

FOTENN



Building Strong Healthy Communities Discussion Paper

New Official Plan Project
Municipality of Trent Hills
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Prepared for Municipality of Trent Hills

Prepared by Fotenn Planning + Design
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7

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Contents

1.0	Introduction	2
2.0	Planning and Policy Framework	4
3.0	Existing Conditions	20
4.0	Discussion	24
5.0	Conclusion	38

1.0 Introduction

1.1 The New Official Plan

The Municipality of Trent Hills is preparing a new Official Plan (OP), the community's primary land use policy document. The current OP was approved in 2001, immediately following the creation of Trent Hills from the amalgamation of the Township of Campbellford/Seymour, the Township of Percy, and the Village of Hastings.

The purpose of an OP is to establish goals, objectives and policies to manage and direct development and the effects on the social, economic, built and natural environments. The OP policies create a framework for development and infrastructure activities by private landowners and developers, as well as the public sector.

The OP establishes direction for development in designated areas, such as urban and rural areas, each of which has a unique built form and servicing requirements. The OP policies also apply protections for important natural and cultural resources, such as sensitive environmental features or heritage resources, while also protecting people and property from development hazards such as floodplains.

The provincial *Planning Act* requires all municipalities to adopt an OP. The process to adopt a new OP is prescribed in the *Act*, including contents of the OP, consultation requirements, and approval timelines. The *Planning Act* also permits municipalities to use a range of powers to implement the policies of the OP, such as zoning and land division control.

While each Municipality is empowered to craft the policy direction to reflect community values, the OP is also required to be consistent with the policy direction provided by upper-tier and provincial policy frameworks. Specifically, the Plan must reflect the policy direction mandated in the Provincial Policy Statement (PPS), as well as the matters of provincial interest listed in the *Planning Act*. These requirements are intended to ensure that priorities for the province as a whole are reflected and appropriately considered in local land use decisions.

Similarly, as a lower-tier municipality within Northumberland County, the Municipality of Trent Hills OP is required to be consistent with the County OP. The Northumberland County OP was approved in 2016 and provides high-level policy direction for all lands and municipalities within the County. Currently, the County is undertaking an update to its OP, with the resulting policy direction required to be similarly reflected in the forthcoming Trent Hills OP. As required in the *Planning Act*, the Trent Hills OP must be approved by Northumberland County Council to take effect.

When the new OP is complete, Trent Hills Council will repeal the current OP and replace it with the new document, in accordance with Section 21 of the *Planning Act*. The Municipality will forward the adopted OP to Northumberland County, which may approve the Plan, approve it with modifications, or refuse it.

The Municipality has engaged Fotenn Planning + Design to assist with the preparation of the new OP, the Discussion Papers, and other activities throughout the planning process.

1.2 The Discussion Paper Series

To inform the preparation of the new OP, a series of Discussion Papers have been produced. The Discussion Papers fulfill several objectives, including:

- / Informing the public on the OP process;
- / Outlining policy areas to be addressed in the new OP;
- / Describing the policy direction from the province and Northumberland County that is required to be incorporated into the Trent Hills OP; and
- / Recommending policy approaches for major policy areas in the new OP.

This discussion paper on Healthy Communities is one of four Discussion Papers in the series, which also includes:

- / Management of Resources
- / Protecting Public Health and Safety
- / Implementation

The Discussion Papers review several legal documents, policy documents, and resources to assist in informing next steps, goals, and other requirements for the OP update, including:

- / The Planning Act
- / The Conservation Authorities Act
- / The Ontario Heritage Act
- / The Provincial Policy Statement, 2020 (PPS, 2020)
- / A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)
- / Oak Ridges Moraine Conservation Plan (2017)
- / County of Northumberland Official Plan
 - County of Northumberland Natural Heritage System Official Plan Amendment (Northumberland Next)
 - County of Northumberland Growth Management Official Plan Amendment (Northumberland Next)
 - County of Northumberland Agricultural Mapping Official Plan Amendment (Northumberland Next)
- / Northumberland County Land Needs Analysis
- / Northumberland County Affordable Housing Strategy
- / County of Northumberland Transportation Master Plan
- / Trent Hills Official Plan (existing)
- / Municipality of Trent Hills Strategic Planning Survey Report
- / Municipality of Trent Hills Recreation Master Plan
- / Trent Hills Municipal Cultural Plan
- / Trent Hills Source Protection Plan

The information in these documents provides a policy and regulatory framework, goals and objectives, and overarching themes that will guide the development of the new Trent Hills Official Plan.

2.0 Planning and Policy Framework

2.1 Planning Act

The *Planning Act* legislates land use and municipal planning proceedings in the Province of Ontario. The *Planning Act* requires that a decision by the council of a municipality shall be consistent with the Provincial Policy Statement and conform to the applicable provincial plans that are in effect. Council decisions must also have regard for the matters of provincial interest listed in Section 2 of the *Planning Act*.

2.1.1 Matters of Provincial Interest

Section 2 of the *Planning Act* contains a set of provincial interests, spanning a range of land use planning topics. In contrast with the Provincial Policy Statement (PPS), these interests are embedded directly in the *Planning Act*, and are expressed with broader and more concise wording. In carrying out its responsibilities under the legislation, the council of a municipality must have regard to these matters of provincial interest:

- / The protection of ecological systems, including natural areas, features and functions;
- / The protection of the agricultural resources of the Province;
- / The conservation and management of natural resources and the mineral resource base;
- / The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- / The supply, efficient use and conservation of energy and water;
- / The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- / The minimization of waste;
- / The orderly development of safe and healthy communities;
- / The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- / The adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- / The adequate provision of a full range of housing, including affordable housing;
- / The adequate provision of employment opportunities;
- / The protection of the financial and economic well-being of the Province and its municipalities;
- / The co-ordination of planning activities of public bodies;
- / The resolution of planning conflicts involving public and private interests;
- / The protection of public health and safety;
- / The appropriate location of growth and development;
- / The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

- / The promotion of built form that,
 - is well-designed,
 - encourages a sense of place, and
 - provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- / The mitigation of greenhouse gas emissions and adaptation to a changing climate.

2.1.2 Official Plans

The *Planning Act* mandates that municipalities adopt Official Plans, which must contain goals, objectives, and policies for physical development in the municipality. The *Planning Act* also requires that local councils update their Official Plans not less than 10 years from the date a new Official Plan comes into effect. If an Official Plan is not being replaced in its entirety, local councils must ensure they are updated at least every five years.

The legislation provides municipalities with tools and powers to improve and maintain appropriate land use planning, as guided by its Official Plan. Implementation tools include Community Improvement Plans (CIPs), zoning by-laws, land division mechanisms such as consents and plans of subdivision, and site plan control. As these tools must explicitly be enabled in an Official Plan, some existing processes and by-laws (such as zoning by-law, site plan control by-law, and parkland dedication by-law) may change following the approval of a new Official Plan.

2.1.3 Affordable Housing

The Planning Act requires that Official Plans include policies and measures to ensure the adequate provision of affordable housing, as practicable. The *Act* was recently amended to refer to both “affordable” and “attainable” housing, based on definitions established in the Development Charges Act:

- / “Rented affordable residential unit” means a residential unit intended for use as a rented residential premises for which the rent is no greater than 80 percent of the average market rent.
- / “Ownership affordable residential unit” means a residential unit not intended for use as a rented residential premises for which the price of the residential unit is no greater than 80 percent of the average purchase price.
- / “Attainable residential unit” means a residential unit that is not an affordable residential unit, is not intended for use as a rented residential premises, and is part of a prescribed development or class of developments*
(*Regulations have not yet been developed to prescribe the classes of development referenced).

While the Planning Act also enables municipalities to introduce Inclusionary Zoning policies to mandate the incorporation of affordable units in new developments, this power only applies in municipalities with major transit stations, and may only apply in the vicinity of those stations. Consequently, Trent Hills is not eligible to incorporate Inclusionary Zoning policies in its Official Plan at this time.

2.1.4 Additional Units

Recent amendments to the *Planning Act* implemented in 2022 by the *More Houses Built Faster Act* require that Official Plans must include permissions for additional residential units. Under the new provisions, Official Plans must permit up to three units on a “parcel of urban residential land,” defined as “a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by:

- / Sewage works within the meaning of the *Ontario Water Resources Act* that are owned by,
 - A municipality
 - A municipal service board established under the *Municipal Act, 2001*,
 - A city board established under the *City of Toronto Act, 2006*,

- A corporation established under sections 7 and 8 of the *City of Toronto Act, 2006*, in accordance with sections 148 and 154 of that Act, and
- / A municipal drinking water system within the meaning of the *Safe Drinking Water Act, 2002*.”

Further to this definition, an “area of settlement” is defined as “an area of land designated in an Official Plan for urban uses including urban areas, urban policy areas, towns, villages, hamlets, rural clusters, rural settlement areas, urban systems, rural service centres or future urban use areas, or as otherwise prescribed by regulation.”

Additionally, *Planning Act* provisions stipulate that an Official Plan cannot restrict the minimum floor area of an additional unit, and may not require more than one parking space in connection with these units.

Specifically, the policies must permit all of the following scenarios:

- / Two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- / Three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
- / One residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and not other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

2.1.5 Climate Change Policies

Section 16(14) of the *Planning Act* requires that an Official Plan shall contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency.

2.1.6 Parkland

The *More Homes Built Faster Act* introduced new changes to parkland dedication requirements for development. Most notably:

- / The new maximum alternative rate for in-kind parkland dedication was decreased from 1 hectare per 300 units to 1 hectare to 600 units;
- / The new maximum alternative rate for cash in-lieu of parkland contributions was decreased from 1 hectare per 500 units to 1 hectare per 1,000 units;
- / Parkland dedications may only be provided to a maximum of 10 percent of the land for sites with an area of five hectares or less, or a maximum of 15 percent of the land for sites with an area of greater than five hectares;
- / Encumbered lands will be eligible for parkland contributions; and
- / Privately-Owned Public Space (POPS) will be eligible for parkland contributions.

2.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) establishes policy direction to protect matters of provincial interest in Ontario, as enabled by Section 3 of the *Planning Act*. The most recent version of the PPS came into effect on May 1, 2020. All municipal planning decisions, including the contents of Official Plans, must be consistent with the policy framework established by the PPS.

The intent of the PPS is to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Specifically, the policies focus growth and development within urban and rural settlement areas, while supporting the viability of rural areas. The policies of the PPS may be complemented by provincial plans or by locally-generated policies, such as Official Plans.

The PPS contains four sections, which also serve as the organizing structure for the Discussion Paper series:

- / Section 1: Building Strong Healthy Communities;
- / Section 2: Wise Use and Management of Resources;
- / Section 3: Protecting Public Health and Safety; and
- / Section 4: Implementation and Interpretation.

Each section is explored in detail across the Discussion Paper series according to the theme of each Paper.

2.2.1 Building Strong Healthy Communities

The PPS lists several attributes of healthy, liveable and safe communities, including, among others:

- / The promotion of development patterns that avoid land use conflicts or prevent efficient urban expansion;
- / Accommodation of a full range of land uses, including residential, employment, institutional, recreation, and park and open space uses;
- / Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- / Integration of land use planning, growth management, intensification, and all forms of infrastructure.

2.2.2 Settlement Areas and Growth Management

The policies require that sufficient land be made available for development through intensification and, if necessary, designated growth areas. Specifically, settlement areas shall be the focus of growth and development, taking the form of both urban and rural settlement areas.

Land use patterns within settlement areas shall be based on densities and a mix of land uses which are efficient, appropriate for infrastructure, minimize negative environmental impacts, prepare for the impacts of a changing climate, and support a range of transportation modes. Settlement areas shall also accommodate a significant supply and range of housing options through intensification and redevelopment, where feasible.

New development in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policy 1.1.3.7 states that Official Plans should establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

Identification of new settlement areas may only occur at the time of a comprehensive review, provided that the following conditions have been demonstrated:

- / Growth demand cannot be satisfied through intensification, redevelopment or designated growth areas;
- / Infrastructure and public service facilities are suitable;

- / Prime agricultural areas are avoided, unless alternative locations are not reasonable;
- / The new settlement area complies with Minimum Distance Separation (MDS) formulae; and
- / Impacts on agricultural operations are mitigated.

In 2020, the PPS was revised to permit minor adjustments to settlement areas outside of a comprehensive review process. Such adjustments would be subject to the following criteria:

- / There would be no net increase in land within the settlement areas;
- / The adjustment would support intensification and redevelopment targets;
- / Prime agricultural areas are addressed in accordance with the policies; and
- / The settlement area is appropriately serviced, with sufficient reserve infrastructure capacity.

2.2.3 Rural Areas

The PPS contains policies for rural areas, highlighting the importance of these areas to the economic success of the Province and quality of life. Rural areas contain rural settlement areas, rural lands, agricultural lands, natural heritage features, and other resource areas. The policies emphasize the importance of maintaining rural character in these areas, while accommodating an appropriate range and mix of housing in rural settlement areas.

The policies also promote the diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management and use of resources. Another policy further specifies that opportunities for sustainable and diversified tourism should be promoted, including leveraging historical, cultural and natural assets. In particular, the policies promote opportunities for economic activities in agricultural areas.

In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. When directing development to these rural settlement areas, municipalities must consider rural characteristics, the scale of development and the provision of appropriate service levels.

On rural lands outside of rural settlement areas, the list of permitted uses includes:

- / The management or use of resources;
- / Resource-based recreational uses (including recreational dwellings);
- / Residential development, including lot creation, that is locally appropriate;
- / Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices;
- / Home occupations and home industries;
- / Cemeteries; and
- / Other rural land uses.

Policy 1.1.5.6 also stipulates that opportunities should be retained to locate new or expanding land uses that require separation from other uses.

2.2.4 Coordination

Section 1.2 of the PPS contains policies to encourage a coordinated, integrated and comprehensive approach to planning matters. Areas of coordination should include infrastructure, economic development, management of resources, hazard management, growth projections and housing needs.

Policy 1.2.2 also states that planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.

2.2.5 Land Use Compatibility

Policy 1.2.6.1 requires policies to achieve compatibility between major facilities and sensitive land uses. Major facilities are defined as uses that require adequate separation, including industrial uses, resource extraction, and transportation and utility infrastructure. Sensitive land uses are buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience adverse effects from major facilities.

If avoidance is not possible, policies must minimize and mitigate potential adverse impacts from odour, noise and other contaminants to balance public health and safety imperatives with the long-term operation and economic viability of major facilities. In these scenarios, sensitive uses are only permitted where:

- / There is an identified need for the proposed use;
- / There are no reasonable alternative locations for the proposed use;
- / Adverse effects are minimized and mitigated; and
- / Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

2.2.6 Employment

Section 1.3 of the PPS contains policies for employment uses and areas. Planning authorities are required to provide for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs and diversify the economic base.

Strategic locations for employment lands must be identified to facilitate economic investment. These areas must be appropriate for the planned function of the employment uses, and must include adequate separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the employment uses. These areas shall prohibit residential uses and limit other sensitive land uses to maintain compatibility, and should also include an appropriate transition to adjacent non-employment areas.

Conversion of employment lands to non-employment uses is permitted only through a comprehensive review process, where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion. However, new policies introduced in 2020 permits conversion of employment lands, subject to select criteria, and only until the official plan review or update is completed.

2.2.7 Housing

Section 1.4 of the PPS contains policies for housing. The policies require that municipalities achieve the following outcomes, in accordance with County direction and Provincial Plans:

- / Maintain at all times the ability to accommodate residential growth for a minimum of 15 years;
- / Maintain at all times land with servicing capacity sufficient to provide at least a three-year supply of residential units

Official Plans must also provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- / Establishing and implementing minimum targets for the provision of housing which is affordable to low- and moderate-income households;
- / Permitting and facilitating:

- All housing options required to meet the social, health, economic and well-being requirements of current and future residents;
- All types of residential intensification, including additional residential units and redevelopment;
- Directing the development of new housing to locations with appropriate infrastructure and services;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The PPS defines “affordable” as:

- / In the case of ownership housing, the least expensive of:
 - Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households (defined as the lowest 60 percent of the income distribution for the regional market area); or
 - Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.
- / In the case of rental housing, the least expensive of:
 - A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households (defined as the lowest 60 percent of the income distribution for renter households for the regional market area); or
 - A unit for which the rent is at or below the average market rent of a unit in the regional market area.

2.2.8 Infrastructure and Public Service Facilities

Section 1.6 of the PPS contains policies for infrastructure and public service facilities. These services should be provided in an efficient, coordinated, and financially-viable manner. Green infrastructure should also be incorporated to complement more traditional forms of infrastructure.

Where appropriate, public service facilities should be co-located in community hubs to promote cost-effectiveness and facilitate service integration and active transportation.

Among other policies, the PPS contains policies for partial services, defined as development serviced by a combination of public and private water or sanitary systems. Policy 1.6.6.5 states that partial services shall only be permitted in the following circumstances:

- / Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- / 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.

Official Plans must plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs. Development shall not be permitted in, or adjacent to, planned corridors that could preclude or negatively affect the use of the corridor.

2.2.9 Long-Term Economic Prosperity

Section 1.7 of the PPS contains policies for economic prosperity. The policies support, among others:

- / Promoting opportunities for economic development and community investment-readiness;
- / Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- / Optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- / Maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- / Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- / Promoting the redevelopment of brownfield sites; and
- / Sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network.

2.3 New Draft Provincial Planning Statement (2023)

The Ontario Government is currently preparing a draft Provincial Planning Statement in support of its Housing Supply Action Plan, which establishes a target of 1.5 million new homes to be constructed by 2031. Unique to this PPS review is the proposal to incorporate elements from the Growth Plan for the Greater Golden Horseshoe and revoke both the Growth Plan and the current PPS. The proposed policy direction for the new document, renamed the Provincial Planning Statement, is currently open for comment, with final adoption anticipated for Fall 2023.

The proposed Provincial Planning Statement would incorporate several changes to the existing policy framework, including:

- / The removal of mandatory intensification as a growth management strategy (in some communities), instead favouring local population forecasting and encouragement of intensification target-setting;
- / Removal of the requirement that settlement area boundary expansions occur only through a municipal comprehensive review process, thereby allowing individual expansion applications;
- / Introduces the term “strategic growth areas,” taken from the Growth Plan for the Greater Golden Horseshoe, which signifies targeted areas for densification within settlement areas, while continuing to apply select criteria for expansions;
- / Identifies “large and fast-growing” municipalities, which are subject to additional requirements (the Municipality of Trent Hills is not among these municipalities);
- / Allows flexibility for more housing to be located in rural settlement areas and multi-lot residential development on rural lands;
- / Permits the creation of three lots on prime agricultural lands (*the removal of this policy is contemplated);
- / Expands the definition of housing options to include a broader range of housing typologies; and
- / Supported by a corresponding change to definitions in the *Planning Act*, distinguishes between employment uses that generate adverse impacts and employment uses that can be integrated into complete communities, stipulating that only the former type may be permitted on lands reserved for employment uses.

2.4 Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe is a provincial plan adopted under the *Places to Grow Act* that seeks to manage population growth, the protection of resources, and the direction of infrastructural changes and updates throughout the “Greater Golden Horseshoe” area of the Province of Ontario. Northumberland County, including the Municipality of Trent Hills, is located within the defined planning area, and is therefore subject to the policies of the Growth Plan. All decisions related to land use planning in the Municipality must conform to the Growth Plan for the Greater Golden Horseshoe.

While the Growth Plan remains in effect, it is proposed to be repealed and replaced with the policies of the new Provincial Planning Statement.

2.4.1 Population Forecasts

Schedule 3 of the Growth Plan contains population distributions for municipalities inside the planning area. Northumberland County is assigned a population of 122,000, with an employment allocation of 44,000. Section 2.2.1 of the Growth Plan requires the County Official Plan to use the forecasts in its Official Plan. The vast majority of growth is required to be directed to settlement areas with a delineated built boundary and existing infrastructure. By contrast, growth will be comparatively limited in rural settlements, areas without municipal infrastructure, or lands in the Greenbelt. The establishment of new settlement areas is prohibited.

Policy 6 of Section 2.2.1 states that, following a land needs assessment, an upper-tier municipality in the outer ring of the Growth Plan area (including Northumberland County) may determine that it has excess lands. Excess lands are defined as lands that are within a settlement area, and may be developed, but are not needed to accommodate growth based on the conclusions of a land needs assessment for the planning horizon. In these cases, the County will:

- / Determine which lands will be identified as excess lands based on a hierarchy of settlement areas;
- / Prohibit development on all excess lands to the horizon of the Growth Plan;
- / Where appropriate, use additional tools to reduce the land available for development, such as incorporating lapsing dates for plans of subdivision and/or deeming by-laws.

2.4.2 Designations

Campbellford and Hastings are both identified in the Plan as Built-Up Areas, and Designated Greenfield Areas. These designations indicate the provincial government’s expectation and policy-based direction that these areas will be the focus of growth in the Municipality.

All municipalities must develop a strategy to achieve the minimum intensification targets and intensification throughout the Built-Up Areas, including identifying strategic growth areas and appropriate development forms to achieve complete communities.

2.4.3 Employment

Section 2.2.5 of the Growth Plan requires that upper-tier municipalities, in consultation with lower-tier municipalities, will designate all employment areas in official plans and protect them for appropriate employment uses over the long term. These areas will be located in settlement areas and generally prohibit uses that do not support the core employment function of the designation. The upper-tier municipality will also establish minimum density targets for these employment areas, measured in jobs per hectare.

2.4.4 Housing

The Growth Plan requires municipal policies to support housing choice by identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents. The Plan directs both land use planning and financial tools to be used to achieve these goals.

2.4.5 Designated Greenfield Areas

The Growth Plan establishes a minimum combined density target of 40 residents and jobs per hectare for Designated Greenfield Areas in Northumberland County. This target would apply across the entire greenfield area, excluding natural environmental areas where development is prohibited, infrastructure rights-of-way, employment areas, and cemeteries.

2.5 Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Plan is a provincial plan which is intended to preserve the Oak Ridges Moraine land formation that spans the central and eastern parts of the Greater Golden Horseshoe. Specific details regarding the protection of the Oak Ridges Moraine will be further addressed in the Management of Resources Discussion Paper.

2.6 Northumberland Official Plan

Northumberland County is composed of seven member municipalities, including the Municipality of Trent Hills, the Municipality of Port Hope, the Municipality of Brighton, the Township of Hamilton, the Township of Cramahe, the Township of Alnwick/Haldimand, and the Town of Cobourg. The Northumberland County Council is made up of each of the mayors of these member municipalities.

The Northumberland Official Plan is the primary land use planning document adopted under the *Planning Act* for the County. The Plan was approved by the Ontario Municipal Board on November 23, 2016. The Official Plans of all lower-tier municipalities within the County must conform with the policies of the County Official Plan.

2.6.1 Projections

The County Official Plan directs a minimum of 80 percent of population and employment growth to occur in urban areas, including Campbellford (7.38 percent) and Hastings (2.21 percent). The rural area of Trent Hills is expected to accommodate 5.06 percent of rural lands population growth. The Municipality as a whole is directed to account for 8.68 percent of total population and employment growth in the County, across urban and rural areas, equating to 2,173 people and 608 jobs. The County Plan projects the total population of Trent Hills to be 14,606 by 2034.

Housing forecasts project that Trent Hills will have 798 housing units by 2034, including low-density (500 units), medium density (219 units) and high density (79 units).

The County Plan also establishes minimum intensification targets in response to Provincial policies. The minimum intensification target for both Campbellford and Hastings is 31 percent. After 2015, a minimum of 40 percent of all residential development is directed to be within the built boundary of the urban areas. The target density for greenfield development in these settlements is 25 people and jobs per gross hectare.

2.6.2 Land Use Designations

Schedule A (Land Use) of the County Official Plan includes the Municipality of Trent Hills, designating the majority of the municipality Rural Area, along with Agricultural Area and Environmental Protection Area designations. Campbellford and Hastings are designated as Urban Areas, with specified Built Boundaries illustrated. Warkworth, Crowe River, Norham, Trent River, Dartford, and Meyersburg are designated as Rural Settlement Areas.

Section C1 contains policies for the Urban Area designation, including for residential, commercial, employment, and open space uses. Similarly, Section C1.3 contains land use objectives for rural settlement areas, including maintaining and enhancing the character and identity of the rural settlement areas.

Section C4 contains policies for Rural Areas, including permitted land uses, policies for lot creation, and policies for tourism and recreation.

2.6.3 Transportation

Schedule C (Transportation) of the County Official Plan assigns right-of-way classifications to roads throughout the County. In Trent Hills, the following classifications are shown:

- / County Arterial Roads (for example, County Roads 8, 24, 25, 29, 30, 35, 38, 45, 50);
- / Local Arterial Roads inside the Campbellford and Hastings settlement areas;
- / Select Local Roads;
- / The Trans-Canada Trail;
- / Waterfront Trail; and
- / County Cycling Network.

Section E2.2 contains a road classification hierarchy, with the following design guidance:

- / County Arterial Roads (36.5 metres)
- / Arterial Roads (subject to policies of local Official Plan)
- / Collector Roads (subject to local Official Plan)
- / Local Roads (subject to local Official Plan)

Section E2.4 contains policies for pedestrian and cycling routes and facilities, which encourage local municipalities to develop interconnected systems of cycling and walking routes to provide access to major activity and employment areas.

2.7 Northumberland Next Official Plan Update

Official plans of upper-tier municipalities must be updated in accordance with the *Planning Act*. Northumberland County is currently undertaking an update to the County Official Plan, the public engagement process for which has been entitled “Northumberland Next.”

Multiple amendments to the County Official Plan are anticipated as part of this official plan update:

- / The Natural Heritage System amendment is complete and is currently awaiting approval from the Ministry of Municipal Affairs and Housing;
- / Public consultation is underway to inform the amendments to the Growth Management and Agricultural mapping components of the Official Plan; and
- / Subsequent amendments are planned for Water Resource mapping and Affordable Housing policies.

The new Trent Hills Official Plan must incorporate the amendments to the Northumberland County Official Plan, including updates to Schedules to reflect the mapped Natural Heritage System and Agricultural lands.

2.7.1 Growth Management

Growth management targets set by the County must be reflected in the growth strategy of the Trent Hills Official Plan. Within the Greater Golden Horseshoe, the outer ring, including Northumberland County, is projected to be the fastest-growing region in Ontario over the next 30 years. Between 2016-2051, Trent Hills is expected to grow at an annual rate of 0.7 percent per year, resulting in approximately 100 additional people per year. At this rate, the population of Trent Hills is projected to grow by 2,900 people between 2021 and 2051, translating to a total population of 16,600. The projected population is anticipated to require a total of 1,735 housing units to accommodate the total population.

Specifically, Campbellford is projected to grow by 1,510 people to 5,060 people by 2051, while Hastings is expected to grow by 1,420 people to 2,560 over the same time period.

2.7.1.1 Housing

As market demand for residential intensification is “modest,” the intensification target has been revised from 40 percent to 17 percent in the County. Despite the reduction, the Growth Management Strategy concludes that Campbellford will have a surplus of 69 hectares of greenfield land, which will need to be removed from the settlement area boundary. Hastings was deemed to have sufficient greenfield land, provided that 7 hectares of employment lands in the southwest of the settlement area are converted to accommodate residential growth.

The urban settlement areas of Trent Hills are forecast to require the following housing units:

Urban Area	Built-Up Area	Designated Growth Area	Total
Campbellford	120 (19%)	510 (81%)	630 (100%)
Hastings	100 (17%)	480 (83%)	580 (100%)

2.7.1.2 Employment

A total of 138 gross hectares of employment lands are needed across the County, including in Trent Hills. Currently, approximately 30 hectares of employment area lands in Trent Hills are vacant, representing 33 percent of total employment lands in the Municipality.

As Campbellford is the only urban employment area in the northern part of Northumberland County, Campbellford is expected to attract employment from other Rural Areas within and surrounding the County. By 2051, Campbellford is anticipated to accommodate all urban employment growth in Trent Hills, accounting for 700 additional jobs. To accommodate this demand, a total of 27 hectares of land is required to bring the total amount of employment land to 111 hectares.

The Land Needs Analysis also evaluates five sites in the Hastings Employment Area, all of which were subject to employment area conversion requests. The Analysis concludes that all five sites be removed from the employment area and converted to residential uses.

2.8 Northumberland County Affordable Housing Strategy

Northumberland County published an Affordable Housing Strategy in February 2019. Preparation of the Strategy included engagement with members of the public and key stakeholders to determine pressing housing issues affecting residents of the County.

The first phase of the Strategy explored gaps in the housing continuum throughout the County, which includes multiple components:



The Strategy examines past and projected growth in the County, tenure patterns, household size, household age range, household income, and other components of household identities, including immigration status, and members of household in the labour market. These data are reflected in housing demand trends, including:

- / There is an increase in aging households;
- / There is an increase in homelessness (many of the unhoused being lone-parent families and Indigenous households);
- / There is a higher rate of disability in Northumberland County compared to the rest of Ontario;
- / The average household income in the County is lower than that of Ontario; and
- / The average number of people in a household has decreased compared to previous years.

The Strategy also examines the current housing supply to assist in meeting the needs of County residents. Research reveals that there is a higher proportion of single-detached dwellings in the County compared to the rest of Ontario. The trend is reflected in summary statistics for new housing construction between 2006 and 2016, in which single-detached dwellings accounted for 71.5 percent of new builds, compared with 41.3 percent of new builds elsewhere in Ontario. The Strategy notes that more diverse housing types are needed for seniors, persons with disabilities, persons on limited incomes, or persons living alone. Additionally, as some employers in Northumberland may be struggling to find new workers, a diverse housing stock would support a more diverse workforce in the area.

The Strategy also provides information on non-market housing supply, concluding that there is a significant need for housing that is affordable to households with low incomes. Additionally, many people in the County are at risk for homelessness, and there is an increased need for accessibility and support services. The Strategy also explores a variety of funding opportunities to support housing initiatives, including rent-geared-to-income (RGI) units, affordable ownership housing, and housing allowance provisions.

Among other findings, the Strategy concludes that there is a need to increase the supply of purpose-built affordable and market-rate rental housing in Northumberland. Between 2008 and 2018, the wait list for RGI units increased by nearly 260 percent to 825 individuals and families, indicating a strong need for a range of housing tenures.

The Strategy also contains conclusions for Trent Hills specifically:

- / There is a need for more affordable rental and affordable ownership options;
- / There is a need to diversify the housing supply, with a focus on housing options for smaller households and accessible housing options;

2.9 Northumberland County Housing and Homelessness Plan

The Housing and Homelessness Plan for Northumberland County establishes direction for the County and its housing partners to end homelessness and ensure that all residents have safe, appropriate and affordable housing choices. The Plan horizon is for 10 years, from 2019 to 2029. The Plan builds on the findings of the Northumberland County Affordable Housing Strategy.

The Plan contains six specific strategies to achieve the overall housing vision, including:

/ **Increase Affordable Housing Options**

This Strategy is focused on increasing the supply of affordable rental housing for households with low and moderate incomes. Implementation actions for this Strategy include adopting an updated affordable housing target, implementing a licensing process for short-term rental housing, and providing financial incentives and

supports. The Plan also encourages working with member municipalities to secure land for affordable housing development, including exploring a policy to give priority to affordable housing development in the disposition of surplus land, land banking, and land sharing. Additionally, Action 1.8 encourages exploring the feasibility of building container or modular homes and/or tiny homes as affordable housing units.

/ **Implement Coordinated Access for Housing and Support Services**

This Strategy includes actions that seek to facilitate knowledge-sharing and administration of housing allocation.

/ **Support Housing Stability**

This Strategy includes actions for financial supports and partnerships to advance housing affordability.

/ **Increase Supportive Housing and Supports**

This Strategy includes actions to enhance the supply and capacity of supportive housing facilities.

/ **Build a Diverse Housing Supply**

This Strategy is focused on encouraging and supporting the development of a diverse housing stock. Implementing actions include revising municipal zoning by-laws to ensure co-housing, co-living, and shared housing arrangements are permitted. Additionally, planning documents such as Official Plans and zoning by-laws should not act as barriers to the development of a more diverse housing supply.

Action 5.3 directs the County to work with member municipalities to explore options to make zoning by-laws and other local regulations more flexible to allow culturally-appropriate housing, particularly for members of Indigenous communities.

/ **Optimize the Existing Housing Stock**

This Strategy includes actions to improve the existing housing stock through partnerships and financial programs.

2.10 County of Northumberland Transportation Master Plan

The County of Northumberland Transportation Master Plan (TMP) was developed in March 2017. It is the County's intention to maintain and improve, as well as appropriately and sustainably expand, County roads that provide crucial connections to nearby municipalities and provincial highways for the movement of people and goods and services. County-level connection throughout the Municipality of Trent Hills is provided by a variety of County Roads, including County Roads 2, 8, 24, 25, 29, 30, 35, 38, 42, 45, and 50.

The County seeks to support alternative modes of travel, and intends on supporting transit services and building out the County's Cycling Master Plan. A portion of the County Cycling Network spans the Municipality from the southwest to the northeast, thus County support for cycling should be anticipated within Trent Hills. Updates to transportation policy are expected at the County level based on the Transportation Master Plan which seek to encourage collaboration with member municipalities with the overall goal of a safe and efficient transportation network.

Figure 3.4 (Candidates for Change in Road Classifications) indicates road segments throughout the County where a jurisdictional change is considered. In Trent Hills, portions of County Road 30 and County Road 35 near Campbellford, as well as Bridge Street South near Hastings, are considered for uploading to County jurisdiction.

Figure 3.5 (Proposed Goods Movement Routes) also proposes designated Goods Movement Routes along County Roads 30 and 45. These roads would allow for goods movements and half-load restrictions. While the TMP acknowledges that County Road 30 is currently discontinuous in Trent Hills, it recommends each segment be designated.

The TMP also proposes facilities for active transportation. Figure 4.17 (Existing and Proposed Facility Types) proposes new cycling infrastructure in Trent Hills, including paved shoulders, bike lands, and signed bike routes.

2.11 Trent Hills Official Plan

The Municipality of Trent Hills Official Plan (2001) provides a guiding policy framework for governing land use within the municipality. The Official Plan is meant to specify visions and goals over the course of a defined planning horizon, which are informed by public engagement and staff expertise, and ultimately are voted on by Council. As the Municipality of Trent Hills Official Plan is a lower-tier municipality official plan, it must conform with the goals, visions, and principles of the upper-tier municipality's official plan, and provincial policy.

Policies that are commonly included in a municipality's official plan are those that guide compatible land use (e.g. residential, commercial, industrial, institutional, etc.), housing, the natural heritage system and natural hazards, economic development, cultural heritage resources, and process and implementation. The current Official Plan includes policies regarding each of these topics.

Since its adoption in 2001, Trent Hills has undertaken several major amendments to the Official Plan, generally to align its policies with Provincial or County directives. Amendments include:

- / Official Plan Amendment (OPA) 2, which introduced policies to ensure conformity with the Oak Ridges Moraine Conservation Plan;
- / OPA 3, which introduced policies that allow for the creation of a Community Improvement Plan;
- / OPA 5, which introduced new policies and direction in response to the Northumberland County Growth Management Strategy in 2008;
- / OPA 6, which introduced site-specific policies for the Nappan Island plan of subdivision;
- / OPA 9, which introduced site-specific policies for the Whitehorse plan of subdivision; and
- / OPA 10, which introduced policies for cannabis production.

In 2022, the Municipality of Trent Hills initiated a process to prepare a new Official Plan. The current project is intended to realize that initiative.

2.12 Municipality of Trent Hills Strategic Planning Survey Report

The Municipality of Trent Hills is currently preparing a new Strategic Plan for the current term of Council, replacing the previous Strategic Plan in place from 2019-2022. The Strategic Plan is intended to guide municipal activities, from focusing Council priorities, new initiatives and programs, and municipal operations.

To inform the Strategic Plan, the Municipality commissioned a survey, the findings of which are contained in a Strategic Planning Survey Report. While the survey responses addressed a wide range of municipal issues, the responses reflect community values pertaining to land use planning. Specifically, the respondents highlighted:

- / The infrastructure and health care needs of the community, particularly with the aging of the population;
- / The need to attract new workers and businesses to the municipality;
- / The need for more affordable housing and a diversity of housing options;
- / Sustainability measures, including active transportation infrastructure and efficient use of infrastructure for new development;
- / An emphasis on the agricultural sector, including value-added agriculture;
- / New recreation infrastructure;
- / Adequate and visionary controls on growth and development;
- / Protection of local community character (including rural character) and heritage buildings;
- / Revitalization of downtown areas; and
- / Protection of sensitive environmental areas.

2.13 Municipality of Trent Hills Recreation Master Plan & Needs Analysis (2003)

The Recreation Master Plan and Needs Analysis for the Municipality of Trent Hills identifies the recreational assets within the Municipality, taking stock of resources and recreational sites. The Master Plan compares these existing assets to projected needs and the various gaps in the provision of recreational resources in the community, for whom, and in which area.

The Master Plan and analysis examines costs, efficiencies, and organizational structures related to recreation in the Municipality. The Plan also recommends a review of recreation assets and distribution across the municipality to inform future recreation infrastructure investments.

2.14 Trent Hills Municipal Cultural Plan (2011)

The Trent Hills Municipal Cultural Plan describes culture as a pillar of community sustainability. The Plan discusses many of the cultural assets that make Trent Hills a special place. The Municipal Cultural Plan explores future endeavours of the Municipality, and provides a commentary on what themes and ideas should be pursued in the coming years, as well as recommendations for actions related to those themes and ideas.

Specifically, Theme 6 of the recommendations refers to Economic Development and Urban Planning, emphasizing the role of these activities in the promotion of culture. The recommendation prioritizes the revitalization of urban centres and waterfronts, protection of unique rural landscapes, and ensuring that support infrastructure underpins future growth.

3.0 Existing Conditions

3.1 Settlement Areas

The urban areas of the Municipality of Trent Hills accommodate many institutional services, local amenities and community assets. The two defined urban settlement areas within the Municipality are Campbellford and Hastings.

3.1.1 Campbellford

Campbellford is the institutional and business centre of Trent Hills. It includes all of the lands that comprised the former Municipality of Campbellford/Seymour (deriving from the former Town of Campbellford and the former Seymour Township). It is the largest population centre in the Municipality, with 3,372 residents as of 2021.

The community spans both sides of the Trent River, a natural and historical feature that is integral to the identity of Campbellford. A system of paths and parks connect residents and tourists to the River, providing visual amenity and recreation opportunities.

Campbellford is expected to continue to be a focus for tourism, with policies for a main street strategy and waterfront improvements established in the current Official Plan.

3.1.2 Hastings

Hastings is located along the northern boundary of Trent Hills, straddling the Trent River. With a population of 1,388 in 2021, the community generates significant tourism activity in the summer months. The Growth Management Amendment to the Northumberland County OP (Northumberland Next) projects that the population of Hastings is anticipated to more than double by 2051.

The current Official Plan applies a settlement area policy framework to Hastings, including a range of urban land uses in the community. Specifically, the Plan contains direction to incorporate land uses that support boating-related tourism, especially in the summer.

3.1.3 Warkworth

Warkworth is located near the southwestern boundary of Trent Hills, approximately 13 kilometres from Campbellford. The community is generally located at the intersection of County Roads 25 and 29, and contains a range of residential, commercial, recreation and institutional land uses.

Despite its unmistakably urban characteristics, Warkworth is not identified for growth in the Growth Plan for the Greater Golden Horseshoe, and is classified as a Rural Settlement Area in the Northumberland County Official Plan. By contrast, the Trent Hills Official Plan identifies Warkworth as an Urban Centre, similar to Campbellford and Hastings.

3.1.4 Rural Settlement Areas

There are multiple Rural Settlement Areas in the Municipality of Trent Hills. Currently, the community of Warkworth is classified as a Rural Settlement Area, despite its unmistakably urban characteristics. Elsewhere in the Municipality, Rural Settlement Areas include Trent River, Crowe Bridge, Hoard's Station, Dartford, Norham, and Meyersberg.

The Rural Settlement Areas are intended to be preserved for their historic character and value, with minimal growth to be achieved through appropriately-scaled infill. Rural Settlement Areas are intended to sustain low-density development in the form of recreational development, shoreline development, residential development, and hamlet development, while being serviced by individual on-site water and sewage services. This direction aligns with provincial policy guidance, which outlines a servicing hierarchy between urban and rural areas.

3.2 Employment Areas

3.2.1 Existing Employment Area Policies

The PPS requires municipalities to reserve lands for “Employment Areas.” Employment Areas are defined as clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. The intent of the designations is to ensure that sufficient land and adequately-sized parcels are available for employment land uses, particularly those that are incompatible with sensitive land uses.

Currently, there are employment lands distributed throughout the three primary settlement areas of Trent Hills:

- / Two employment areas in Campbellford;
- / Two employment areas in Hastings; and
- / One employment area in Warkworth.

3.2.2 Employment Profile

The Municipality of Trent Hills contains a diverse employment profile distributed across its component settlement areas and rural areas. The principal sources of employment in the Municipality are retail commercial (30 percent), government and education (30 percent), home occupations (19 percent), industrial (18 percent) and agriculture (3 percent).

Specifically, the Municipality has a well-established manufacturing sector, namely in food products such as chocolate and cheese, both of which are integrated with local dairy production. These food production operations generally include production, shipping, and sales components.

Retail services are generally concentrated in Campbellford and Hastings, serving catchment areas within Trent Hills and beyond. Retail formats include small-scale mainstreet storefronts, large-format (“big box”) centres, strip mall development, and some highway-oriented developments.

The historical agricultural sector in the community remains strong and growing throughout Trent Hills. Operations include growing crops and raising livestock, among others, and are present throughout the Municipality. In recent times, the Municipality has received requests to permit ancillary uses on agricultural lands, indicating a trend of further diversification of agricultural operations.

3.3 Housing

3.3.1 Existing Housing Stock

Housing in the Municipality of Trent Hills is mostly comprised of single-detached dwellings. According to the Northumberland County Affordable Housing Strategy, Trent Hills is among the member municipalities with the greatest proportion of single-detached dwellings in the County. There is a mix of old housing and new residential development in the Municipality, with some older homes located in the core of Campbellford and Warkworth.

Some new greenfield subdivisions have been developed on the edges of the settlement area boundaries in recent decades. These subdivisions are generally comprised of single-detached dwellings, although some more recent developments contain denser housing forms such as townhouses. Land tenure is typically freehold, with some limited condominium developments.

There are few apartments in the Municipality, with most being accessory to commercial units in the mixed-use cores of neighbourhoods.

3.3.2 Housing Trends

Similar to other communities in Ontario and across Canada, Trent Hills has experienced the development of denser forms of housing in recent years. While single-detached dwellings remain dominant in the community, development of housing types such as townhouses, retirement residences, and smaller dwelling types is increasing in the urban settlement areas. This shift can be attributed to:

- / Affordability challenges for residents, prompting a demand for smaller units;
- / Economies of scale, resulting in more efficient development forms;
- / Demographic changes, in which older residents or smaller households prefer smaller dwellings; and
- / Proactive policy changes at the Provincial, County, and municipal levels that encourage a greater range of housing forms.

Following the COVID-19 pandemic, remote work and home-based-business models have increased in Trent Hills and beyond. As more residents seek the ability to work from home, housing forms may again shift to accommodate offices or business activities. Concurrently, the ability to work from home may prompt smaller households to leave larger urban centres for smaller or more rural communities like Trent Hills, generating a renewed demand for modest- or smaller-sized units in some cases. As the world emerges from the worst of the pandemic, and as technologies continue to advance, dynamics in the housing market will continue to change accordingly.

Separately, the Municipality of Trent Hills is experiencing an increase in the number of short-term accommodations, echoing a similar trend in many Canadian municipalities. The trend is particularly acute in the largest urban centres, as well as rural areas that are in proximity to natural amenities and water-based resources. In these instances, homeowners are renting out their properties on a short-term basis as vacation rentals, leaving these units unoccupied by permanent residents over the long term. The conversion of a critical mass of housing units can put additional pressure on the local housing market, while potentially generating conflicts with neighbouring landowners.

3.4 Public Spaces, Recreation, Parks, Trails and Open Space

3.4.1 Existing Major Parks and Open Spaces

The rural character of the Municipality provides opportunities for access to vast open spaces, woodlands, water resources, and rural fields for residents and visitors. Ferris Provincial Park is located southeast of Campbellford, drawing tourists during the summer months for camping and land-based recreational activities.

Additionally, the Campbellford community accommodates multiple parks and open spaces. The linear park running along both sides of the Trent River is an integral open space area for residents, with walking paths, play equipment, and outdoor courts for racquet sports.

Currently, the Municipality has two arenas, located in Campbellford and Warkworth. The Municipality has approved renovations for the Warkworth Arena, while construction is underway to replace the existing arena in Campbellford with a new Wellness and Recreation Centre. An existing multi-sport recreation facility in Hastings, located southwest of the river, provides space for sports and activities such as basketball, indoor soccer, tennis, pickleball, and track.

The Municipality, through an Agreement with Crowe Valley Conservation Authority, provides residents and visitors with access to Crowe Bridge Park in the northeast area of the Municipality, which features rapids and a swimming area. Similarly, the Lower Trent Conservation Authority operates the Seymour Conservation Area south of Campbellford, which contains picnic facilities and permits active recreation activities.

In Warkworth, the Millenium Trail provides active transportation infrastructure from Main Street, southwest of the arena. Local volunteers were integral to the creation of the Trail.

3.4.2 Active Transportation Master Plan

The Municipality of Trent Hills is undertaking an update to the local Active Transportation Master Plan concurrent with the update to the Official Plan. The new Official Plan will incorporate the direction provided by the new Active Transportation Plan to guide land use and development to be supportive of the active transportation initiatives.

3.4.3 Tourism Opportunities

The natural amenities in Trent Hills create opportunities for a tourism-based economy, serving visitors from across Ontario and beyond. Trent Hills receives significant tourism traffic in the summer months, particularly those seeking to experience the amenity of the Trent River, Ferris Provincial Park, Trans-Canada Trail, and other water-based resources, the heritage value of the Trent-Severn Waterway, and the commercial activity in Campbellford, Hastings, and Warkworth.

3.5 Infrastructure and Public Service Facilities

3.5.1 Municipal Infrastructure

3.5.1.1 Roads and Bridges

The majority of roads in the Trent Hills are owned and maintained by the Municipality. At present, municipal roads are not classified into a formal hierarchy, and right-of-way cross-sections are generally designed on a case-by-case basis. The widest and highest-capacity roads in the municipality are County Roads, which are owned and maintained by Northumberland County. The width of County Road rights-of-way are subject to policies in the County Official Plan.

Additionally, numerous bridges are located throughout the Municipality, to provide vehicular access over waterbodies such as the Trent River, Crowe River, and other creeks and wetlands. Bridges are generally under the jurisdiction of whichever municipal authority is responsible for the affected road. The County is currently proposing a second bridge over the Trent River between Second Street and Alma Street in Campbellford, to accommodate increased traffic and create redundancy.

3.5.1.2 Water and Sanitary Services

Municipal water and sanitary services are provided to land parcels in the Campbellford, Hastings, and Warkworth urban settlement areas. The systems are generally operating under capacity, according to 2021 reports. One notable exception is the Hastings water treatment plant, which was operating at 100 percent capacity for raw water in August of 2021.

The Municipality is currently undertaking a servicing capacity review for these urban areas.

3.5.2 Forthcoming Major Development

The Campbellford Memorial Hospital is planning a redevelopment of its facility on a 20-hectare site west of the Campbellford settlement area. The new complex will feature a new 50-bed hospital, 128-bed long-term care home, medical office building, and additional housing for seniors, transitional care, and medical staff. The development will also include outdoor recreational spaces and facilities.

The development of a new health care campus is anticipated to benefit residents of Trent Hills and surrounding municipalities, providing more accessible health care, a variety of employment opportunities in the health care sector, and economic spin-off effects for associated industries such as construction, logistics, and hospitality services.

The new hospital site is not yet approved by the Province.

4.0 Discussion

The purpose of this Discussion section is to provide high-level information and options for a range of key policy areas. In general, the topics in this section are drawn from the preceding summaries of land use policies and existing conditions, including Provincial and County direction.

The topics presented in this section are not exhaustive, nor will they necessarily contain all relevant details or analysis. The intent is to provide a high-level discussion on topics to be addressed in the new Trent Hills Official Plan for the benefit of Council members, Staff, stakeholders, neighbours, and residents.

The detailed policy direction for these topics and others will be determined through the planning process as the new Official Plan is prepared.

4.1 Settlement Areas

Through Official Plan Amendment 5, the current Trent Hills Official Plan states that any expansion to settlement area boundaries shall only be considered in the context of a comprehensive review. This policy reflects current provincial direction in the Provincial Policy Statement, which limits major adjustments to settlement areas outside of a comprehensive review process.

The preparation of the new Trent Hills Official Plan represents an opportunity to review settlement area boundaries and policy designations throughout the community, including in response to direction from the County.

4.1.1 Campbellford

The settlement area boundaries for Campbellford established in the current Official Plan include existing built-up areas and expansion lands. Through the Northumberland Next process, two changes are anticipated to be required to the settlement area boundaries:

- / A total of 69 hectares of expansion lands must be removed (or reclassified) from the settlement area; and
- / A total of 27 hectares must be added to the settlement area as designated employment lands.

Additionally, historical development along the southern edge of the Campbellford settlement area warrants an adjustment to the settlement area boundary to recognize the existing conditions. Each of these topics are discussed separately in the following subsections.

4.1.1.1 Removal of Settlement Area Lands

As concluded through a detailed analysis of projected growth and development trends in Trent Hills and the surrounding area, Northumberland County is requiring a total of 69 hectares of excess lands to be removed from the Campbellford settlement area. The removal of these lands is intended to reflect a proper allocation of future population growth across urban areas in Northumberland County, as well as to account for a comparatively higher rate of projected growth in the rural areas. Consequently, land that was previously designated for urban growth within the settlement area must be removed, or reclassified to ensure efficient phasing of development over time.

While the lands are required to be “removed” from the settlement area, the County’s preferred policy approach is to designate these lands as “Excess Lands” in the Official Plans, rather than excluding the lands from the settlement area and converting them to rural designations. The intent of this direction is to temporarily prohibit urban development on the lands, until such time as growth projections warrant the re-integration of the lands into the settlement area.

An additional benefit of this approach is that the prior identification of the excess lands for urban expansion avoids or postpones the need to evaluate other lands in future. This approach improves fairness for landowners and provides transparency for the future function of these lands over the course of the planning horizon and beyond.

At present, the proposed policy wording from the County regarding these lands is:

“Development on excess lands is prohibited until 2051, or sooner as determined through a future municipal comprehensive review.”

Possible locations for the excess lands are presented below, along with key information for each parcel. The locations were chosen based on:

- / Parcel size;
- / Ownership (private / public);
- / Suitability of road access;
- / Proximity to existing development; and
- / Current zoning (D).

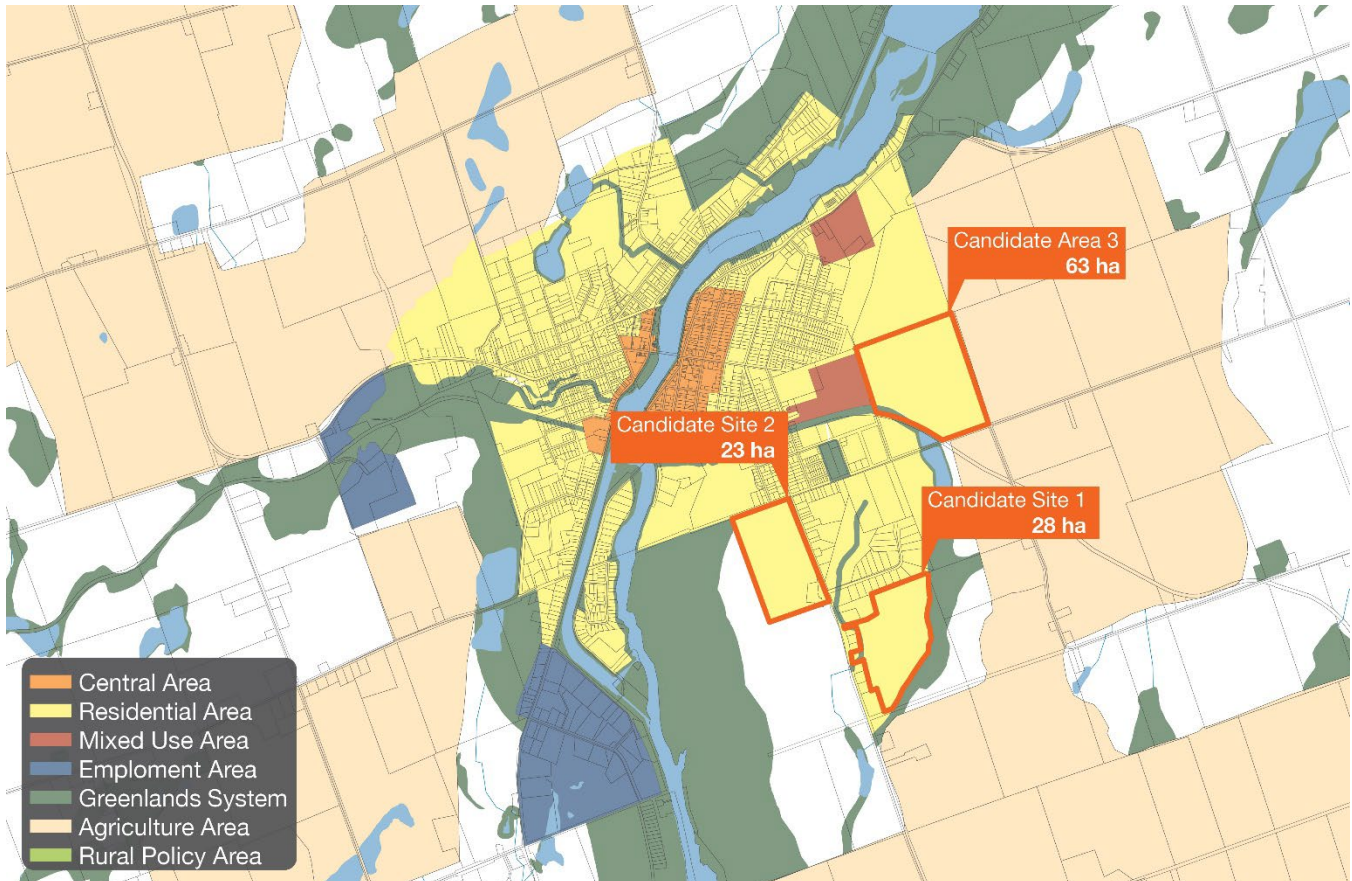


Figure 1: Candidate sites for removal or reclassification from the Campbellford settlement area

Criteria	Candidate Site 1	Candidate Site 2	Candidate Site 3
Parcel Size	28 ha	23 ha	63 ha
Ownership	Private	Public	Private
Development Present	None	None	None
Suitability of Road Access	Fair (Partial Frontage)	Good (Full Frontage)	Good (Full Frontage)
Proximity to Existing Residential Uses	Abutting	Abutting	Abutting
Current Zoning	Rural (RU)	Development (D)	Development (D)

As Candidate Site 2 is included in Ferris Provincial Park, its complete removal from the settlement area is recommended, to ensure accurate settlement area calculations and avoid contradictory policy direction. Candidate Site 2 accounts for 23 hectares of the required 69 hectares to be removed or reclassified, requiring removal of a remaining 46 hectares.

Of the remaining candidate parcels, Candidate Site 1 is recommended for reclassification in the new Official Plan, as it is already zoned Rural (RU) and has minimal direct road frontage. By contrast, existing road access on Candidate Site 3 allows for better flexibility for future development design, and water and sanitary services are more readily available.

To achieve the target 69 hectares for removal or reclassification, the following approach is recommended:

Candidate Site	Parcel Size	Recommendation
1	28 ha	Reclassify entire site within settlement area
2	23 ha	Remove entire site from settlement area
3	63 ha	Reclassify 18 hectares within settlement area Retain 45 hectares within settlement area under current classification

4.1.1.2 Adjustment to Settlement Area

Prior to amalgamation of the former municipalities, new development was approved south of Campbellford, on the west side of the Trent River. While the policy framework in the Seymour Township Official Plan in effect at the time supported the development, the subsequent Trent Hills Official Plan Schedule did not include these lands inside the settlement area boundary.

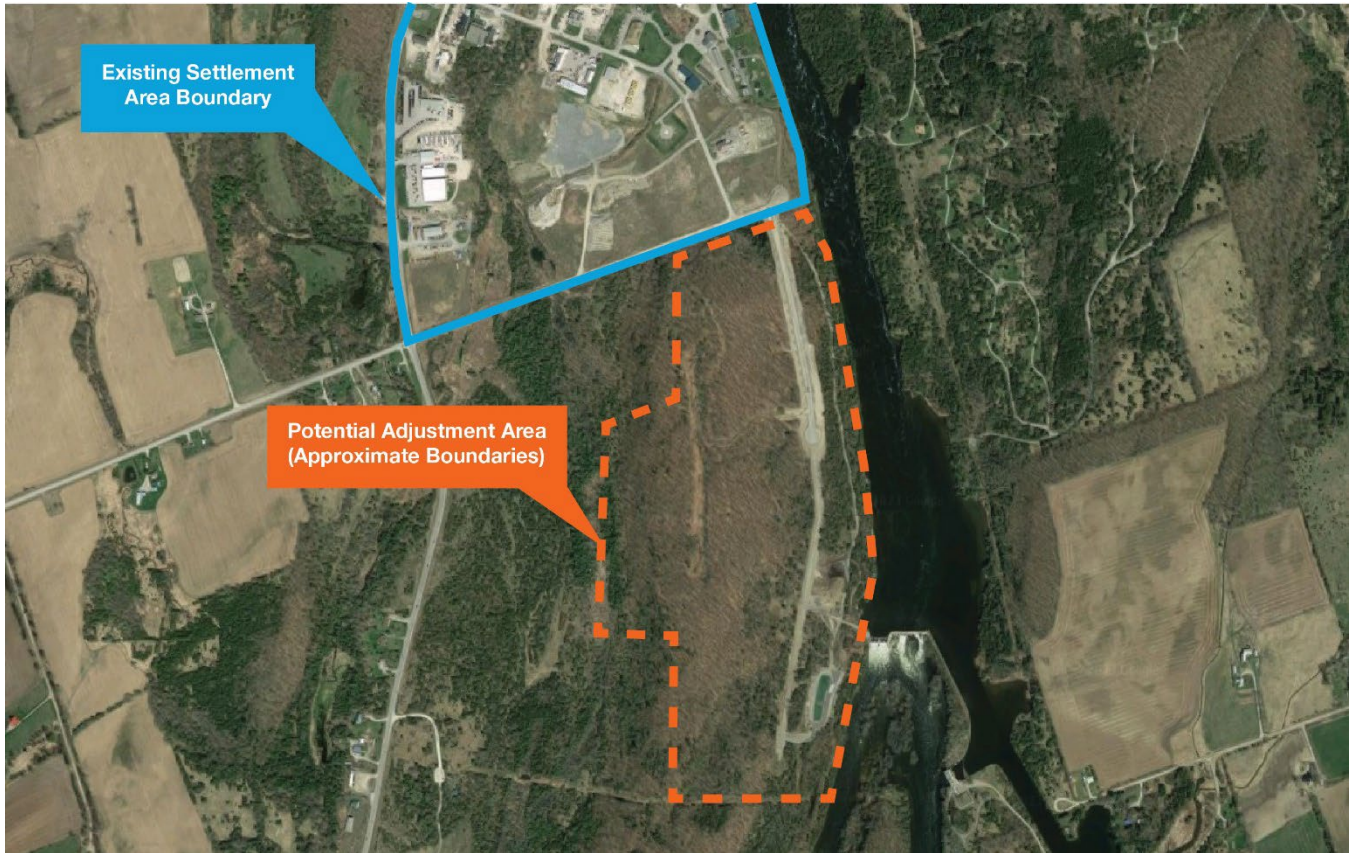


Figure 2: Potential Settlement Area Adjustment in Campbellford

The subdivision, marketed under the name “Haven on the Trent,” includes approximately 44 lots that have been developed, along with 112 lots divided over the remaining development phases, as well as a park and stormwater management pond. Additional development areas are also envisioned within the overall landholding. All parcels are serviced with municipal water and sanitary services.

The new Official Plan presents an opportunity to include the developed lands to recognize the existing subdivision and apply urban policies to those properties. The adjustment to the settlement area would also reflect the municipal services that extend into the subdivision, as well as existing housing densities. Figure 2 illustrates the general area subject to the potential adjustment.

4.1.1.3 New Employment Lands

The Northumberland Next process concludes that Campbellford requires an additional 27 hectares of employment lands, as part of a County-wide strategy to ensure adequate employment lands for the coming decades. As the employment lands will require municipal water and sanitary services, the new employment area(s) must be located within the existing or expanded Campbellford settlement area.

Potential candidate parcels are shown in Figure 3 below, along with key information for each parcel.

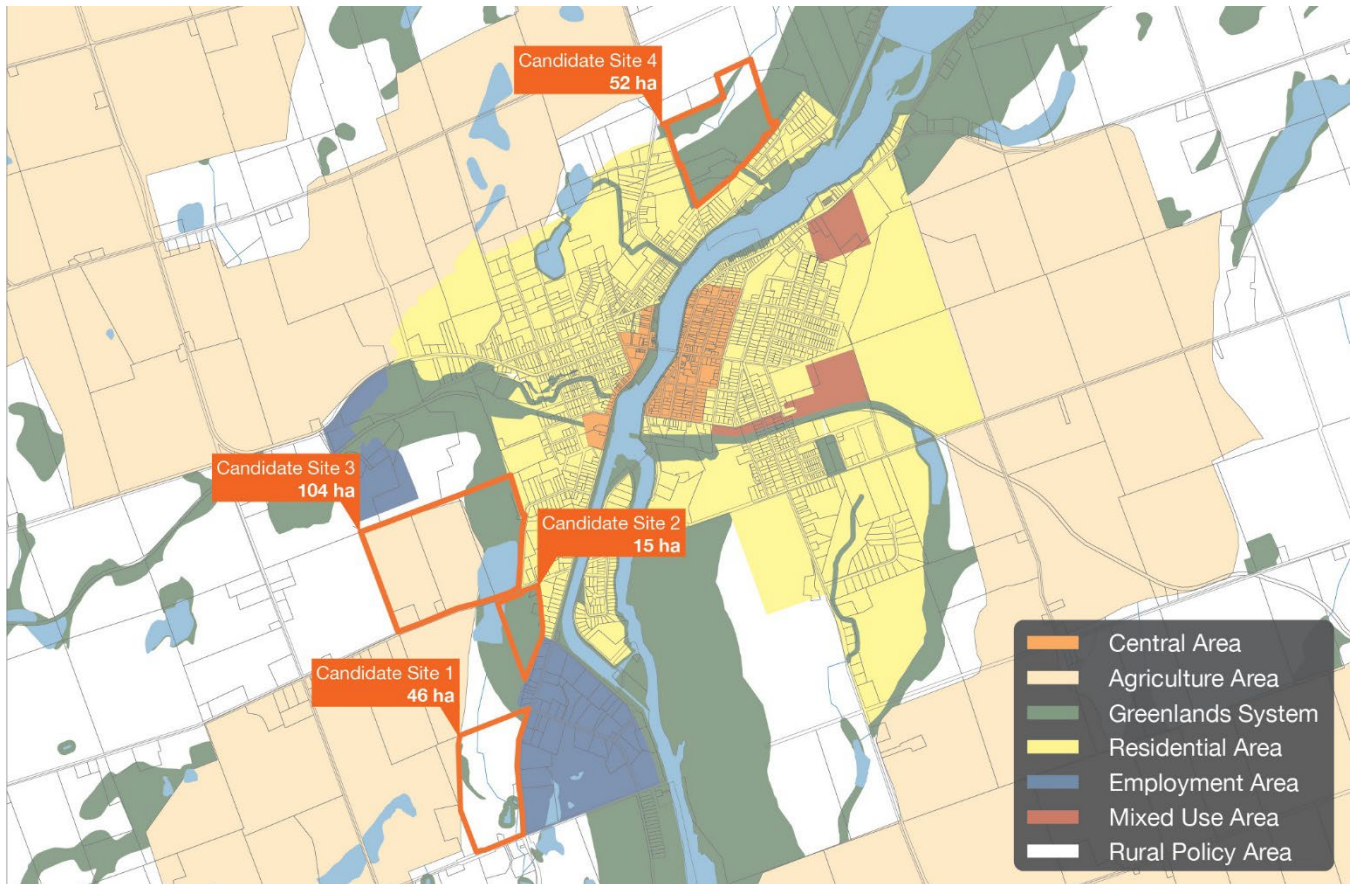


Figure 3: Candidate sites for inclusion as employment lands

As a total of 27 hectares is required, Candidate Sites 1, 3 or 4 can independently satisfy the land needs requirement. If Candidate Site 2 is selected, a portion(s) of the other Candidate Sites will be required to supplement the land supply to achieve the 27-hectare requirement.

Based on the evaluation below, Candidate Site 3 is the preferred site for employment lands expansion. Site 3 is:

- / A total of 104 hectares in area, exceeding the 27-hectare requirement;
- / Contiguous with the existing Settlement Area, and in proximity to other Employment Area lands;
- / Does not feature physical or environmental hazards that would hinder effective development; and
- / Enjoys existing road access.

While some of the Candidate Site 3 lands are designated Agricultural Area, policy 1.1.3.8 of the Provincial Policy Statement permits prime agricultural lands to be removed for the purpose of a settlement area expansion where evaluated alternatives are not feasible.

Similarly, portions of all four candidate parcels are designated Greenlands System, representing a constraint to development. Within Candidate Site 3, only the northeastern corner is subject to the Greenlands System designation. As only 27 hectares of new employment lands are required, redesignation is recommended to be limited to 27 hectares in the western area of the site, to avoid the Greenlands System lands.

Notwithstanding this requirement from the County, new provincial policy and legislative direction may impact the degree or necessity of designating new employment lands. Specifically, new policies in the draft Provincial Planning Statement, along with a proposed change to the definition of “area of employment” in the Planning Act, scopes the purpose of, and land use permissions for, employment lands.

Presently, the new policy and legislative framework would:

- / Revise the definition of “area of employment” to include only manufacturing, warehousing, or related uses; and
- / Prohibit institutional uses and commercial uses (including retail and office uses not affiliated with a permitted use).

Following the introduction of the new framework, subsequent analysis may be required to determine whether, and to what extent, new employment areas are required in Trent Hills.

Criteria	Candidate Site 1	Candidate Site 2	Candidate Site 3	Candidate Site 4
Parcel Size	46 ha	15 ha	104 ha	52 ha
Contiguous with Settlement Area	Yes	Yes	Yes	Yes
Existing Road Servicing	Yes	Yes	Yes	Yes
Agricultural Lands Designation	No	No	Yes	No
Candidate Agricultural Parcel	No	No	No	No
NHS Designation	Yes	Yes	Yes	Yes
Conflicting Land Uses	No	No	No	No
Topography and Natural Hazards	Yes	Yes	No	Yes
Greenlands and Area / Natural Features	Yes	Yes	Yes	Yes

4.1.2 Hastings

As concluded in the Northumberland County Land Needs Analysis, a total of five sites in the Hastings employment area are recommended for conversion to residential uses. The sites include the following locations:

- / Elgin Street (Site 4), recommended for residential uses;
- / Elgin Street (Site 5), recommended for a mixed-use area;
- / 94 Front Street East (Site 6), recommended for residential uses;
- / Albert Street West (Site 7), recommended for residential uses; and
- / Albert Street West (Site 8), recommended for residential uses.

The new Trent Hills Official Plan should redesignate these sites to reflect these recommendations.

4.1.3 Rural Settlement Areas

Schedule 5 of the current Trent Hills Official Plan illustrates the overall land use structure of the municipality, along with identifying select lands for resource designations. On that Schedule, Campbellford, Hastings, and Warkworth are designated as Urban Centres and delineated with precise boundaries.

Rural settlement areas (Crowe Bridge, Dartford, Hoard's Station, Meyersburg, Norham, and Trent River) are indicated on Schedule 5 with a black dot and designated as "Hamlet." In contrast to the Urban Centres, precise boundaries for these settlement areas are not delineated.

Without clear boundaries for these rural settlement areas, there is uncertainty about where policies for rural settlement areas apply. The lack of delineation could generate confusion regarding the applicable policies for development applications on lands located on the edges of these settlement areas, potentially resulting in unmanaged growth in these locations. The new Official Plan presents an opportunity to formally delineate the boundaries of these rural settlement areas to ensure clarity on the policy approach to properties in these areas. Schedules prepared in 2014 will provide a basis for delineating the boundaries of the rural settlement areas.

Currently, the Official Plan includes contradictory information about how many Rural Settlement Areas and Hamlets exist in the Municipality. The Rural Settlement Areas will be examined for their feasibility to sustain long-term low-density development that contributes to the greater municipal structure.

Given its character, density, and provision of public water and sanitary services, Warkworth is most appropriately designated as an urban settlement area.

4.1.4 Protection for Future Expansions

The Provincial Policy Statement states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas. While major expansions to settlement areas are not anticipated to be required during the planning horizon, the permanence and longevity of development creates the potential for conflict or inefficiency if not properly managed.

One policy option to ensure protections for future expansions is to include a policy in the Official Plan that triggers a special review of development applications within a prescribed distance of a settlement area boundary. For example, a distance of 1 kilometre (or comparable distance) could be applied, within which development applications would be evaluated for its potential to hinder the efficient expansion of a settlement area.

Generally, the forms of development that could be problematic in proximity to settlement areas include:

- / Excessive land division, which results in fragmented ownership; or
- / Land uses that conflict with sensitive land uses, such as noise- or effluent-generating uses.

A potential policy could be introduced to the Rural policies of the Official Plan to ensure that future settlement area expansion is facilitated.

4.1.5 Expansion Requests

The draft Provincial Planning Statement amends policies for settlement areas, including removing the requirement that new settlement areas or expansions to existing settlement areas be established through a municipal comprehensive review. Currently, the draft policy states:

In identifying a new settlement area or allow a settlement area boundary expansion, planning authorities should consider the following:

- a) That there is sufficient capacity in existing or planned infrastructure and public service facilities;
- b) The applicable lands do not comprise specialty crop areas;
- c) The new or expanded settlement area complies with the minimum distance separation formulae;
- d) Impacts on agricultural lands and operations which are adjacent or close to the settlement area 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
- e) The new or expanded settlement area provides for the phased progression of urban development.

In the absence of a requirement for a municipal comprehensive review, private landowners are eligible to request an Official Plan Amendment to expand a settlement area. The new Official Plan should include policies that apply to these requests, including:

- / A reiteration of the proposed criteria in the Provincial Planning Statement;
- / Additional criteria, as desired, which may include:
 - That the land be contiguous with existing settlement areas;
 - That site-specific policies restrict development of the lands until the lands are contiguous with the built-up area and/or municipal services are extended, in accordance with good phasing policies, as implemented by Planning Act tools such Holding Zones or conditions of subdivision approval;
 - That the physical conditions of the lands to be added to the settlement area are appropriate for future development; and
 - That the shape and configuration of the lands to be added to the settlement area allow for the efficient and functional expansion of development and municipal services.

4.2 Employment Uses

4.2.1 Compatibility

While many employment uses are best-suited for settlement areas as a result of servicing requirements and proximity to supporting uses, other employment uses are best located in rural areas. Trent Hills already features some non-agricultural employment uses in the rural area, and the Municipality has received inquiries about new developments for the future.

The development of industrial uses in the rural area contributes to the economic development goals of the community, provides employment opportunities for residents, and further diversifies the local economy. Concurrently, these uses may also generate conflicts with adjacent sensitive land uses, including noise, fumes, dust, odours, or lighting impacts.

The new Official Plan presents an opportunity to establish policies to ensure compatibility of new employment uses with surrounding land uses. These policies may include:

- / Application of the D-Series Guidelines of the Ministry of the Environment, Conservation and Parks for appropriate buffering and mitigation;
- / Establishing requirements for the submission of compatibility studies as part of a complete application for impact-generating land uses;
- / Permission for non-agricultural employment uses to be located in the Rural designation; and
- / Encouraging the provision of landscaping to mitigate visual impacts.

4.2.2 Tourism and Recreation

The inclusion of the Trent River in the Trent-Severn Waterway, the presence of preserved natural areas and parks, diverse service offerings, and proximity to major urban centres have established the Municipality of Trent Hills a desirable tourist destination. Whereas the Trent River was once viewed as critical infrastructure for resource industries, today it is a prime asset for tourism and recreation.

Water-based activities in the Trent River such as boating, fishing, and swimming are common pastimes for residents and tourists. In response to the popularity of these activities, new businesses have emerged to support the tourism industry, including services and supporting retail. The new Official Plan should recognize these trends through new policies including:

- / Recognition and encouragement of water-based tourism and recreation in Trent Hills;
- / Emphasis on achieving a balance between tourism promotion and environmental protection;
- / Directing larger facilities or operations to settlement areas, while recognizing that smaller-scale activities and retail may be appropriate in the rural areas; and
- / Direction to consider the tourism and recreation industry in future infrastructure investments, including active transportation, bridges, flood control, parkland, and open space.

4.2.3 Home-Based Businesses

While home-based businesses have always existed, improvements in technology and the societal changes generated by the COVID-19 pandemic have created favourable conditions for working and operating businesses from private dwellings. Some of these businesses are client- or public-facing, which has the potential to create traffic, noise, lighting, or visual impacts to surrounding properties.

New and existing home-based businesses, many of which utilize online tools and functions, will be further supported by ongoing investments in high-speed internet infrastructure. Northumberland County, in partnership with the federal and provincial governments, has initiated a broadband installation program across its member municipalities, particularly rural areas. These investments are expected to spur further economic growth in Trent Hills, including a potential proliferation of home-based businesses.

Current Official Plan policy 3.2.12 states:

Home-based businesses are encouraged throughout the municipality. Such businesses should have a limited number of employees, not create a traffic hazard, be compatible with adjacent uses and have no negative impacts on the residential character of the subject property or the neighbourhood.

Home-based businesses and home occupations are also explicitly permitted in the Residential designation and the Rural designation.

These policies may be supplemented to include:

- / Specific limitations on the number of employees, or direction for the Zoning By-law to clarify this restriction;
- / Limitations on the dwelling types in which a home-based business can operate;
- / Articulation of the distinction between home-based businesses, home-based occupations, and home-based industries, where separate policies are warranted;
- / Exemptions for agriculture-related businesses, in coordination with agriculture policies; and
- / Policies for parking requirements for home-based businesses, or direction for the Zoning By-law to establish parking requirements.

4.2.4 Health Care

The announcement of the redevelopment of the Campbellford Memorial Hospital and associated uses will represent a new employment-generating use in the community. Concurrently, the need for new health care professionals in Trent Hills was identified as a prominent theme in the Strategic Planning Survey results.

While health care infrastructure and staffing are influenced by several factors and other levels of government, the new Official Plan can respond to prevailing trends. The Plan can include:

- / Policies encouraging new health care facilities for local residents;
- / Policies supporting a range of housing options to attract and retain health care workers in Trent Hills; and
- / A special policy supporting the proposed hospital redevelopment specifically, pending approval of a location by the Province.

4.3 Housing

The Province has made changes to land use policy and legislation in recent years with the intention of addressing the affordability crisis and shortage of housing supply. In addition to the urgent necessity of responding to changes in the market, the policy framework also reflects good planning principles, including encouraging a mix of housing types to accommodate diverse demographics and ensuring an efficient use of land.

In accordance with the current policy and legislative framework, the new Trent Hills Official Plan must include new or refined housing policies for affordable housing, mix of housing types, and permissions for additional units.

4.3.1 Affordable Housing

The *Planning Act* requires that Official Plans include policies and measures to ensure the adequate provision of affordable housing. While “affordable housing” is currently defined in the PPS (2020), proposed changes to planning policies and legislation migrates the definition to the *Development Charges Act* (as referenced in the *Planning Act*) and concurrently amends the definition.

Currently, policy 5.2.1.3(c) of the Official Plan encourages the development of rental housing and other forms of tenure that provide for greater accessibility to affordable housing. This policy can be expanded upon in the new Official Plan in several potential ways:

- / The policy should be broadened to explicitly reference affordable ownership housing, rental housing, housing for families, and seniors housing;
- / The policy can include specific affordable housing targets (such as 20 percent or 25 percent of new housing supply) to provide a goal for affordable housing provision over the planning horizon;
- / Policies can include specific measures to encourage the development of affordable housing, including more flexible zoning, alternative development standards, direct provision of municipal land, and waiving of application fees and charges;
- / Include a policy to promote coordination with the Service Manager for affordable housing under the *Housing Services Act*, which for Trent Hills is the County of Northumberland, to improve the potential to receive funding for affordable housing projects; and
- / Monitoring provisions can be introduced to track progress over the planning horizon.

4.3.2 Mix of Housing Types

As most of the existing housing supply in Trent Hills consists of single-detached dwellings, the new Official Plan should include policies that encourage an appropriate range and mix of housing types in the Municipality, in response to

Provincial and County policies. Currently, the Official Plan contains policies, introduced through OPA 5, that encourages a mix of housing types in three contexts:

- / Policy 5.2.1.2(a)(ii) states that intensification within the existing settlement areas can be achieved through the rezoning of low-density residential properties to permit duplexes, semi-detached, triplex and four-plex housing forms.
- / Policy 5.2.1.2(d) states that, 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.
- / Policy 5.2.1.3(a) states that approximately 70 percent of the housing within the Residential designation within the Greenfield areas shall be low-density development.

These policies can be complemented or amended with new direction such as:

- / Extended policy support for a range of residential uses to all areas under the Residential designation, including expansion (greenfield) areas;
- / Defining “low density,” “medium density,” and “high density” to clarify development targets;
- / Provide policy support for “housing options,” including a full range of housing profiles, in accordance with PPS definitions;
- / Support a market-based range of housing;
- / Create a policy that supports adaptive reuse of existing buildings, where appropriate, to provide for more diverse housing forms;
- / Allow for mixed-use buildings containing residential uses, in an appropriate location and form; and
- / Require adequate water and sanitary servicing for each dwelling type.

4.3.3 Additional Units

Through recent amendments to the *Planning Act*, municipalities must now permit up to three dwelling units on parcels of urban residential land. The new Official Plan must contain policies to permit, and potentially further regulate, these development forms. Policy direction could include:

- / The general policy that permits up to three residential units, reflecting the permissions and stipulations established in the *Planning Act*;
- / Clarify the building forms that qualify as ancillary units, and general policy guidance for these housing forms:
 - Garden suites, including direction established under the *Planning Act*;
 - Stand-alone dwelling units (commonly known as “in-law suites,” “granny flats,” “coach houses,” etc.)
 - Tiny homes; and
 - Accessory buildings containing dwelling units (e.g. garages, boathouses);
- / Provide clarification that a maximum of one parking space is permitted in association with an additional unit; and
- / Provide direction to the Zoning By-law to implement the associated Official Plan policies for additional units.

4.3.4 Short-Term Accommodations

New online platforms connecting travellers with temporary lodgings in existing dwellings have created new opportunities and challenges for municipalities around the world. While these new platforms facilitate tourism in communities and offer additional income to homeowners, they also present challenges to the existing accommodations industry, create potential land use conflicts, and often remove housing from the rental market.

In 2022, the Municipality initiated an Official Plan Amendment and Zoning By-law Amendment process to address the current and future proliferation of short-term accommodations in the municipality. The process included input from residents and stakeholders at a non-statutory meeting in August, 2022, as well as information on the Municipality's website.

While the proposed policies in the OPA were not formally adopted, the new Official Plan presents an opportunity to introduce policies regarding short-term accommodations. The policies already drafted are generally thorough and well-considered, and may be included in the new Official Plan in their current form.

4.4 Climate Change

The *Planning Act* requires Official Plans to contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate.

The current Official Plan references climate change in select contexts, such as encouraging the use of sustainable design methods to respond to climate change and other environmental issues (Section 5.2.6.2(p)). The new Official Plan can build upon this direction by including policies that address:

- / Mitigation of climate change impacts by:
 - Supporting active transportation infrastructure and complete street design;
 - Promoting reductions in private vehicle travel through the creation of complete communities;
 - Encouraging high-performance design for buildings;
 - Supporting denser forms of housing; and
 - Supporting policies for alternative energy generation.
- / Adaptation
 - Protecting wetlands and greenspaces that provide ecological services;
 - Considering expected storm and flooding conditions in land use mapping and development review;
 - Reduce the urban heat island effect by introducing green infrastructure and reducing hard surfaces, where feasible; and
 - Consideration of climate change through infrastructure planning initiatives.
- / Resilience
 - Planning for social infrastructure (parks, gathering spaces) in infrastructure planning and development review;
 - Supporting the local food system;
 - Providing cooling centres and warming centres for emergency support.

4.5 Parkland

Recent amendments to the *Planning Act* have introduced new requirements for parkland dedication. Specifically, alternative calculation rates have decreased for in-kind and cash in-lieu contributions, along with the introduction of a cap on the total amount of area provided.

As the alternative parkland dedication rates can only be enabled through an Official Plan policy, the new Trent Hills Official Plan should include specific policies to require these dedications. Policies should address:

- / New in-kind dedication rates of 1 hectare per 600 units;
- / New cash in-lieu of parkland dedication rates of 1 hectare per 1,000 units;
- / The maximum parkland dedication limits of 10 percent for lots with an area of five hectares or less and 15 percent for lots with an area of greater than 15 percent;
- / Permissions for encumbered lands for parkland contributions; and
- / Permissions for Privately-Owned Public Spaces (POPS) to be dedicated as required parkland.

To complement and further refine these policies, additional policies may be beneficial, including:

- / Stating a preference for the circumstances in which in-kind or cash in-lieu of parkland is preferred;
- / Encouraging the creation of fully public parkland, while recognizing the right to a POPS; and
- / Describe circumstances or establish evaluation criteria to determine when the Municipality will refuse to accept parkland identified by a development proponent.

4.6 Infrastructure Corridors

The Provincial Policy Statement contains policies requiring protections for infrastructure corridors, including roads, rail corridors, active transportation, electricity, pipeline, and similar corridors. Policies must protect the corridor for its intended purpose by prohibiting incompatible land uses within, and adjacent to, these corridors. As the current Trent Hills Official Plan does not contain such policies, new policies must be introduced in the new Official Plan.

More specifically, the current Official Plan does not apply a classification hierarchy to the road network in the municipality. The County Official Plan establishes a profile for County Arterial Roads, but leaves the establishment of profiles for other roads to the Official Plans of local municipalities. Specifically, the following classifications should be introduced:

- / **Arterial Roads**, which are generally intended to accommodate higher traffic volumes, connect more distant destinations, and emphasize movement over access;
- / **Collector Roads**, which are intended to accommodate modest traffic volumes and connect Arterial Roads with Local Roads; and
- / **Local Roads**, which are intended to accommodate lower traffic volumes at slower speeds and provide direct access to properties.

The new classification system will assign each road type a protected right-of-way width, based on historical practices and municipal engineering standards. Each width will also reflect space requirements for infrastructure within the right-of-way, as appropriate. As appropriate, infrastructure may include:

- / Roadways for vehicular movements;
- / Sidewalks for pedestrian movements;
- / Bicycle infrastructure, including segregated lanes, sharrows, cycle tracks, or multi-use pathways;
- / Landscaping;
- / Linear infrastructure, such as pipes or cables; or
- / Street furniture.

As reflected in the County Official Plan, some roads may be planned for a transfer of responsibility between the County and the Municipality. Where a jurisdiction transfer has occurred, or is planned to occur, the status change will be reflected on the new Official Plan Schedules.

4.7 Creating a Community-Based Plan

The preparation of the new Trent Hills Official Plan will be informed by feedback received through public consultation. The Municipality has conducted an online survey to solicit public feedback on prominent land use planning issues, and will be hosting multiple open houses and public meetings to discuss the Official Plan project.

The Plan will also be informed by engagement with Indigenous communities, as well as Provincial and County policy that have each been developed through a broader engagement strategy.

5.0 Conclusion

This Discussion Paper serves to provide background information and a high-level analysis on topics to be incorporated into the new Trent Hills Official Plan. It seeks to explain how the policy and legislative framework must inform the Municipal Official Plan policy direction, and how each of these documents contributes to shaping a healthy community.

The purpose of this paper is also to generate interest in the Official Plan update project and provides a starting point for stakeholder engagement through the planning process. The preparation and release of these Discussion Papers will be followed by engagement with residents, landowners, workers, and Indigenous communities who live, work, and play in Trent Hills.