



Working together with our community

Public Hearings Committee – June 06, 2023

Subject: Official Plan Amendment – OPNPL2023036 proposing to amend the Norfolk County Official Plan for the purpose of an urban boundary expansion and redesignation of the subject lands to facilitate future residential development for the lands described as 905 James Street, Delhi (former Delhi Golf and Country Club) and 76 Wilson Ave., Delhi.

Report Number: CD 23-038
Division: Community Development
Department: Planning
Ward: Ward 3
Purpose: For Public Meeting

Recommendation(s):

THAT staff Report CD-23-038 for development application OPNPL2023036 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.

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.

Discussion:

The applicant is proposing an Official Plan amendment 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 By-law amendment (ZNPL2023037), a Draft Plan of Condominium (28CDPL2023069), and Draft Plan of Subdivision (28TPL2023070).

The above applications are in advance of the County Municipal Comprehensive Review (MCR) which is expected to be completed in late 2023/early 2024. The MCR will determine the amount of lands required in settlement areas to accommodate the 2051 population and employment forecasts and the preferred locations for future growth in the County. This information is critical for assessing the merits of the proposal.

The proposal, if approved, would facilitate the development of 874 residential dwellings consisting of 120 single detached dwelling units, 604 street and group townhouse units (313 – 18 ft street townhouses, 130 – 20 ft street townhouses, 32 – 22 ft street townhouses, 129 – 18 ft group townhouses), and one retirement home (approximately 150 units). Also forming part of the proposal are protected natural heritage lands, parks and supporting servicing infrastructure.

The purpose of the Official Plan amendment is to expand the Delhi Settlement Area and change the land use designation for portions of the subject lands from Parks & Open Space and Agricultural to Urban Residential while retaining the existing Hazard Lands and Provincially Significant Wetlands designation in Schedule B-17 of the Norfolk County Official Plan.

The Zoning By-law amendment application proposes to change the existing Open Space exception 14.456 zone to R2, R4, R5, and Open Space with site-specific provisions to implement the development concept. Holding provisions are not proposed but could form part of the final site-specific zoning provision to ensure the appropriate staging of development and other planning matters. The existing Hazard Lands and Provincially Significant Wetlands zones are not proposed to be amended.

An overview summary of the development application(s) that have been submitted for the subject property at 905 James Street, Delhi (former Delhi Golf and Country Club) and 76 Wilson Avenue, Delhi is contained within **Attachment A**. This includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations.

Attachment B is a summary of the policy context and zoning that will be applied to the applications.

Attachment C are copies of Agency Comments received to date regarding the applications. These comments, as well as any received from Council and the public, will be summarized and considered prior to consideration of the applications.

The draft official plan and zoning by-law amendments are included as **Attachments D and E**. These are draft instruments only and may change as part of the comments and review of the planning applications.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities" and "Build and Maintain Reliable, Quality Infrastructure."

Explanation: The development concept, if approved, would help to facilitate and promote a diverse mix of housing options for all ages. Other matters to consider from the priority is the provision of spaces to allow volunteers and service clubs to thrive and improve the community.

The proposed development will also need to consider innovative approaches to providing reliable infrastructure including water and wastewater services, community amenities, and future opportunities for the efficient use/expansion of infrastructure.

Conclusion:

A recommendation report will be provided on this matter following review of comments from the circulation, planning considerations, and this statutory public hearing meeting regarding the submitted, “complete” development applications. The recommendation report will also be informed by the final approved County MCR.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning
Attachment C Agency Comments
Attachment D Proposed Official Plan Amendment
Attachment E Proposed Zoning By-law Amendment

Approval:

Reviewed & Approved By:
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General Manager
Community Development Division

Prepared By:
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Director of Planning
Community Development Division
Planning Department

Attachment A - Report CD 23-038
Development Application Overview

905 James Street & 76 Wilson Avenue, Delhi

Application File Numbers: OPNPL2023036, ZNPL2023037,
28CDPL2023069, and 28TPL2023070

Applicant: Delhi Development Inc.

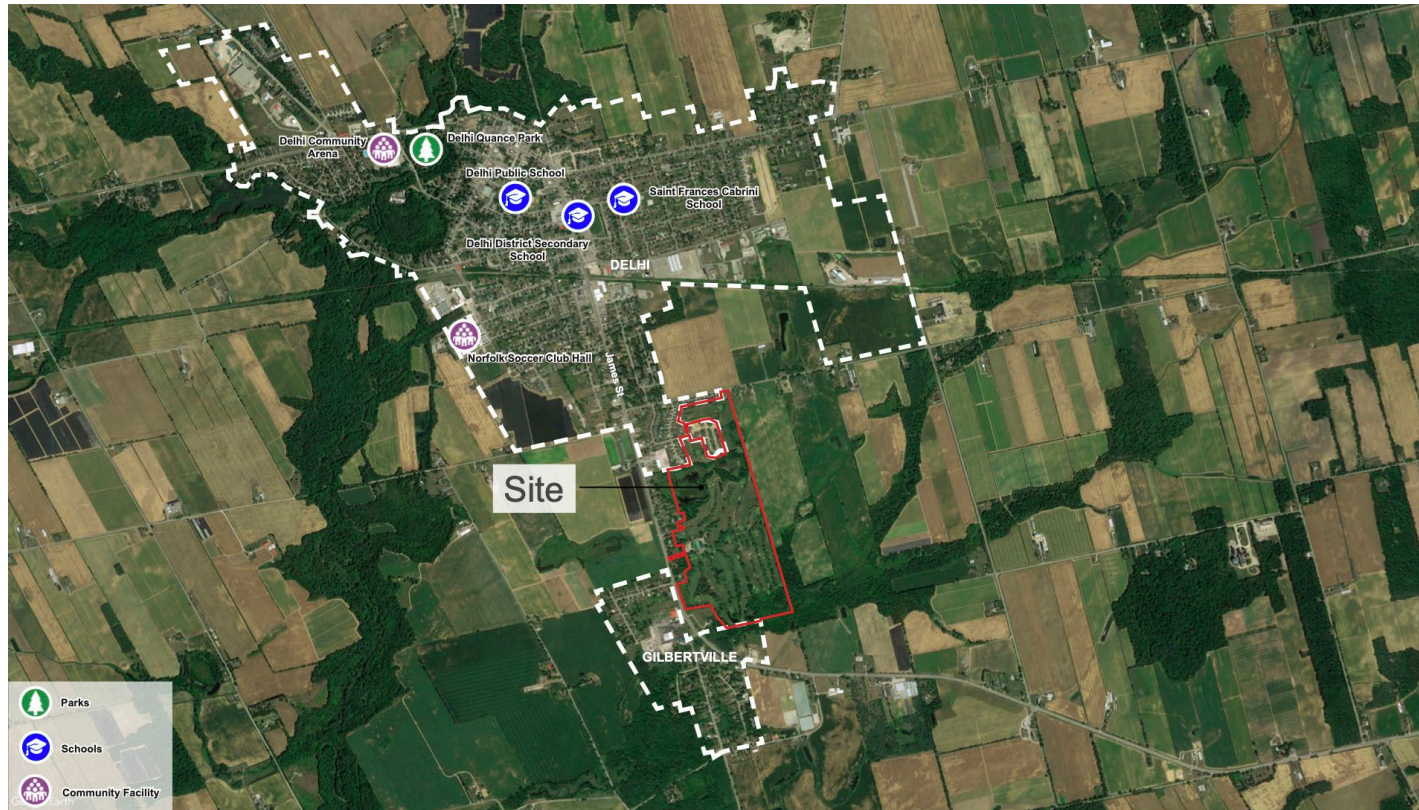
Agent: GSP Group Inc.

Statutory Public Hearing

Date: June 6th, 2023

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Site Context



Source: GSP Group Planning Justification Report March 2023

Characteristics:

- 55.32 hectares
- Fronts James Street, Wilson Avenue, Tisdale Drive, and St. Michael's Street
- The existing Delhi Golf and Country Club in addition to an existing residential dwelling along Wilson Avenue
- Abuts Delhi Urban Area and Gilbertville Settlement Area

Surrounding Land:

North: Residential Uses

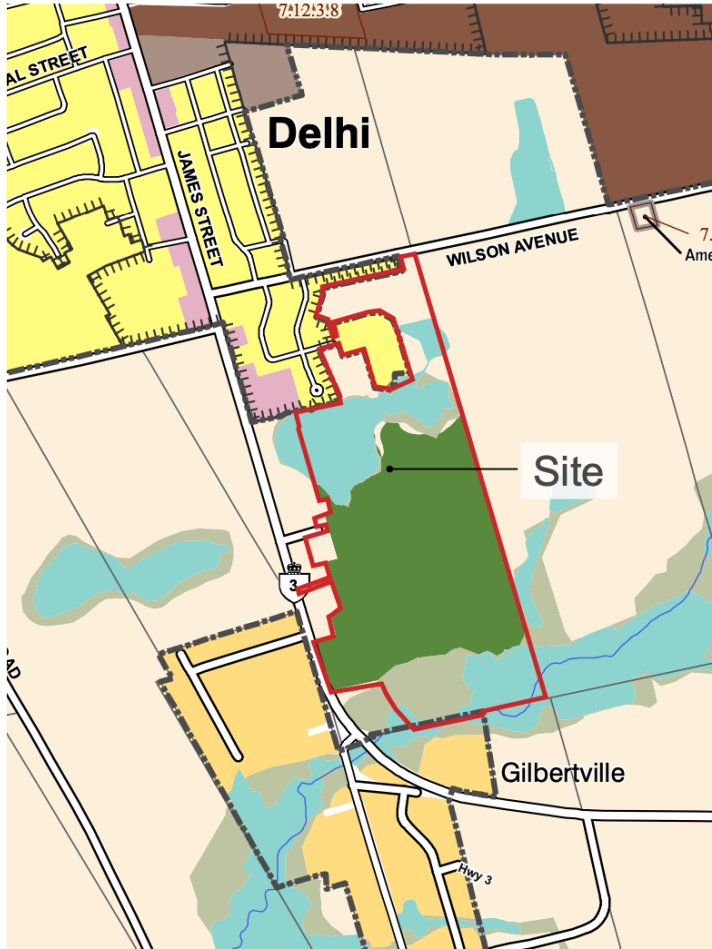
East: Agricultural Uses

South: Commercial/Agricultural Uses

West: Residential/Agricultural Uses

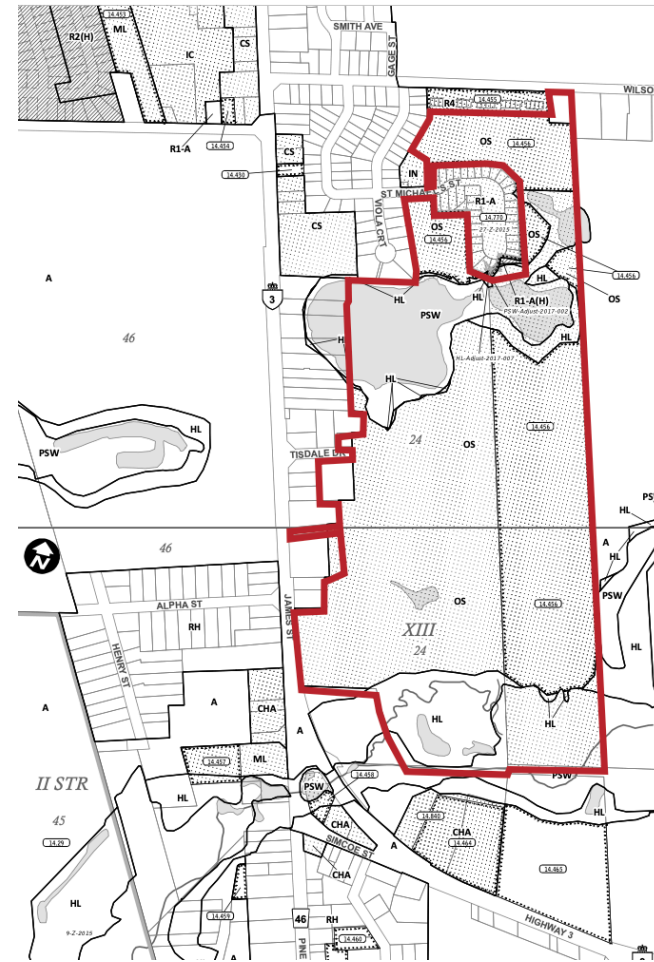
Site Context

Official Plan Map



Source: GSP Group Planning Justification Report March 2023

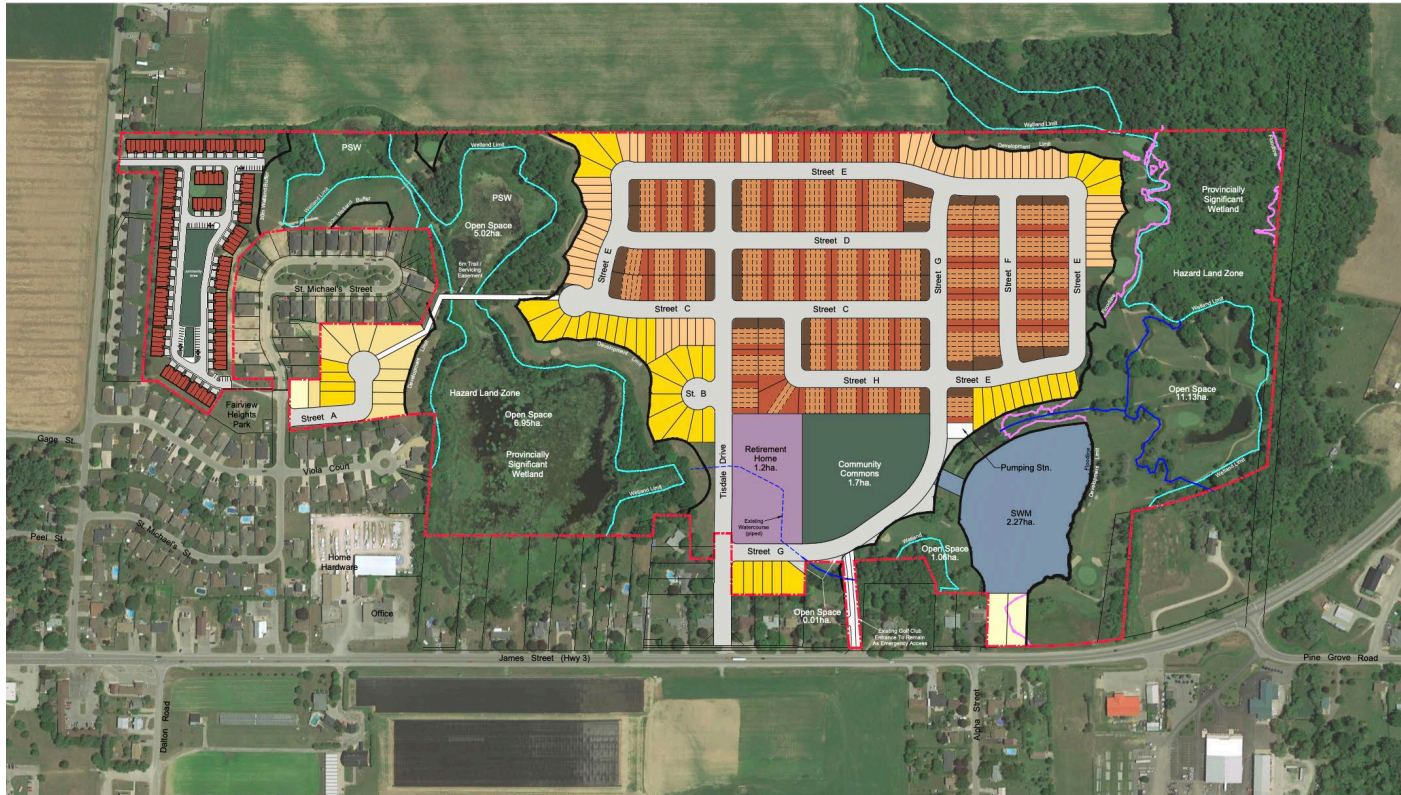
Zoning By-law Amendment Map



Source: GSP Group Planning Justification Report March 2023

Development Proposal

Concept Plan



Source: GSP Group Planning Justification Report March 2023

Key Features/Proposed Subdivision:

Proposed OP Amendment:

- To redesignate a portion of the subject lands from Parks & Open Space and Agricultural designation to Urban Residential.

Proposed Zoning Amendment:

- To rezone a portion of the subject lands from Open Space Exception 14.456 zone to Urban Residential Type 2 (R2), R4, R5, and Open Space with site specific policies

Preliminary Review

Technical Reports:

- Planning Justification Report (GSP Group, March 2023)
- Functional Servicing Report and Stormwater Management Report (R.J. Burnside & Associated Ltd., February 2023)
- Traffic Impact Study (BA Group, February 2023)
- Phase 1 Environmental Site Assessment (WSP Golder, January 2022, revised December 2022)
- Phase 2 Environmental Site Assessment (WSP Golder, December 2022)
- Environmental Noise Report (Jade Acoustics Inc., March 2023)
- Hydrogeological Assessment (WSP Golder, March 2023)
- Geotechnical Investigation Report (WSP Golder, March 2023)
- Servicing Study Technical Memo (TYLin, March 2023)
- Economic Benefits Report (Altus Group, March 2023)
- Environmental Impact Study (Beacon Environmental, March 2023)
- Archaeological Assessment (WSP Golder, October 2022)
- Site Survey (R-PE Surveying Ltd., 2022)
- Draft Plan of Subdivision (GSP Group, March 2023)
- Concept Plan (GSP Group, February 2023)

Preliminary Review

Technical Comments:

- **Accessibility** – awaiting comments
- **Agreements Coordinator** – condition (See Attachment C)
- **Building** – awaiting comments
- **Development Engineering** – awaiting comments
- **Fire** – no comment
- **Forestry** – awaiting comments
- **Recreation** – awaiting comments
- **Zoning** – awaiting comments
- **Realty** – comment (See Attachment C)
- **Canada Post** – comment (See Attachment C)
- **Long Point Region Conservation Authority** – awaiting comments
- **Bell** – awaiting comments
- **Grand Erie District School Board** – awaiting comments
- **Brant Haldimand Norfolk Catholic District School Board** – awaiting comments
- **Student Transportation Services Brant Haldimand Norfolk** – comment (See Attachment C)
- **Ontario Power Generation** – awaiting comments
- **Hydro One** – awaiting comments
- **Ministry of Municipal Affairs and Housing** – awaiting comments
- **Enbridge** – awaiting comments
- **Haudenosaunee Development Institute** – comment (See Attachment C)
- **Six Nations of the Grand River** – comment (See Attachment C)

Preliminary Considerations



Expansion of Delhi in Wider County Context: The proposed applications will need to be evaluated against the preferred locations and amounts of population and employment growth currently being considered by the County.



Housing/Land Use: A mix of housing options with a total of 874 residential units will increase Norfolk County's housing stock. A variety of housing stock and land uses is important to foster a more complete vibrant, diverse, and creative community.



Natural Heritage: A portion of the subject lands are designated and zoned Hazard Lands and Provincially Significant Lands which are to be retained and buffered from the proposed development.



Servicing: Innovative approaches to providing reliable infrastructure such as water and wastewater services, community amenities, and future opportunities for the expansion of infrastructure which are financially viable will have to be considered.



Transportation: Traffic signal upgrades are proposed at the James Street (Hwy 3) and Tisdale Drive intersection in addition to southbound left turn lane and a northbound right turn lane on James Street (Hwy 3).

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CD 23-038 for development application OPNPL2023036, ZNPL2023037, 28CDPL2023069, and 28TPL2023070 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 – Report CD-23-038

Planning Considerations and Applicable Policies

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:

- (a) The protection of ecological systems, including natural areas, features and functions;
- (b) The protection of agricultural resources of the Province;
- (d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (h) The orderly development of safe and healthy communities;
- (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;
- (k) The adequate provision of employment opportunities;
- (m) The co-ordination of planning activities of public bodies;
- (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;
- (s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

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 22 of the Planning Act permits amendments to the official plan by Councils of local municipalities.

Section 51 of the Planning Act delegates the authority to approve a plan of subdivision to Councils of local municipalities.

Provincial Policy Statement – 2020

The current Provincial Policy Statement, 2020 (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 PPS 2020 promotes strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

The following sections will be considered as part of the planning applications (assuming they are still in force and effect):

Section 1.1.1 related to healthy, livable, and safe communities should be sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

Section 1.1.2 related to providing sufficient land for a range and mix of land uses to meet projected needs for a time horizon of up to 25 years states that within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Section 1.1.3.1 related to Settlement Areas states that Settlement Areas shall be the focus of growth and development and Section 1.1.3.2 states land use patterns within settlement areas shall be based on densities and mix of land uses which:

- a) efficiently use land and resources;

- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed;

Section 1.1.3.3 related to the efficient use of land and resources states that planning authorities should identify appropriate locations and opportunities for transit-support development and increased housing supply and options through intensification and redevelopment

Section 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.1.3.7 states that planning authorities should establish and implement phasing policies to ensure intensification and redevelopment targets are achieved within designated growth areas and they are supported by the timely provision of infrastructure and public services facilities.

Section 1.1.3.8 related to Settlement Area expansions states that settlement area boundary expansions be only be allowed at the time of a municipal comprehensive review and only when it has been demonstrated that:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c) in prime agricultural areas:
 - 1. the lands do not comprise specialty crop areas;
 - 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and

- e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

Section 1.1.3.9 permits municipalities to undertake adjustments of settlement area boundaries outside of a comprehensive review provided:

- a) there would be no net increase in land within the settlement areas;
- b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;
- c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and
- d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.

Section 1.2 outlines the importance of coordinating and integrating planning matters within municipalities with other stakeholders including but not limited to local governments, Conservation Authorities, Indigenous communities, school boards, and other agencies and boards.

Section 1.4.3, related to Housing policies, states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) permitting and facilitating
 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;
 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.5 on Public Spaces, Recreation, Parks, Trails and Open Space states that communities should facilitate and promote active, accessible, and social built and natural settings for recreation.

Section 1.6.6 related to Sewage, Water and Stormwater states that planning for sewage and water services shall support the efficient and safe use of services. It also further states that stormwater management should be integrated with sewage and water services and to ensure systems are optimized for long term use.

Section 1.6.7.4 related to Transportation Systems, states that land uses should minimize the length and number of vehicular trips and support the use of transit and active transportation.

Section 1.7.1 states long-term economic prosperity should be supported by a diverse supply and mix of housing options, fostering a sense of place, providing efficient cost-effective and reliable transportation networks, protecting agricultural resources, and minimizing the negative effects of climate change.

Section 2.1 related to Natural Heritage, states that natural features should be protected, maintained, restored, or improved for the long term.

Planning Comments: The proposed development will be analyzed through the lens of above mentioned existing PPS policies including but not limited to the policies listed above as applicable. However, it is noted that the proposed PPS 2023, if approved by the Province in the fall, may need to be assessed as part of the planning recommendation report later this year.

Consistency with the Proposed Provincial Policy Statement – 2023

The Province recently released a revised Provincial Policy Statement to reflect a desire to consolidate the Growth Plan for the Greater Golden Horseshoe, while at the same time supporting their mandate to provide more homes faster.

Planning Comments: The result is a draft PPS that is more focused on development outcomes with policies that support decision-makers who want to deliver housing. Generally, the policies provide for a flexible approach that can reflect local markets and demand needs. While Norfolk County is not considered a “large and fast-growing” municipality with specific targets, the draft PPS does establish more broad permissions for residential intensification and expands the definition of housing options. One of these options is the potential addition of housing in rural areas.

Given the possibility of a new PPS before the Municipal Comprehensive Review (MCR), the County has decided to process a County initiated OPA to implement the MCR once the revised policies are established by the Province. This will allow the County to process an OPA that will be consistent with the new PPS.

While many policies are similar to the current PPS, there are new policies that will need to be considered including:

- removal of the need for a Municipal Comprehensive Review prior to a settlement area expansion;
- reduced criteria for a settlement boundary expansion;
- revised natural heritage policies have not been released and continue to be drafted for release at a later date;
- less protection for agricultural lands by eliminating alternative evaluations for settlement expansions;
- Provincial agricultural mapping no longer needs to be referred to.

Regardless of the changes outlined above, the County MCR process continues to reflect a measured and systematic approach to accommodating growth. The outcome of the MCR process will be used to consider the proposed planning applications.

Norfolk County Municipal Comprehensive Review

Volume 4: Land Study and Options (DRAFT) was released in April 2023 to present preliminary growth options and land needs. This document presented three options ranging from base care medium growth scenario to higher growth/intensification scenarios.

Planning Comments: The MCR will review and evaluate each of the options moving forward with stakeholder input and servicing considerations later this year. The profiles and needs of individual communities, like Delhi, will also be explored and considered. This evaluation process is important for the consideration of significant future development applications proposing settlement area expansion.

Norfolk County Official Plan and Proposed Amendments

The purpose of the Official Plan amendment is to expand the settlement boundary of Delhi and to change the land use designation for portions of the subject lands from Parks & Open Space and Agricultural to Urban Residential while retaining the existing Hazard Lands and Provincially Significant Wetlands designation in Schedule B-17 of the Norfolk County Official Plan.

The following policies will be considered, as part of the application review process. These policies will be also be assessed in the context of applicable OP schedules:

The “Urban Residential” designation is meant to encompass neighborhoods in the County’s urban area capable of providing a variety of residential forms that serve a diverse population.

Section 3.5.1 on Provincially Significant Features states that development should not be permitted in a Provincially Significant Feature or within 120 metres adjacent to the natural heritage features and areas, unless the ecological function of the adjacent land

has been evaluated and demonstrated no negative impacts to the natural features exist through an Environmental Impact Study.

Section 5.3 related to Housing states that The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.

Section 5.4 related to Community Design states that developments should achieve excellent community design by maintaining and improving the physical design characteristics of the Urban Areas in the context of new and existing development. Developments should also have no adverse effects on adjacent land uses and a high quality of park and open space design is encouraged.

Section 5.6 related to Recreation promotes the development of parks and open space for active and passive programming and the preservation and protection of the natural environment. Section 5.6.1 requires parkland dedication from developments in accordance with the *Planning Act* and parkland policies in the Norfolk County Official Plan.

Section 6.0 on Managing Growth ensures the long-term protection of the County's agricultural and rural resources and conservation of natural heritage. Section 6.2 on Targeting Growth outlines the County's population, household and employment forecasts to the year 2036 at 70,900; 29,450; and 24,750 respectively.

Section 6.4 f) related to Urban Areas, states that boundaries of Urban Areas shall only be permitted to expand as-needed, based on a demonstrated lack of available designated land and development trends and proposals shall be considered in the context of whether:

- i) the amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the County as a whole and the Urban Areas on an individual basis, the population and household projections for the County, and the intended role of the Urban Area;
- ii) the proposed expansion is a logical extension of the Urban Area and will be serviced by full municipal sewer and water services;
- iii) the land is physically suitable for development, considering any constraints, such as Hazards Lands, or Natural Resource Areas;
- iv) the proposed expansion will have a compact form, an appropriate mix of land uses, where practical, and densities that efficiently use land, infrastructure, and public facilities, while providing for adequate parks and open space;
- v) the transportation network can reasonably accommodate the additional volume of traffic and demand for services;

- vi) suitable community and public facilities are available, or can be provided to accommodate the expansion area;
- vii) a suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;
- viii) prime agricultural areas are only included within the expansion area if there are no reasonable alternative areas with lower priority agricultural land;
- ix) opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Urban Area expansion;
- x) the proposed expansion will not impact cultural heritage resources;
- xi) the proposed expansion will not impact any Significant Natural Heritage Features as identified on Schedule "C" and/or Tables 1 or 2 of Section 3.5 (Natural Heritage Systems); and
- xii) the proposed expansion satisfies the Province's Minimum Distance Separation Formulae.

Section 6.5 on Specific Urban Areas sets out policies to ensure the unique character of each Urban Area including the Delhi Urban Area that is identified and maintained.

Section 6.5.3 recognizes that the Delhi Urban area serves as an important urban community, employment, cultural and agricultural support centre in the County and the development of a range of housing types should be supported. The section further encourages community services and open space within the Delhi Urban Area.

Section 7.3 on Hazard Land Designation is meant to protect life and property by respecting natural and human-made hazards and constraints. Certain uses including but not limited to legally existing uses, forestry uses, conservation uses, flood and erosion control uses and public utilizes may be permitted.

Section 7.4 on Provincially Significant Wetland Designation protects and conserves Provincially Significant Wetlands (PSW) as required by Provincial policy. Development and site alteration shall not be permitted within the PSW designation and a list of permitted uses are outlined in section 7.4.1.

Section 7.7 on Urban Residential Designation states that Urban Areas will consist of a variety of housing types and amenities to meet the needs of a diverse and attractive neighbourhood.

Section 7.7.1 indicates that the predominant use of the land shall be a variety of urban dwelling types, including single detached dwellings. Further, Section 7.7.2 indicates that row or block townhouses, and other medium density housing forms, shall be permitted and have a net density of between 15 and 30 UPH.

Section 7.15 on Parks and Open Space Designation identifies a range of recreational and cultural opportunities and needs. Further, Section 7.15.1 b) states that the conservation and enhancement of land and/or environment and the provision of active

and passive spaces shall be permitted, particularly on land exhibiting environmental sensitivity or containing Natural Heritage Features.

Section 7.15.2 also encourages neighbourhood parks and parkettes be included in the Urban Residential designation as they form an integral part of the surrounding area.

Section 8.2 on Transportation Network encourages an efficient and interconnected relationship between the transportation network and land uses to serve the long-term needs of the County while providing safe and efficient movement of people and goods through the County.

Section 8.9 on Water and Wastewater Services identifies municipal water systems exist in the Delhi Urban area and the balance of the County is serviced by private wells and individual waste water disposal systems. Cost-effective and adequate systems for water supply and waste water treatment should support, enhance and sustain existing and future needs.

Section 9.4.2 on Holding Provisions states that holding zones may be established to achieve orderly development and ensure that policies in the official plan have been met prior to development. The requirements for lifting of the holding provision shall be set out in the County's Zoning By-law or the amendment thereto and include, but are not necessarily limited to, the following:

- a) The allocation of municipal servicing capacity on the part of Council;
- b) The phasing and logical progression of development;
- c) The provision of adequate service or road infrastructure and works;
- d) The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the County;
- e) The completion of an appropriate supporting study(ies) to the satisfaction of the County, in consultation with other agencies, as required;
- f) Confirmation that the requisite permits and approvals from external authorities have been received;
- g) The completion of a development or the subdivision of land, including the negotiation of a development or subdivision agreement;
- h) That site plan approval has been granted by the County, and a site plan agreement has been entered into, pursuant to the provisions of the Planning Act; and/or
- i) That the specific policies of this Plan have been complied with.

Section 9.6 on Development Control outlines specific application policies pertaining official plan amendments (Section 9.6.1), zoning by-law amendments (Section 9.6.2), and draft plan of subdivision and condominium approval (Section 9.6.4).

Section 9.7 on Development Application Supporting Requirements outlines a list of supporting study requirements for Environmental Impact Studies, Scoped

Environmental Impact Studies, and Retail Market Impact Studies should they be required in support of a development application at the sole discretion of the County.

Planning Comments: The proposed development will be assessed against the Norfolk County Official Plan policies including but not limited to the policies listed above as applicable, to ensure conformity with the County's Official Plan.

Zoning By-law 1-Z-2014 and the Proposed Amendments

The subject lands are currently zoned as Open Space exception 14.456, Hazard Lands, and Provincially Significant Wetlands.

The proposed zoning by-law amendment proposes to change the zoning to R2, R4, R5, and Open Space with site specific policies. The existing Hazard Lands and Provincially Significant Wetlands zones are not proposed to be amended.

Permitted Uses in Open Space zone:

- 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.

Permitted Uses in R2 Zone:

- a) dwelling, single detached
- b) dwelling, semi-detached
- c) dwelling, duplex
- d) bed & breakfast, subject to Subsection 3.4
- e) day care nursery
- f) home occupation
- g) accessory residential dwelling unit, subject to Subsection 3.2.3

Permitted Uses in R4 zone:

- 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

Permitted Uses in R5 zone:

- a) dwelling, apartment
- b) home occupation
- c) retirement home

The proposed zoning amendment will add Special Provisions to re-zone the lands to the Residential 2 exception zone; Residential 4 exception zone; Residential 5 exception zone; and Open Space exception zone.

Planning Comments: The proposed zoning changes will be further reviewed against relevant Official Plan policies during the recommendation report. This review will consider the use of holding zones as contemplated in Section 9.4.2 of the Official Plan, to ensure that policies have been met and any additional requirements are met prior to development proceeding.



Norfolk County
Community Development Division
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May 5, 2023

Attention:

Delhi Land Holdings Limited c/o Delhi Development Limited
theyonasm@geranium.com and

Andrea Miller, RPP
Director, Land Development
Email: andream@geranium.com

GSP Group Inc. c/o Hugh Handy
Email: hhandy@gspgroup.ca

Re: OPNPL2023036/ZNPL2023037/28TPL2023070/28CDPL2023069: Summary of Technical Comments Received to date

The following is a summary of technical comments received to date in response to the above noted application, as revised. Public comments will be forwarded under separate cover.

Norfolk County Division / Department comments

Accessibility: Given the preliminary nature of the application at this stage accessibility doesn't have any major concerns or comments. When SP is solidified further comments will follow.

Agreements Coordinator: Request a holding (H) provision be placed on your land zoning until either a pre-servicing agreement or the subdivision agreement has been executed and registered on title. Conditions of draft approval for the condominium and subdivision applications will be provided at a later date.

Building Department: – no comments received to date

Development Engineering: – no comments received to date

Fire: Norfolk Fire does not have any additional comments as a result of the revision. However, we are just curious at the huge jump in townhouse units and the elimination of the common element condos.

Forestry: – no comments received to date

Recreation: – no comments received to date

Zoning: Too early for Zoning comments at this time.

Realty: If a Site Plan Agreement is required, then the County will require postponements of any charges/mortgages (if any) on title to the County's Site Plan Agreement. We recommend that you connect with your Lender(s) (if any) and/or your solicitors as early in the process as possible to avoid any delays

External Agencies

Canada Post: Please be advised that this development will have Community mailboxes for delivery for the residential units and depending on the retirement home whether this is a self contained unit (such as an apartment building) or if this is a room with basic essentials and a common amenity area for meals and gatherings then it might be either mail panels or just 1 mail drop at the counter.

I have attached a commenting letter and a mail panel document for your files with a link to our developers standards manual.

Should this development change, please make sure that I have the most up to date site plan to work with.

Should you have any questions or concerns, please feel free to contact me.

Regards,

Connie Richardson

Connie Richardson
Delivery Planning Officer
Canada Post
519-521-0176
Connie.richardson@canadapost.ca

Long Point Region Conservation Authority – no comments received to date

Bell– no comments received to date

Grand Erie District School Board– no comments received to date

Brant Haldimand Norfolk Catholic District School Board– no comments received to date

Student Transportation Services Brant Haldimand Norfolk: Thank you for the opportunity to provide feedback.

Based on the location of the planned community, students from the area who attend St Frances, Holy Trinity and Delhi Public School would all be eligible to receive school bus services.

Although difficult to see from the topographic views on page 19-21, I do not see any sidewalks as being part of the community. Sidewalks are very important pieces of pedestrian infrastructure which allow school aged students to safely walk to and from, what is very likely to be, community bus stops.

In addition to sidewalks, a staging area for students to gather will also be very important. For a development of this size, dozens of students are likely be present and require staging areas with the development. Although school board policy has students having to walk up to 800 meters to access a community bus stop, one community bus stop may see too many students gathering in one location (as such a number of such locations would likely be required to meet the needs of the community).

Lastly, as school purpose vehicles may be required to enter the subdivision, roadways will need to be wide enough to allow them safely travel in the community. Thank you again for the opportunity,

OPG – no comments received to date.

HYDRO ONE – no comments received to date

Ministry Municipal Affairs and Housing – no comments received to date

Enbridge– no comments received to date

First Nations:

HDI –

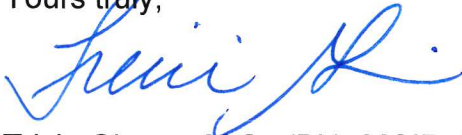
For Norfolk Planning ... please be advised that we are opposed to this project and we are asking for Norfolk to comply with its engagement obligations. I am not certain that this land was ever surrendered but even if it was there are still active treaty rights over the entire area so I am not sure how Norfolk or the proponent are planning to address established treaty rights which are definitely not surrendered.

Of note I am not aware that there has been no funding provided to review any of the information received to date.

Six Nations of the Grand River – see attached letter.

As more comments are received, this primary document will be updated and sent as received in one consolidated document.

Yours truly,



Tricia Givens, M.Sc.(PL), MCIP, RPP
Director of Planning
Community Development Division



April 17, 2023

Lindsay King
Planning
185 Robinson St.
Simcoe, ON
N3Y 5L6

Re: OPNPL2023036; ZNPL2023037; 28CDPL2023069; 28TPL2023070

Dear Lindsay,

Six Nations of the Grand River Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of our Nation. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on our ability to exercise our Aboriginal and Treaty Rights that are not only set out in the treaties themselves, but are also recognized and affirmed in Section 35 of the Constitution Act, 1982. The 1701 Nanfan Treaty guarantees our right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. SNGR must be accommodated to mitigate any harm to our treaty rights caused by the proponent.

Our Consultation and Accommodation Process Team tried to attend today's virtual meeting about this proposed development, but were denied access, likely because we weren't registered. We do have several concerns about this proposed development which we'd like to relay to the County.

We believe the EIS is deficient. All bird studies were carried out the same month, whereas a three-season survey is considered best practice. The numerous owl pellets located during this study, in conjunction with the lack of owls located, testifies to this problem. We're also alarmed no acoustic bat studies were conducted. Going forward, we'd like any future EIS studies for this property to consider sustenance animals important to First Nations, particularly deer, considering the identified tracks.

We're concerned about the high volume of trees – 1,217 - intended for removal and request a 10-1 replacement ratio. We ask that the proposed trail and service access corridor running through the wetland be eliminated and the existing golf cart path re-naturalized. Although concerned about the development generally, we particularly oppose the proposed destruction of pond 2C.

Finally, we would like clarification as to whether the woodland buffers are calculated from their drip lines and what areas of the property may be considered Significant Wildlife Habitats by the county.

Sincerely,
Peter Graham
Consultation Supervisor

