaries of Campbellford and Hastings to 2031 is based on the following allocation provided by the County of Northumberland Growth Management Strategy:

	Intensification	Greenfield	Total	% Intensification	% Greenfield
Campbellford	290	575	865	36.12 %	63.88 %
Hastings	72	196	268	26.87 %	73.13 %

All development within Warkworth is considered to be intensification as there is no built boundary identified for this settlement area.

- c) Infill development within established residential neighbourhoods shall be encouraged provided council is satisfied that:
- i) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;
 - ii) new buildings and additions are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
 - iii) a suitable transition in lot sizes, building forms and heights is provided from adjacent development;
 - iv) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;
 - v) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,
 - vi) significant views and vistas which help define a residential neighbourhood are preserved.
17. Existing 5.2.1.2 Permitted uses b) (to be renumbered to d)) is hereby amended by augmenting the text, which shall read as follows with deleted text shown using a strike-through for ease of identification:

Within the **Residential** designation, a broad range of forms of assisted and special needs housing such as nursing homes and homes for the aged may be permitted. Council will consider the preparation of a Municipal Housing Statement in the review of the growth and residential intensification targets for the three Urban Areas.

18. Existing subsection 5.2.1.3 Development policies a) is hereby amended by augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

Residential development within the Built Up areas designated ~~may~~ shall be permitted with a ~~maximum~~ minimum density of 30 units per net hectare with a maximum height of ~~3- 5~~ storeys above grade. Within Greenfield Areas, residential development may be permitted with a minimum density of 15 units per net hectare, with an average density of 20 to 25 units per net hectare. Approximately ~~80~~ 70 percent of the housing within the Residential designation within the Greenfield areas shall be ~~single detached and semi-detached dwelling units~~ low density development.

19. Existing subsection 5.2.2.2 Permitted Uses is hereby amended by adding the following new subsection d):

d) the main concentration of activities which should support an overall long-term density target of 15 residential units per gross hectare in Campbellford and Hastings. The maximum amount of low density residential development shall be limited to 40 % of any new development.

20. Existing subsection 5.2.3.2 Permitted Uses is hereby amended by adding the following new subsection c):

- d) Intensification shall be encouraged over-time that should support an overall, long-term density target of 15 residential units per gross hectare and a floor space index of 2.0. A floor space index is the total floor area of the building or buildings to the gross area of the lot on which the building or buildings are located. For example, a floor space index of 3.0 would indicate that the gross floor area of a building could be up to two times the gross area of the lot on which it is located. The built form should be a wide variety of building forms with mid-rise predominating.
21. Existing subsection 5.2.4.2 Permitted Uses is hereby amended by adding the following new subsection a) at the beginning and renumbering the remaining subsections:
- a) The employment growth forecast for 2006-2031 is 318 jobs. This is based on the allocation provided by the County of Northumberland Growth Management Strategy. The employment growth has been allocated on the basis of an 80/20 urban/rural split.

Employment Allocation

Campbellford	220
Hastings	68
Rural	30
Total	318

22. Existing Subsection 5.2.4.3 Development Policies is hereby amended by adding the following new subsections g), h), i) and j):
- g) The conversion of lands within an employment area to a non-employment use shall only be permitted during the five-year Official Plan review, or at any time the Municipality undertakes a comprehensive review of employment areas;
- h) An application to convert lands within an employment area to a non-employment use, a comprehensive review is underway, shall be accompanied by a complete application to amend the Official Plan.
- i) Council may permit the conversion of lands within employment areas to a non-employment use only where it has been demonstrated, to the satisfaction of Council, that:
- i) the land is not required for employment purposes over the long term;
 - ii) there is need for the conversion;
 - iii) there is existing or planned infrastructure to accommodate the proposed conversion;
 - iv) the conversion will not adversely affect the overall viability of the area of employment; and
 - v) the potential impacts of the conversion have been considered on a municipality wide scale.
- j) Decisions of Council to refuse an application, or non-decisions of Council on applications for the conversion of Employment Areas, shall not be subject to appeal to the Ontario Municipal Board, pursuant to the *Planning Act*.

23. Existing subsection 5.3.1.3 is deleted in its entirety and replaced with the following new 5.3.1.3

It is the intent of this Plan to focus development on the settlement areas with limited growth occurring in the hamlets and the Shoreline Residential Areas.

24. Existing subsection 5.3.3 Recreation/Residential Development is hereby amended by renaming the section and revising the first paragraph as follows:

Resource-Based Recreational Areas

The majority of ~~Recreational/Residential~~ Resource-Based Recreational areas that have developed in the area municipality consist of seasonal and year-round residential, tourist accommodation and resort commercial uses such as trailer parks, and are identified in the Comprehensive Zoning By-law. Future ~~Recreational/Residential~~ Resource-Based Recreational proposals will be evaluated on the basis of year-round use, will be clustered in various locations throughout the rural area, and will be limited in size.

25. Existing subsection 5.3.3.1 Policies a) is hereby amended with newly added text shown in underline and deleted text shown using a strike-through for ease of identification and the subsequent subsections renumbered:

a) ~~Recreational/Residential~~ Resource-Based Recreational developments may be permitted by amendment to this Plan, provided that such development:

- i) Is located to utilize the recreational attributes of a natural resource such as the Trent River;

26. Existing subsection 5.3.3.1 Policies b) is hereby amended with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

b) ~~Recreational/Residential~~ Resource-Based Recreational developments shall not be permitted in the Prime Agricultural Areas and Mineral Aggregate resource Areas as designated on Schedule No. 5.

27. Existing subsection 5.3.3.1 Policies c) is hereby amended with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

c) ~~Recreational/Residential~~ Resource-Based Recreational developments shall generally be individually serviced with private wells and private sewage disposal systems that comply with the requirements of the appropriate authorities. An analysis of the hydrological regime in the area will be required to determine the long term availability and quality of groundwater. In addition, an assessment of the long-term suitability of the soil conditions for the effective operation of private sewage disposal systems will be required. Municipal ownership/operation is

required for the communal systems for freehold residential development. In some situations, (i.e condominium proposals) municipal responsibility agreements for the systems will be required in the event of default by the developer.

28. Existing subsection 5.3.3.1 Policies d) is hereby amended with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

e) ~~Recreational/Residential~~ Resource-Based Recreational development may be proposed as a plan of condominium serviced with communal water and/or communal sewage disposal systems. The maximum number of residential lots and the minimum lot size for such condominium proposals will be considered on its own merits.

29. Existing subsection 5.3.3.1 Policies f) is hereby amended with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

f) The development of a ~~Recreational/Residential~~ Resource-Based Recreational proposal shall:

30. Existing subsection 5.3.3.1 Policies g) is hereby amended with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

g) New proposal for ~~Recreational/Residential~~ Resource-Based Recreational development, which have a residential component, shall be required to submit an application for a plan of subdivision/condominium.

31. Section 5.4 Rural Policy Area c) Consents i) is hereby amended with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

Consents may be permitted for the following purposes:

1. Easements and Correction of Lot Boundaries: Consents may be granted where required to provide easements or to correct lot boundaries, provided a new, separate lot is not created:

2. Infilling: Infilling may be permitted between two (2) existing non-farm residential dwellings not separated by more than 100 metres (238 feet) and located on the same side of a public road that is maintained year-round.

3. Conveyance of Agricultural Land: Consents may be granted for the conveying of agricultural land to be added to a contiguous existing farm operation provided that the land is used for farm purposes, the viability of any farm is not jeopardized and the size of the remaining parcel conforms to the provisions of the Zoning By-law.

4. Splitting of Original Farms: Consents may be granted for the splitting of original farms, but shall only be considered if it can be established that both the severed and retained parcels would be viable agricultural units each with 40 hectares or more.
 5. Surplus Farm Dwellings: An existing farm residence may be considered surplus to a farming operation as a result of farm consolidation, provided that no new residential dwellings will be permitted any vacant remnant parcel of farmland created by the severance. ~~where two or more contiguous farm parcels are under the same ownership and an existing farm residence is not needed for the farm operation.~~
 6. Rural Residential Lots: ~~the creation of a limited number of rural residential lots will be considered subject to the policies of this Plan.~~ Agriculture-related Uses: the consent to permit an agriculture-related use maybe permitted provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.
32. Existing Section 7.1 Planning Horizon is hereby amended by augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

A Year ~~2015~~ 2031 is used in this Official Plan for population and employment and urban centre boundaries.
 33. Existing subsection 7.1.1 Policies a) is hereby amended by augmenting the text, which shall read as follows, with newly added text shown in underline and deleted text shown using a strike-through for ease of identification:

a) The land use planning period is ~~15-20~~ years to the year 2015-2031.
 34. Existing subsection 7.1.1 Policies is hereby amended by adding a new subsections b) and c) and renumbering the remaining subsection as follows:

b) The Official Plan will be comprehensively reviewed and updated every five years as required by the *Planning Act* to ensure that it conforms with Provincial Plans, has regard to matters of Provincial Interest, is consistent with the Provincial Policy Statement and continues to embody the policies of Council, enhancing the achievement of the principles, goals and objectives of this Plan.

c) Any expansion to the Settlement Area boundaries shall only be considered in the context of a comprehensive review
 35. Existing section 7.2 Planning Process is hereby amended by adding the following new subsection 7.2.2

7.2.2 Development Applications – Information Requirements

- a) In accordance with the provisions of the *Planning Act*, any application submitted to the Municipality in support of a development proposal must be deemed to be a complete application and be accompanied by the appropriate fee and any supporting documentation before any processing will begin. Any required background reports, studies documents and materials must be prepared and submitted to the satisfaction of the Municipality.
 - b) Prior to the submission of any development application for which the Municipality is the approval authority, proponents shall pre-consult with the Municipality in accordance with the provisions of this Plan. Other agencies, such as the relevant conservation authority may participate in the pre-consultation process as appropriate. The pre-consultation process is intended to address the requirements for a complete application.
36. Existing section 7.3 Public Consultation is hereby amended by adding the following new subsection 7.3.1 d)
- d) Public Open Houses shall be required for major municipally-initiated planning programs and studies, such as Official Plan and Zoning By-law reviews.

E. IMPLEMENTATION

The provisions set forth in this Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment No. 5 to the Municipality of Trent Hills Official Plan.

F. INTERPRETATION

The provisions set forth in this Plan, as amended, regarding the interpretation of the Plan shall apply in regard to this Amendment No. 5 to the Municipality of Trent Hills Official Plan.