



Working together with our community

Page 1 of 4

Public Hearings Committee – October 08, 2025

Subject: Municipally initiated Official Plan Amendment OPNPL2025272 and Zoning By-law Amendment ZNPL2025289 propose to carry out the Long Point Region Source Protection Plan update pertaining to the decommissioning of the Lehman Dam in Delhi for the lands described as Part of Concession 1 Lots 40 to 45, Township of Middleton, Norfolk County.

Report Number: CDS 25-063
Division: Community and Development Services
Department: Planning
Ward: Ward 2
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS 25-063 for development application OPNPL2025272 and ZNPL2025289 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 ("Planning Act"), a notice of the statutory public meeting was published 20 days in advance of the Public Meeting.

Discussion:

Municipally initiated OPNPL2025272 and ZNPL2025289 propose to carry out the Long Point Region Source Protection Plan update pertaining to the decommissioning of the Lehman Dam in Delhi.

The amendment proposes to update policy 3.3.1 of the Official Plan and remove the mapping overlay of Intake Protection Zones 1 and 2 (IPZ-1 and IPZ-2) from Official Plan Schedule D3- Water Resources and Zoning By-law 1-Z-2014 Schedule B-3.

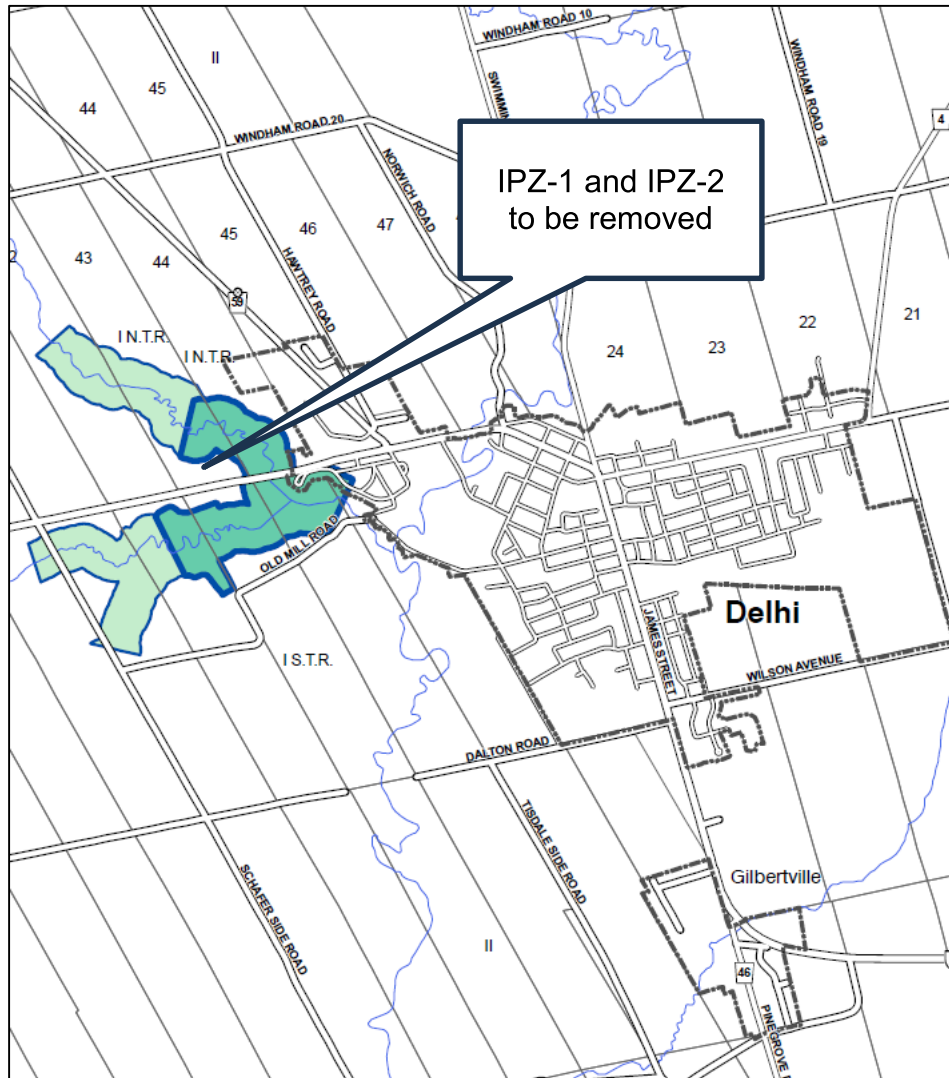


Figure 1 Official Plan Schedule D3- Water Resources



Figure 2: Zoning By-law 1-Z-2014 Schedule B-3

The referenced IPZ-1 and IPZ-2 were previously associated with drinking water threats for the Lehman Dam surface water intake for the lands described as Part of Concession 1 Lots 40 to 45, Township of Middleton, Norfolk County.

An overview summary of the development application(s) that have been submitted for the subject lands is contained within Attachment A.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Sustaining Norfolk - Creating a sustainable community and a positive legacy

Conclusion:

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, “complete” development applications.

Attachments:

Attachment A - Development Applications Overview
Attachment B - Source Protection Plan Policies
Attachment C - Long Point Region Assessment Report
Attachment D - Proposed Official Plan Amending By-law
Attachment E - Proposed Zoning By-law Amendment

Approval:

Approved By:
Bill Cridland, General Manager, Community and Development Services

Reviewed By:
Alisha Cull, BES, MCIP, RPP, Ec.D., Acting Director, Planning and Realty Services

Prepared By:
Soumaya Ben Miled, Planner

**Municipally-Initiated Official Plan Amendment and
Zoning By-Law Amendment
Overview**

Long Point Region Source Protection Plan Update

Files Numbers: OPNPL2025272 and ZNPL2025289

Statutory Public Hearing

Date: October 8th, 2025

Purpose of the Amendment

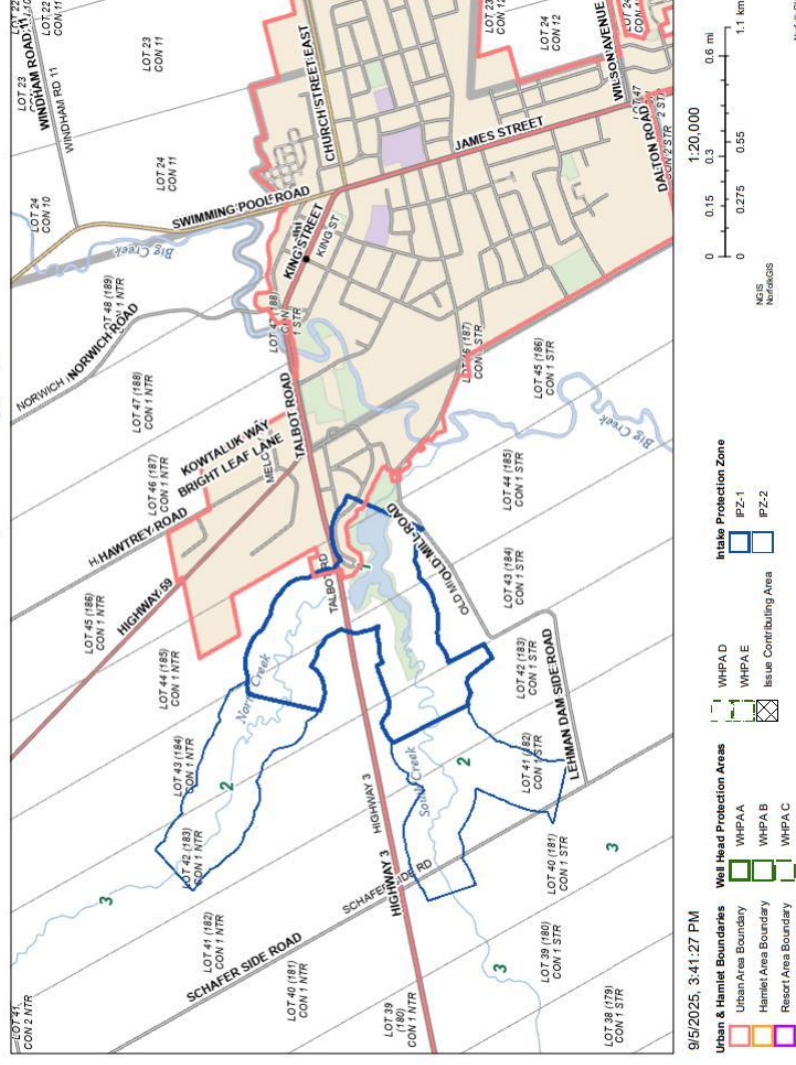
The purpose of the amendment number 169 is to carry out the Long Point Region Source Protection Plan update pertaining to the decommissioning of the Lehman Dam in Delhi.

The amendment proposes to update policy 3.3.1 of the Official Plan and remove the reference to the Intake Protection Zones 1 and 2 (IPZ-1 and IPZ-2) in Delhi previously identified as drinking water threat areas for the Lehman Dam surface water intake.

Location of the Lands Affected

The subject lands
are located on
Part of
Concession 1
Lots 40 to 45,
Township of
Middelton, Norfolk
County.

Norfolk County Staff Mapping



Basis of the Amendment

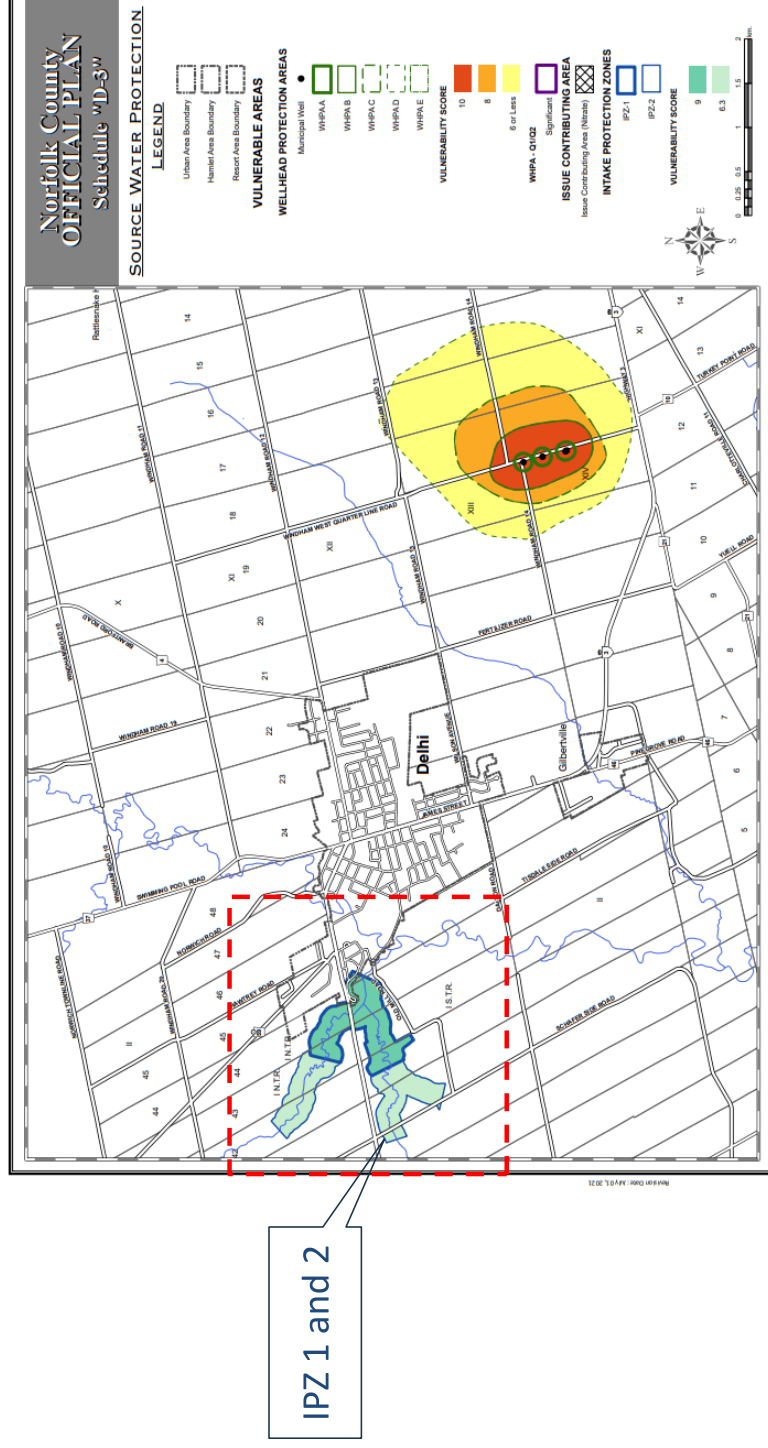
The vulnerable areas and associated drinking water threats for the Lehman Dam surface water intake have been removed from the Long Point Region Source Protection Plan and Assessment Report as the reservoir has been decommissioned and is no longer used for drinking water supply.

The municipally initiated Official Plan amendment proposes to update Policy 3.1.1. and Schedule D3 – Water Resources of the Norfolk County Official Plan.

Norfolk County shall provide proof of compliance to the Source Protection Plan Authority following the adoption of the Official Plan Amendment By-law.

Basis of the Amendment

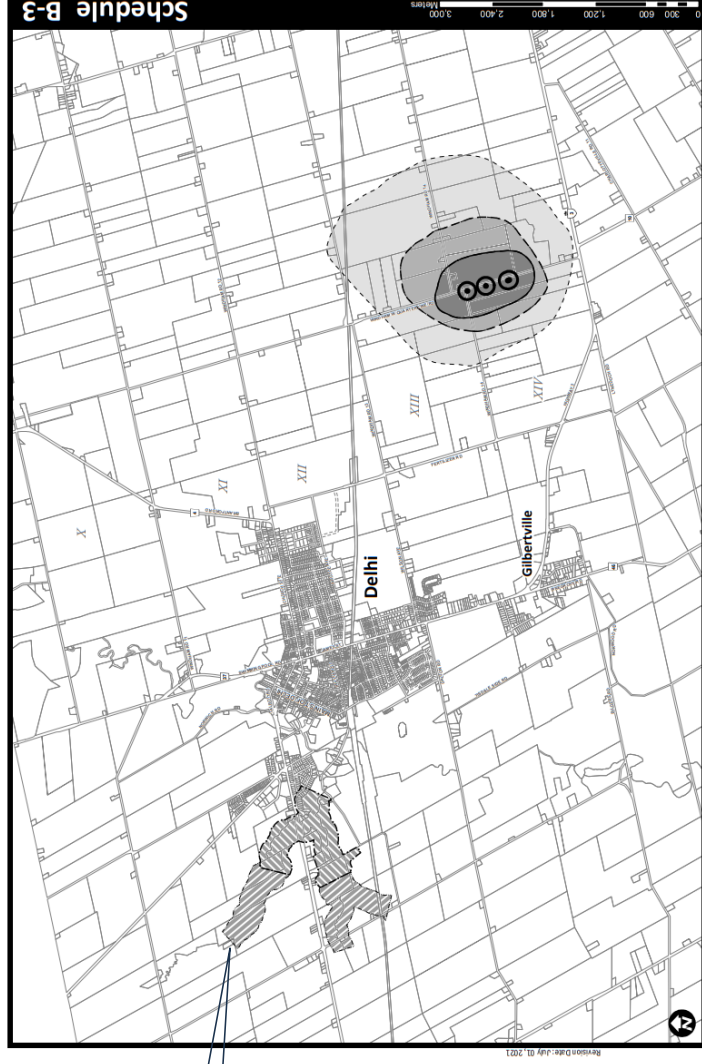
Schedule D3 – Water Resources of the Official Plan to be updated



Basis of the Amendment

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014, more specifically Schedule B-3 – Wellhead Protection Areas.

IPZ 1 and 2



Next Steps & Recommendation

- Review of Public Hearing Input
- Adoption of the Official Plan amending By-law

Public Hearing Committee Report Recommendation:

THAT staff Report CDS-25-063 for the municipally-initiated Official Plan Amendment OPNPL2025272 and Zoning By-law Amendment ZNPL2025289 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

4.0 NORFOLK COUNTY

The following Norfolk County Source Protection Plan policies apply to the following Norfolk County water supply systems as presented in the following Schedules A through G within the Long Point Region watershed.

- Schedule A: Delhi-Courtland Water Supply- Groundwater
- Schedule B: Simcoe Well Supply- Issue Contributing Areas
- Schedule C: Simcoe Well Supply- Northwest Wellfield
- Schedule D: Simcoe Well Supply- Cedar St. & Chapel St. Wellfields
- Schedule E: Simcoe Well Supply – Cedar St. & Chapel St. Wellfields – Water Quantity
- Schedule F: Tillsonburg Water Supply- Southeast Wellfields within Norfolk County
- Schedule G: Waterford Well Supply

4.1 Definitions

General definitions are provided in Volume I of the Source Protection Plan or in the *Clean Water Act, 2006*. Defined terms are intended to capture both the singular and plural forms of these terms.

The following definitions shall apply to the Norfolk County Source Protection Policies.

County– means the Corporation of Norfolk County.

Existing – means an activity that has started or has been engaged in at a location in a vulnerable area before the Source Protection Plan takes effect.

New or Future – means an activity that takes place at a location in a vulnerable area after the Source Protection Plan takes effect, where that activity has never taken place before, or is not an existing activity.

4.2 Norfolk County Source Protection Plan Policies

Policy Number	Source Protection Plan Policies within Norfolk County
Implementation Timing and Transitional Policies	
NC-CW-1.1.1 <i>Implement. & Timing</i>	This source protection plan came into effect on July 1, 2016, the effective date specified in the Notice of Approval posted on the Environmental Bill of Rights Registry. Amendments to the Source Protection Plan are permitted in accordance with the <i>Clean Water Act, 2006</i> , and the General Regulations. The effective date for amended policies, only including but not limited to the addition of new drinking water threats and regulated areas and activities, is the date of posting of the Notice of Approval of the amendment provisions on the Environmental Bill of Rights Registry.
NC-CW-1.1.2 <i>Implement. & Timing</i>	Except as set out below, the policies contained in this Source Protection Plan shall come into effect on the date set by the Minister. <ol style="list-style-type: none"> For Section 57 of the <i>Clean Water Act, 2006</i> if an activity was engaged in at a particular location before the relevant policies within this Source Protection Plan took effect, policies regarding prohibited activities do not apply to a person who engages in the activity at that location until 180 days from the date the Source Protection Plan comes into full force and effect;

Policy Number	Source Protection Plan Policies within Norfolk County
	<ul style="list-style-type: none"> b. For Section 58 of the <i>Clean Water Act, 2006</i> if an activity was engaged in at a particular location before the relevant policies within this Source Protection Plan took effect and the Risk Management Official gives notice to a person who is engaged in the activity at that location that, in the opinion of the Risk Management Official, policies regarding regulated activities should apply to the person who engages in the activity at that location on and after a date specified in the notice that is at least 120 days after the date the notice; c. For Section 59 of the <i>Clean Water Act, 2006</i> policies regarding restricted land uses shall come into effect the same day the relevant policies within Source Protection Plan comes into effect; d. Where the Source Protection Policies require the County and/or the Conservation Authority to develop and implement education and outreach programs as the primary tool for managing or eliminating a particular significant threat, such programs shall be developed and implemented within five (5) years from the date the relevant policies within Source Protection Plan comes into full force and effect. e. For Section 43 of the <i>Clean Water Act, 2006</i> if an activity was engaged in at a particular location before the relevant policies within this Source Protection Plan took effect, amendments to Prescribed Instruments shall be completed within three (3) years from the date the Source Protection Plan or amendment comes into effect; f. For Section 40 and 42 of the <i>Clean Water Act, 2006</i> the Official Plan must be amended and adopted by Council to conform with the significant threat policies within five (5) years from the date of the relevant policies within the Source Protection Plan comes into effect or the next Official Plan review required under Section 26 of the <i>Planning Act</i> and the Zoning By-law within three (3) years from the adoption of the Official Plan conformity amendment.
NC-CW-1.2. <i>Transition</i>	<p>Despite the definition of “existing”, for the purposes of this Plan, where one or more of the following:</p> <ul style="list-style-type: none"> a. A complete application for development under the <i>Planning Act</i> or <i>Condominium Act</i>; b. An application for Environmental Compliance Approval; or c. An application for a Building Permit <p>has been received by the applicable implementing body prior to the final approval date of this Source Protection Plan, a related significant drinking water threat may be permitted subject to the policies pertaining to existing threats. Where the above noted applications have lapsed or been withdrawn, the above noted transition policies no longer apply.</p>
Uses and Areas Designated as Restricted Land Uses	
NC-CW-1.3 <i>Part IV- Restricted Land Uses</i>	<p>In accordance with Section 59 of the <i>Clean Water Act, 2006</i> all land uses, except solely residential uses, where significant drinking water threat activities have been designated for the purpose of Section 57 or Section 58 of the <i>Clean Water Act, 2006</i> are hereby designated as Restricted Land Uses and a written notice from the Risk Management Official shall be required prior to approval of any Building Permit or <i>Planning Act</i> application.</p> <p>Despite the above policy, a site specific proposed land use that is the subject of an application for an approval under the <i>Planning Act</i> (as prescribed in O. Reg. 287/07 Section 62), or for a permit under the <i>Building Code Act</i>, is not designated for the purposes of Section 59 if the applicant can demonstrate to the satisfaction of the planning authority or the Chief Building Official, as the case may be, that a</p>