



Working together with our community

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Public Hearings Committee – July 22, 2025

Subject: 28TPL2025222 / ZNPL2025219 proposing to Amend the Zoning on two parts within the subject lands from Open Space (OS)(H) to Urban Residential Type (R1-B)(H) and (R4). In addition, Special provision 14.1045 is being updated to reflect the updated corresponding Draft Plan of Subdivision Application, for the lands described as, “The Gardens of Delhi Subdivision” in Delhi, Norfolk County.

Report Number: CD 25-10
Division: Community and Development Services
Department: Planning
Ward: Ward 3
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-25-010 for development application(s) 28TPL2025222 & ZNPL2025219 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 posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on July 3, 2025.

Discussion:

In 2023, this project underwent a Draft Plan of Subdivision and Zoning By-Law Amendment (28TPL2023317/ZNPL2023317). The Draft Plan of Subdivision application in 2023 (28TPL2023316) was to facilitate the development of a subdivision consisting of a total of 368 dwelling lots consisting of 123 single detached dwellings, 184 street townhouses and 61 dual frontage townhouses.

The zoning application is to facilitate the appropriate zoning classifications and to revise the definition of “dual frontage townhouse”, provide further clarity on lot provisions, and to increase the rear yard setback from 0 meters to 6 meters for lots zoned R4. Due to changes of ownership, the concept has been amended slightly, resulting in the need for a Redline Draft Plan of Subdivision and respective Zoning By-Law Amendment application to facilitate the new proposal.



Figure 1: Draft Plan of Subdivision Concept.

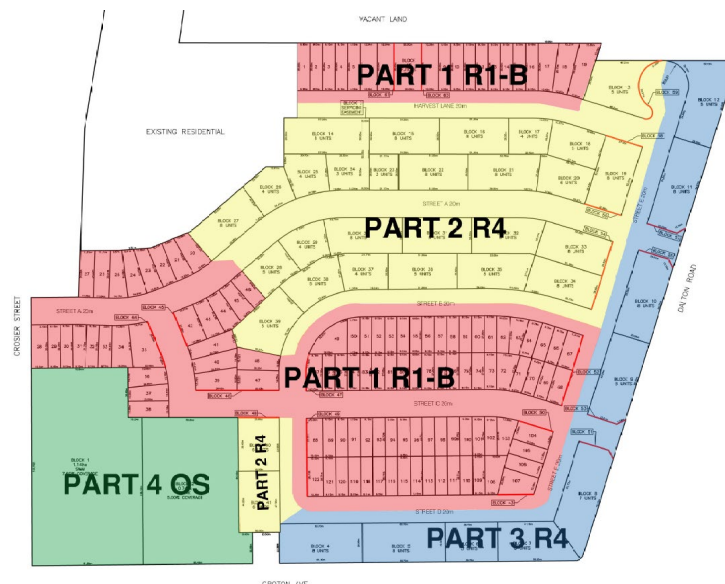


Figure 2: Zoning Plan.

Through this Redline Draft Plan of Subdivision Amendment, the applicant is proposing a Redline Draft Plan of Subdivision to amend Conditions of Draft Plan approval, to realign the existing Draft Plan of Subdivision street alignment, to amend proposed lot depths, street realignment, to amend the unit counts and lastly, the removal of two park blocks (parkettes). More information can be found in Attachment E. Table 1 below provides a comparative analysis of the previous Draft Plan Of Subdivision application in 2023 and the subject proposed changes in this respective Redline application (28TPL2025222).

Table 1: Table outlining the proposed changes from the Draft Plan of Subdivision Application in 2023 (28TPL2023316) and the proposed changes through the Redline Draft Plan of Subdivision Application 28TPL2025222.

28TPL2023316	28TPL2025222	Proposed change
Total units proposed 368 units	Total units proposed 366 units	Reduction of 2 total units
Single Detached Dwellings 123 units	Single Detached Dwellings 122 units	Reduction of 1 Single detached dwelling
Street Townhouses 184 units	Street Townhouses 181 units	Reduction of 3 Street townhouses
Dual Frontage Townhouses 61 units	Dual Frontage Townhouses 63 units	Increase of 2 units

The Zoning By-Law Amendment (ZNPL2025219) seeks to amend the zoning for two parts within the Draft Plan of Subdivision that would have the effect of converting two lots that were originally proposed to be zoned as Open Space. Through the facilitation of the Draft plan of Subdivision process, these parkettes were removed thus resulting in the need for a Zoning Amendment to change these lots from parkland to residential lots. The proposed zoning changes apply to two parts within the Draft Plan of Subdivision as follows:

- Part 5 on Figure 1 above from Open Space with a Holding provision to Urban Residential Type 1-B (R1-B)(H) with amended Special Provision 14.1045.
- Part 6 on Figure 1 above from Open Space with a Holding provision to Urban Residential Type 4 (R4)(H) with amended Special Provision 14.1098;
- Technical updates to Special Provision 14.1045, definition of dual frontage townhouse, to amend the rear yard setback provision and to amend zoning on daylighting and sight triangles

More information in regards to the proposed Zoning By-Law Amendment can be found in Attachment C.

An overview summary of the development applications that have been submitted for the subject property at the northeast corner of Croton Ave. and Dalton Rd. (otherwise known as the Gardens of Delhi Subdivision) is contained within Attachment A. This includes an outline of the site context, the applications, and technical reports, and any

technical or public feedback to date and overview of development considerations. The proposed By-law amendment is included as Attachment C.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority "Building Norfolk" and "Create an Optimal Place for Business".

Explanation: The proposed development will provide additional residential dwellings within the urban boundary of Delhi which is needed to create complete communities.

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 Application Overview
Attachment B Existing Planning Policy and Zoning
Attachment C Technical Comments
Attachment D Proposed Zoning Bylaw Amendment
Attachment E Recommended Draft Plan of Subdivision Redline Conditions

Approval:

Approved By:
Al Meneses
Chief Administrative Officer

Reviewed By:
Bohdan Wynnnyckyj, MCIP, RPP
Director of Planning

Prepared By:
Fabian Serra, M.Sc. (PL)
Planner

Northeast corner of Croton Avenue and Dalton Road(Gardens of Delhi Subdivision), Delhi

Application File Numbers: 28TPL2025222 & ZNPL2025219

Applicant: Delhi Land Partnership

Agent: G. Douglas Vallee Limited

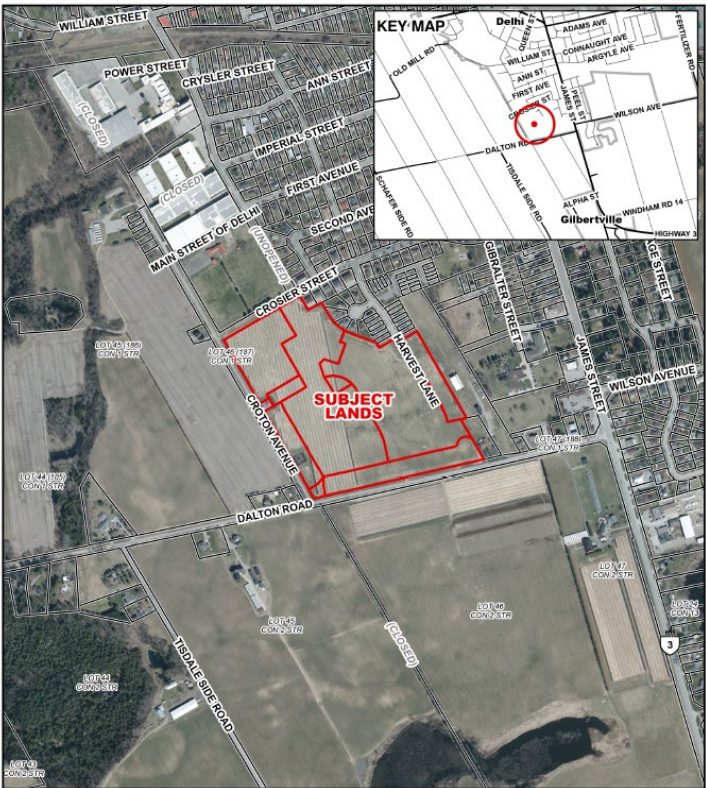
Statutory Public Hearing

Date: July 22nd, 2025

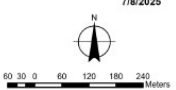
Site Context

MAP A
CONTEXT MAP
Urban Area of DELHI

28TPL2025222
ZNPL2025219



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- 14.82 ha (36 acres)
- Located at the intersection of Croton Avenue and Dalton Road, Delhi
- Located within the Urban Area of Delhi.
- The subject lands are currently vacant.

Surrounding Land:

North: Residential

East: Residential, long term care, commercial

West: Agricultural, single detached dwellings

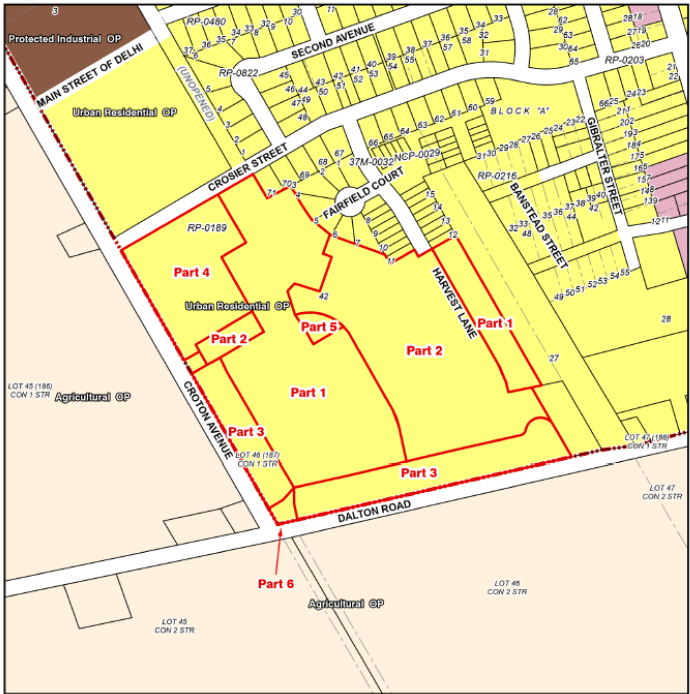
South: Agricultural, single detached dwellings

Site Context

Official Plan Map

MAP B
OFFICIAL PLAN MAP
Urban Area of DELHI

28TPL2025222
ZNPL2025219



Legend

Subject Lands

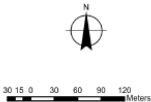
Agricultural

Urban Residential

Commercial

Protected Industrial

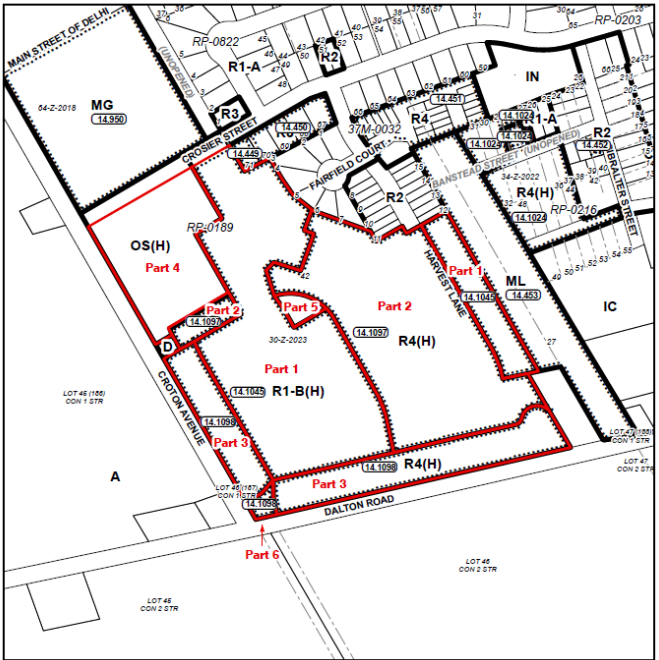
Urban Area Boundary



Proposed Zoning By-law Amendment Map

MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Urban Area of DELHI

28TPL2025222
ZNPL2025219



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

CS - Service Commercial Zone

IC - Community Institutional Zone

D - Development Zone

MG - General Industrial Zone

ML - Light Industrial Zone

IN - Neighbourhood Institutional Zone

OS - Open Space Zone

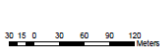
R1-A - Residential R1-A Zone

R1-B - Residential R1-B Zone

R2 - Residential R2 Zone

R3 - Residential R3 Zone

R4 - Residential R4 Zone

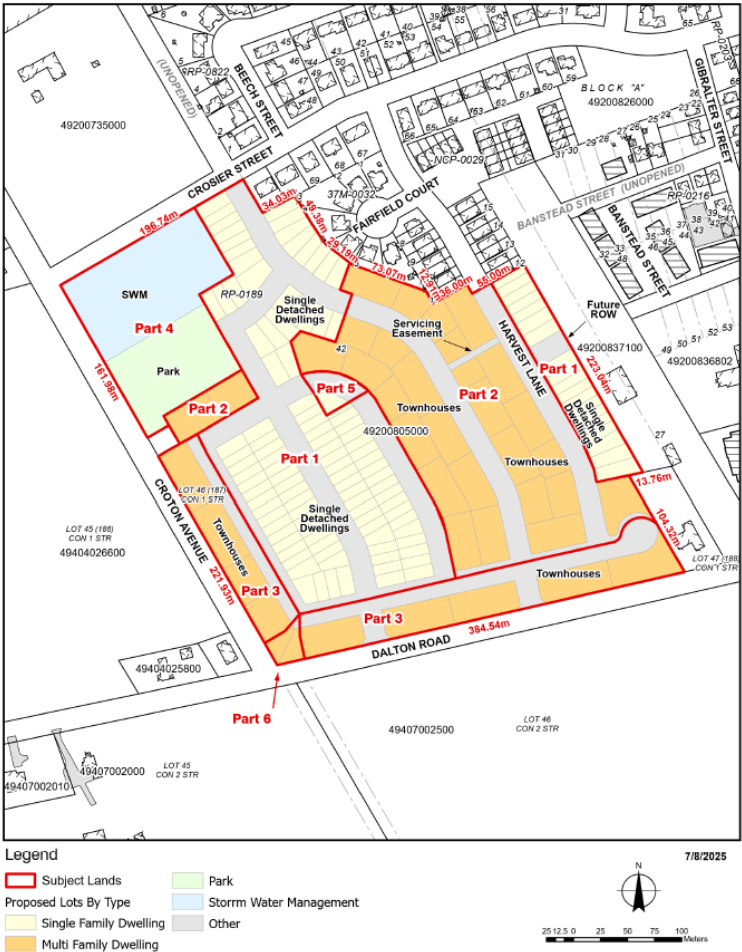


Development Proposal

Concept Plan

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Urban Area of DELHI

28TPL2025222
ZNPL2025219



Proposed Zoning Amendment

- To change the Zoning on Part 6 from Open Space with a Holding provision to Urban Residential Type 4 (R4) (H) with amended Special Provision 14.1098;
- Part 5 from Open Space with a Holding provision to Urban Residential Type 1-B (R1-B) (H) with amended Special Provision 14.1045.
- Technical updates to Special Provision 14.1045, Addition of Special Provision 14.1097 and 14.1098, definition of dual frontage townhouse, to amend the rear yard setback provision and to amend zoning on daylighting and sight triangles.

Preliminary Review

Technical Reports:

- Cover Letter (G. Douglas Vallee Limited, June 2025)
- Proposed Conditions (G. Douglas Vallee Limited, June 2025)
- Phasing Plan (G. Douglas Vallee Limited, June 2025)
- Zoning Map (G. Douglas Vallee Limited, June 2025)
- Draft Plan of Subdivision (G. Douglas Vallee Limited, June 2025)


Technical Comments:

Technical Comments in Attachment C.

Public Input:

No public comments received at this time.

Preliminary Considerations

Key Items		Preliminary Review
Housing		The subject lands are currently vacant. The applicant is proposing to construct 366 residential lot subdivision consisting of 122 single detached dwellings, 181 street townhouse units and 63 Dual Frontage Townhouses.
Parks		The proposed development incorporates a storm water management pond and park space for future residents. Despite the zoning changes, the project still meets the 5% Parkland dedication requirement.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CD 25-010 for development applications 28TPL2025222 and ZNPL2025219 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.

Attachment B - Planning Policy and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development and

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Provincial Policy Statement, 2024

The Provincial Policy Statement is intended to be read in its entirety, and the relevant policies are to be applied in each situation. Chapter 1 Vision for Ontario's Land Use Planning System provides the overall context for Ontario's long-term prosperity and social well-being. It states that Ontario will increase the supply and mix of housing options addressing the full range of housing needs.

Section 2.1.4, Planning for People and Homes, outlines that to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area planning authorities shall maintain the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development and maintains at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitable zoned, including units in draft approved or registered plans.

Section 2.2 of the PPS speaks to policies as it pertains directly to housing. Section 2.2 1 b) outlines that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

The subject land is within the settlement area as defined in the Provincial Policy Statement. Section 2.3.1.1 states that Settlement areas shall be the focus of growth and development. Section 2.3.1.2 states that land use patterns within settlement areas should be based on densities and a mix of land uses that efficiently use land and resources, optimize existing and planned infrastructure and public service facilities and support active transportation.

Policy 3.1.3 states that infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety.

Policy 3.2.1 indicates that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.

Section 3.6 outlines policy as it pertains to Sewage, water and stormwater. Policy 3.6.1 outlines that planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services. Ensures that services are

- provided in a manner that can be sustained by the water resources upon which such services rely,
- is feasible and financially viable over their life cycle,
- protects human health and safety, and the natural environment, including the quality and quantity of water; and
- aligns with comprehensive municipal planning for these services, where applicable.

Furthermore, sewage and water services shall, promote water and energy conservation and efficiency; integrate servicing and land use considerations at all stages of the planning process; consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply.

Section 3.6.2 indicates that Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

Section 3.6.8 states that Planning for storm water management shall:

- be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle.
- minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads.
- minimize erosion and changes in water balance including through the use of green infrastructure.
- mitigate risks to human health, safety, property and the environment.
- maximize the extent and function of vegetative and pervious surfaces.
- promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and
- align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

Policy Section 3.9 provides policies regards to Public Spaces, Recreation, Parks, Trails and Open Space. Subsection 1 further outlines that healthy, active and inclusive communities should be promoted by:

- planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity.
- planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.
- providing opportunities for public access to shorelines; and
- recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

Planning Comments: *The proposed draft plan of subdivision and zoning by-law amendment would provide roughly a variety of housing options that will provide 366 total units available to the community of Delhi. This development will help the County meet its 15% targets as outlined above. The proposal also meets the park, recreation and open space policies as the development will include both a storm water management pond and a park while maintaining the 5% parkland dedication requirement.*

Norfolk County Official Plan

The subject lands are currently designated “Urban Residential” in the Norfolk County Official Plan.

Section 2.2.3.2 of the Official Plan outlines objectives surrounding Maintaining and Enhancing the Rural and Small Town Character, in which policy e) states that “Develop land use patterns in the Urban Areas that are compact and efficient”.

Section 2.2.4.2 outlines the objectives of maintaining a high quality of life in that the County must provide a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects.

Planning Comments: *The proposed development consists of a variety of single detached dwellings, townhouse dwellings as well as dual frontage townhouses. The proposal includes a park and will look to increase the housing supply within Norfolk, specifically within the Urban Area of Delhi.*

Section 5.3 b of the Norfolk County Official Plan outlines policies surrounding Housing. This section outlines that the County is to ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change, while meeting the social, health and well-being of both current and future residents, including those with special needs.

Section 5.3.1 Residential Intensification f) outlines a list of criteria in which infill development, intensification and redevelopment of sites is based on. The criteria is as follows:

- i. The development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;
- ii. The existing water and sanitary sewer services can accommodate the additional development;
- iii. The road network can accommodate the traffic generated;
- iv. The proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- v. The proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.

Planning Comments: *The proposed residential subdivision would increase density form of housing within the Urban area of Delhi.*

Section 6.4 b) i) of the Norfolk County Official Plan outlines that Urban areas will incorporate a full range of housing types, including affordable and special needs housing.

Section 6.5.3 outlines policies pertaining to the Urban Area of Delhi. The Official Plan outlines that the County will support and promote the continued development of Delhi as the third largest Urban Area in the County and that the County supports the development of full range of housing types in the Delhi Urban Area, including affordable and special needs housing

Section 7.7.2 of the Norfolk County Official Plan outlines the land use policies of the Urban Residential Land Use designation of the Norfolk County Official Plan. Section 7.7.2 a) states that “Single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare (uph).” Section 7.7.2 b) states that a “Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph, New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:

- the density, height and character of the development shall have regard to adjacent uses;
- the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;
- the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;
- the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County, save and except for in the Courtland Urban Area, where private septic systems shall be permitted;
- the development is adequately serviced by parks and school facilities;
- in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required;
- the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized;

Section 8.9.1 outlines the policies surrounding Services in the Urban Areas of Norfolk County. Subsection c) states, all development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems.

Section 8.9.3 outlines the policies surrounding Servicing allocation and phasing. Subsection a) states, when unallocated servicing capacity does not exist for a proposed development, the County shall defer the processing of the planning application until capacity is available, or until a servicing agreement is in place to ensure that such capacity will be available to service the development. Draft approved plans of

subdivision may only proceed to registration if sufficient servicing capacity continues to exist.

Norfolk County Zoning By-Law 1-Z-2014

The subject lands are currently zoned Urban Residential Type 1 (R1-B) with a Holding and Urban Residential Type 2 (R4) with a Holding (H) on the property in the Norfolk County Zoning By-Law.

Section 5.1.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the R1-B Zone. They are as follows:

- a) dwelling, single detached
- b) bed & breakfast, subject to Subsection 3.4
- c) home occupation
- d) accessory residential dwelling unit, subject to Subsection 3.2.3.

Section 5.4.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the R4 Zone. They are as follows:

- a) group townhouse
- b) stacked townhouse
- c) street townhouse
- d) semi-detached, duplex, tri-plex and four-plex dwellings provided they are located on the same lot with, and in accordance with the Zone provisions of, group townhouse
- e) home occupation
- f) accessory residential dwelling unit, subject to Subsection 3.2.3.[7-Z-2020]

Section 9.1.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the Open Space (OS) Zone. They are as follows:

- a) campground
- b) dwelling, single detached
- c) dwelling unit in any permitted non-residential building – maximum one (1)
- d) fairground
- e) golf course
- f) golf driving range
- g) home occupation
- h) park
- i) place of recreation ancillary to a golf course but excluding an arena
- j) place of sports and recreation.

The application looks to Amend the Zoning on two parts (Part 5 & 6).

The purpose of this By-Law is to change the zoning on the subject lands from Part 5: from Open Space (OS) with a Holding Provision to Urban Residential Type 1-B (R1-B)

(H) with amended Special Provision 14.1045. Part 6 is to change from Open Space (OS) with a Holding Provision to Urban Residential Type 4 (R4) (H) with Special Provision 14.1098. Other special provisions have been changed as part of a technical amendment for clarity.

Technical Updates to Special Provision 14.1045 were made to provide additional clarity to the definition and to increase the minimum rear yard setback from 0 meters to 6 meters to accommodate parking. Further clarity provided to address zoning impacts on daylighting and sight triangles being dedicated to Norfolk County was included in the amendments.

The Holding provision applied through By-Law 30-Z-2023 remains tied to the subject lands.

For full details of the proposed By-Law Amendment please refer to Attachment D.

Attachment C: Technical Comments

Building Reviewed. Comments are as follows:

Building Department has reviewed this application. The proposed wording of conditions 59 and 60 be approved. No other changes to the conditions are required by the Building Department

Conditions:

59. AND FURTHER THAT the Owner shall prepare and ensure that a comprehensive erosion and sediment control plan is in place and that fencing or other suitable barriers have been installed prior to site alteration and initiating of any grading or construction to prevent the unauthorized dumping of fill and to minimize erosion. The fencing or other suitable barriers should be kept in place until all grading and construction on lands and roadways have been completed.

60. AND FURTHER THAT the Owner shall ensure that the recommendations of the Geotechnical Investigation Report are implemented to the satisfaction of the Norfolk County's Chief Building Official.

Mississaugas of the Credit First Nation: Reviewed. Comments are as follows:

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3 of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that the project should be proceeded by, at minimum, a Stage 1 archaeological assessment to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes

Canada Post: Reviewed. Comments are as follows:

Service type and location

1. Canada Post will provide mail delivery service to this development through centralized Community Mail Boxes (CMBs) unless;

2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance of 3 or more units that are self contained and fully functional as their own unit, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. If the development is a nursing home with just room and a common amenity area then mail delivery will be just 1 mail drop at the counter.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this development application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer should Canada Post need to install a Community Mailbox.

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale/rent, to display a map on the wall of the sales office in a place readily accessible to potential owners/renters that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase/rental a statement which advises the purchaser/renter that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected owners/renters of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents/tenants as soon as the homes/businesses are occupied.

- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:

- Any required walkway across the boulevard, per municipal standards
- Any required curb depressions for wheelchair access, with an opening of at least two to three metres (consult Canada Post for detailed specifications)
- A Community Mailbox concrete base pad per Canada Post specifications

Fire: Reviewed. Comments are as follows:

Norfolk Fire does not have any additional comments for this submission so long as the adjustments do not reduce the road width and negatively impact turning the turning radius at intersections, curves, corners. A reduction in road width, especially if on-street parking is permitted could have an impact on emergency response.

Long Point Region Conservation Authority (LPRCA): Reviewed. Comments are as follows:

As no portion of the subject lands fall within LPRCAs regulated area, LPRCA staff have no comments or concerns in regards to the applications.

As was communicated in LPRCAs comments for previous applications 28TPL2023316 & ZNPL2023320, our office will review the final stormwater management design. However, an enhanced level of treatment would no longer be a requirement.

Ministry of Transportation (MTO): Comments pending.

GIS: Reviewed. Comments are as follows:

Please contact NorfolkGIS for new civic addresses when building.

You can apply for a new civic address here. If a green sign is required in order to issue you an address (generally anywhere outside of an urban area) you will have to call Norfolk County Customer Service after applying to make payment before the address is issued (519-426-5870 or 226-NORFOLK). If you would like to apply for a new Civic Address because you are planning to build on a vacant parcel of land, this is dealt with as part of the building permit process. The building inspector can provide you with a copy of a Civic Address Request Form or it can be downloaded below. On the form there are several areas that need to be filled out with information, and a sketch showing the lot layout of the property for which the Civic Address is being requested. A sample sketch will be included with the form.

Enbridge Gas: Reviewed. Comments are as follows:

Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.

Paramedic Services: Reviewed. No comments.

Engineering:

Engineering has reviewed the proposed zoning and draft plan redline revisions and have no concerns with the proposed changes. The associated Draft Plan conditions have been updated to reflect the proposed changes.

Staff have also taken the opportunity (working closely with the Developers Agent) to review the prior approved Draft Plan conditions (that were presented to Council in error as part of the original Draft Plan approval) and updated the conditions to match those that should have been originally presented to Council.

The updated and modified Draft Plan conditions as presented with this report are correct and complete.



The Corporation of Norfolk County

By-Law 2025-50

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Plan 189, Part Lots 1 and 4, Part Blocks 26 and 42, RP 37R-9055 Part 1, Urban Area of Delhi, Norfolk County.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended; and

Whereas this By-Law conforms to the Norfolk County Official Plan.

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the lands identified as Part 2 of the subject lands on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 Zone (R4(H)) with a Holding and with Special Provision 14.1045 to Urban Residential Type 4 Zone (R4(H)) with special provision 14.1097;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the lands identified as Part 3 of the subject lands on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 Zone (R4(H)) with a Holding and with Special Provision 14.1045 to Urban Residential Type 4 Zone (R4(H)) with special provision 14.1098;
3. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the lands identified as Part 5 of the subject lands on Map A (attached to and forming part of this By-Law) from Open Space Zone (OS(H)) with a Holding and with Special Provision 14.1045 to Urban Residential Type 1 Zone (R1-B(H)) with special provision 14.1045;
4. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the lands identified as Part 6 of the subject lands on Map A (attached to and forming part of this By-Law) from Open Space Zone (OS(H)) with a Holding and with Special Provision 14.1045 to Urban Residential Type 4 Zone (R4(H)) with special provision 14.1098;

5. That Subsection 14 Special Provisions is hereby further amended by deleting the existing 14.1045 and replacing with the following:

14.1045 In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a) Minimum *Lot Area*:

Interior Lot – 233 square metres

Corner Lot – 320 square metres

- b) Minimum Lot Frontage:

Interior Lot – 9.0 metres

Corner Lot – 12.0 metres

- c) Minimum *Front Yard* – 4.4 metres

- d) Minimum *Rear Yard* – 6.0 metres

- e) Minimum *Interior Side Yard* – 1.2 metres on one side and 0.8 metre on the other side

- f) Minimum *Exterior Side Yard* – 2.0 metres

- g) Where *lot lines* have been chamfered at a street intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the lot shall be considered to be whole (as if the chamfered corner remained part of the *lot*) for the application of all provisions of the Zoning By-law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the *lot* was whole including the daylighting or sight triangle or parts thereof as part of the *lot*.

6. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1097 as follows:

14.1097 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) Minimum *Lot Area*:

Corner Lot – 210 square metres

- b) Minimum Lot Frontage:

Interior Lot – 6.0 metres

Corner Lot – 8.5 metres

- c) Minimum *Front Yard* – 4.4 metres

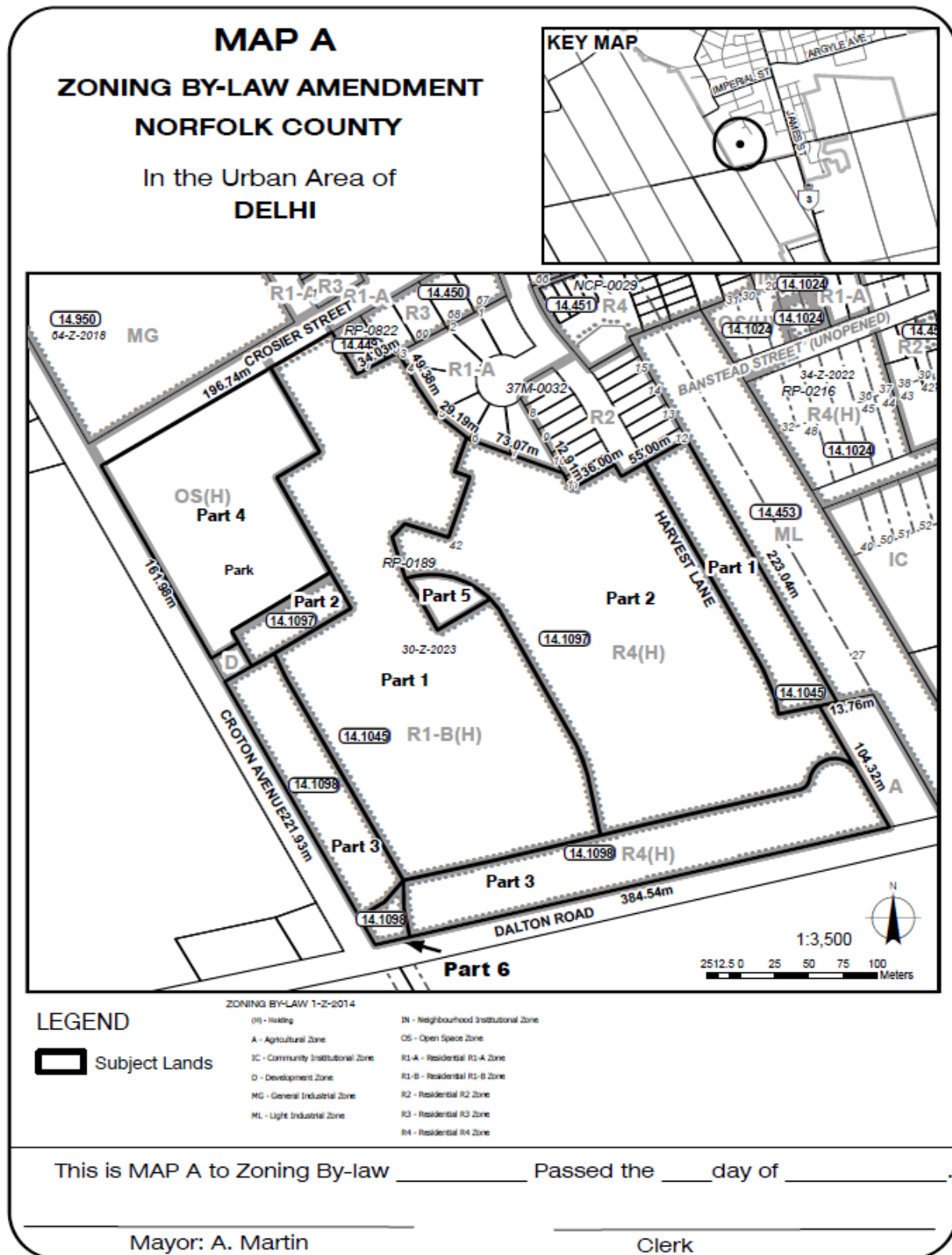
- d) Minimum *Rear Yard* – 6.0 metres
 - e) Minimum *Exterior Side Yard* – 2.0 metres
 - f) Where *lot lines* have been chamfered at a street intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the lot shall be considered to be whole (as if the chamfered corner remained part of the *lot*) for the application of all provisions of the Zoning By-law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the *lot* was whole including the daylighting or sight triangle or parts thereof as part of the *lot*.
7. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1098 as follows:
- 14.1098 In addition to the permitted uses in the R4 Zone, a Dual Frontage Townhouse will be permitted with the following provisions:
- a) Dual-Frontage Townhouse – Shall be defined as a Street Townhouse which has a municipal road directly abutting the property at both the front yard and the rear yard. The Dual-Frontage Townhouse shall therefore be located on a “*through lot*”.
 - b) The primary pedestrian access shall be from the *front yard*. The *front lot line* shall be deemed to be on Dalton Road or Croton Avenue.
 - c) Driveway and garage access shall be from the *rear yard* only. The *rear lot line* shall be deemed to be on the internal subdivision road.
 - d) Minimum *Lot Area*:
 - i. *Interior Lot* – 147 square metres
 - ii. *Corner Lot* – 255 square metres
 - e) Minimum *Lot Frontage*
 - i. *Corner Lot* – 9.2 metres
 - f) Minimum *Exterior Side Yard* – 2 metres
 - g) Minimum *Front yard* (street line to the face of the building with pedestrian access on Dalton Road or Croton Avenue) - 2.0 metres
 - h) Minimum *Rear yard* (internal subdivision street line to the face of the building with driveway / garage access): 6 metres

- i) Maximum *building height*: 14 metres;
 - j) Where *lot lines* have been chamfered at a street intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the lot shall be considered to be whole (as if the chamfered corner remained part of the *lot*) for the application of all provisions of the Zoning By-law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the *lot* was whole including the daylighting or sight triangle or parts thereof as part of the *lot*.
8. That the Holding (H) provision of this By-Law shall be removed upon the registration of a pre-servicing or subdivision agreement to the satisfaction of the General Manager of Community & Development Services (or designate).

Enacted and passed this 22nd day of July, 2025.

Mayor: A. Martin

County Clerk: W. Tigert



**Explanation of the Purpose and Effect of
By-Law 2025-50**

This By-Law affects a parcel of land described Plan 189, Part Lots 1 and 4, Part Blocks 26 and 42, RP 37R-9055 Part 1, Urban Area of Delhi, Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands from Part 5: from Open Space (OS) with a Holding Provision to Urban Residential Type 1-B (R1-B) (H) with amended Special Provision 14.1045. Part 6 is to change from Open Space (OS) with a Holding Provision to Urban Residential Type 4 (R4) (H) with Special Provision 14.1098. Other special provisions have been changed as part of a technical amendment for clarity.

Technical Updates to Special Provision 14.1045 were made to provide additional clarity to the definition and to increase the minimum rear yard setback from 0 meters to 6 meters to accommodate parking. Further clarity provided to address zoning impacts on daylighting and sight triangles being dedicated to Norfolk County was included in the amendments.

The Holding provision applied through By-Law 30-Z-2023 is hereby released and replaced by the Holding provision as set out in item 8 in this By-law.

CONDITIONS FOR DRAFT PLAN OF SUBDIVISION REDLINE

1. Pursuant to the provisions of Section 51 of the *Planning Act, R.S.O., 1990 c. P.13*, as amended, ("the *Planning Act*") the following conditions will apply for the development application 28TPL2025222 (Formerly 28TPL2023316).
2. THAT this approval applies to the proposed draft plan of subdivision located at the intersection of Croton Avenue and Dalton Road in Delhi, Norfolk County, prepared by G. Douglas Vallee Limited and dated August 10, 2023 (revision date: June 12, 2025), which includes the following:
 - a. 122 Single Detached Residential Lots (Lot 1 to 122)
 - b. 181 Townhouse Street Residential Units (Blocks 13 to 41)
 - c. 63 Dual Frontage Townhouses (Blocks 4-12)
 - d. Stormwater Management Facilities (Block 1)
 - e. Parks (Block 2)
 - f. 0.3-meter Exterior Side Yard Reserve Block (Blocks 43-61)
 - g. Servicing Easement (Block 3)
 - h. Future Right of Way (Block 42)
3. AND FURTHER THAT the development shall occur in phases, generally as set out in the attached Phasing Plan. Any significant changes to the phasing shall be subject to the approval of the Norfolk County Planning Department. In any event, Blocks 1 and 2 being the stormwater management pond and the park shall be included in Phase 1.
4. AND FURTHER THAT the draft plan of subdivision approval will expire in the event that the final plan of subdivision for an individual phase of the development is not registered by the date set out and identified below. If the draft plan of subdivision expires, then draft plan approval shall lapse pursuant to Section 51 (32) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.
 - a. **Phase One** draft plan approval will expire on **July 22, 2028**, unless the plan of subdivision for that Phase has been registered on or before that date, or unless Norfolk County has extended this deadline in response to a written request by the Owner which is required a minimum of 30 days prior to the expiration date.
 - b. **Phase Two** draft plan approval will expire on **July 22, 2030**, unless the plan of subdivision for that Phase has been registered on or before that date, or unless Norfolk County has extended this deadline in response to a written request by the Owner which is required a minimum of 30 days prior to the expiration date.

- c. **Phase Three** draft plan approval will expire on **July 22, 2032**, unless the plan of subdivision for that Phase has been registered on or before that date, or unless Norfolk County has extended this deadline in response to a written request by the Owner which is required a minimum of 30 days prior to the expiration date.
- d. **Phase Four** draft plan approval will expire on **July 22, 2034**, unless the plan of subdivision for that Phase has been registered on or before that date, or unless Norfolk County has extended this deadline in response to a written request by the Owner which is required a minimum of 30 days prior to the expiration date.
- 5. AND FURTHER THAT the Owner shall agree to design and construct temporary turnaround cul-de-sac in Phase One as appropriate to the satisfaction of Norfolk County.
- 6. AND FURTHER THAT the Owner covenants and agrees that the subject lands will not be developed, serviced, altered, disturbed or graded prior to the final plan approval except where a pre-servicing agreement is registered on title and except to the extent required for the purposes of the archeological assessment.
- 7. AND FURTHER THAT the following conditions apply to each phase of the development:

STUDIES, REPORTS AND ASSESSMENTS

- 8. AND FURTHER THAT prior to final plan approval, the Owner shall carry out the recommendations and any necessary mitigation provided in the required studies, reports and assessments including, but not limited to and to the satisfaction of Norfolk County:
 - a) Functional Servicing Report including Stormwater Management, dated September 11, 2023, prepared by G. Douglas Vallee Consulting Engineers; or as amended.
 - b) Water Modelling Report, dated November 25, 2022, and the Sanitary Modelling Report, dated November 25, 2022, prepared by RV Anderson; or as amended; and
 - c) Traffic Impact Study dated September 2023 prepared by Paradigm Transportation Solutions Limited; or as amended.
- 9. AND FURTHER THAT any study, report and assessment be technically reviewed by third party qualified professionals at the discretion of Norfolk County, at the Owner's expense.
- 10. AND FURTHER THAT prior to final plan approval, the Owner shall secure an approved Stormwater Management Plan and Report; and commit (as a condition of approval) to carry out the recommendations and any necessary mitigation to the satisfaction of appropriate Ministry and Norfolk County.
- 11. AND FURTHER THAT prior to final plan approval, the Owner shall complete or participate in a revised Area Traffic Study as required by the MTO; and carry out or financially contribute to the recommendations and any necessary mitigation to the satisfaction of the appropriate Ministry and Norfolk County. The cost of this revised Area Traffic Study will be split three ways between:
 - i. Norfolk County
 - ii. This development

- iii. The re-development of the Delhi Golf and County Club

LAND TRANSFERS, RESERVES AND EASEMENTS

12. AND FURTHER THAT at the time of registration, all transfers, reserves, easements and agreements shall be granted to Norfolk County, and the appropriate utilities and authorities to the satisfaction of the Agreement Administrator. Additional transfers, reserves and easements may be required subject to final servicing decisions. In the event of any conflict with existing facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements and in cooperation of the respective owners.
13. AND FURTHER THAT the Owner shall ensure all roads and road allowances be constructed and classified as local roads and dedicated as public highways on the final plan to the satisfaction of the Agreement Administrator.
14. AND FURTHER THAT the Owner shall fulfill the following conveyances, at the expense of the Owner and free from all encumbrances to the satisfaction of the Agreement Administrator.
- a. Block 1 Stormwater Management Facilities
 - b. Block 2 Park transferred as part of registration of Phase 1.
 - c. Block 3 Servicing Easement
 - d. Block 43-61 as 0.3-meter Exterior Side Yard Reserve Blocks
 - e. Block 42 Future Right of Way

PARKLAND, TREE PLANTING, TRAILS AND WALKWAYS

15. AND FURTHER THAT the Owner provides parkland dedication to Norfolk County in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, and By-Law 2016-126 to the satisfaction of Norfolk County Community Development Division
16. AND FURTHER THAT the Owner shall prepare and implement a Landscape Plan and Tree Planting Plan which includes at a minimum one tree per lot/unit and includes tree planting along the frontages to County roadways, prepared to the satisfaction of Norfolk County Community and Emergency Services.
17. AND FURTHER THAT the Owner provides a payment to Norfolk County, in accordance with Norfolk County's User Fee By-Law, for the planting of 50 mm caliber sized trees, where such trees are proposed to be planted within the County's right of way.
18. AND FURTHER THAT the Owner shall prepare and implement a line of fencing in the following manner:
- a) 1.8-meter wooden privacy fencing adjacent to all existing residential lots (includes Lot 1, Lots 19-27, Blocks 12,13,14, 25, 26, 27) and adjacent to future residential units to the satisfaction of Norfolk County Community Development.

- b) A 1.5-meter chain link fencing adjacent to all parklands, servicing easement blocks and storm water management facilities (includes Lots 28-38, Block 14, Block 15, Block 23, Block 24, Block 40, Block 41) to the satisfaction of Norfolk County Community Development.

19. AND FURTHER THAT the Owner shall agree to design and construct:

- a. a 1.5m wide concrete sidewalk along the north side of Dalton Road along the frontage of the development lands from Croton Avenue to the East limit of Block 12.
- b. a 1.5m wide concrete sidewalk along the east side of Croton Avenue (from Dalton Road to the unopened road allowance of Crosier Street), and
- c. a 1.5m wide asphalt path along the south side of the unopened road allowance of Crozier Street (Croton Avenue to Main Street of Delhi Extension), and
- d. a 1.5m wide temporary asphalt pathway along the east side of the unopened road allowance for Main Street of Delhi and the active section of Main Street of Delhi (Street A to Imperial Street), and
- e. streetlighting along the sections a, b, c, and noted above.

NOTE: Should condition 36 result in the advancement of the design and construction of any of the reimbursable works noted therein, then this condition, or portions thereof as appropriate, may be set down.

20. AND FURTHER THAT the Owner shall agree to design and construct a Community Park on Block 2. Details of which are to be approved by the County prior to implementation. The Community Park shall be built as part of the first phase of development on the subject lands and be completed within 12 months of commencing work on the Community Park.

FIRE AND EMERGENCY SERVICES

21. AND FURTHER THAT that Owner shall agree to provide adequate fire protection measures and the installation of fire hydrants, to the satisfaction of the Fire Chief for Norfolk County.

ACCESSIBILITY

22. AND FURTHER THAT that Owner shall agree to provide sidewalks that are equipped with curb cuts and tactical walking surface indicators at all curb ramp pedestrian crossings to the satisfaction of Norfolk County.

DEVELOPMENT ENGINEERING

23. AND FURTHER THAT A total allocation of 442m³/day for water and 143m³/day for wastewater shall be conditionally allocated to the Draft Approved lands and phased out to as follows:

- i. Phase 1 which must be registered by July 22, 2028, and substantively built within 36 months of plan registration.
- ii. Phase 2 which must be registered by July 22, 2030, and substantively built within 36 months of plan registration.
- iii. Phase 3 which must be registered by July 22, 2032, and substantively built within 36 months of plan registration.
- iv. Phase 4 which must be registered by July 22, 2034.

Substantively built is defined as 85% occupied by new residents. The County reserves the sole an unfettered right to extend allocation should circumstances warrant or to allow the conditional allocation (or remaining uncommitted conditional allocation) to expire and not be committed to any Phase agreement should the registration and substantial build dates set out above not be achieved.

- 24. AND FURTHER THAT the Owner shall agree to prepare engineering design drawings, including, but not limited to general plan of services, grading, drainage, sediment and erosion control, plan and profile design drawings, to the satisfaction of Norfolk County, as may be required for the subject lands in accordance with the most recent Norfolk County Design Criteria and the recommendations of the studies, reports and assessments.
- 25. AND FURTHER THAT the Owner shall obtain any required Ministry approvals for the works approved by Norfolk County, and the Owner shall construct the works as approved by Norfolk County. The Owner shall enter into an agreement with Norfolk County regarding the construction of the works, the provision of financial security for the works, and the release of such securities and acceptance and assumption of all of the works.
- 26. AND FURTHER THAT the Owner shall agree, prior to final plan approval, to complete the engineering design of the water, wastewater and transportation infrastructure on external works to the satisfaction of Norfolk County. In addition, the Owner shall construct the accepted works required by this development, to the satisfaction of the Norfolk County
- 27. AND FURTHER THAT the Owner shall agree to obtain a road occupancy permit from Norfolk County prior to the commencement of any servicing or other works within any County Road right-of-way
- 28. AND FURTHER THAT the Owner shall agree, prior to the installation of any site servicing, to complete all required information and forms as identified in Norfolk County's Consolidate Linear Infrastructure Environmental Compliance Approval (CLI-ECA) transfer of review relating to the municipal water, sanitary and storm systems for the whole development or phase thereof.
- 29. AND FURTHER THAT the Owner is to adhere to Ontario Soil Regulation O. Reg. 406/19. For inbound fill on lands to be conveyed to the County, the Owner is obliged to ensure that all fill placed on these lands is suitable for the type of land use in which the land is being conveyed to the County (Roads, Park, SWM). The Owner shall undertake the required testing and remediation (if necessary) to ensure the lands/soils are suitable for their

intended use (i.e. residential development) and that the lands will remain suitable if/when fill material is brought to the site.

30. AND FURTHER THAT the Owner shall agree to carry out or cause to be carried out a private potable well monitoring program to monitor water levels on nearby/adjacent residential lands (within approx. 300m of the site) during construction of the development.
31. AND FURTHER THAT if engineering study determines that reconstruction of the existing storm sewer outlet is required to provide sufficient capacity for the development, then the Owner shall provide Norfolk County with a copy of the LPRCA permit for the proposed storm water outlet to the natural tributary to Big Creek at the north-west limit of Croton Road, prior to construction of the proposed storm water management system. If this storm sewer reconstruction is required, then the Owner shall further confirm written acceptance by the Owner of 113 Croton Avenue of the placement of an upgraded storm sewer and outfall within their landholdings and if necessary secure an easement for same in the name of Norfolk County. If required, in lieu of an easement the owner may seek to secure the necessary approval through the Drainage Act.
32. AND FURTHER that the Owner shall construct the SWM pond according to the approved plans. The Owner shall provide the County with an Operational and Maintenance Manual for the pond prior to assumption. The Owner shall further monitor the storm water management pond during the development process and action any necessary cleaning if/when required to ensure the pond operates as designed, This period of monitoring shall extend to 2 years post full build out of the subdivision, following which assumption of the pond may be requested. If necessary, the pond shall be cleaned out prior to assumption.
33. AND FURTHER THAT the Owner acknowledges and shall comply with the recommendations and procedures outlined in "Guidelines on surface runoff due to Erosion and Sediment Control for Urban Construction Site" (OMNR 1987).
34. AND FURTHER that Owner agrees that if engineering study determines that the existing storm sewer on Croton Ave has insufficient capacity to support the development, then the Owner shall design and construct an upgraded storm sewer pipe within Croton Avenue from Crozier Street to the outfall to accommodate the urbanization of and storm sewer servicing for Main Street of Delhi (First Ave to Crosier Street), Crosier Street (Main Street of Delhi to Croton Avenue and Croton Avenue (Dalton Road to its north limit) and Dalton Road (as appropriate based on topography and current storm water contribution).
35. AND FURTHER THAT Norfolk County may enter into a Front Ending Agreement through which the Owner will be reimbursed for any costs that the Owner incurs that are of benefit to other land owners, but that are not addressed through condition 36. These costs could include, but not be limited to, installing sewers, road works or watermain that will provide services to other lands, oversizing or installing services at a lower elevation to accommodate adjacent lands, oversizing of a stormwater pond or any other infrastructure, or any other cost that is of benefit to other development lands.
36. AND FURTHER THAT the Owner shall design and construct the external servicing improvements as shown in the table below in the column titled "100% Owner Cost."

37. AND FURTHER THAT the Owner supports the consideration and inclusion of the external servicing improvements as shown in the table below in the column titled "Reimbursable Works" as part of the Norfolk County Development Charges Bylaw updated planned for the year 2025.

Street Name	100% Owner Cost	Reimbursable Works
Main Street of Delhi (Imperial Street to Crosier Street)	Watermain Sanitary sewer	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer
Crosier Street (Main St of Delhi to Croton Ave)	Storm sewer upgrade if required to service subdivision	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer
Croton Avenue (Crosier Street to Dalton Road)	None	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer
Dalton Road (Croton Avenue to James Street)	Watermain from James St to Street A.	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer

Should any/or all of the above works indicated in the column titled "Reimbursable Works" be included in the County DC Bylaw, the Owner accepts that they (the Owner) may be directed by the County to design and construct, to County standards, any or all of these works; hereinafter referred to as the "assigned works".

The engineering and approvals cost plus the actual final construction cost of the works will be considered as the "cost of the assigned works." The engineering and approvals cost of the assigned works will be computed at 10% of the overall actual construction cost of the assigned works.

The Owner further accepts and agrees that reimbursement for the cost of the assigned works, or any reasonable portion of the assigned work, may be through the issuance of DC credits (DC credits being defined as the 'Roads and Related' portion only of the overall Development Charge) AND/OR the Owner shall further be fully reimbursed for the total cost of the assigned works, or the cost of any reasonable portion of the assigned works, or any remaining balance due (should DC credits have been issued), no later than three (3) months after the date of acceptance of the assigned work or any reasonable portion of the assigned work in accordance with the terms of the development agreement with Norfolk County.

NOTE: Should this condition be directed into action, condition 19 (or portions thereof) may be set down.

38. AND FURTHER that the Owner ensure all construction access during the development of the lands shall be from Dalton Road. The Owner will be required to monitor roadway conditions throughout the development of the lands and address safety issues to users.

If the Owner is not directed to reconstruct Dalton Avenue through condition 36, then the Owner will be required to fully repave (based and top) Dalton Road from Highway 3 (James Street) to Street A as part of the final phase of the development of the subject lands. This re-paving work shall consist of the following scope:

- i. 7.0 m width (edge of pavement to edge of pavement) asphalt pavement (40mm HL3 on 50mm HL8) on existing gravel base.
 - ii. No curb or gutter
 - iii. 1.5 m shoulders both sides
 - iv. Open ditches to remain.
 - v. No sidewalk construction.
 - vi. Existing lighting to remain.
39. AND FURTHER THAT the Owner will be required to provide a construction access and management plan setting out how they will address issues of noise, mud tracking and dust management and to provide a 24/7 contact number for staff to access a responsible party whom has the authority to respond and resolve issues that may arise on these matters.
40. AND FURTHER THAT the Owner shall agree to prepare engineering as-constructed drawings, to the satisfaction of Norfolk County in accordance with the most recent Norfolk County Design Criteria.

BUILDING

41. AND FURTHER THAT the Owner shall prepare and ensure that a comprehensive erosion and sediment control plan is in place and that fencing or other suitable barriers have been installed prior to site alteration and initiating of any grading or construction to prevent the unauthorized dumping of fill and to minimize erosion. The fencing or other suitable barriers should be kept in place until all grading and construction on lands and roadways have been completed.
42. AND FURTHER THAT the Owner shall ensure that the recommendations of the Geotechnical Investigation Report to the satisfaction of the Norfolk County's Chief Building Official.

PLANNING

43. AND FURTHER THAT the Owner shall provide documentation that the proposed lots and units are in conformity with the provisions and requirements of Zoning By-Law 1-Z-2014, as amended, and certified by an Ontario Land Surveyor.
44. AND FURTHER THAT the Owner shall agree that prior to offering any of the residential lots for purchase, to place a "Display Map" where possible, in a place visible to the public, which indicates the accepted location of all: sidewalks, trails, walkways, parks, schools, commercial lands, open space areas, environmental protection areas, watercourses,

stormwater management facilities, community mailboxes, and surrounding land uses and to provide Norfolk County Planning with an electronic version of said map. The map must be in conformance with our current by-law to regulate Awnings, Canopies, Signs and Other Advertising Devices within Norfolk County.

45. AND FURTHER THAT the Owner shall receive approval from Norfolk County Geographic Information Systems for any street name and subsequent civic addressing included within the development.
46. AND FURTHER THAT the Owner agrees to satisfy all requirements, financial, and otherwise, of Norfolk County concerning installation, upgrading, maintenance, provision and dedication of roads, sidewalks, municipal water, sanitary sewer services including a sewage pumping station, utilities, stormwater facilities, street lighting, fencing, fire hydrants, etc. relating to the development.
47. AND FURTHER THAT the Owner agrees to ensure payment of municipal taxes, development charges and any applicable capital charges.
48. AND FURTHER THAT the Owner agrees to provide a landscape plan for both the parklands and storm water management blocks and agrees to implement the plan including all earthwork, topsoil, seeding, plantings, entry features, walkways and fencing to the satisfaction of the satisfaction of Norfolk County.

LONG POINT REGION CONSERVATION AUTHORITY

49. AND FURTHER THAT the Owner shall agree to design and construct a legal and adequate Stormwater outlet as appropriate at the Owner's expense to the satisfaction of Norfolk County Development Engineering.
50. AND FURTHER THAT prior to final plan approval, the Owner shall complete, submit and carry out the recommendations and any necessary mitigation to the satisfaction of the Long Point Region Conservation Authority from the following reports and plans:
 - a. A detailed Stormwater Management Plan and report including:
 - i. Design of the facility and report.
 - ii. Legal and adequate outlet for stormwater.
 - b. A detailed Erosion Control Plan.
 - c. A detailed Grading Plan.
51. AND FURTHER THAT the Owner shall, prior to any site alteration, apply for any permits required under the *Conservation Authorities Act, R.S.O. 1990, c. C.27*, shall be obtained from the Long Point Region Conservation Authority.

UTILITIES

52. AND FURTHER THAT the Owner shall contact and enter into an agreement with the appropriate service providers for the installation of utility services for the Lands.

53. AND FURTHER THAT the Developer shall consult with Canada Post to determine a suitable temporary and/or permanent location for the community mailboxes, concrete base pads, walkways and curb depressions and to identify these structures on the General Plan of All Services.
54. AND FURTHER THAT the Owner shall provide a letter to the Agreement Administrator from Canada Post indicating their requirements have been satisfied.
55. AND FURTHER THAT the Developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
56. AND FURTHER THAT the Developer shall provide Canada Post with the excavation date for the first foundation. First phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the Community Mail Box(s).
57. AND FURTHER THAT the developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
58. AND FURTHER THAT the developer agrees, prior to offering any units for sale/rent, to display a map on the wall of the sales office in a place readily accessible to potential owners/renters that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
59. AND FURTHER THAT the developer agrees to include in all offers of purchase/rental a statement which advises the purchaser/renter that mail will be delivered via Community Mail Box.
60. AND FURTHER THAT the developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected owners/renters of any established easements granted to Canada Post to permit access to the Community Mail Box.
61. AND FURTHER THAT the developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents/tenants as soon as the homes/businesses are occupied. –
62. AND FURTHER THAT the developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - i. Any required walkway across the boulevard, per municipal standards
 - ii. Any required curb depressions for wheelchair access, with an opening of at least two to three metres (consult Canada Post for detailed specifications)
 - iii. A Community Mailbox concrete base pad per Canada Post specifications
63. AND FURTHER THAT Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The

drawings must identify the *abutting* transmission station on the *site plan*. Drainage must be controlled and directed away from the *abutting* transmission station.

64. AND FURTHER THAT Any development in conjunction with the site plan must not block vehicular access to any HONI facilities located on the *abutting* transmission station. During construction, there must be no storage of materials or mounding of earth, snow or other debris on / along the abutting transmission station.
65. AND FURTHER THAT At the developer's expense, temporary fencing must be placed along the *abutting* transmission station prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
66. AND FURTHER THAT The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the developer. The developer will be responsible for restoration of any damage to the abutting transmission station or HONI facilities thereon resulting from construction of the site plan.
67. AND FURTHER THAT HONI requires the following be conveyed to the developer as a precaution: The *abutting* transmission station operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.
68. AND FURTHER THAT The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
69. AND FURTHER THAT The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

MINISTRY OF TRANSPORTATION (MTO)

70. AND FURTHER THAT prior to final approval, the owner(s) to submit to the Ministry of Transportation for review and approval, a copy of a Traffic Impact Study indicating the anticipated traffic volumes and their impact on Highway 3 through the following locations:
 - a. Highway 3 and Dalton Road intersection
71. AND FURTHER THAT The Traffic Impact Study will be prepared in accordance with MTO's Traffic Impact Study Guidelines. The owner's transportation consultant shall be RAQS certified.

72. AND FURTHER THAT prior to final approval, the owner should be aware that any highway improvements identified from our review and analysis of the Traffic Impact Study will be the responsibility, (financially and otherwise) of the owner. A Legal Agreement will be required to be entered into between the owner and MTO, whereby the owner agrees to assume financial responsibility for the design and construction of all necessary associated highway improvements.
73. AND FURTHER THAT prior to final approval, the owner shall submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval.
74. AND FURTHER THAT Prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a draft copy of the M-Plan for this subdivision.
75. AND FURTHER THAT prior to final approval, the owners shall provide the Ministry of Transportation for review and approval, the Conditions of Draft Plan Approval and Draft Subdivision Agreement to ensure our requirements have been incorporated.

MISSISSAUGAS OF THE CREDIT FIRST NATIONS (MCFN)

76. AND FURTHER THAT the developer conducts a Stage 1 Archaeological assessment to determine the location's archaeological potential. The Department of Consultation and Accommodation (DOCA) shall be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment as well as any environmental assessments.

OFFERS OF PURCHASE AND SALE AGREEMENTS

77. AND FURTHER THAT the Owner shall agree to include a clause within the Agreement that all Offers of Purchase and Sale Agreements for lots and/or units 1 to 19 and Block 12 and Block 13 will include a warning clause to prospective purchasers of lots adjacent to employment or industrial uses advising of the potential of odour and noise unless the adjacent lands are rezoned to a Residential Zoning in the Norfolk County Zoning By-Law 1-Z-2014.
78. AND FURTHER THAT the Owner shall agree to include a clause within the Agreement that all Offers of Purchase and Sale Agreements for all lots and/or units will include a clause advising prospective purchasers that lot grading shall be maintained according to the Master Grading Plan and alterations shall require approval Norfolk County's Chief Building Official Division.
79. AND FURTHER THAT That the Owner/Developer must agree in the Development Agreement to notify all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease:
 - i. *"Despite the best efforts of the Grand Erie District School Board (GEDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."*

FINAL PLAN APPROVAL

80. AND FURTHER THAT the Owner agrees that the final plans will be preapproved by Registry Office and the Agreement Administrator prior to execution and deposit.
81. AND FURTHER THAT the Owner agrees to enter into an Agreement, and any subsequent amending or supplementary Agreements thereto, and that the Agreements shall be registered on title to the subject lands, all at the Owner's expense.
82. AND FURTHER THAT the Owner agrees to postpone any charges and/or mortgages to the County's Agreement, and that the Postponement of Interest shall be registered on title to the subject lands, all at the Owner's expense.
83. AND FURTHER THAT the Owner agrees that prior to final plan approval; the Agreement Administrator is to be advised in writing how all conditions have been met with the submission of a comprehensive package that includes written approvals written acceptances, final reports and documentation to detail how each condition has been satisfied.
84. AND FURTHER THAT the Owner shall advise in writing how conditions 1 to 85 have been satisfied at least twenty-one (21) days prior to the final plan approval of the development.
85. AND FURTHER THAT the Owner agrees that if there are violations of any draft plan conditions of approval for the development that the draft plan approval becomes null and void.

NOTES TO DRAFT PLAN APPROVAL

That an application for draft plan of approval expiry date extension could result in a review of the draft plan and conditions of approval which may result in a redline development application requirement.

That the development must be in compliance with Norfolk County's Design Criteria, as amended from time to time.

That all development approvals provided can be superseded with the introduction of new design standards, technical requirements, policy guidelines, legislation and regulations. If a proposal does not meet the minimum design standards, technical requirements, policy guidelines, legislation and regulations in force and effect, a redline revision to the draft plan and additions, removal or modifications to these draft plan conditions may be required.