



TAKE NOTICE THAT the Corporation of Norfolk County received the application described below on February 3rd, 2023, and deemed it complete on March 2nd, 2023.

File Number: OPNPL2023036 / ZNPL2023037/ 28TPL2023070 / 28CDPL2023069
Roll Number: 3310491028021000000, 3310491028020000000, 3310491028019500000
Legal Description: Part Lots 10 and 11, Lot 4 to 7, 12, and 13, Parts 1 & 2, Windham Concession 13, Plan 306, Registered Plan 37R954; Part Lot 24, Part 1, Windham Concession 13, Registered Plans 37R4640 and 37R4702; Part Lot 24, Windham Concession 13, Registered Plan 37R836
Civic Address: 905 James St., Delhi, 400 Golf Course Rd., Delhi, 76 Wilson Avenue, Delhi;
Applicant: Delhi Land Holdings Limited c/o Delhi Development Inc.
Agent: GSP Group Inc. c/o Hugh Handy

PURPOSE AND EFFECT OF PROPOSED

An application has been received to amend the Norfolk County Official Plan for lands located at 905 James Street, Delhi (former Delhi Golf and Country Club) and 76 Wilson Ave., Delhi, for the purpose of an urban boundary expansion and redesignation of the subject lands to facilitate future residential development. The application also includes a zoning bylaw amendment (ZNPL2023037), a draft plan of condominium (28CDPL2023069) and draft plan of subdivision (28TPL2023070) all of which would facilitate the development of 240 single detached dwelling units, 166 semi-detached dwelling units, 108 common element condominium, and one retirement home.

The Subject Site is known municipally as 905 James Street and 76 Wilson Avenue and abuts the Delhi Urban Area and in close proximity to the Gilbertville Settlement Area in Norfolk County. The Subject Site is approximately 55.32 hectares in area, with frontages along James Street, Wilson Avenue, Tisdale Drive, and St. Michael's Street. The Subject Site is currently occupied by the Delhi Golf and Country Club, which provides 18 golf holes, a driving range, and restaurant/clubhouse/event space. Several wetland areas are located on the property, and are noted as being Provincially Significant, resulting in the developable area of the Subject Site being approximately 30 hectares. The Subject Site also includes 76 Wilson Avenue, which is a property containing a single detached dwelling abutting the northern area of the golf course.

The application is summarized in 4 sections below for the Official Plan Amendment, Zoning Bylaw Amendment, draft plan of condominium and draft plan of subdivision.

Subject Official Plan Amendment

The Subject OPA proposes to implement the expansion of the existing Delhi Urban Area boundary to include the Subject Site and change the land use designation of the Subject Site from the Open Space and Agricultural designations to Urban Residential. Based on the criteria of Section 5.6.1 of the OP, the proposed community commons is considered to be sized between a Neighbourhood Park and parkette, both of which are permitted in the Urban Residential designation. The Urban Residential designation is proposed to apply to the stormwater management pond, with a site-specific policy to permit the facility. Similarly, the proposed site-specific policy includes permission for the pump station to



facilitate the connection to the municipal servicing system. The Hazard Lands and Provincially Significant Wetlands are proposed to remain as they are currently observed.

Subject Zoning By-law Amendment

The proposed Subject ZBA is intended to implement the Subject OPA. The Hazard Lands and Provincially Significant Wetlands are proposed to be protected, while the remaining lands zone are proposed to be rezoned to the R2, R4, and R5 zones. It is noted that although the OP designates a portion of the Subject Site as Agricultural, no agricultural zone is present on the Subject Site, but rather aligns with the use of the land as a golf course.

The Subject ZBA proposes to introduce the following:

- The land proposed to be occupied by single and semi-detached houses will be rezoned to the R2 zone. The R2 zone will include a provision to permit the proposed pump station.
- The land proposed to be occupied by the townhouse dwellings will be rezoned to the R4 zone.
- The retirement home will be rezoned to the R5 zone.
- The community commons and stormwater management pond will be rezoned OS.

The following site-specific amendments are being sought:

R2:

For single detached lots:

- Permit an interior lot frontage of 10.5 m
- Permit a corner lot frontage of 13.5 m
- Permit an interior lot area of 320 m²
- Permit a corner lot area of 385 m²

R4:

- Permit a lot frontage of 6 m
- Permit a lot area of 190 m²
- Permit a rear yard setback of 7 m

For semi-detached lots:

- Permit an interior lot frontage of 7.5 m
- Permit a corner lot frontage of 10.5 m
- Permit an interior lot area of 220 m²
- Permit a corner lot area of 320 m²
- Permit a pump station.

R5:

- Permit a 0 metre setback to piped municipal drains.

OS:

- Permit a stormwater management pond.

Draft Plan of Condominium

A Draft Plan of Condominium application is being submitted to facilitate the ownership structure of the townhouse block at the north end of the Subject Site. The Draft Plan of Condominium will be a common elements condominium, with freehold townhouses and shared ownership of the roads and amenity areas. The townhouse lots are proposed to be created by way of a Part Lot Control Exemption process. The lots are proposed to be Parcels of Tied Land (POTL), with each lot tied to the Common Element Condominium, and each owner contributing towards the shared costs of maintaining the services for the common element via condominium fees.

This plan of condominium includes the following:

- Drive aisles will be built to the zoning by-law standard;
- 29 visitor parking spaces, including 4 barrier free spaces;
- Two common outdoor amenity areas.



NOTICE OF
COMPLETE APPLICATION

Draft Plan of Subdivision

A Draft Plan of Subdivision application is being submitted to create the blocks for the proposed redevelopment. A total of 41 blocks are proposed, as well as seven roads (A through H). The block breakdown is as follows:

Blocks	Description	Areas (ha)
1-29	Single and semi-detached	14.93
30	Townhouses	3.67
31	Retirement Home	1.21
32	Community Commons	1.71
33-38	Open Space	24.21
39	Stormwater Management	2.27
40	Pumping Station	0.06
41	Emergency Access	0.15
Roads	Roads	7.11
Total		55.32

A total of 21 supporting documents and technical reports were included with the application including draft official plan amendment and zoning bylaw amendment text, Planning Justification Report, Environmental Impact Study, Stormwater Management Report, Servicing Study Memorandum, Transportation Impact Study, Environmental Notice Study, Geotechnical and Hydrogeological Reports, Phase I and Phase II ESA and Economic Benefits Report.



NOTICE OF
COMPLETE APPLICATION

NOTICE INTENT AND ADDITIONAL INFORMATION

This notice is intended to make you aware of the proposed application and to invite your comments. Norfolk County is now circulating this application for technical review. Once this has been completed, a report summarizing the proposal and comments received will be prepared by a Planner and presented to the decision-makers. If a Public Hearing Committee meeting date is scheduled, you will be informed of the date and time and will be invited to participate in accordance with the statutory timeframes of the *Planning Act*. Written submissions will become part of the public record.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Norfolk County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of (*name of the approval authority*) to the Local Planning Appeal Tribunal.

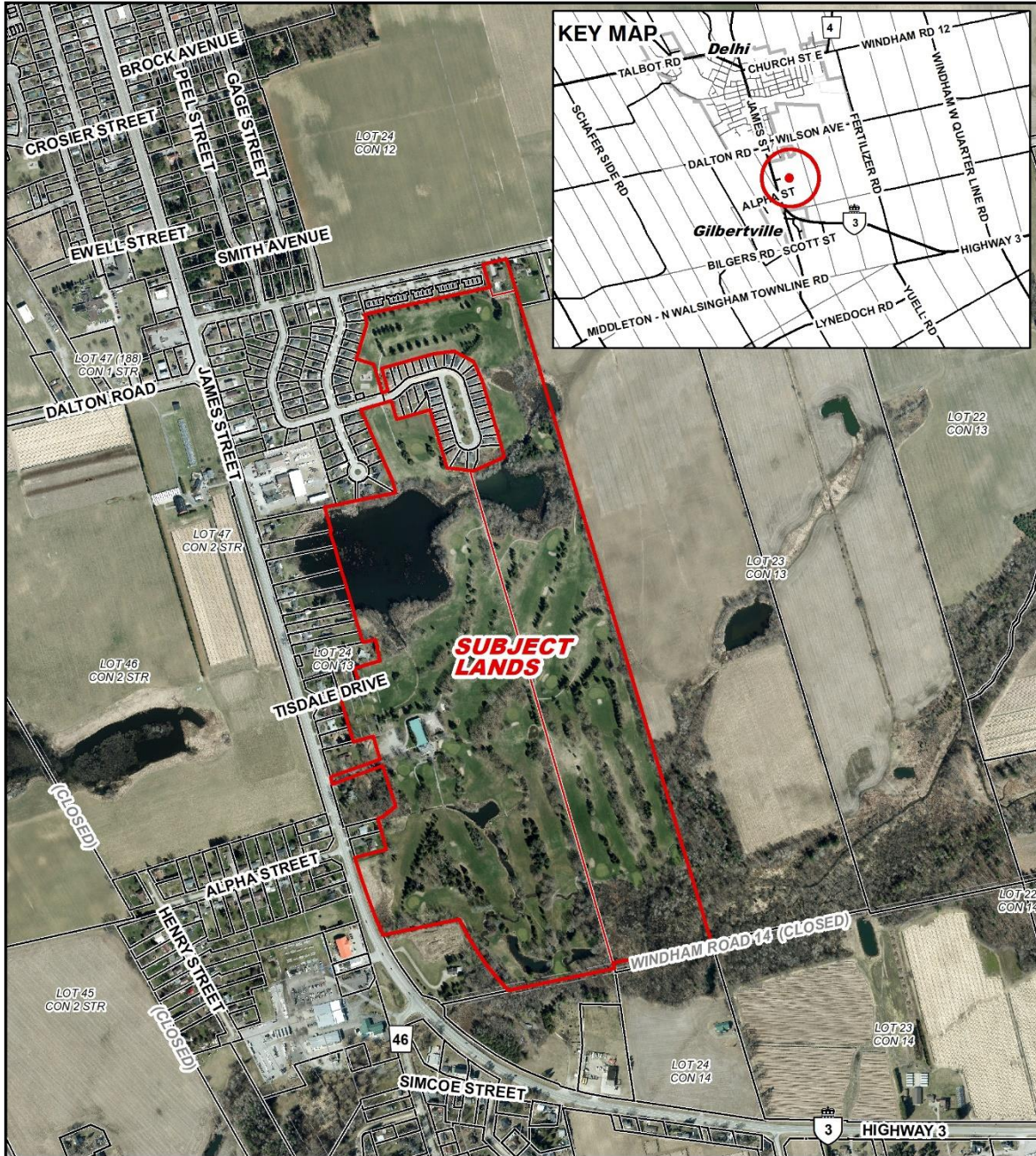
If a person or public body does not make oral submissions at a public meeting, or make written submissions to Norfolk County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Norfolk County Council in respect of the proposed plan of subdivision, you must make a written request to the Corporation of Norfolk County at 185 Robinson Street, Suite 200, Simcoe, ON, N3Y 5L5. **Additional information regarding the proposed application is available to the public for inspection at the Planning Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6, between 8:30 am and 4:30 pm, Monday to Friday. You may also call 519-426-5870 ext. 1842 or email planning@norfolkcounty.ca for more information.**

LOCATION OF SUBJECT LANDS AFFECTED BY THE SUBJECT APPLICATION

MAP A
CONTEXT MAP
Geographic Township of WINDHAM

OPNPL2023036
ZNPL2023037
28CDPL2023069
28TPL2023070



Legend

- Subject Lands
 - Lands Owned
- 2020 Air Photo

3/1/2023

