



Working together with our community

## Public Hearings Committee – July 22, 2025

Subject: OPNPL2025127/ZNPL2025034  
Report Number: CDS-25-005  
Division: Community Development  
Department: Planning  
Ward: Ward 2  
Purpose: For Information

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### Recommendation(s):

That staff report CDS-25-005 for development applications OPNPL2025127 and ZNPL2025034 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 2, 2025.

### Discussion:

The purpose of this public hearing is to provide Council and the public with an overview of the development proposal and afford the opportunity to comment and provide feedback on the proposed amendments.

### Site Context:

The site is approximately 1.25 hectares in size and is currently vacant.

Surrounding land uses:

North – existing residential subdivision

South – Various commercial uses including cabinet shop and Maple Leaf Motel

East – Agricultural Land

West – DeSilva Automotive, vacant industrial land



### Proposal Summary:

The proposal is to amend the Zoning By-law and Official Plan (OP) to allow for residential development on the subject lands. The OP is proposed to be amended from Commercial Designation to Urban Residential Designation. The Zoning By-law is proposed to be amended from Development (D) Zone and Service Commercial (CS) Zone to Urban Residential Type 4 Zone (R4) with a special provision. The special provision is proposed include the following:

- Subject to the R4 Street Townhouse zone provisions to the whole of the lot.
- Rear yard setback is defined as the easterly most property line.
- Minimum rear yard setback reduction from 7.5 metres to 3 metres.
- Front lot line is deemed to be Hawtrey Road.
- Minimum lot frontage from 30 metres to 20 metres.
- Exterior side yard defined as the lot lines on Highway 59 and Highway 3.
- Exterior side yard setback to Highway 59 of 4 metres.
- All other lot lines that are not a rear or front lot line are deemed to be interior side lot lines.
- Interior side yard setback reduction from 3 metres to 2.7 metres.
- Separation between units reduction from 2 metres to 1.8 metres.
- Modifications to the definition of a 'lot', the applicability of a private condominium road, and permissions for the location of visitor parking.

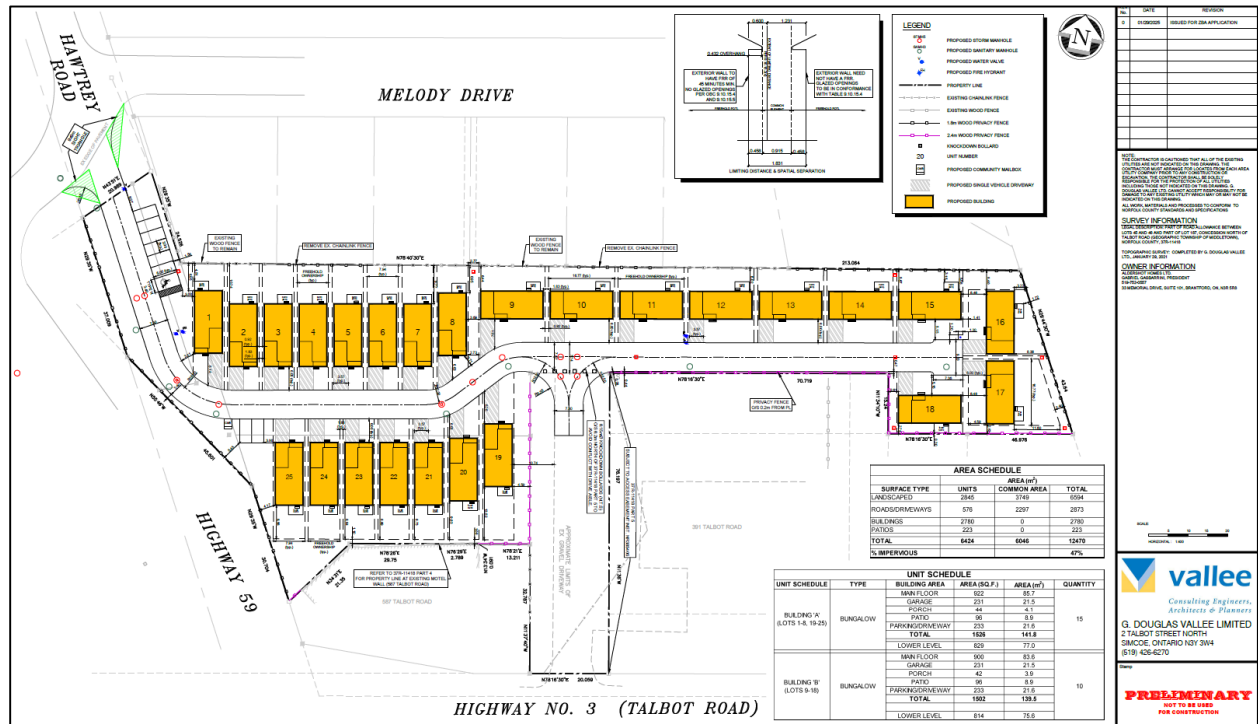
These amendments are proposed to facilitate the development of a 25-unit single detached residential condominium on approximately 1.25 hectares of land in Delhi. The area is made up of a mix of residential, commercial, park and industrial land.

The following studies have been completed in support of the proposed applications:

- Functional Servicing Report prepared by G. Douglas Vallee Limited, dated January 29, 2025;

- Traffic Impact Brief prepared by RC Spencer Associates Inc., dated November 2024.;
- Archaeological study (stage 1 and 2) prepared by Archaeological Consultants Canada, dated November 1, 2024;
- Geotechnical Investigation prepared by Landtek Limited, dated January 23, 2023; and,
- Land Use Compatibility Study prepared by Sonair, dated November 20, 2024.

A concept plan can be found below.



## Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities. Explanation: The proposed development would provide additional housing options for residents of Norfolk County.

## Conclusion:

A recommendation report will be provided on this matter following review of circulation comments, planning considerations, and the statutory public meeting regarding the applications.

**Attachment(s):**

Attachment A - Development Overview  
Attachment B - Existing Planning Policies  
Attachment C - Technical Comments  
Attachment D - Public Comments  
Attachment E - Proposed Official Plan Amendment Bylaw  
Attachment F - Proposed Zoning Bylaw Amendment

**Approval:**

Approved By:  
Al Meneses, CAO

Reviewed By:  
Alisha Cull BES, MCIP, RPP, Ec.D.  
Manager of Planning Services

Prepared By:  
Josh Mueller BES URPT CPT MCIP  
Planner

# **10 Highway 59 Delhi Proposed Zoning Bylaw and Official Plan Amendment**

**Application File Numbers:** OPNPL2024127/ZNPL2025034

**Applicant:** Vallee Consultants

**Agent:** Eldon Darbyson

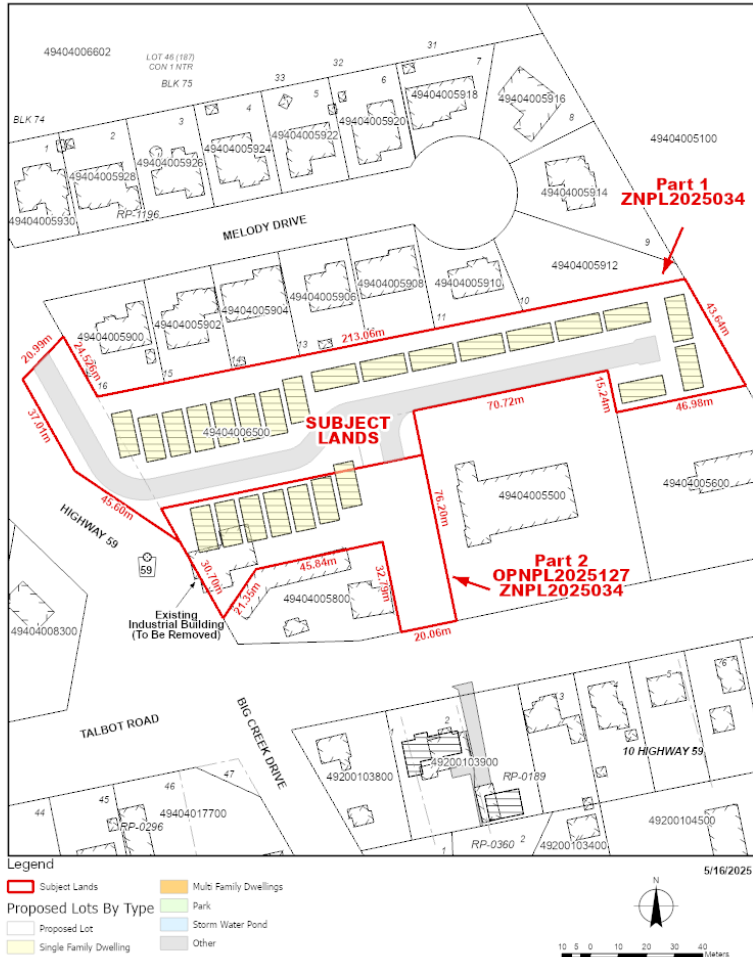
**Statutory Public Hearing**

Date: July 3, 2025

# Site Context

**LOCATION OF LANDS AFFECTED**  
CONCEPTUAL PLAN  
Geographic Township of MIDDLETON

OPNPL2025127  
ZNPL2025034



## Site Characteristics:

- Total Land Area approximately 1.25 Hectares (3 Acres)
- Located on Hawtreys Road in Delhi
- The subject land is currently vacant

## Surrounding Land:

**North** –existing subdivision

**South-** Various commercial uses including cabinet shop and Maple Leaf Motel

**East** – Agricultural Land

**West** - DeSilva Automotive, residential uses and vacant land

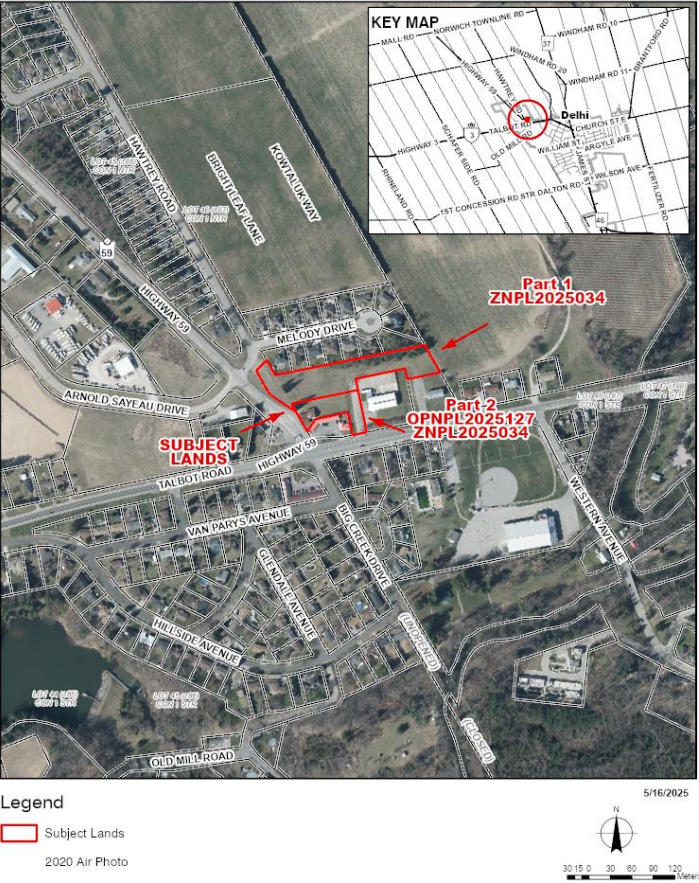


# Site Context

## Context Map

MAP A  
CONTEXT MAP  
Geographic Township of MIDDLETON

OPNPL2025127  
ZNPL2025034



## Development Proposal

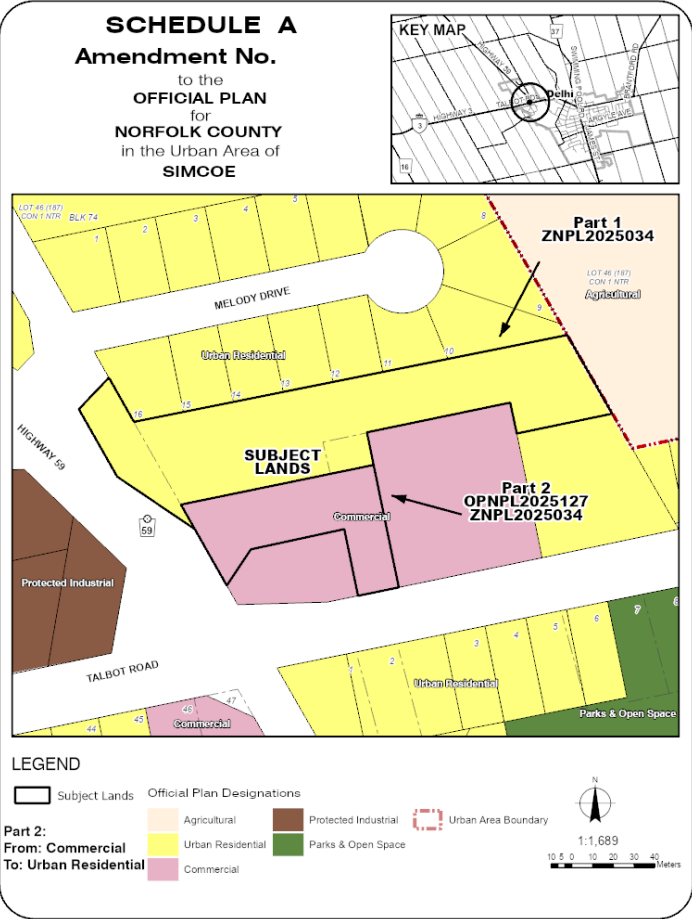
To rezone the subject lands from Development (D) Zone and Service Commercial (CS) Zone to Urban Residential Type 4 (R4) Zone with special provisions.

To amend the Official Plan to change the Commercial Designation on the subject lands to Residential

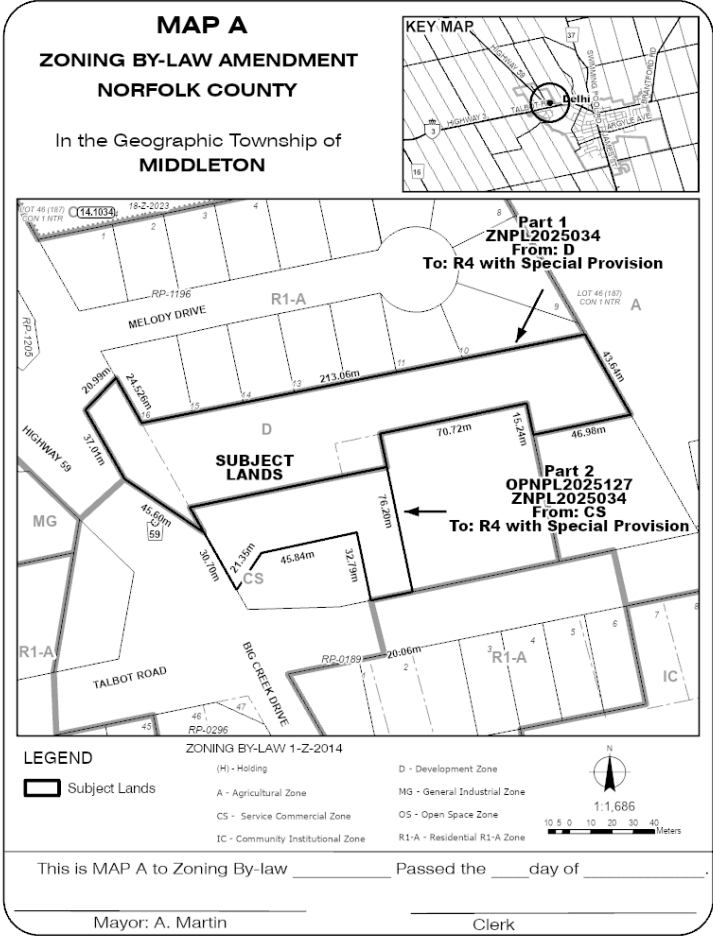
This proposal would allow for residential development on the subject lands.

# Site Context

## Official Plan Map



## Proposed Zoning By-law Amendment Map





# Preliminary Review

## Technical Reports:

- Archaeological Report (Government of Ontario)
- Functional Servicing Report (Vallee)
- Land Use Compatibility Study (Mepp Engineering)
- Traffic Impact Brief (RC Spencer Associates)
- Geotechnical Study (Landtek Engineering)
- Planning Justification Report (Vallee)
- Stage 1&2 Archaeological Report (ACC)



## Technical Comments:

Technical Comments (provided to date) are included in Attachment C

## Public Input:

Public input has not been received at this time.

# Preliminary Considerations

Key Items		Preliminary Review
Redevelopment		The subject lands are vacant.
Servicing		The proposed redevelopment would be serviced by existing municipal services.

# Next Steps & Recommendation

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

## Public Hearing Committee Report Recommendation:

*THAT staff Report CDS 25-005 for development application OPNPL2025127/ZNPL2025034 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**

### **Existing Policies 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 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities. Section 21 permits amendments to Official Plans.

#### **Consistency with the Provincial Planning Statement – 2024**

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The proposed ZBA application is consistent with Section 2.2 of the Provincial Planning Statement. Section 2.2 of the PPS deals with housing:

1. 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:
  - a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
  - b) permitting and facilitating:
    2. 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;

### **Conformity with the Official Plan**

The Norfolk County Official Plan (the Plan) provides the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk's residents. This Plan responds to the uncertain nature of the future with clear and resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that Norfolk County remains a healthy, safe and successful community with a rich agricultural base and a strong economy, a diverse natural environment, and a great place to live.

The subject lands are currently designated Commercial, which does not permit the proposed residential development. The applicant is proposing to change the designation to Urban Residential.

### **Zoning By-law 1-Z-2014 and any Proposed Amendments**

The subject lands are currently zoned Development (D) and Service Commercial (CS). The applicant proposes to amend the Zoning to Urban Residential Type 4 (R4) with a special provision. The special provision is proposed include the following:

- Subject to the R4 Street Townhouse zone provisions to the whole of the lot.
- Rear yard setback is defined as the easterly most property line.
- Minimum rear yard setback reduction from 7.5 metres to 3 metres.
- Front lot line is deemed to be Hawtrey Road.
- Minimum lot frontage from 30 metres to 20 metres.
- Exterior side yard defined as the lot lines on Highway 59 and Highway 3.
- Exterior side yard setback to Highway 59 of 4 metres.
- All other lot lines that are not a rear or front lot line are deemed to be interior side lot lines.
- Interior side yard setback reduction from 3 metres to 2.7 metres.
- Separation between units reduction from 2 metres to 1.8 metres.
- Modifications to the definition of a 'lot', the applicability of a private condominium road, and permissions for the location of visitor parking.

## ATTACHMENT C

### Technical Comments

#### Zoning

- The attached garages must meet the minimum size requirements for a parking space when applying for building permits (3.3m x 5.8m unobstructed space required).
- Norfolk County GIS indicates that there is a hydro easement instrument #NR493552 on the property that I do not see shown or referenced in any of the application documents. Please verify and ensure this easement will not cause any issues with the proposal.

#### Building

Proximity to existing above ground electrical conductors to be taken into consideration at future planning applications. Unit 1 as proposed is under existing above grade electrical conductors.

Other circulated departments and agencies had no comments.

#### Engineering

Engineering has completed a cursory review of the supporting reports submitted with the Official Plan Amendment application and Rezoning Application. The material provide sufficient support for the requested OPA and Rezoning application to convert the lands from their current commercial designation (in the Official Plan) to Urban Residential and to further change the Zoning from Development (D) and Service Commercial (CS) to R4 – allowing for a variety of townhouse units – each containing a minimum of 3 or more dwelling units separated by a common wall. The presented plan appears to portray detached home structures which differs from the requested rezoning and may simply be an oversight at this point.

Water and wastewater modelling has not yet been completed for this specific application. The Delhi Water Treatment Plant currently has sufficient capacity to support this development in terms of consumption. A dedicated modelling exercise is required to incorporate this site and its projected demands into the water system to confirm available capacity, pressure and fire flow. With respect to wastewater, although demand calculations have been provided, a modelling assessment has not yet been undertaken to verify the sanitary systems' ability to support the development. Once completed, the modelling with either 1) confirm that the existing system can support the proposed development, 2) identify the need to scale back the development to match available servicing capacity, or 3) determine any required upgrades to the sanitary distribution network. **Staff support the proposed rezoning, subject to the application of a holding (H) provision until servicing capacity has been confirmed.**



The following remaining matters will be addressed through the subsequent Site Plan/Plan of Condominium Process, should the request OPA and Re-zoning be approved.

The traffic impact study still requires a complete review, and we acknowledge that the MTO will be required to review and comment on any noted impacts at the Highway 59 and Highway 3 intersection. The proposed internal turnaround at the midway point and at its easterly terminus requires further review for appropriateness, ability to address the needs of Fire services, garbage services (private or County contract) and to ensure suitable/safe functionality (ability for delivery vehicles to turn around as opposed to long reverse maneuvers to the mid-point turn around). The mid-point turnaround MAY need to be modified to allow for use as a turnaround as opposed to being blocked by bollards which is being proposed to bar access to Highway 3.

The applicant is advised to include the provisions of sidewalks within the condominium lands to improve the accessibility and walkability within the plan itself noting that the visitor and accessible parking is somewhat remote from the proposed dwelling units. A sidewalk will also provide reasonable access to the Community Mail box which must be housed within the condominium plan. County Policy pertaining to sidewalk states:

*Sidewalks will be constructed on one or both sides of all roadways in new subdivisions and redevelopment opportunities in accordance with Norfolk County Design Criteria.*

The County will also be seeking the construction of a sidewalk external to the plan, to connect this plan area to the sidewalk at the intersection of Highway 59 and Highway 3 (immediately nearby). This sidewalk connection will greatly improve the walkability for the new residents and allow them to access the nearby Community facilities including the Delhi outdoor pool, ballpark, arena and pavilion area; all within 270m of this site.

The County will further seek an agreement with the Owner and subsequent Condo Board (through the Condominium Agreement) to allow for public use of the section of sidewalk within the Condominium lands from essentially Hawtrey Road to the sidewalk new sidewalk within the boulevard of Highway 59.

An updated Stormwater Management Report will be required for this proposal. The updated submission will need to comply with the County CLI-ECA requirements along with County design criteria. The stormwater management report assumes that the current site contributes to an existing storm sewer on Highway 59. Further analysis will be required to determine if there is adequate capacity within the receiving storm sewer or if additional controls are required on-site to attenuate the stormwater flows. The use of the proposed 0.51 runoff coefficient will need to be verified/confirmed. Additionally, any upgrades required to the municipal storm sewer infrastructure (as deemed necessary and appropriate through detailed design) will be the responsibility of the applicant. This aspect can be dealt with through the subsequent Site Plan process. Engineering also notes that the SWM report accommodates the drainage runoff from

the adjoining lands into its SWM system and as such condition to confirm this arrangement in perpetuity will be included in the future Condominium Declaration

The County will defer to the Ministry of Transportation on the matter of any necessary noise study as it pertains to nearby road traffic.

The Geotechnical Report provided will need to be updated to comment on the proposed stormwater servicing report as the two reports are not currently aligned (i.e the geotechnical report speaks to an on-site pond vs the FSR speaks of LID treatments). The geotechnical report also requires updating to include a recommended pavement design for the condominium roadway so that there is clear direction on how this private roadway pavement structure is to be built.

The private condominium will be responsible for fencing the perimeter of this condominium development and maintaining same. Engineering notes that the plan portrays the fence some 8" (0.2m) off the south side of the condominium road which may pose some operational challenges in the winter and lead to routine fence maintenance issues for the condominium. Snow storage locations will need to be shown at the Site Plan stage.

A construction and site access management plan will be imposed as a condition during the Site Plan review/approval process to ensure the proposed works address construction impacts beyond the site itself (haul routes, trades parking, sidewalk and road impacts).

Through the Site Plan/Condominium plan review process, snow storage locations will need to be provided and identified.

## **ATTACHMENT D**

### **Public Comments**

No Public comments have been received.



## The Corporation of Norfolk County

### By-Law 2025-XX

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as MID CON NTR PT LOT 187 PT RD ALLOW RP 37R11418 PART 1 TO 5, known as 10 Highway 59, Norfolk County.**

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 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 subject lands identified on Map A (attached to and forming part of this By-Law) from from Development (D) *Zone* and Service Commercial (CS) *Zone* to Urban Residential Type 4 *Zone* (R4) with special provision 14.1095;
2. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1095 as follows:

14.1095 In lieu of the corresponding provisions, the following shall apply:

- a) In addition to the uses *permitted* in the R4 *Zone*, a *single detached dwelling* shall be a *permitted* use.
- b) The following uses shall not be *permitted*:
  - i. *group townhouse*
  - ii. *stacked townhouse*
  - iii. *street townhouse*
  - iv. *semi-detached dwelling*
  - v. *duplex*
  - vi. *tri-plex*

vii. *four-plex*

- c) The *street townhouse* provisions shall apply.
- d) The *rear yard setback* shall be defined as the easterly most property line.
- e) The *front lot line* shall be defined as the *lot line* on Hawtrey Road.
- f) The *exterior lot lines* shall be defined as the lot lines on Highway 59 and Highway 3.
- g) All other *lot lines* that are not a *rear lot line* or *front lot line* shall be deemed *interior side lot lines*.
- h) The definition of a *lot* shall not apply to individual condominium units. A *lot* shall mean the entire condominium block.
- i) A private condominium road shall not be deemed an *improved street*.
- j) Visitor *parking spaces* shall be *permitted* within the *required front yard*.
- i) In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:
  - i. minimum *lot frontage*: 20 metres;
  - ii. minimum *exterior side yard*: 4 metres;
  - iii. minimum *interior side yard*: 2.7 metres;
  - iv. minimum *rear yard* – 3 metres;
  - v. minimum separation between *townhouse dwellings*: 1.8 metres

That this By-Law shall become effective upon final approval of this file.

Enacted and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor: A. Martin

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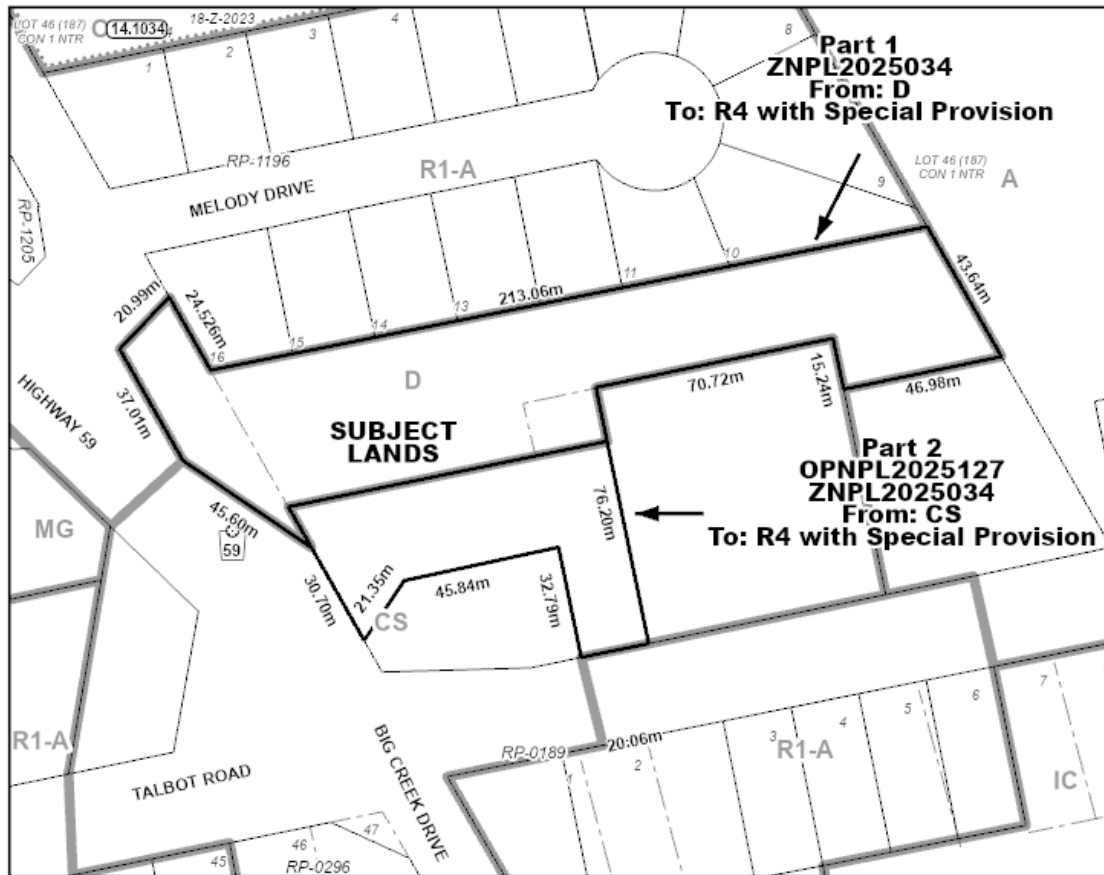
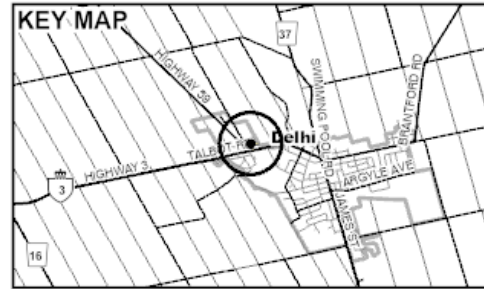
County Clerk: W. Tigert

# MAP A

## ZONING BY-LAW AMENDMENT

### NORFOLK COUNTY

In the Geographic Township of  
**MIDDLETON**



This is MAP A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_.

Mayor: A. Martin

Clerk



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

This by-law affects a parcel of land described as MID CON NTR PT LOT 187 PT RD ALLOW RP 37R11418 PART 1 TO 5, located at 10 Highway 59, Norfolk County.

The purpose of this By-law is to change the zoning on the subject lands from Development (D) and Service Commercial (CS) to Urban Residential Type 4 (R4) with a special provision. This would facilitate the development of a 25-unit single detached residential condominium.



## **The Corporation of Norfolk County**

### **By-Law XX-OP-2025**

**Being a By-Law to Adopt Amendment Number 155 to the Norfolk County Official Plan in respect of lands described as described as MID CON NTR PT LOT 187 PT RD ALLOW RP 37R11418 PART 1 TO 5, in the name of Aldershot Homes Limited**

Whereas the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22;

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

1. That amendment number XX to the Norfolk County Official Plan as set out in the text and Schedule "A" attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this 3<sup>rd</sup> day of September, 2025.

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Mayor: A. Martin

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County Clerk: W. Tigert

## **Amendment Number XX to the Norfolk County Official Plan**

### **Part A: Preamble to the Amendment**

The purpose of amendment number XX to the Norfolk County Official Plan is to change the designation of the subject lands from Commercial to Urban Residential.

#### **Location of the Lands Affected**

As shown on the attached 'Schedule "A"', the subject lands are located on MID CON NTR PT LOT 187 PT RD ALLOW RP 37R11418 PART 1 TO 5, known as 10 Highway 59.

#### **Basis of the Amendment**

This amendment is consistent with the Provincial Planning Statement, 2024.

### **Part B: The Amendment**

That the Norfolk County Official Plan is hereby amended as follows:

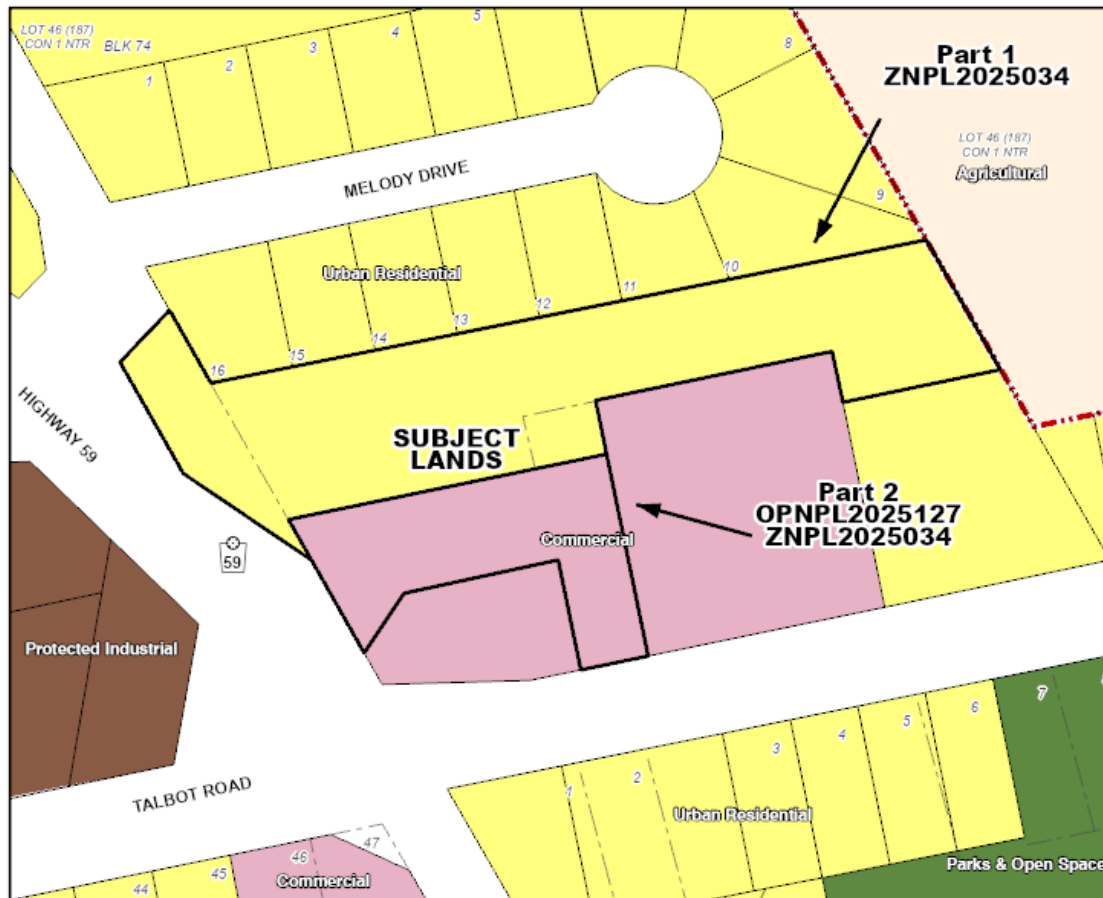
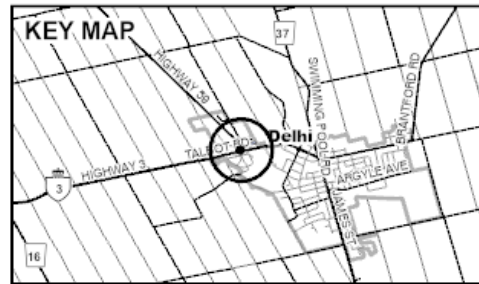
#### **Map Schedule Amendment**

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as Part 2 of the subject lands on 'Schedule "A"' attached to and a part of this amendment with the Urban Residential designation.

### **Part C: Additional Information**

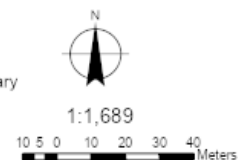
This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.

**SCHEDULE A**  
**Amendment No.**  
to the  
**OFFICIAL PLAN**  
for  
**NORFOLK COUNTY**  
in the Urban Area of  
**SIMCOE**



**LEGEND**

Subject Lands	<b>Official Plan Designations</b>
Part 2: From: Commercial	Agricultural
To: Urban Residential	Protected Industrial
Commercial	Parks & Open Space
	Urban Area Boundary



# Law Amendment

## Peach Barn Estates By Aldershot Homes

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Hawtrey Road  
Delhi, Norfolk County



John Vallee, P.Eng., President  
**G. Douglas Vallee Limited**  
Consulting Engineers, Architects &  
Land Use Planners

Gabriel Gasbarrini  
**Aldershot Homes**





# Purpose:

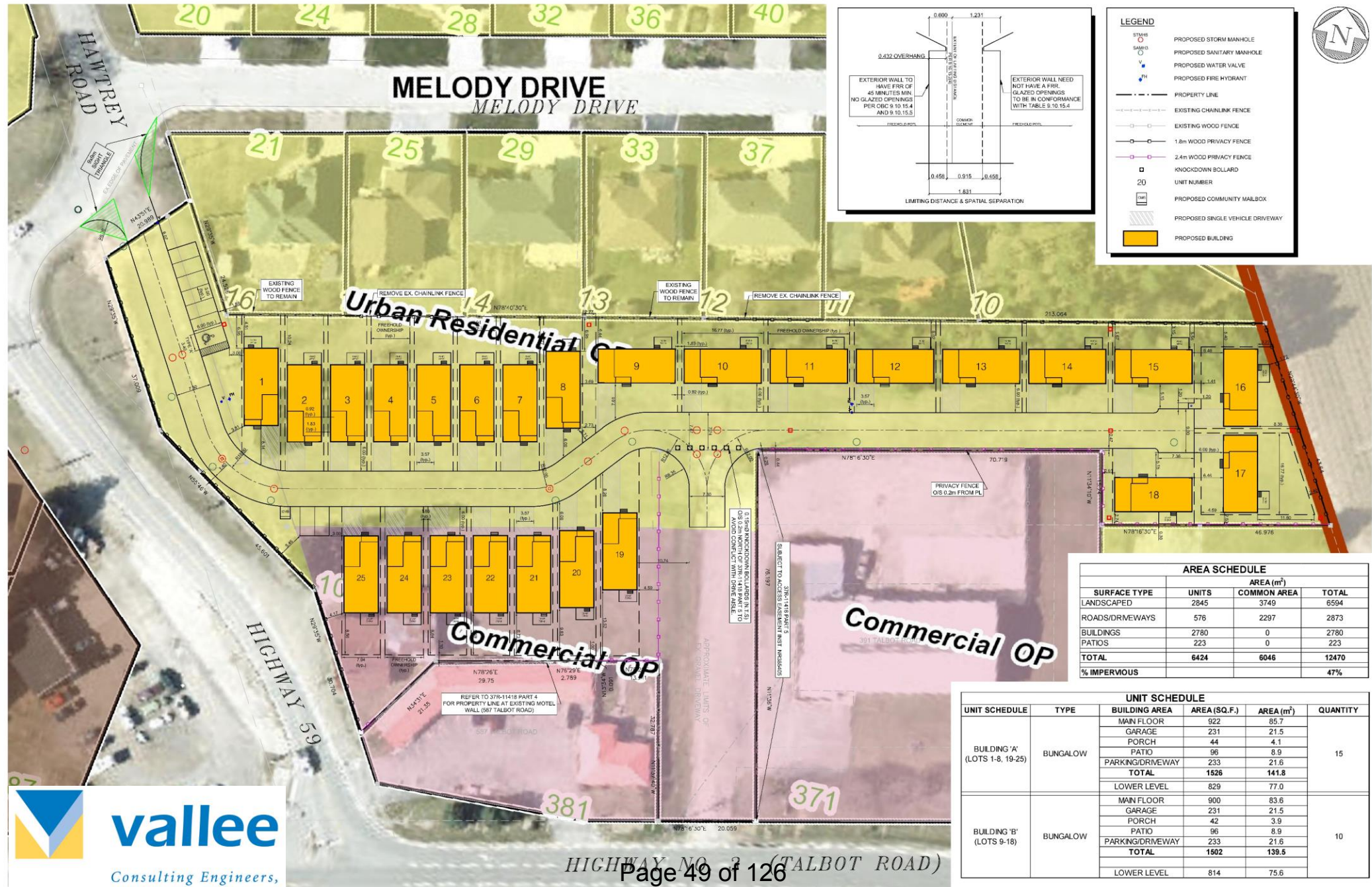
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- 25-unit single detached residential condominium - Delhi
- Area: 1.25 hectares Road Frontage: 22 m
- Vacant Lands
- Transitional zone - Residential to Commercial
- ZBA: Change from Development and Service Commercial to Urban Residential Type 4 Zone (R4) with a special provisions.
- OPA: Commercial to Residential













**vallee**

*Consulting Engineers,  
Architects & Planners*



# Proposed Zoning Amendments

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- Definition of a "lot", applicability of private condo road, location of visitor parking
- Add multiple SFD as permitted use
- Define frontage/front lot line at Hawtrey Road, rear yard at easterly property line
- Define exterior side yard as Hwy 3
- Define exterior side yard as Hwy 59 @ 4 m
- Rear yard: 7.5 m to 3 m
- Lot frontage: 30 m to 20 m
- Interior side yard: 3 m to 2.7 m
- Separation between units: 2 m to 1.8
- All other lot lines that are not a rear or front lot are deemed to be interior side lot lines



**vallee**

Consulting Engineers,  
Architects & Planners

# Supporting Studies:

water, wastewater, storm water

- **Traffic Impact Brief** – road network improvements are not necessary
- **Archaeological** – Cleared by Ministry
- **Geotechnical Investigation** – Site suitable for development.
- **Land Use Compatibility Study** – Confirms development is compatible and reciprocally compatible with industrial lands in area.
- **Planning Justification Report** – Supported by Policy and Studies – Good planning

# Policy and Levels of Approvals:

- Provincial Planning Statement
- Norfolk County Official Plan
- Zoning By-law
- Site Plan
- Exemption from Condominium



# THANK YOU!

## QUESTIONS & ANSWERS

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**vallee**

*Consulting Engineers,  
Architects & Planners*







Working together with our community

**DEPUTATION REQUEST**

<b>Name</b>	Mark Spence
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<b>Meeting Type</b>	Council-in-Committee
<b>Agenda Item</b>	Public Hearings Committee – July 22, 2025 Subject: OPNPL2025127/ZNPL2025034
<b>Meeting Date</b>	2025-07-22
<b>How are you attending the meeting?</b>	In-person
<b>Are you providing materials or a presentation to Council/Committee?</b>	Yes

<b>Purpose of Deputation</b>
To provide comments and questions regarding the development proposed at 10 Hawtrey Road, Delhi. I am a homeowner of a property adjacent to the proposed development.

Deputation to Norfolk County Council

July 22, 2025

By: Mark Spence, 25 Melody Drive, Delhi, ON N4B 3E1

Subject: Application by G Douglas Vallee Limited Eldon Darbyson 2 Talbot Street North Simcoe ON N3Y 3W4; File OPNPL2025127 / ZNPL2025034

Mayor and Council, Ladies and Gentlemen:

My name is Mark Spence. Thank you for the opportunity to present my comments and questions on the application by G Douglas Vallee Limited, for the property with the civic address of 10 Highway 59, in Delhi, Ontario.

I own a home that is adjacent to the subject property. I also own a business in Delhi. And so, my submission is from the perspective of homeowner and business owner.

First off, let me be clear that I am very much in favour of all manner of development in Delhi. We need a thriving and growing business community to provide goods and services to our residents. And those businesses need customers and employees and ideally, many would be those same local residents.

I would oppose rezoning of the subject lands from Development (D) Zone and Service Commercial (CS) Zone to Urban Residential Type 4 Zone (R4) on the basis that Delhi already has ample area zoned for residential development and very little area zoned for future commercial use.

If Norfolk County accepts the proposal and does re-zone the subject lands to Urban Residential Type 4 Zone (R4), then I have several observations and suggestions for Norfolk County to review as part of the consideration of the proposed development.

1. It appears that the proposed development is really 3 townhouse blocks despite the site plan which appears to depict 25 separate dwellings. There are some practical challenges with this design:
  - a. Each unit has a small area that I might call a 'backyard' and the building is pretty close to the property line. And I believe that the standard distance from the building to the lot line is requested to be reduced. I'm not sure why this reduction would be approved.
  - b. There does not appear to be a common walkway across the backyards. That area, if it is grass, will be difficult to maintain since any cutting equipment will need to be carried through the living area.
  - c. I would hope that there is never a serious fire but if there is, I contend that it might be very difficult for the fire department due to the very long

buildings and only a couple of places to bring a fire hose to the rear of the structure. And, I suppose there might be lawn furniture and other personal items to contend with in the backyard areas.

2. I note that each unit includes a garage to park one vehicle and space to park a second on a driveway. It seems likely to me that the driveways are too short and some vehicles will be parked and extend onto the roadway. The driveways may fit an average vehicle but averages are just that. Some people own longer vehicles.
3. I would suggest that consideration be given to limit or prohibit on-street parking to allow traffic by service vehicles of trades, deliveries by couriers, access for garbage collection, and access for fire, police, ambulances, and snow removal vehicles. This is a higher density development and careful consideration is warranted.
4. Access for vehicles is proposed to be via Hawtrey Road. I think this is a mistake. It will present an awkward intersection with Hawtrey Road which is within just a few metres of the intersection of Hawtrey Road and Highway 59, and the intersection of Hawtrey Road and Melody Drive. I would suggest that access would be far better served by Talbot Road/Highway 3.
  - a. Consider, if you will, that most homeowners now need two incomes to afford the purchase of a home. That probably means two cars and therefore likely 50 cars will enter and exit this development most days.
5. Attachment C-Technical Comments to the Staff Report notes, "County Policy pertaining to sidewalk states: Sidewalks will be constructed on one or both sides of all roadways in new subdivisions and redevelopment opportunities in accordance with Norfolk County Design Criteria". I don't see why this development should be excused from this goal. Walkable communities are better communities.
6. I read, with interest, that the chain link fence at the rear of my property is to be removed as well as the chain link fence on another property. What is the reasoning? What will it be replaced with? Who will maintain it?

This concludes my remarks. Thank you.