



Working together with our community

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Public Hearings Committee – July 03, 2025

Subject: Application ZNPL2025156 has been received to amend the zoning by-law from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provisions to allow for the development of a 25-unit affordable housing residential apartment on the lands legally described as PT LT 38-39, LT 41-43 PI 216, Norfolk County.

Report Number: CD 22-067
Division: Community Development
Department: Planning
Ward: Ward 3
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-067 for development application ZNPL2025156 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 June 4th, 2025.

Discussion:

The applicant is proposing amend the zoning by-law from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provisions to allow for the development of a 25-unit affordable housing residential apartment.

An overview summary of the development application(s) that have been submitted for the subject property at 676 Gilber Street is contained within Attachment A. This includes an outline of the site context, the proposed development and overview of the application consistency with the planning framework.

The draft by-law amendment(s) is included as Attachment E.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority "Foster Vibrant, Creative Communities".

The proposed development provides access to affordable housing geared to foster inclusive communities and support access to housing.

Conclusion:

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

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning Considerations
Attachment C Technical comments
Attachment D Public Comments
Attachment E Proposed Draft Zoning Bylaw Amendment

Approval:

Approved By:
Bohdan Wynnyckyj, MCIP, RPP
Director of Planning
Planning and Realty Services

Reviewed By:
Alisha Cull, BES, MCIP, RPP
Manager of Planning Services
Planning and Realty Services

Prepared By:
Soumaya Ben Miled
Planner, M.Arch, M.PI
Planning and Realty Services

Attachment A - Report CD 25-067
Development Application Overview

676 Gilbralter Street, Delhi

Application File Numbers: ZNPL2025156

Owner: Haldimand-Norfolk Housing Corporation c/o Marc Puype

Applicant: G. Douglas Vallee Limited c/o James Canzano

Agent: G. Douglas Vallee Limited c/o Eldon Darbyson

Statutory Public Hearing

Date: July 3rd, 2025

1

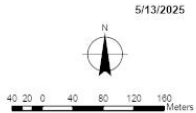
Site Context

MAP A
CONTEXT MAP
Urban Area of DELHI

ZNPL2025156



Legend
 Subject Lands
 2020 Air Photo



Site Characteristics:

- Subject property is 2400 sq.m. (0.24 hectares)
- Located in the Urban Boundary Area of Delhi
- Intersection Gibraltar Street and Ewell Street
- Subject lands are designated Urban Residential in the County's Official Plan
- Subject lands are currently vacant

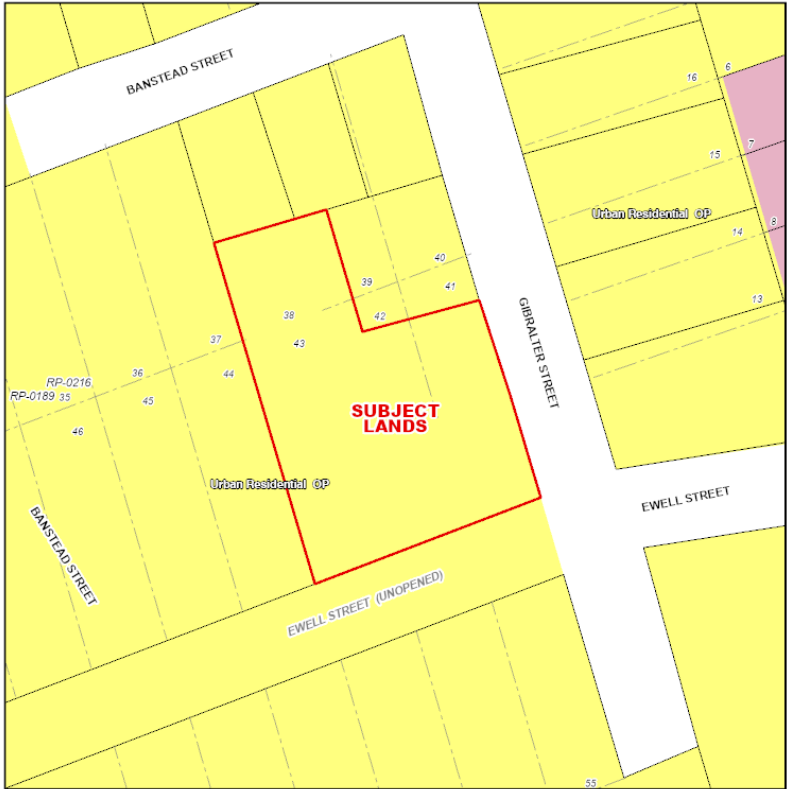
Surrounding Land Uses:

- **North:** Single detached dwellings, Haldimand-Norfolk Housing Corporation (HNHC) owned lands
- **East:** Duplex dwellings, Semi-detached dwellings
- **West:** Vacant lands subject to approved plan of subdivision for the development of 30 townhouses (application 28TPL2021323)
- **South:** Institutional buildings consisting of a long-term care facility and a retirement community

Site Context

MAP B
OFFICIAL PLAN MAP
Urban Area of DELHI

ZNPL2025156

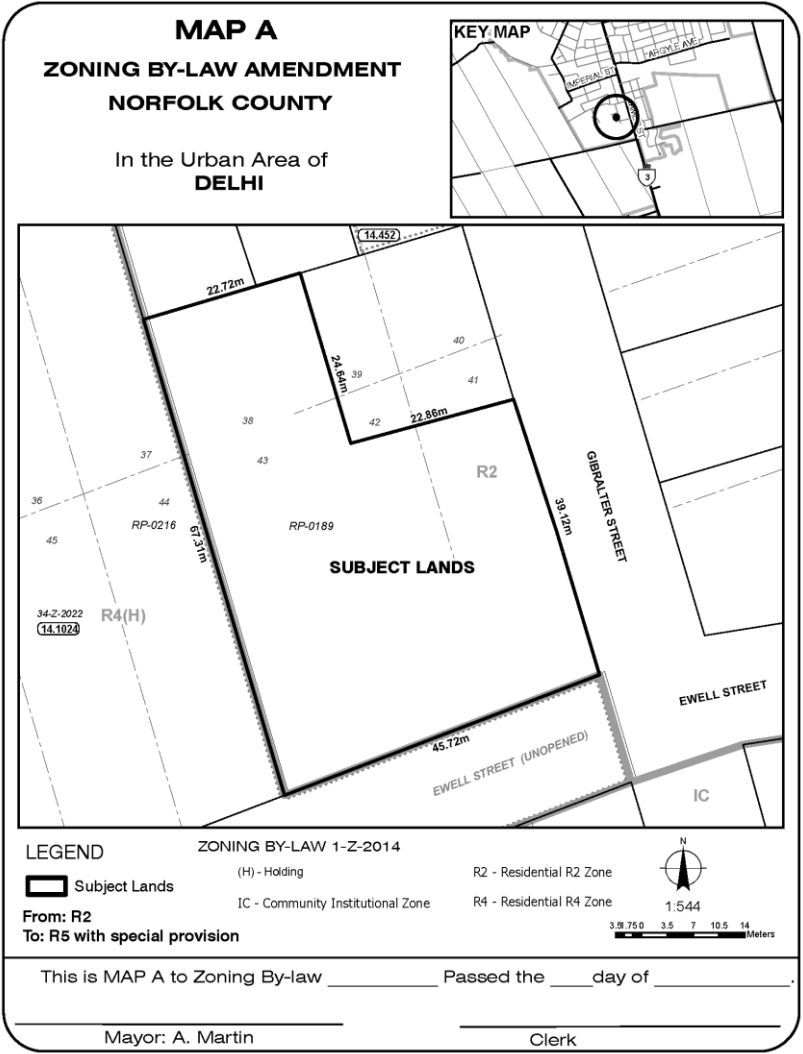
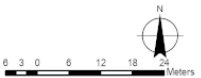


Legend

Official Plan Designations

- Urban Residential
- Commercial
- Urban Area Boundary

Subject Lands



MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
In the Urban Area of
DELHI

LEGEND

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- IC - Community Institutional Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone

From: R2
To: R5 with special provision

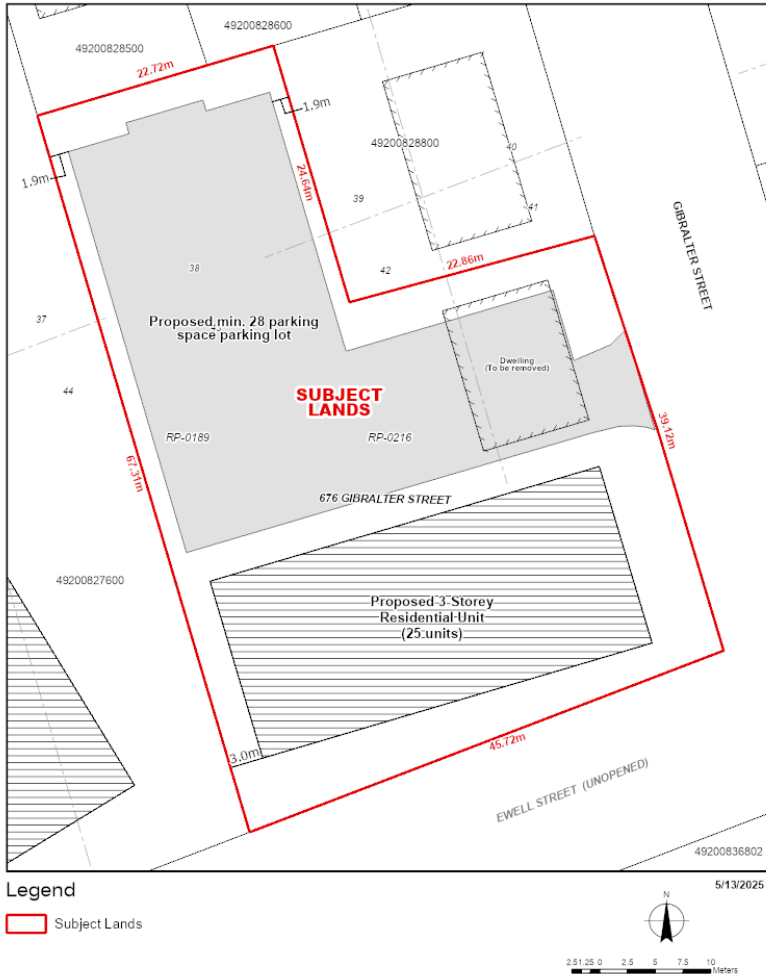
This is MAP A to Zoning By-law _____ Passed the ____ day of _____.

Mayor: A. Martin Clerk

Development Proposal

MAP D
CONCEPTUAL PLAN
Urban Area of DELHI

ZNPL2025156



Key Features/Proposed :

Development Proposal:

(03) Storeys residential apartment that includes 25 affordable housing units and a minimum of (10) Rent-geared-to-income units

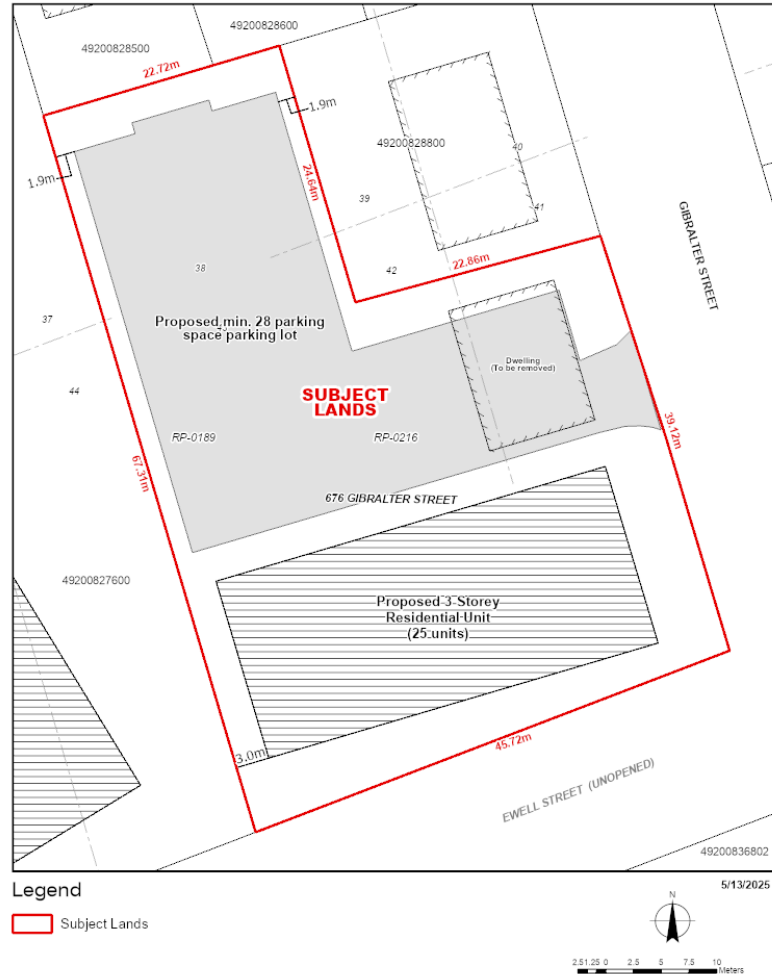
Proposed 28 on-site parking spaces

ROW access from Gibraltar Street

Development Proposal

MAP D
CONCEPTUAL PLAN
Urban Area of DELHI

ZNPL2025156



Proposed Zoning By-law Amendment

- To amend the zoning of the subject lands from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provision 14.1077 as follows:
 - minimum rear yard setback - 3 metres
 - minimum required parking spaces - 20 parking spaces
 - minimum required sight triangle setback - 8.5 meters
 - minimum required setback of parking lot from the interior lot line abutting another residential zone - 1.9 metre.
 - minimum of 1 visitor space for every 4 dwelling units is required

Preliminary Review

Technical Reports:

- Planning Justification Report
- Functional Servicing Report, G. Douglas Vallee Limited (May 2025)
- Stormwater Management Report, G. Douglas Vallee Limited (May 2025)
- Traffic Impact Statement Parking Brief, RC Spencer Associates Inc (May 2025)
- Civil Engineering Drawings, G. Douglas Vallee Limited
- Geotechnical Investigation Report, Pinchin (May 2025)
- Soil Characterization Report, Pinchin (May 2025)
- Plan 37R-11788, Received and deposited 2025/01/02 at the Land Registrar for the Land Titles Division of Norfolk
- Draft Zoning By-law Amendment

Preliminary Review

Technical Comments:

Financial Management and Planning provided that the increase in total units will increase the total amount of fees related to the overall planning and building processes for this project. Approving the application as is may cause further reduced revenue and could impact reserve balances and Norfolk's year end surplus/deficit amount as the project moves forward.





The Traffic Impact/Parking Brief concludes that "the addition of site generated traffic will have nominal impact on Gibraltar Street. Furthermore, it is the engineers' opinion that the proposed on-site parking supply of 28 parking spaces should adequately accommodate the peak parking demand generated by the subject affordable housing development proposal".

A development agreement to be registered on title will be required as part of the site plan control approval process.

Public Input:

General inquiries about the development proposal have not been received.

Preliminary Considerations

Key Items		Preliminary Review
Affordable Housing		Haldimand-Norfolk Housing Corporation (HNHC) is a publicly owned community housing provider. The proposed development supports affordable housing supply and the maintenance of the County’s Rent-geared to income housing stock.
Servicing capacity		Water and sanitary modelling are required to provide confirmation that the proposed development can be adequately serviced.
Transportation		The Traffic Impact/Parking Brief concludes that “the addition of site generated traffic will have nominal impact on Gibraltar Street.
Community Design		The proposed development is subject to a subsequent site plan control application and site plan agreement to be registered on title.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CD 25-067 for development applications ZNPL2025156 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 Planning Policy and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines matters of provincial interest to which local boards shall have regard to, in carrying out their responsibilities that include but are not limited to:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

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.

Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS) provides policy directions on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests.

Policy 2.1.6. states that *“Planning authorities should support the achievement of complete communities by:*

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups”.*

Policy 2.2.1 states 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 types of residential intensification; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities; and requiring transit supportive development and prioritizing intensification in proximity of transit including corridors and stations. .*

Policy 2.3. outlines that Settlement areas shall be the focus of growth and development. *“Land use patterns within settlement areas should be based on densities and a mix of land uses”* that efficiently use land and resources as well as optimize existing infrastructure.

Policy 3.1.3 states that *“Infrastructure 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 in accordance with the policies in Chapter 5: Protecting Public Health and Safety”.*

Policy 3.6.2. states 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”.*

Policy 3.6.8. outlines that *“Planning for stormwater management shall :*

- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale”.*

Norfolk County Official Plan

The subject property is designated “Urban Residential” in the County’s Official Plan and located within the hamlet settlement area of Delhi.

The Official Plan policies outline the role of local government in facilitating the collaboration between all levels of government and the private sector to provide affordable housing and maintain a stable residential housing market.

Pursuant to policy 5.3. of the Official Plan defines “Affordable housing” shall mean:

a) In the case of ownership housing, the least expensive of housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) In the case of rental housing, the least expensive of: a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Policy 5.3. .c) states that “ *The provision of housing that is affordable and accessible to low and moderate income households shall be a priority. The County shall target that 25 percent of all new housing provided throughout the County be affordable to low and moderate income households and that at least 10 percent of all new units be affordable to low income households*”.

Policy 5.3.c) states that “*The County shall encourage the provision of affordable housing through:*

- i) supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical;*
- ii) the timely provision of infrastructure in the Urban Areas;*
- iii) supporting the reduction of housing costs by streamlining the development approvals process;*
- iv) negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;*
- v) considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form;*
and

Planning comments

Haldimand-Norfolk Housing Corporation (HNHC) is a publicly owned community housing provider. As per Council-In-Committee report HSS-24-016 - HNHU Updated Regeneration Strategy (dated April 9, 2024), Council approved the subject

development referred to as Delhi New Development project to provide sixteen (16) units of community housing, including a minimum of ten (10) rent-geared-to-income (RGI) units. Norfolk County Council agrees to provide zoning bylaw amendment, committee of adjustment and site plan fees towards the proposed affordable housing.

The proposed development consists of a 3 storeys apartment providing for (25) affordable housing units including a minimum of (10) rent-geared-to-income units on 0.24 hectares of land located at the intersection of Gibraltar Street and Ewell Street. The increased number of affordable housing units is intended to secure the zoning by-law amendment approval that allows for the maximum permissible residential density.

Upon further assessment of the project financial viability and available funding by the County's Housing and Finance services, the determination of affordable housing units will be made at the time when the project is approved by Council and/or when the project is approved for any capital funding.

Canada Mortgage and Housing Corporation (CMHC) defines affordable housing as housing for low to moderate income households that cost less than 30% of a household's income that includes all forms of tenure. As per the Ministry of Municipal Affairs and Housing (MMAH), affordable housing has provided rental units with rents maintained at or below 80% of average market rent for at least 20 years.

Any public funds through Norfolk County or Canada Mortgage and Housing Corporation (CMHC) that are provided for the proposed development are subject to a funding agreement to be registered on title specifying the requirement for the long term affordability requirement of the housing units to be maintained at least 20 years below average market rent as determined by Canada Mortgage and Housing Corporation in accordance with the resolution that was passed by Norfolk County Council.

Overall, the proposed development aligns with the affordable housing definition of the Official Plan, supports the achievement of the affordable housing targets and the reduction of housing costs by streamlining the approval process.

Policy 5.3.h) of the Official Plan states that "The County shall develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures".

Policy 5.3.1.a) states that Housing shall, in part, be provided through urban residential intensification, which may include infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a high density.

Policy 5.3.1. b) states that “The County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services”.

Planning comments

The subject lands are located at the intersection of Ewell Street and Gibraltar Street. A bus stop is located at the same intersection.

Surrounding land uses include predominantly medium density residential uses and institutional uses consisting of a long-term care facility and a retirement community.

The subject lands are less than 150 metres from James Street (provincial highway) that is a main mixed-use corridor in the Delhi settlement area.

Residential infill on the subject lands is considered appropriate for intensification and affordable housing supply that aligns with the County’s residential intensification targets that apply to “Housing options” and affordable housing. The proposed residential infill provides an opportunity to increase residential density within an existing neighborhood that is connected to public transportation and in proximity to public services.

Policy 5.3.1. f) states that *“The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:*

- 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 subject lands are within the built-up area of the settlement area of Delhi which is intended for residential intensification and the utilization of existing infrastructures.

The proposed development aligns with the Grow Norfolk intensification target of 30% in the urban areas for new residential dwelling units and the objectives of the Community Improvement Plan, more specifically encouraging the construction of a range of housing types and the construction of affordable housing, in support of the goals of the Haldimand Norfolk Housing and Homelessness Plan (2020-2030).

The Functional Servicing Report prepared by G. Douglas Vallee Limited (dated May 1, 2025) provides servicing estimates for water and sanitary flows. Water and sanitary modelling are required to provide confirmation that the proposed development can be adequately serviced which is not provided as part of the submission and will be subject to a Holding provision.

The Stormwater Management Report provided by G. Douglas Vallee Limited (dated May 1, 2025) provides that runoff from proposed development will be detained in an underground SWM chamber facility where minor and major storm events (2-year to 100-year storms) will be conveyed. Runoff released from the storage facility will be conveyed to the existing 450mm storm sewer on Gibraltar Street. The report provides additional measures for post-development peak flow and quality control for the proposed development.

The applicant provided a Traffic Impact/Parking Brief prepared by R.C. Spencer Associates Inc (dated May 2, 2025). The development will be serviced via one driveway access at Gibraltar Street.

The report provides an assessment for parking demand based on HNHC data that accurately represents the local demand for affordable units and evaluates transit and active transportation based on the metrics of affordable housing and area characteristics.

The Traffic Impact/Parking Brief concludes that *“the addition of site generated traffic will have nominal impact on Gibraltar Street. Furthermore, it is the engineers’ opinion that the proposed on-site parking supply of 28 parking spaces should adequately accommodate the peak parking demand generated by the subject affordable housing development proposal”*.

It is a policy of the Official Plan to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms as well as neighbourhood facilities in the Urban Residential Designation.

Policy 7.7.2. b) states that *“New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:*

- i) the density, height and character of the development shall have regard to adjacent uses;*
- ii) 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;*
- iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;*

- iv) *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;*
- v) *the development is adequately serviced by parks and school facilities;*
- vi) *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;*
- vii) *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;*
- viii) *except for a triplex dwelling, fourplex dwelling or other similar small-scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required from the proponent and approved by the County; and*
- ix) *triplexes, fourplexes, freehold street townhouses or other similar small-scale developments, may be subject to site plan control, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan”.*

Planning comments

The proposed development is located at the intersection of two local roads. Surrounding uses include low residential buildings consisting of 2 storey duplex dwellings, semi-detached dwellings and a future medium density development of (30) townhouses.

Southern lands include institutional uses that provide considerable setbacks from the public right-of-way and no building incumbrance at the exterior site yards.

The development is accessed from Gibraltar Street (local road) and the Traffic Impact study provide that *“the addition of site generated traffic will have nominal impact on Gibraltar Street”.*

Planning staff note that the “proponent” as referred to in policy 7.7.2. b)iv) is Haldimand-Norfolk Housing Corporation (HNHC) which represents the County. Therefore, the extension of services and water and sanitary modelling required to provide confirmation that the proposed development can be adequately serviced will be subject to a Holding (H) provision in the zoning by-law.

The development provides landscaped buffers in the required yard setbacks. Planning notes that future development is subject to a site plan control (SPC) application.

Policy 8.9.1. c) states that *“All development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems”.*

Policy 8.9.1. d) states that *“In Urban Areas, priority shall be given to the development of land that is presently serviced by watermains and sanitary sewer systems, or those areas that can most easily be serviced, at minimal expense”*.

Policy 8.9.1. e) states that *“Infilling of vacant areas within the Urban Areas which are already provided with full municipal services is encouraged, and shall be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services, utilities or the associated construction”*.

Planning comments:

Planning staff note that the development meets the intent of the services in urban areas policies of the Official Plan provided that servicing capacity and the extension of services feasibility are confirmed.

Policy 5.4. outlines that safe and attractive neighbourhoods contribute to the overall community health of the County.

Policy 5.4.a) states that *“the County shall seek to maintain and improve the physical design characteristics of the Urban Areas in the context of new and existing development and stress a generally high quality of settlement design throughout the County”*.

Planning comments:

The proposed development is subject to site plan control process to ensure the improvement of the physical character of the existing neighborhood, cohesive design with the existing built environment, and the implementation of technical engineering requirements.

Zoning By-Law 1-Z-2014

The proposed development requires a rezoning from Urban Residential Type 2 (R2) zone to Urban Residential Type 5 (R5) Zone that allows for apartment dwellings.

The following zoning by-law compliance review is provided to determine the zoning by-law deficiencies of the proposed development that are subject to the proposed special provisions in the R-5 zone.

	Zoning by-law requirement	Proposed
Section 5.5. Urban Residential Type 5 Zone (R5)		
Section 5.5.2. Zone Provisions		
minimum lot frontage	30 m	39.1 m
minimum front yard	3 m	5.8 m
minimum exterior side yard	3 m	3 m
minimum interior side yard	3 m	20 m

minimum rear yard	9 m	3 m
maximum building height	(5) storeys [6-Z-2018]	(3) storeys
Section 3.31 Sight Triangle		
3.31.2 A sight triangle shall be measured back from an intersection a distance of 9 metres along the street lines.	9 m setback	8.5 m setback
Section 4.9. Number of parking spaces		
a) apartment dwelling	1.5 parking spaces for each dwelling unit = 38 parking spaces	20 parking spaces
f) visitor parking	1 visitor space for every 3 dwelling units = 8 Parking spaces	6 parking spaces
Section 4.3.3. Accessible Parking Spaces		
Number of parking spaces 26-50	(1) Type A (1) Type B	(1) Type A (1) Type B
Total parking spaces	48 parking spaces	28 parking spaces
Section 4.2.4. b) for group townhouses and apartment dwellings, no parking lot shall be located closer than 3 metres from any dwelling on the lot or of any interior lot line abutting another residential Zone;	3 m	1.9 m

A Holding (H) provision is to be placed on the subject lands until the extension of water and sanitary services and confirmation that the proposed development can be adequately serviced.

Overall, the proposed development is consistent with the Provincial Planning Statement, conforms with the intent of the applicable Official Plan policies and complies with the zoning by-law subject to the fulfilment of the Holding provision requirements.

ZNPL2025156 – 676 Gilbralter Street

Attachment C: Technical Comments

Agreement Administrator, Norfolk County

I am excited to be working with you on your affordable housing residential apartment in Delhi. I have no comments regarding your zoning by-law amendment application, however, when you apply for your site plan approval you may need to enter into a development agreement with the County. The agreement will be registered on title at the owner's expense. The County will collect and hold your performance securities for infrastructure and landscaping works until the end of your maintenance period.

Please reach out when you are ready to start your site plan agreement.

All the best.

Annette Helmig, Agreement and Development Coordinator

Annette.helmig@norfolkcounty.ca

Financial Management and Planning, Norfolk County,

As per report HSS-24-016 - HNHU Updated Regeneration Strategy presented April 9, 2024, Council approved the Delhi New Development project to provide sixteen (16) units of community housing, including a minimum of ten (10) rent-geared-to-income (RGI) units with capital construction targeting the passive house standard.

The application outlined in this report is requesting an amended zoning by-law from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) for a portion of the Delhi Development Project with a special provision to allow for the development of a 25-unit affordable housing residential apartment. This is an increase to the total number of units Council has previously approved for this project.

As per report HSS-24-016, Council agreed to provide a zoning by-law amendment, committee of adjustment and site plan fees towards the affordable housing projects in Delhi and Port Dover, as an in-kind contribution to the Haldimand Norfolk Housing Corporation. It can be assumed that the increase in total units will increase the total amount of fees related to the overall planning and building processes for this project. Approving the application as is may cause further reduced revenue and could impact reserve balances and Norfolk's year end surplus/deficit amount as the project moves forward.

If the application is approved as currently stated, Finance staff will need to complete a thorough analysis of plans and revised development Pro Forms for the Delhi development to ensure that the project remains viable. The analysis

would need to evaluate the financial implications of the unit increases and associated zoning requests outlined in this application.

Building Department, Norfolk County

A) Functional Service Report - On-site fire protection calculations / Fire Flow Determination. S(tot) to be 1.5. West elevation is 3.0 metres from the property line. Total fire water required 252,900 litres required. Flow rate 105 litres/ second required. [OBC A.3.2.5.7]

B) Rain water from building roof. Indicate location of rain water leader outlet. [Site plan comment?]

GIS, Norfolk County

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.

Canada Post

This development will receive mail service through a centralized mail panel (lock box assembly and / or mail room if over 100 units) installed by the developer /owner in the lobby providing that the units are self-contained and fully functional as their own unit.

The following conditions should be added for Canada Post Corporation's purposes.

Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail boxes at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space with 3 or more units. The owner / developer will need to provide individual unit numbers for each unit and installed in the lobby. If over 100 units then a mail room is required (please see attached document). If there are Commercial units attached, they should be included in the mail panel as well.

If this building is a nursing home, institution, assisted living home or group home with several units containing the basic essentials and a shared common area then mail delivery will be 1 drop for all units and at the Post Office.

Please advise when construction starts and when you anticipate occupancy. Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service. If you have any questions or concerns regarding these conditions, please contact me.

Sincerely yours,
Connie Richardson
Delivery Planning Officer Connie.richardson@canadapost.ca | 519-521-0176

Union Gas Ltd

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>

Hydro One

We are in receipt of your Application for Site Plan, ZNPL2025156 dated 2025-05-13. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre (hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Fire Department, Norfolk County

NCFD has the same comments as the Pre-Con meeting:

- Ensure adequate access for fire department apparatus
- If building requires a fire department connect ensure that it is placed appropriately to allow for safe and efficient use
- All fire and life safety provisions of the Ontario Building Code to be provided
- A Fire Safety Plan will need to be drafted and provided to the Fire Prevention Officer for review and approval prior to occupancy
- Notify NCFD if electric vehicle charging or battery storage (e.g., Tesla wall) infrastructure will be provided

Zoning Administrator, Norfolk County

The proposal intends to rezone the property from R2 to R5. Apartment dwellings are permitted within the R5 zone.

Zoning deficiencies based on site plan provided:

- Parking for dwelling apartments deficient by 16 spaces (38 required, 22 provided)
- Visitor parking deficient by 3 spaces (9 required, 6 provided)
- Setback of parking to adjacent residential deficient by 1.1 meters (3m required, 1.9m provided)
- Sight triangle deficient by 0.2 meters (9m required, 8.8m provided)
- Rear yard setback deficient by 6 meters (9m required, 3m provided)

Ministry of Transportation, Pending comments.

Please be informed that the above-mentioned Land Development Review request submitted May 26,

2025 does not require review by the Ministry of Transportation's Highway Corridor Management

Office. However, review and/or approvals from other agencies may apply.

Should the information or location provided in MTO-LD-2025-31L-000263 change, this confirmation

will be deemed invalid.

If you have any questions or require additional information, please contact:

Michael Kilgore
Phone: +1 (226) 973-7021
Email: Michael.Kilgore@ontario.ca

Engineering, Norfolk County,

Development Engineering has reviewed the request rezoning and have no concerns with rezoning the land from R2 to R5. A traffic impact brief (although not required for such a small development) was provided. This brief indicated a negligible increase in travel trips to/from the development site which is readily supported by the existing area road network and intersections without concern.

At this stage, the property should have a Holding provision placed upon it until servicing capacity (water and wastewater) is confirmed via modelling (currently underway).

Other matters such as storm water management and site grading have been satisfactorily conceptually presented and will be refined through the Site Plan process.

Emergency Management, Norfolk County, Pending comments.

Bell Canada, Pending comments.

By-law Inspector, Pending comments.

Paramedic services, Norfolk County, Pending comments.

Environmental Department, Norfolk County, Pending comments.

Six Nations, Pending comments.

Ontario Provincial Police, Pending comments.

Realty Services, Norfolk County, Pending comments.

Mississaugas of the Credit, Pending comments.

Housing services, Norfolk County, Pending comments.

Attachment D: Public Comments
ZNPL2025156 – 676 Gilbralter Street

None received at the time of writing this report.



The Corporation of Norfolk County

By-Law __-Z-2025

Being a By-Law to amend Zoning By-Law 1-Z-2014, as amended, for property described as Plan 216, Part Lot 41, Part Lot 42, Norfolk County, municipally known as 676 Gibraltar Steet.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Sections 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 rezoning the subject lands from Urban Residential Type 2 (R2) *Zone* to Urban Residential Type 5 (R5(H)) *Zone* as identified on Map A, attached to and forming part of this By-Law;
2. That Subsection 14 Special Provisions is hereby further amended by adding special provision 14.1077 as follows:

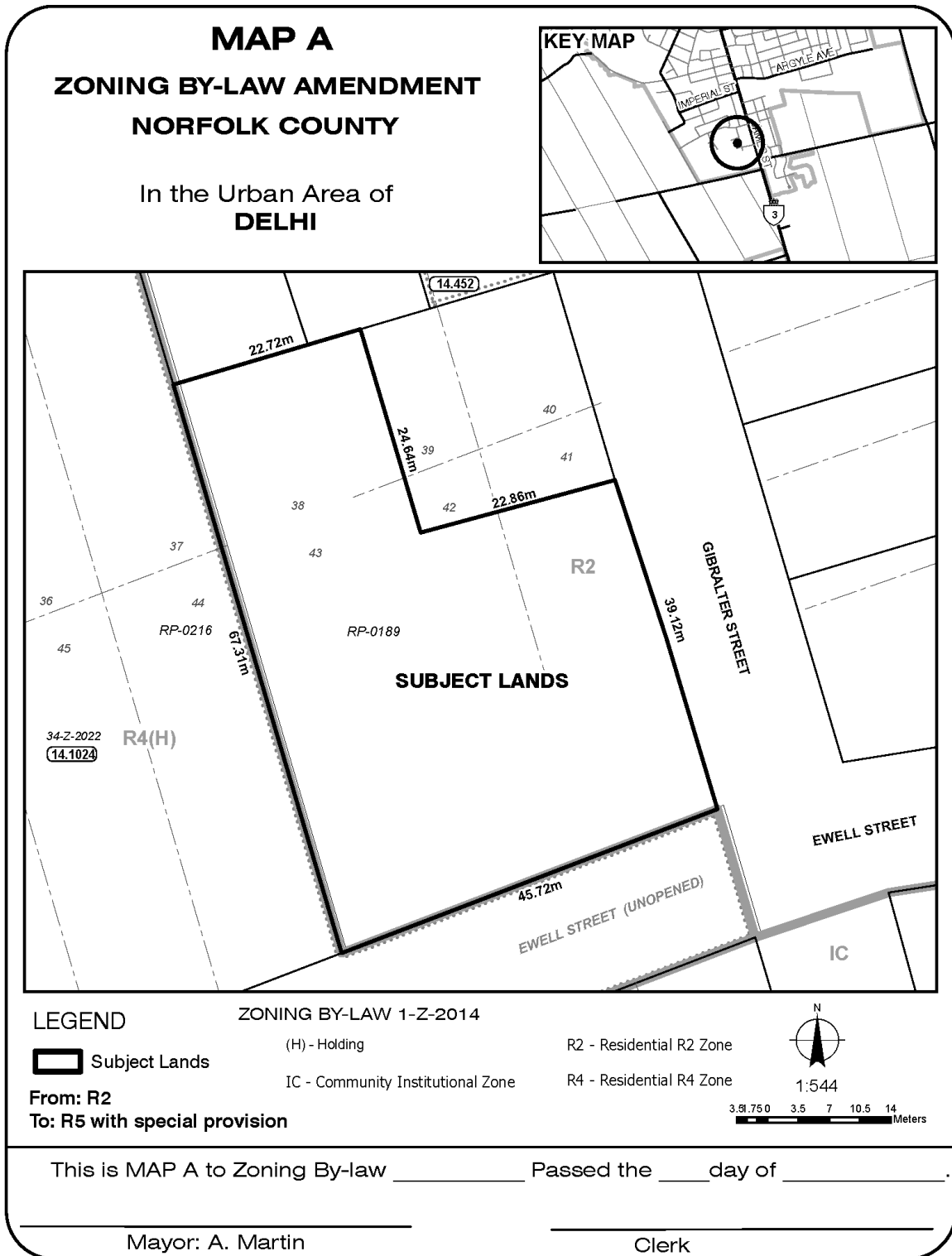
14.1077 In lieu of the corresponding provisions in the R5 *Zone*, the following shall apply:
 - a) minimum *rear yard setback* - 3 metres;
 - b) minimum *required parking spaces* – 20;
 - c) minimum *required sight triangle setback* – 8.5 metres;
 - d) minimum *required setback of parking lot* from the *interior lot line* abutting another residential *zone* – 1.9 metres;
 - e) minimum required visitor *parking spaces* – 1 for every 4 *dwelling units*.
3. That the holding (H) provision of this By-Law shall be removed upon receipt of confirmation by the General Manager of Public Works (or designate) that the lands are adequately serviced by water and sanitary services.

4. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this ____ day of _____, 2025.

Mayor

Clerk



**Explanation of the Purpose and Effect of
By-Law __-Z-2025**

This By-Law affects a parcel of land described as Plan 216, Part Lot 41, Part Lot 42, Norfolk County, municipally known as 676 Gibraltar Street.

The purpose of this By-Law is to amend the zoning of the subject lands from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provision 14.1077.

A Holding (H) provision is to be placed on the subject lands until the extension of water and sanitary services and confirmation that the proposed development can be adequately serviced.