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Planning Issues Paper

for the

Update to the Official Plan

by

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A. INTRODUCTION

The *Planning Act* requires municipalities to conduct regular reviews of their Official Plans. The existing Official Plan was prepared in 2000, prior to the creation of the Municipality of Trent Hills with the amalgamation of the Municipality of Campbellford/Seymour, the Township of Percy and the Village of Hastings. The Plan is therefore based on planning issues that existed more than 10 years ago.

Since that time the Official Plan has been amended three times. Amendment No. 1 was the result of an Ontario Municipal Board Appeal at the time of approval of the Trent Hills Official Plan. This amendment strengthens the Heritage Resource policies in the plan and added definitions to help clarify how the overall policies of the plan would be applied.

Amendment No. 2 provides policies and designations for that portion of the municipality that is within the Oak Ridges Moraine to bring the Official Plan into conformity with the Oak Ridges Moraine Conservation Plan.

Amendment No. 3 establishes policies which will allow for the creation of Community Improvement Plans.

At the time the Trent Hills Official Plan was being considered for approval by the Minister of Municipal Affairs and Housing, there was also an amendment passed to the Percy Township Official Plan. This amendment was to designate a specific area in Percy to permit a retirement community. This amendment was incorporated into the Trent Hills plan at the time of approval.

These policies establish the framework for the municipality's support and implementation of a program to encourage the maintenance, rehabilitation and redevelopment of commercial and industrial areas within Trent Hills.

In the past ten years there have been many changes to the provincial planning policy framework that affects the Municipality. These include the revisions to the Planning Act, the Provincial Policy Statement in 2005 and Places to Grow, the Growth Plan for the Greater Golden Horseshoe issued in 2006 and the Green

Energy Act. The provisions of these initiatives significantly impact future land use planning in the Municipality of Trent Hills.

In addition to the Provincial Changes, the County of Northumberland has completed its Growth Management Strategy which is intended to implement the requirements of Places to Grow. The Municipality is required to bring its Official Plan into conformity to Places to Grow by June 2010.

Other studies have been completed by the Municipality which need to be addressed in the Official Plan include the following:

- Natural Heritage Study
- Economic Development Strategy and Update
- Second Crossing

B. SITUATIONAL ANALYSIS

Trent Hills is strategically located along the Trent Severn Waterway in Northumberland County in eastern Ontario. It is conveniently located with reasonable road access to the Greater Toronto Area and the National Capital Region. With a current population of approximately 12,500, Trent Hills was created through the amalgamation of the former municipalities of Campbellford, Township of Seymour, the Village of Hastings and the Township of Percy. Trent Hills is a diverse and prosperous area with a strong agricultural community and three distinct urban centres – Campbellford, Hastings and Warkworth.

Campbellford has the largest selection of businesses in its downtown with specialty shops, markets and professional services. Warkworth has a unique collection of art galleries, home décor stores while downtown Hastings offers goods and services to residents and tourists. Each community has an active business association active in downtown beautification projects and marketing.

There are 34 manufacturers in Trent Hills employing approximately 900 persons. Major industrial products are food products, chemical wood products, vehicle body manufacturing, and metal fabrication. Key businesses are Natural Chemistry, Blommer Chocolate Company, Dart Cup, Eagle Airfield, Precision Wood Products and Sprucewood Brands.

In addition to the three urban settlements, a significant proportion of the residents live in rural settlement areas. These include the 10 Hamlets (rural settlement areas identified in Places to Grow) residents associated with recreational developments and shoreline residential development. To date there has been very limited development in the form of infilling in these areas. Due to the emphasis of the Growth Plan to ensure that the majority of development occurs

in the main centres on full municipal services, it is anticipated that the rural settlements will remain locations for very limited development.

The agricultural community is an important component of the economy and quality of life in Trent Hills. In 2006, there were more than 300 farms in Trent Hills with an agriculture labour force of 510 persons and gross receipts of \$24 million. The agricultural industry is quite diverse, varying from the traditional dairy and crop farming to the raising of specialty animals such as elk and deer, with specialty crops such as maple syrup and the production of cheese.

Key agricultural producers are Empire Cheese Factory, Sandy Flat Sugar Bush and a number of recognized organic and livestock farms, which include such exotic choices as bison, elk, and some rare sheep breeds to the more standard pork, beef and a growing list of vegetable growers.

Due to its location of the Trent-Severn waterway, Trent Hills is evolving as a tourist destination and equally as a business destination with a strong sense of community and a valuable quality of life. The varied topography, picturesque roadways, views and rolling, wooded landscapes interspersed with farmland, the municipality is attracting people to locate here for the quality of life.

C. REVIEW OF PLANNING DOCUMENTS

The future development of Trent Hills is impacted by a number of pieces of significant provincial legislation and County and local initiatives that have been introduced during the last ten years since the existing Official Plan was approved. The following is a summary of more relevant documents that must be considered when reviewing the Official Plan.

1. PLANNING ACT

The Planning Act governs land use planning in the Province. It has recently been amended to require that the Council of a municipality that has adopted an official plan shall, not less frequently than every five years, revise the official plan as required to ensure that it:

- conforms with Provincial Plans;
- has regard for matters of Provincial interest; and,
- is consistent with Provincial Policy Statements.

The *Planning and Conservation Land Statute Law Amendment Act* (Bill 51), which came into effect on January 1, 2007, also introduced additional requirements regarding public notification and complete applications that need to be incorporated into the Official Plan. Municipalities can require an applicant to

provide, at the time a planning application is submitted, all information or material that Council determines is necessary to constitute a complete application. Bill 51 requires that policies identifying what information or material are required as part of a complete application be adopted into an official plan. In addition, municipalities can adopt a by-law requiring application to pre-consult before submitting an application for development.

Bill 51 also addressed employment lands. The conversion of lands designated from employment lands now requires a municipally initiated comprehensive review. The uses permitted in such areas are identified in the legislation. The permitted uses do not include major retail uses. An application to remove lands from an employment area cannot be appealed to the Ontario Municipal Board, if the application is refused by Council.

2. PROVINCIAL POLICY STATEMENT 2005

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS focuses growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. Efficient development patterns promote a mix of housing, employment, parks and open spaces, and transportation choices that facilitate pedestrian mobility and other modes of travel. Intensification and redevelopment are important components of efficient use of infrastructure, especially within built-up areas. Natural heritage resources, water, agricultural lands, mineral resources, and cultural heritage and archaeological resources are to be managed in a sustainable way to protect essential ecological processes and public health and safety, minimize environmental and social impacts and meet the long-term needs of the residents.

A major priority of the PPS is to protect the prime agricultural lands. The uses within this designation are limited to agricultural uses, secondary uses and agriculture-related uses. Lot creation in prime agricultural uses is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses;
- c) a residence surplus to a farming operation as a result of farm consolidation; and
- d) infrastructure.

The PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land uses patterns, accommodating an appropriate range and mix of residential, employment, recreational and open

space uses to meet long-term needs, promoting cost-effective development standards to minimize land consumption and servicing costs and by ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Land use patterns within settlement areas are to be based on:

- densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansions; and which minimize negative impacts to air quality and climate change, and promote energy efficiency.
- a range of uses and opportunities for intensification and redevelopment

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

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.

Natural features and areas are to be protected for the long term through the maintenance of the ecological functions and biodiversity of natural heritage systems. Development and site alteration are not permitted in significant habitat of endangered species and threatened species and significant woodlands. In addition, significant built heritage resources and significant cultural heritage landscapes are to be conserved.

3. PLACES TO GROW – GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2006

The Growth Plan is intended to guide decisions on a wide range of issues such as transportation, infrastructure planning, land-use planning, urban form, housing natural heritage and resource protection – in the interest of promoting economic prosperity. It provides policy directions that:

- direct growth to built-up areas where the capacity exists to best accommodate the expected population and employment growth while providing strict criteria for settlement area boundary expansions;
- promote transit-supportive densities and a healthy mix of residential and employment land uses;
- preserve employment areas for future economic opportunities;

- identify and support a transportation network that links urban growth centres;
- plan for community infrastructure to support growth;
- ensure sustainable water and wastewater services are available to support future growth;
- identify natural systems and prime agricultural areas and enhance the conservation of these valuable resources; and,
- support the protection and conservation of water, energy, air and cultural heritage, as well as integrated approaches to waste management.

Population and employment growth forecasts have been prepared for all upper and single tier municipalities to be used for planning and managing growth. In addition, built-up areas and designated greenfield areas have been identified for all settlement areas. By 2015 and for each year thereafter, a minimum of 40 % of all residential development occurring annually within each upper tier municipality is required to be within the built-up area.

All municipalities are required to develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will –

- be based on the growth forecasts as allocated to lower tier municipalities;
- encourage intensification generally throughout the built-up area;
- identify intensification areas to support achievement of the intensification target;
- incorporate the built boundary delineated;
- recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification;
- facilitate and promote intensification;
- identify the appropriate type and scale of development in intensification areas;
- include density target for urban growth centres where applicable, a minimum density target for other intensification areas consistent with the planned transit service levels, and any transit-supportive land-use guidelines established by the province;
- a plan for a range and mix of housing taking into account affordable housing needs – minimum affordable housing targets are to be established and implemented; and,
- encourage the creation of secondary suites throughout the built-up area.

An adequate supply of lands providing locations for a variety of appropriate employment uses is to be maintained to accommodate the growth forecasts prepared by the province. Municipalities are required to promote economic development and competitiveness by:

- providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- planning for, protecting and preserving employment areas for current and future uses; and,
- ensuring the necessary infrastructure is provided to support current and forecasts employment needs.

New development taking place in designated Greenfield areas is to be planned designated, zoned and designed in a manner that –

- contributes to creating complete communities;
- creates street configurations, densities, and an urban form that support working, cycling, and the early integration and sustained viability of transit services;
- provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods; and,
- creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.

The designated Greenfield area of each upper tier municipality is to be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare. However, this minimum target can be reduced within the 'outer ring' within which Northumberland County is located. The density is intended to be measured across the entire upper tier planning jurisdiction, which means that some areas may have higher densities than others within the County.

Municipalities are required to develop and implement transportation demand management policies in official plans or other planning documents to reduce trip distance and time and increase the modal share of alternatives to the automobile. In addition, municipalities are required to ensure that pedestrian and bicycle networks are integrated into transportation planning.

The Growth Plan recognizes that rural settlement areas are key to the vitality and economic well-being of rural communities. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and area businesses. New multiple lots and

units for residential development are directed to settlement areas and may be allowed in rural areas in site-specific locations with approved zoning or designations that permit this type of development as of June 2006.

With respect to the County of Northumberland, the Growth Plan indicates that the population of the County will increase from 80,000 in 2001 to 96,000 by 2031. In addition, the Growth Plan also indicates that the number of jobs in the County will increase from 29,000 to 33,000 by 2031, which translates into an increase of 4000 jobs or one job per four persons population growth. Compared to other jurisdictions in the Greater Golden Horseshoe, the activity rates that have been applied by the Province to Northumberland is relatively low, and is intended to reflect the relatively rural nature of the area, and its proximity to other larger employment centres such as Durham, York and Toronto, where many of its residents seek and maintain employment.

Upper-tier municipalities, such as Northumberland County, are required to prepare policies that will implement the growth forecasts, intensification targets and density targets.

4. COUNTY OF NORTHUMBERLAND GROWTH MANAGEMENT STRATEGY

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

The final Growth Management Strategy was completed in December 2010. This report summarized the GMS process which consisted of the following six distinct phases:

- The establishment of the Northumberland context and the basis for determining how to move forward;
- The determination and evaluation of the actual supply of land available for development in the County;
- An understanding and evaluation of the implications of Provincial policy on Northumberland;
- The identification of reasonable population and employment allocation alternatives based on Growth Plan forecasts;

- The identification of possible alternative approaches to allocating population and employment growth in Northumberland, based on the Northumberland context; and,
- The development of a growth and development strategy that moves the County of Northumberland forward.

The following is information contained within the GMS that pertains specifically to Trent Hills that provided the basis for the population allocation:

- In 2006 the population for Trent Hills was 12,447 and the average annual growth rate of the municipality was 0.7% for the thirty year period between 1976 and 2006.
- The majority of the households in Trent Hills, almost 80%, were constructed prior to 1986. In the five year period between 2002 and 2006, 320 detached dwellings constructed.
- The municipal water systems in Hastings, Campbellford and Warkworth have the capacity to support limited growth; however, at the time the GMS was initiated there were issues of capacity in the sewer systems caused by infiltration and combined storm water and sewage systems. Since 2006 the Municipality has reduced storm water infiltration, illegal storm connections to the system, encouraged water conservation and carried out numerous projects to separate combined systems. This has resulted in capacity for additional development in all three of the urban areas.
- In Campbellford 4,100 people are serviced by existing water supply system and there is a capacity for 3,166 additional serviceable population. With respect to wastewater treatment 3,800 population is serviced with a capacity of an additional 1,118 people.
- In Hastings, 1250 are serviced by existing water supply system with a capacity of 2,251 additional people. With respect to wastewater treatment, 1,100 of the population is serviced while there is capacity for an additional 1,020 people.
- Warkworth has 725 people connected to the water supply system that had the capacity to an additional 768 people. There are 725 people connected to the waste water treatment facility and there is demonstrated capacity for an additional 120 people.
- Campbellford has increased its capacity to support particular types of industrial or commercial developments. Trent Hills is continuing to take steps to correct this problem through upgrading of infrastructure to replace aging sanitary sewers etc.

➤ Places to Grow requires the identification of a built boundary for urban settlements. Built boundaries have been provided for Campbellford and Hastings. The boundary is intended to designate the portions of the urban areas that are “built-up” and those that are considered to be “greenfield”. Warkworth was not provided with a built boundary and therefore all future development within that community on the existing vacant land within the urban area, 112 hectares, can be considered as intensification. The built boundaries are to be incorporated into the Official Plan.

It was determined that Campbellford has 277 hectares of Greenfield land within the urban area, while Hastings has 71 hectares.

The population allocation for urban areas is to be 80% and 20% for rural areas. The urban population was allocated based on an analysis of a number of variables that related to the size of the urban community, the amount of infrastructure available and the amount of designated lands. The rural population was allocated amongst the rural settlement areas, including Warkworth, on a municipality by municipality basis solely on the amount of designated land in the rural settlement areas.

The population allocation to 2031 for Trent Hills is as follows:

Campbellford	865 persons
Hastings	268 persons
Rural (includes Warkworth)	120 persons
Total	1,253 persons

The GMS also examined the Employment forecasts and allocation within the County. The Growth Plan allows for 4,000 new jobs in the County, which represents 1 job per 4 new people. Fifty percent of the expected jobs are anticipated to locate on lands presently designated for employment or industrial purposes in urban areas.

The employment allocation of jobs to 2031 for Trent Hills is as follows:

Campbellford	220 jobs
Hastings	68 jobs
Rural (includes Warkworth)	30 jobs
Total	318 jobs

The GMS concludes that there is sufficient land designated for residential and employment growth in Trent Hills.

The GMS also addresses a number of planning considerations that should be considered in the official plan conformity exercise that each of the area municipalities must conduct in 2010. These planning considerations include:

- all proposed development within the built boundary should automatically be given consideration
- on lands outside the built boundary the following conditions are suggested:
 - 1) the lands are located adjacent to an existing or proposed development area;
 - 2) the lands are already within the Settlement Area (in other words, a settlement expansion is not proposed, even if there is capacity in the wastewater treatment plant at the time for the development);
 - 3) the infrastructure required to service that development is available;
 - 4) a range of housing types are proposed;
 - 5) the density of the proposed development is at the minimum density target established in the Growth Management Strategy/Official Plan; and
 - 6) the proposed development assists in making the best use of existing infrastructure and community facilities, such as parks, schools and community centres.

The GMS also addressed intensification – that is development within the built-up area of each urban centre with the exception of Warkworth. It was determined that it is appropriate to accept the minimum intensification target of 40 % since the infrastructure and land required for intensification is available within the built boundaries that exist at the present time.

Urban Area	Intensification	Greenfield	Total
Campbellford	290 units – 36.12%	575 units – 63.88%	865 units
Hastings	72 units – 26.87%	196 units – 73.13%	268 units
Total	362 units	771 units	1,133 units

Source: County of Northumberland Growth Management Strategy

The GMS also provides a number of future policy directions to be included in Trent Hills Official Plan. They are divided into urban and rural policy directions, with the urban policy directions applying to Campbellford and Hastings. The urban policy directions include the following:

- the establishment of the urban area boundaries, including the built boundary;
- the planning horizon of 2031;
- Intensification and redevelopment including accessory apartments and a housing strategy;
- Employment lands; and,

- Greenfield densities.

The rural policy directions include the following:

- the population allocation;
- establishment of boundaries of rural settlements;
- creation of new lots by consent.

The Growth Management Strategy will require implementation through the update of Trent Hills Official Plan.

5. Natural Heritage Report May 2001

In May 2001, in partnership with several of the municipalities within the Bay of Quinte, and under the umbrella of the Bay of Quinte Remedial Action Plan, Lower Trent Conservation released a Natural Heritage Report. The purpose of the Natural Heritage Report was to define the natural heritage system for the participating municipalities in the watershed, and to suggest ways they might develop a natural heritage system for the area and suggests methods for the protection and enhancement of the biological diversity.

The Natural Heritage Report represents the first phase of preparing a natural heritage system in the watershed. The second phase was public consultation and involvement. The information gleaned through the public consultation process was used to prepare the Natural Heritage Strategy. The public consultation process showed that there was support in the community for the implementation of a Natural Heritage Strategy. The final phase addressed the methods of implementing the Strategy.

In the first phase, the preparation of the Natural Heritage Report, the key components of the Natural Heritage System were mapped and include woodlands, wetlands, areas of natural and scientific interest, watercourses and valley lands in the watershed. This mapping is based on the best information available. Significance was then assigned to these areas based on specific criteria.

There are recommendations contained in the report for the consideration by Trent Hills and its residents that are aimed at ecosystem protection and enhancement through:

1. Municipal Planning – protection of core areas such as upland habitats, wetlands and riparian lands;
2. Stewardship – guidelines to help focus and encourage private landowner stewardship activities; and,
3. Restoration – guidelines to help identify potential restoration sites throughout the range of habitats present.

The Report identifies that the ultimate goal of completing and implementing a natural heritage strategy is a healthy, functioning and diverse ecosystem. Protection of the natural systems, such as forests, wetlands and riparian areas is also the key to the protection of valuable water resources. Other benefits include:

- social and economic benefits of a healthy environment;
- the natural heritage system is complimentary to the agricultural sector;
- long-term protection of the environment and implementation of the Bay of Quinte Remedial Action Plan objectives and recommendations;
- development of a methodology to apply to other areas within the Bay of Quinte watershed;
- ongoing database development and monitoring;
- implementation of provincial policy;
- helps address cross-boundary natural heritage issues; and,
- responds to climate change.

Through the process of preparing the Strategy , it was determined that the Environmental policies in the Trent Hills Official Plan are appropriate for the protection, enhancement and restoration of the significant natural features that form the Natural Heritage System. However, since the preparation of the strategy there have been additional environmental setback requirements incorporated into the Provincial Policy Statement that need to be considered in the review of the Official Plan.

6. Trent Hills Economic Development Strategic Plan 2005-2008 and Update

The purpose of this document is to provide a guideline for taking actions that will strengthen economic growth in the communities of Trent Hills. This strategic plan is intended to sustain the quality of life that is enjoyed by residents and to attract new investment that expands and diversifies the economic base of the community. A number of strategic priorities were acted upon and for the most part the Strategy has been implemented.

For example, the strategy identified the commercial sector and the downtowns for action. Retention and expansion of retail outlets, professional and personal care services and tourism-related businesses was identified as a priority. In this regard, the community undertook community improvement planning (CIP) and produced plans for the downtown areas of Campbellford, Hastings and Warkworth, and, for brownfield sites, using the Tannery property in Hastings as the case study. The Downtown CIP and associated incentive programs have been in use since 2007 and have increased private investment in the downtowns.

The Municipality is currently updating this Strategic Plan and has prepared a Background Paper for the Update. The preparation of the Update utilizes considerable input from the community and identifies a number of priorities for action.

D. ISSUES

1. Sustainable Development

Sustainable development is not a new concept and was originally defined by the Brundtland Report more than 20 years ago as:

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.... In essence sustainable development is a process of change in which exploitation of resources, the direction of investments, the orientation of technological developments and institutional change are all in harmony and enhance current and future potential to meet human needs and aspirations.

(Source: World Commission on Environment and Development, **Our Common Future** also known as the Brundtland Report, 1987)

The Ontario Professional Planners Institute, in cooperation with several health agencies, by issuing *Healthy Communities, Sustainable Communities: A Call to Action* have called upon its members and other professional and elected officials who influence the development of communities in Ontario to adopt five priorities for action:

- Implement healthier land use and transportation design.
- Balance walking, cycling and transit use with automobile use.
- Address air quality related to mixed land uses and higher densities.
- Plan for different community needs including high growth and declining economies.
- Enable communities to take control and manage growth in a healthy and sustainable fashion.

The public consultation process for the update of the municipality's Economic Development Strategy identified the priority for sustainable development in that "Growth must be balanced to support our economic goals while protecting our small/rural lifestyle, our high quality natural environment and assets such as the waterway and recreational areas."

The consultation has determined that the municipality's focus should be on small scale development and the reuse and revitalization of existing buildings and serviced land.

Community representatives also said that the municipality's growth and economic goals must be financially sustainable. This too is consistent with provincial policy which requires the efficient use of existing infrastructure and careful consideration of new infrastructure investment.

Community representatives believe that a creative, knowledge-based economy will give Trent Hills its competitive edge and that Trent Hills offers a lifestyle and quality of life that many in the creative economy are seeking.

For the creative economy to thrive, infrastructure needs such as widely accessible high speed telecommunications must be available.

Sustainable growth is consistent with the recommendations of the ***Northumberland Growth Management Strategy***, the ***Places to Growth Act***, the ***Growth Plan for the Greater Golden Horseshoe*** and the ***Provincial Policy Statement***.

Rural Development

Traditionally, a large percentage of the growth experienced in Trent Hills has been located outside of the three urban centres. Rural development has occurred along the shores of the Trent-Severn Waterway, in hamlets and on lots created in the rural area, usually as a farm retirement lot or residential infilling. There still appears to be pressures for more rural residential development in the Municipality.

Development outside of the settlement areas in Trent Hills is severely limited by the Provincial Policy Statement and the Growth Plan. According to recent provincial legislation, rural lot creation is now only permitted for agriculturally related purposes. This restriction has to be balanced with the increased support for considering diversification of the agricultural economy through value-added small-scale agricultural industries and commercial uses.

It is noted, however, that all existing vacant lots of record and lands within designations within the rural areas can be developed in accordance with the rules that existed when the approvals were given.

There are a number of attractive roads in the Municipality that may merit the designation of a heritage road. Such a designation would recognize the attractive attributes of the area and could be used to encourage tourism. Trent Hills is becoming a popular destination for area for day tripping and rural rambles.

Servicing

The majority of future growth is directed to urban centres that have serviced with municipal water and sewers. One of the main principles of the Growth Plan is that only population growth that can be serviced by existing wastewater treatment and water supply infrastructure, (where there is reserve capacity in the system) should occur in urban areas.

The amount of capacity within the systems was examined through the County's Growth Management Strategy

WWTP reserve capacity	population	water supply reserve capacity
Campbellford	1118	
Hastings	1020	

According to the County's Study, There are limited reserves left in the wastewater treatment and the water supply facilities in Warkworth. However, there have been recent improvements to the system which have resulted in the availability of a limited amount of capacity which would then permit an increase in the population of that community.

Housing Type and Tenure

The predominant form of housing in Trent Hills is single detached. Since the creation of Trent Hills there has been an attempt to encourage a greater range of housing. Places to Grow, the PPS and the Growth Management Strategy all identify the need to provide housing of variety and greater density. In order to meet the targets and be consistent with Places to Grow, new housing will need to be built at a higher density and opportunities for infilling and intensification examined prior to approving more single detached housing in Greenfield areas.

Energy Conservation and Environmental Sustainability

The community has supported in the past and continues to support initiatives that promote energy conservation and environmental sustainability. Alternate forms of energy are encouraged by the Province through the enactment of the Green Energy Act. Although this Act details an approval process for various alternate energy proposals that provides for a limited amount of involvement by the local municipality, the subject should be addressed in the official plan where appropriate.

Recent changes to the *Planning Act* and Ontario Building Code enable the municipality to require more environmentally sustainable development. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is a nationally accepted benchmark for the design, construction and operation of high performance green buildings. Other benchmarks are also being recognized that provide a whole-building approach to sustainability. Policies can be included in an official plan that promote the use of solar panels,

green roofs, and other building design elements that promote more sustainable development.

The municipality is in the process of examining its use of energy and may adopt energy efficient standards and guidelines for public and private works in Trent Hills and well as its facilities.

Heritage Conservation

An important aspect to the quality of life in Trent Hills is the heritage resources found not only in the three urban centres but also throughout the rural area. The Heritage Committee has reviewed the existing heritage policies in the official plan and are suggesting that the policies be revised to recognize the strong commitment of the community to heritage and the preservation of cultural heritage assets. Various methods of implementation were also discussed and will be incorporated into the Official Plan.