

Development Application for Zoning By-law Amendment

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete submission, the applicant will be contacted and provided further directions for payment options.

Pre-Consultation Meeting:

Pre-Consultation is highly recommended for Zoning By-law Amendment applications. The purpose of a Pre-Consultation meeting is to provide the applicant with an opportunity to present the proposed development, discuss potential issues, and for the Norfolk County and external agencies to identify the application requirements. The requirements, as detailed in the Pre-Consultation meeting comments, are valid for one year after the meeting date.

User Fees:

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Additional agency plan review fees may apply. Please see below for more information and forward fees directly to the applicable agency, as required:

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)



Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the User Fees By-Law that will be accepted and deposited once the application has been deemed complete.

Development Application Process

Norfolk County staff will circulate the complete application to adjacent landowners, public agencies, and internal departments. Planning Act decision timeframes will apply in accordance with the provisions of Section 34 of the Planning Act. Norfolk County collects personal information submitted through this form under the authority of the Municipal Freedom of Information and Protection Act. Norfolk County will use this information for the purposes indicated by this form. Questions about collecting personal information can be directed to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for a complete application along with peer reviews may be required and shall be provided at the applicant's sole expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or planning@norfolkcounty.ca.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of the development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.



For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

Check the type of planning application(s) you are submitting.

- ☐ Zoning By-Law Amendment – Regular
- ☐ Zoning By-Law Amendment - Major
- ☐ Zoning By-Law Amendment - Minor
- ☐ Temporary Use By-law

Property Assessment Roll Number: _____

A. Applicant Information

Note: It is the responsibility of the owner to notify the Planner of any changes in ownership or authorized applicant within 30 days of such a change

Name of Owner _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Authorized Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____



Email _____

Name of Authorized Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both owner and agent noted above.

☐ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: _____

Land acquisition date (if known): _____

Present Official Plan Designation(s): _____

Present Zoning: _____

2. Is there a site-specific provision on the subject lands?

Yes ☐ No ☐ If yes, please specify the corresponding number:

3. Present use of the subject lands:

4. Please describe **all existing** buildings or structures on the subject lands and whether they will be retained, demolished or removed.

5. If an addition to an existing building is being proposed, please explain the proposed use.

6. Please describe **all proposed** buildings or structures/additions on the subject lands.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being of cultural heritage value or interest?

☐ Yes ☐ No

If yes, identify and provide details:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☐ No

If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please describe the proposed development on the subject lands:

2. Please explain why it is not possible to comply with the provisions of the Zoning By-law :

3. Have the subject land or lands within 120 metres ever been and/or currently are the subject of a Planning Act application:

- Plan of Subdivision ☐ Yes ☐ No
- Official Plan Amendment ☐ Yes ☐ No
- Zoning Bylaw, or Zoning Order Amendment ☐ Yes ☐ No
- Site Plan ☐ Yes ☐ No
- Consent/Minor Variance ☐ Yes ☐ No

If yes, indicate the application file number and the status of the application _____

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

Trucking company

2. Is there reason to believe the subject lands may have been contaminated by former

uses on the site or adjacent sites?

☐ Yes ☐ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous land use inventory showing all known former uses of the subject lands, and/or when applicable, the adjacent lands, is required.

Is the land use inventory of former land uses attached? ☐ Yes ☐ No

E. Provincial Planning Statement

1. Is the requested amendment consistent with the Provincial Planning Statement issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☐ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the Provincial Planning Statement?

☐ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection?

☐ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C, Intake Protection Zone (IP-Z), Issue Contributing Area (ICA), please attach relevant information and approved mitigation measures from the Risk Management Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard

☐ On the subject lands or ☐ within 500 meters – distance _____

Significant Woodland

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water ☐

Individual wells ☐

Communal wells ☐

Other (describe below): ☐

Storm Drain

Storm sewers ☐

Open ditches ☐

Other (describe below): ☐

Sewage Treatment

Municipal sewers ☐

Communal system ☐

Septic tank and tile bed in good working order ☐

Other (describe below): ☐

Existing or proposed access to subject lands

Municipal road ☐

Provincial highway ☐

Unopened road ☐

Name of road/street: _____

Other (describe below): ☐

2. Does the application require development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed?

☐ Yes ☐ No

If yes, provide (i) Servicing Options Report and (ii) hydrogeological report with submission.

G. Other Information

1. Does the application involve a local business?

☐ Yes ☐ No If yes, how many people are employed on the subject lands?

-
2. Indicate below or on a separate attachment, the applicant's proposed strategy for consulting with the public on the request for a zoning by-law amendment.

3. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario Regulation 545/06](#).

A sketch showing, in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
- g) the location and nature of any easement affecting the subject land

The following additional plans, studies and reports, including but not limited to, **may** be required as part of a complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Agricultural Impact Assessment
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Calculations
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Stormwater Management Report
- ☐ Traffic Impact Study

The approval of the proposed development might be subject to additional federal or provincial legislation, municipal by-laws or other agency approvals.



I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake the registration of postponements of any charges in favour of the County.

J. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purpose of making inspections associated with this application, during normal and reasonable working hours.

K. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purpose of processing this application.

Mark Verspeeten

April 14/2026

Owner/Authorized Applicant Signature

Date

L. Owner's Authorization

If the authorized applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Mark Verspeeten am/are the registered and authorized owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner
Mark Verspeeten

Date
April 14/2026

Owner

Date



M. Declaration

I, Mark Verspeeten of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Town of Simcoe



Owner/Authorized Applicant Signature

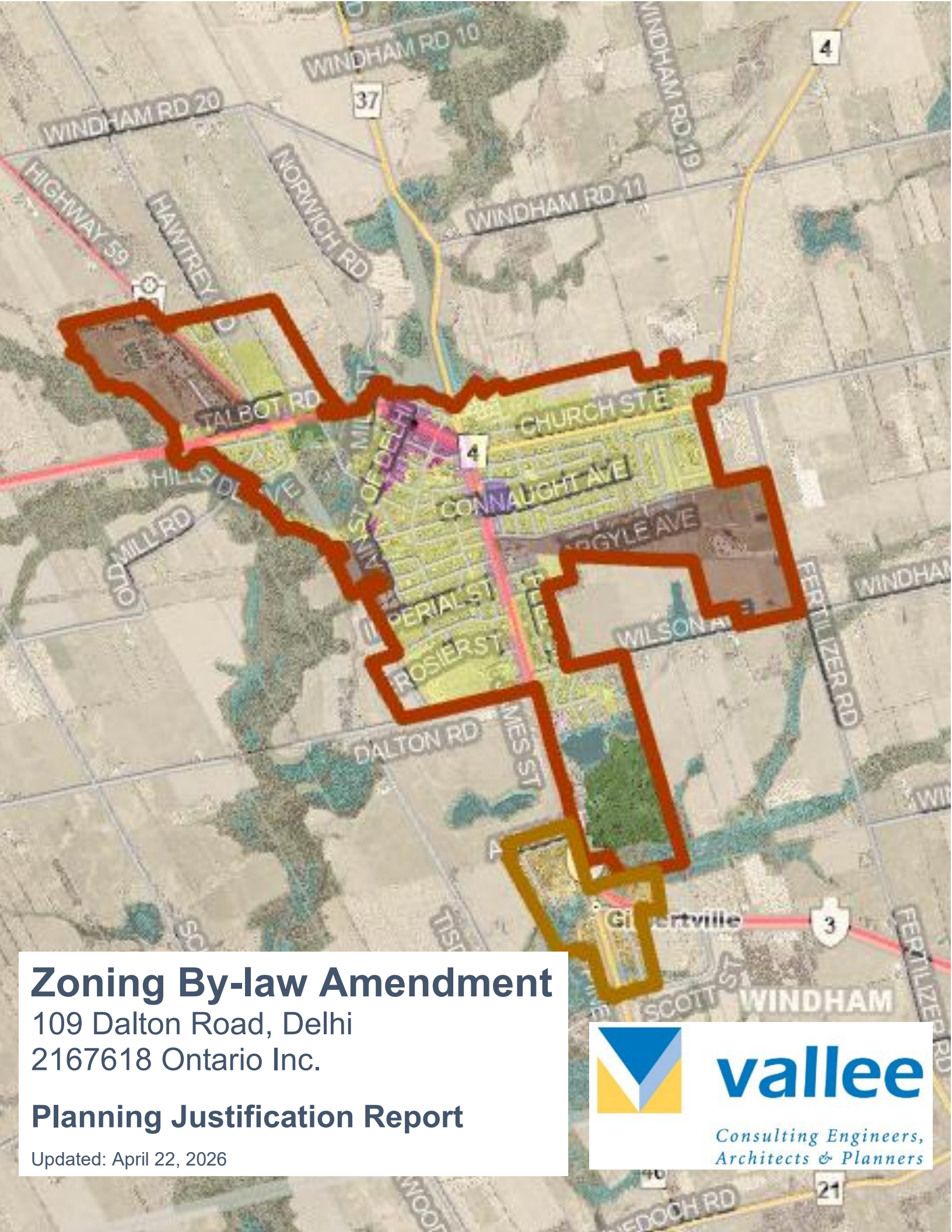
In County of Norfolk

This 14 day of April

A.D., 2026



SCOTT PUILLANDRE,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires August 19, 2028.



Zoning By-law Amendment

109 Dalton Road, Delhi
2167618 Ontario Inc.

Planning Justification Report

Updated: April 22, 2026



vallee

*Consulting Engineers,
Architects & Planners*

Table of Contents

Introduction	3
Planning Observations:	3
Studies:	4
Development Review Summary:	4
Description:	4
Planning Applications:	5
Site Design Considerations:	6
Proposed Zoning By-law Amendment:	6
List of Appendices	6
Planning Review:	7
Planning Act	7
Provincial Interest	7
Provincial Planning Statement (2024)	7
Norfolk County Official Plan	9
Norfolk County Zoning By-law	10
Supporting Studies	13
Functional Servicing Report	13
Traffic Impact Brief	13
Archaeological Investigation	13
Record of Site Condition	13
Conclusion	14
Appendices	15
Appendix A – Concept Site Plan	
Appendix B – Zone Map	
Appendix C – Planning Act Compliance Matrix	
Appendix D – Provincial Planning Statement 2024 Compliance Matrix	
Appendix E – Norfolk County Official Plan Compliance Matrix	
Appendix F – Draft Implementing Bylaw	

Introduction

G. Douglas Vallee Limited, on behalf of 2167618 Ontario Inc. c/o Mark Verspeeten, is making application to amend the Norfolk County Zoning By-law to facilitate the development of an 85-unit group townhouse condominium on approximately 2.75 hectares of land in Delhi. The area is made up of primarily residential and institutional (assisted living facilities), with small-scale commercial uses along James Street.

A site plan application, followed by an exemption from draft plan of condominium are intended to follow a successful zoning by-law amendment.

Planning Observations:

The land is within the serviced urban area of Delhi, on the north side of Dalton Road between James Street and Croton Avenue. The lands are located in an area of transition with recent draft plan of subdivision approvals on both the east and west sides of the subject lands. Immediately to the south of the property is agricultural land as the Delhi Urban Boundary runs along the southern property line. Despite the residential designation of the subject lands, a large portion of the property is zoned Light Industrial, with a special provision (See Figure 1 – Subject Lands). Development of this parcel would round out and connect other development proposals in the area ensuring community connectivity, helping to encourage complete communities.



Figure 1 – Subject Lands

Studies:

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

- Functional Servicing Report prepared by G. Douglas Vallee Limited
- Archaeological study prepared by Archaeological Consultants Canada
- Area Traffic Impact Study commissioned by Norfolk County.
- Record of Site Condition prepared by Bluewater Geoscience Consultants Inc.

Development Review Summary:

- Implements Section 2 of the Planning Act.
- Is consistent with the Provincial Planning Statement 2024.
- Conforms with the Goals and Objectives of the Norfolk County Official Plan.
- Traffic generation does not negatively impact the existing road network.
- Provides additional housing forms encouraged by the Norfolk County Official Plan.
- Lands are not contaminated and are safe for residential development.
- Controls stormwater to County standards.
- Can be serviced with municipal water and wastewater.
- Represents good planning.

Description:

The development site is approximately 2.75 hectares in area and is located on Dalton Road in Delhi, Norfolk County. There is an existing single detached dwelling and two old single-storey metal-clad buildings on the property that were used historically to support a trucking company. The subject lands consist of two parcels (roll #49200837100 and roll #49200837200).

The lands are designated Urban Residential under Schedule “B-17” of the Norfolk County Official Plan. The lands are zoned Agricultural and Light Industrial with special provision 14.453, in accordance with Schedule “A-22” of the Norfolk County Zoning Bylaw. Special provision 14.453 states:

In addition to the uses permitted in the ML Zone, a truck terminal shall also be permitted.

As shown in Figure 2 below, the lands have been primarily cleared of vegetation and there are no identifiable water features located on the property. The development site is not located within the Delhi wellhead protection area.

Surrounding uses include:

- **North:** Recently approved residential draft plan subdivision
- **East:** Recently approved residential subdivision (Banstead Street), Institutional uses (long term care facilities and seniors’ apartments, and small-scale commercial uses along James Street
- **South:** Agriculture
- **West:** Recently approved residential draft plan subdivision (Gardens of Delhi)

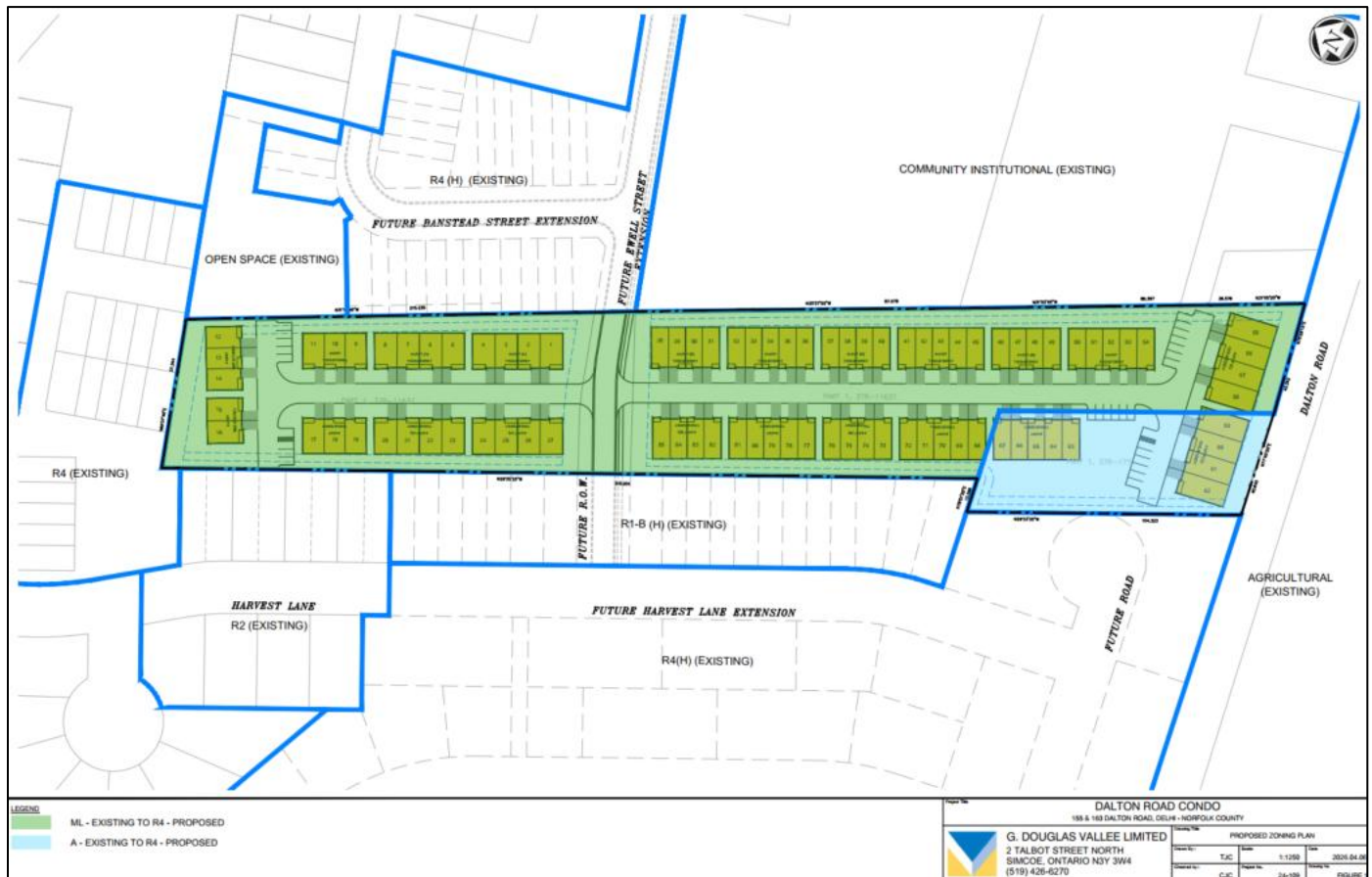


Figure 2 – Zone Map

Planning Applications:

There are 3 planning applications required to facilitate the proposed development.

- 1. Zoning By-law Amendment** (See details below)
 To facilitate the proposed condominium, a Zoning By-law Amendment is required to zone the subject lands Urban Residential Type 4 Zone (R4) with special provisions.
- 2. Site Plan**
 To design the site, function and control of elements of the proposed condominium including servicing, stormwater, landscaping, access and hard surfaces.
- 3. Exemption from Draft Plan of Condominium Approval**
 To facilitate the ability to control how the units and condominium corporation function together within the lands and to establish the ability to sell units.

Site Design Considerations:

As shown in Appendix A and B, the site has been designed to generally meet R4 zone performance standards including parking, setback and height restrictions. While the setback to an internal lot line is only required to be 3.0m, units have been generally provided with a 6.0m setback when opposite the rear wall of a unit and 3.0m when opposite the side wall.

Given the northern and southern sections of this condominium would be separated by a municipal road, the site has been designed in manner to operate a one condominium corporation or two separate condominium corporations. Ownership and condominium structure will be determined through the site plan and condominium processes.

Proposed Zoning By-law Amendment:

It is proposed to rezone the subject lands from Agricultural and Light Industrial with special provision 14.453 to Urban Residential Type 4 Zone (R4) with a special provision, as shown on Appendix A and Appendix B (on zoning Schedule "A-22"). In lieu of the corresponding provision of the Norfolk County Zoning By-law 1-Z-2014 as amended, the following shall apply:

- The LOT shall be defined as the parcel of land consisting of the entire condominium.
- A private condominium road shall not be deemed an improved street.
- To permit a parking lot to be located within 0.0m of a dwelling on the same lot and 0.5m from any lot line abutting another residential zone.
- Clearly define front, rear and interior lot lines

The proposed zoning by-law provisions are designed to implement the site plan included at Appendix A. The site plan demonstrates that the proposed dwelling units will comply with these provisions and those other provisions of the R4 Zone including separation between units.

A draft implementing zoning by-law has been included in Appendix F. Details of the proposed provisions are discussed further in this report.

List of Appendices

Several appendices form part of this report which include:

Appendix A – Concept Site Plan

Appendix B – Zone Map

Appendix C – Planning Act Compliance Matrix

Appendix D – Provincial Planning Statement 2024 Compliance Matrix

Appendix E – Norfolk County Official Plan Compliance Matrix

Appendix F – Draft Implementing By-law

Planning Review:

The proposed Zoning By-law amendment was prepared considering several planning documents including the *Planning Act*, Provincial Policy Statement, Norfolk County Official Plan, and the Norfolk County Zoning Bylaw 1-ZA-2014.

Planning Act

Section 2	Lists matters of provincial interest to have regard to.
Section 3	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	Allows amendments to the Zoning By-law.
Section 51	Allows the application for draft plan of condominium.

Provincial Interest

Section 2 of the *Planning Act* establishes matters of provincial interest. The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest.

It is noted that these provincial interests are from the highest level of policy being the *Planning Act*; however, the intent of the owner’s application meets these interests and are demonstrated in this report.

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* allows for the consideration of amendments to the Zoning By-law.

The proposed application addresses the matters of provincial interest established by Section 2 and is consistent with the Section 3 requirements. A detailed review is included in Appendix C.

Provincial Planning Statement (2024)

The subject land is identified as being within an Urban Settlement Area under the Provincial Planning Statement, 2024 (PPS). Details describing the applicable Provincial policies and how the application is consistent with the PPS are included in Appendix D.

The PPS, 2024 is Ontario's key policy framework for guiding land use planning to promote efficient, sustainable, and equitable growth. It aims to encourage compact development, optimize the use of land and infrastructure, and create complete, inclusive communities with diverse housing, transportation, and employment options.

The PPS also seeks to protect natural resources, mitigate environmental impacts, and ensure public health and safety. Additionally, it supports economic growth by safeguarding employment lands and promoting compatibility with land use to prevent conflicts.

Ultimately, the PPS balances Ontario's growth needs with long-term environmental, social, and economic sustainability. The proposed development is consistent with this framework, as described below.

Building Homes, Sustainable Strong and Competitive Communities

Planning for People and Homes (Sections 2.1 and 2.2)

- **Housing Options:** The development will provide additional residential units, contributing to housing attainability. The design will add to the diversity of housing options and densities in the area as per provincial goals for mixed-use communities.
- **Infrastructure Capacity:** The area has sufficient infrastructure, including water and sewage, which supports the development of the proposed residential units. This aligns with the provincial requirement for municipalities to maintain a supply of serviced land.
- **Transit and Active Transportation:** The development is near public transit (150 meters of Ride Norfolk stop D1) and is in close proximity to existing sidewalks, supporting active transportation.

The development contributes 85 residential units to Delhi's housing supply, implementing a compact group townhouse form at a density of 30.9 units per hectare. The site is within the serviced urban area and is located approximately 150 metres from a Ride Norfolk transit stop, supporting the provincial objective for transit-accessible, attainable housing. The proposed form diversifies the housing mix in an area otherwise characterized by single detached dwellings and institutional uses.

Settlement Area and Land Use Compatibility (Section 2.3)

- **Infill and Intensification:** The development uses an underutilized parcel of land for residential intensification while rounding out the development in the area. The proposed land use is compatible with existing surrounding uses, including nearby institutional and residential lands.

The site is underutilized land within the established urban boundary of Delhi, currently carrying zoning permissions for Light Industrial and Agricultural uses that are incompatible with the surrounding residential and institutional context. The proposed rezoning replaces those incompatible permissions with an R4 zone, completes the residential development pattern forming to the east and west, and advances the PPS objective for infill and intensification within existing settlement areas.

Energy Conservation, Air Quality and Climate Change (Section 2.9)

- **Sustainability:** The development incorporates compact design and is transit-supportive being near a bus stop, helping reduce greenhouse gas emissions. Local sidewalks and proximity to essential services will reduce reliance on private vehicles and encourage active transportation.

Infrastructure, Sewage, and Stormwater Management (Section 3.6)

- **Efficient Use of Municipal Services:** The development will connect to existing municipal sewage and water systems, optimizing their use. Water and sanitary modeling will be conducted to confirm that the development can be sustained without impacting service capacity.
- **Stormwater Management:** The site design incorporates green infrastructure and minimizes stormwater runoff, aligning with best practices for stormwater management.

A Functional Servicing Report prepared by G. Douglas Vallee Limited confirms no major engineering constraints and identifies the actions required for detailed design approval. Stormwater management will be addressed through the site plan process.

Public Spaces and Active Communities (Section 3.9)

- **Recreation and Open Spaces:** The development will be located near two public parks and a soccer field. The area supports opportunities for active lifestyles, although the development itself is not directly providing new public spaces.

The proposed 85-unit infill development is compliant with the relevant policies outlined in the Provincial Planning Statement 2024. The removal of incompatible industrial and agricultural zone permissions conform with the Urban Residential policies of the official plan and will result in a more compatible use with the adjacent residential and institutional land uses. The development leverages exist infrastructure and supports provincial goals for intensification, transit-supportive communities, and sustainable land use practices.

Norfolk County Official Plan

The subject property is designated Urban Residential in accordance with Schedule “B-17” of the Norfolk County Official Plan. Several sections of the Official Plan are applicable when considering a zoning by-law amendment to implement a draft plan of condominium. The following sections were reviewed in the context of the proposed Zoning By-law Amendment:

- | | |
|---------------------------------------|--|
| a) Section 2.2 – Goals and Objectives | f) Section 7.7 – Urban Residential Designation |
| b) Section 5.3 – Housing | g) Section 8.0 – Networks and Infrastructure |
| c) Section 5.4 – Community Design | h) Section 8.9 – Water and Wastewater Services |
| d) Section 6.4 – Urban Areas | |
| e) Section 6.5.3 – Delhi Urban Area | |

Generally, the policies of the official plan direct and encourage the greatest amount of development to take place within the six urban areas within Norfolk County. The lands are currently within the Urban Area of Delhi and are designated for residential development which is consistent with this direction. A detailed policy review is included at Appendix E.

On a high level, details of the Official Plan policies are captured by the overarching Goals and Objectives. Section 2.2 of the Official Plan set out six “Goals and Objectives” to which the following five are applicable to the proposed residential development:

- Protecting and Enhancing the Natural Environment
- Maintaining and Enhancing the Rural and Small-Town Character
- Maintaining a High Quality of Life
- Upgrading and Expanding Infrastructure
- A Well Governed, Well Planned and Sustainable County

The proposed amendment achieves the ‘Goals and Objectives’ of the Official Plan. Given the lands are within an area designated for residential development, the proposed applications will provide a more efficient use of

land by providing more compact housing forms and densities. The proposed zoning by-law amendment will remove incompatible industrial and agricultural zone permissions and implement a residential zone that is more compatible with adjacent land uses.

The Official Plan specifically encourages residential intensification within its Urban Residential Areas. Section 5.3.1 seeks to implement a minimum density of 15uph within the County's six urban areas. The proposed application will implement a density of 30.9uph, exceeding the County's minimum target. The proposed amendment and future plan of condominium will implement a more efficient and compact form of development while ensuring compatibility with the existing uses in the area through similar housing types.

The subject lands are underutilized and are located adjacent to the South Coast Cycling Route identified on Schedule "I-4" of the Official Plan. The County Official Plan supports the development of vacant and underutilized lands that are compact and efficiently used and lends support to the location of the development having access to active transportation routes and networks as identified on Schedule "I".

Norfolk County's existing infrastructure capacity will be reviewed by Norfolk County's consultants (RV Anderson Associates) in consideration of the connections proposed to service this development and considering the Functional Servicing Report prepared by G. Douglas Vallee Limited. The proposed infrastructure will be designed and constructed in accordance with Norfolk County's design standards and will be subject to Norfolk County's approval through the site plan process.

Official Plan Summary:

The proposed development conforms with Norfolk County's Official Plan policies, supporting objectives for growth, intensification, and housing diversity within urban areas. The project replaces incompatible industrial and agricultural zone permissions, and contributes to residential intensification by more efficiently utilizing a parcel of land, achieving a density of approximately 30.9uph. It provides much-needed housing options, while maintaining compatibility with the surrounding residential and institutional land uses. The design emphasizes safety, aesthetic appeal, and integration with existing municipal infrastructure, including water, wastewater, and transportation systems.

This compact and well-planned development advances the County's goals for sustainable urban growth, enhancing the character of the Delhi Urban Area while meeting infill and intensification targets. It contributes to a range of housing types, addressing affordability and accessibility. The project's alignment with community design principles and policy objectives ensures it supports high-quality, inclusive neighbourhoods, reinforcing Delhi's role as a focal point for growth and residential diversity within Norfolk County.

Accordingly, the proposed application meets the intent and purpose of the Official Plan and represents good planning.

Norfolk County Zoning By-law

As shown in Appendix A and B, the purpose of the amendment is to implement the residential designation of the lands and facilitate development in accordance with the proposed site plan. To achieve the proposed

condominium design, it is proposed to rezone the subject property from Agricultural and Light Industrial with special provision to Urban Residential Type 4 Zone (R4) with a special provision.

The purpose of the zoning amendment is to facilitate the development of a condominium in accordance with the proposed site plan drawing submitted with this application. In order to achieve the proposed condominium design, it appears necessary to amend some items of the zoning by-law.

The special provision proposes to recognize the following:

Section	Required	Proposed	Comments
2.88 Definition	“LOT” shall mean a parcel of land which can be legally conveyed. Where two (2) adjoining lots are in common ownership and a main building straddles the lots, the two (2) lots are deemed to be one (1) lot for the purposes of establishing interior side yards.	In lieu of Section 2.88 the definition of a LOT shall not apply to the individual condominium units. The LOT shall be defined as the parcel of land (2.7ha) consisting of entire condominium block.	The Norfolk County Zoning By-law provisions regarding the definition of a LOT are unclear related to a condominium development. The inclusion of this provision will clearly define the LOT and corresponding yard provisions. It will enhance the ability to interpret and apply the zoning by-law at the Site Plan approvals stage.
2.93.1 Definition	“FRONT LOT LINE” shall mean: d) In the case of a through lot, the nearer street line to the main building.	“FRONT LOT LINE” shall mean: The Lot Lines abutting Ewell Street.	The inclusion of this provision will clearly define the FRONT LOT LINES and corresponding yard provisions. It will enhance the ability to interpret and apply the zoning by-law at the Site Plan approvals stage.
2.93.2 Definition	“REAR LOT LINE” shall mean: c) in the case of a lot having more than four (4) lot lines, the lot line farthest from and opposite to but not intersecting with the front lot line. [27-Z-2020]	“REAR LOT LINE” shall mean: The northern most and southern most Lot Lines opposite Ewell Street.	The inclusion of this provision will clearly define the REAR LOT LINE and corresponding yard provisions. It will enhance the ability to interpret and apply the zoning by-law at the Site Plan approvals stage.
2.94.4 Definition	“INTERIOR SIDE LOT LINE” or “INTERIOR LOT LINE” shall mean any lot line other than a lot line contiguous with a street line	“INTERIOR SIDE LOT LINE” or “INTERIOR LOT LINE” shall mean: All LOT LINES except the FRONT AND REAR LOT	The inclusion of this provision will clearly define all INTERIOR SIDE LOT LINES and corresponding yard provisions. It will enhance the ability to interpret and apply

		LINES shall be defined as an INTERIOR SIDE LOT LINES.	the zoning by-law at the Site Plan approvals stage.
3.11.2	For the purposes of this Subsection, a private condominium road servicing a condominium development shall be deemed to be an open, constructed and year-round improved street.	In lieu of Section 3.11.2, the private condominium road shall not be deemed an improved street.	See Section 2.88 above. The inclusion of this provision will clearly define the required yard and corresponding setback provisions for the entire condominium block. This will enhance the ability to interpret and apply the appropriate zoning by-law provisions for individual condominium units which will assist staff and residents when considering potential future additions such as decks.
4.2.4b)	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	0.0m from a dwelling on the same lot 0.5m from any lot line abutting another residential zone	Each dwelling unit has parking spaces located immediately adjacent to the building. Additionally, the parking aielis is located within 0.5m of the adjacent residential zone. The proposed reduction will allow for a more efficient use of an underutilized parcel of land. Through the site plan process the necessary buffering can be implemented to ensure adjacent residential properties are sufficiently screened
5.4.2 e) Minimum interior side yard	Group /Stacked Townhouse 3.0m	Minimum interior side yard: - When opposite the rear wall of a dwelling unit – 6.0m - When opposite the side wall of a dwelling unit – 3.0m	All lot lines except the front lot lines along Ewell Street and the Southerly and Northerly lot lines opposite Ewell Street are defined as interior lot lines. The proposed setbacks will provide each condominium unit with a similar rear and side yard setback as required under the parent R4 zone of

			the bylaw. This provision will help ensure the intent and purposes of the zoning bylaw is maintained.
--	--	--	---

Supporting Studies

Several studies have been conducted to determine the feasibility of the proposed development. This section of the report summarizes the studies, which conclude general support for the zoning by-law amendment application.

Functional Servicing Report

This report discusses Sanitary Capacity, Water Servicing, Fire Protection, Stormwater Management and Access. Generally, the report demonstrates that the development is achievable, assuming that the required additional studies, detailed designs, and recommendations are completed and approved.

The report indicates no major engineering constraints that would render the project unfeasible. By addressing the identified actions (e.g., modeling, detailed stormwater design), the project is well-positioned for approval and successful implementation.

Traffic Impact Brief

A traffic impact study has been commissioned by Norfolk County which considers this and two other developments in the area. The results of this study and any infrastructure upgrade (if required) can be considered as part of the site plan application.

The inclusion of 85 units in the area is unlikely to negatively impact traffic operations.

Archaeological Investigation

A Stage 1 and 2 archaeological study completed by Archeological Consultants Canada determined there are no artifacts or other archaeological resources present on the property. The subject property has now been fully assessed according to the Ontario Ministry of Citizenship and Multiculturalism’s 2011 Standards and Guidelines for Consultant Archaeologists. No further archaeological assessment of the property is required.

This report has been filed with the Ministry of Citizenship and Multiculturalism (MCM) for expedited review.

Record of Site Condition

A Phase One and Phase Two Environmental Site Assessment was completed by Bluewater Geoscience Consultants Inc. Based on those assessments they determined there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with a residential land use. Subsequently, a Record of Site Condition was filed and accepted by the Ministry of the Environment, Conservation and Parks’ Environmental Site Registry under file number B-403-7230567545.

Conclusion

The proposed Zoning By-law Amendment facilitates the development of a 85-unit residential condominium within the Urban Area of Delhi, addressing Norfolk County's strategic goals for intensification and housing diversification. This proposal aligns with the Provincial Planning Statement (2024) by optimizing land and infrastructure use, contributing to a compact, transit-supportive community, and reinforcing housing attainability and accessibility objectives.

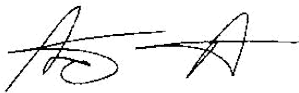
The development meets the Norfolk County Official Plan's intent to focus growth in designated urban areas and aligns with its policies encouraging residential intensification, active transportation, and the efficient use of municipal infrastructure. The project's design and compatibility with adjacent land uses have been analyzed, with supporting studies confirming the absence of adverse impacts on traffic and servicing, while the proposed zoning amendment would remove incompatible industrial land use permission currently available.

Special provisions proposed under the Urban Residential Type 4 (R4) zoning enable the site to deliver a high-quality residential environment while maintaining compliance with municipal and provincial planning goals and objectives. Furthermore, the integration of a moderate compact form of development and the alignment with active transportation networks ensures that the project contributes positively to Norfolk County's long-term vision for sustainable urban growth.

This application proposes residential development that is both compatible with and complementary to the existing community fabric. The development aligns with Norfolk County's planning objectives and responds effectively to local housing needs.

Accordingly, it is recommended that the proposed Zoning By-law Amendment be approved as it represents good planning and is in the public interest.

Report prepared by:



Scott Puillandre CD, RPP, MCIP, MSc.

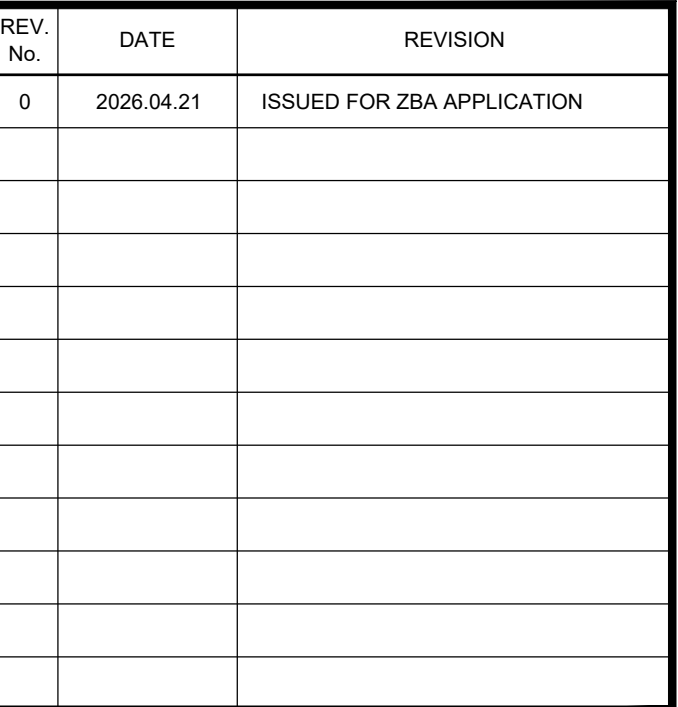
G. DOUGLAS VALLEE LIMITED

Consulting Engineers, Architects & Planners

H:\Projects\2024\24-109 155 Dalton Rd Delhi\Planning\2026.04.06 - Dalton Rd - Planning Justification Report.docx



Appendices



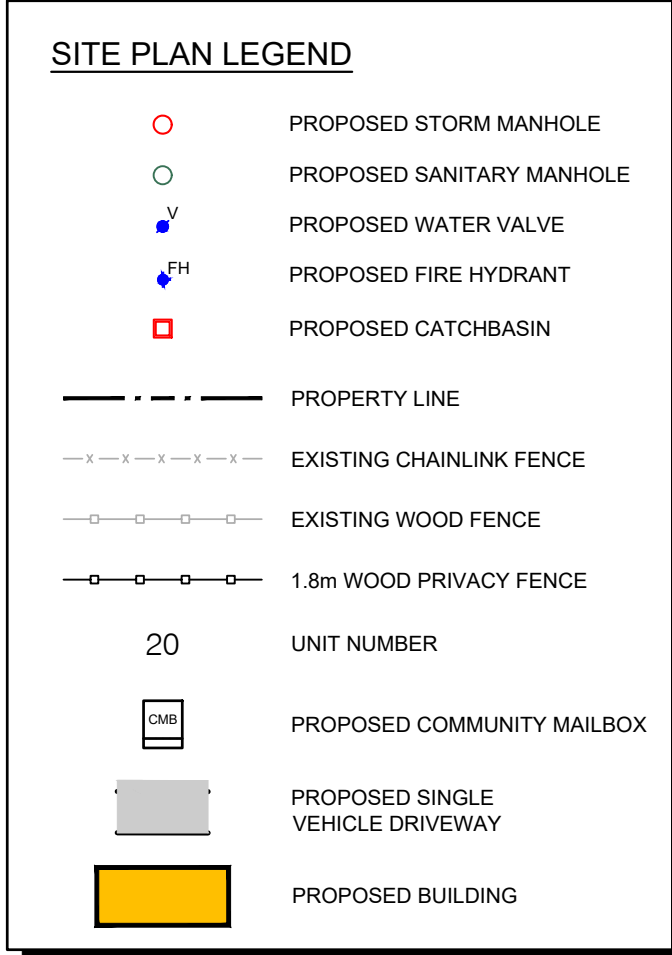
ALL WORK, MATERIALS AND PROCESSES TO CONFORM TO
NORFOLK COUNTY STANDARDS AND SPECIFICATIONS

LEGAL DESCRIPTION: PART OF LOT 4, BLOCK 42, REGISTERED PLAN 189 AND ALL OF BLOCK 27, REGISTERED PLAN 189 (TOWN OF DELHI) IN NORFOLK COUNTY. PART 1, 37R-11637 AND PART 1, 37R-177.

OWNER INFORMATION
NAME/COMPANY: 2167618 ONTARIO INC.
ADDRESS: 374 CEDAR DRIVE, TURKEY POINT ON N0E 1T0

10. *Journal of the American Medical Association*, 2000; 283: 2689-2696.

10. *Journal of the American Medical Association*, 2000; 283: 2689-2696.



AREA SCHEDULE				
	AREA (m ²)			
SURFACE TYPE	PART A	PART B	MUNICIPAL RIGHT-OF-WAY	TOTAL
LANDSCAPED	3617	6266	409	10291
CONDO ROADS (PRIVATE)	1508	2534	0	4042
PUBLIC ROAD AND SIDEWALK	0	0	742	742
BUILDINGS (INCLUDING PATIOS AND DRIVEWAYS)	4038	8428	0	12466
TOTAL	9164	17227	1151	27542
% IMPERVIOUS	61%	64%	65%	63%



PROPOSED PARKING TABLE					
SECTION 4.0 - THE ZONING BY-LAW OF NORFOLK COUNTY					
PROVISION	DESCRIPTION	REQUIRED (RX-XX)	PROVIDED (PART A)	PROVIDED (PART B)	COMMENT
4.1.3	PARKING SPACE DIMENSION	3m X 5.8m	3m X 6m	3m X 6m	VEHICLES PARKED SIDE BY SIDE, 90 DEGREE PARKING
4.1.4	PARKING AISLE REQUIREMENTS		7.5 m		90 DEGREE PARKING
4.3.1	ACCESSIBLE PARKING SPACE WIDTH		3.4m		
4.3.2	ACCESS AISLE		1.5m		
4.3.3	MINIMUM NUMBER OF ACCESSIBLE PARKING	1 - TYPE 'A' 0 - TYPE 'B' (FOR EACH PART)	1 - TYPE 'A' 0 - TYPE 'B'	1 - TYPE 'A' 0 - TYPE 'B'	
4.9 a)	NUMBER OF PARKING SPACES	2 SPACES/UNIT	54 (2 SPACES/UNIT)	116 (2 SPACES/UNIT)	1 GARAGE, 1 DRIVEWAY
4.9 f)	VISITOR PARKING	1 SPACE/9 UNITS	9 (1.00 / 3 UNITS)	20 (1.03 / 3 UNITS)	

ZONING TABLE						
5.4 URBAN RESIDENTIAL TYPE 4 ZONE (R4-xx) - THE ZONING BY-LAW OF NORFOLK COUNTY						
PROVISION	DESCRIPTION	REQUIRED	PROVIDED (PART A)	PROVIDED (PART B)	SPECIAL PROVISION REQUIRED	COMMENT
5.4.1	PERMITTED USES	ADD MULTIPLE GROUP TOWNHOUSES				
5.4.2 a)	MINIMUM LOT AREA: ATTACHED GARAGE	195 sq. m	9,164 sq. m	17,227 sq. m		SEE AREA SCHEDULE, FUTURE EWELL STREET EXTENSION
5.4.2 b)	MINIMUM LOT FRONTAGE: INTERIOR LOT	30m	61.54m	61.75m		
5.4.2 c)	MINIMUM FRONT YARD: ATTACHED GARAGE	6m	6m	6m		
5.4.2 d)	MINIMUM EXTERIOR SIDE YARD	6m	N/A	N/A		
5.4.2 e)	MINIMUM INTERIOR SIDE YARD (FLANKING ELEVATION)	3m	3m (MIN)	3m (MIN)		
5.4.2 f)	MINIMUM INTERIOR SIDE YARD (REAR ELEVATION)	6m	6m (MIN)	5.91	YES	
5.4.2 f)	MINIMUM REAR YARD: ATTACHED GARAGE	7.5m	7.5m (MIN)	7.5m (MIN)		
5.4.2 g)	MINIMUM SEPARATION BETWEEN TOWNHOUSE DWELLINGS	2 m	3m	3m		
5.4.2 h)	MAXIMUM BUILDING HEIGHT	11m	11m (MAX)	11m (MAX)		
5.4.4	MAXIMUM UNITS IN A TOWNHOUSE DWELLING	8 UNITS	4 UNITS	5 UNITS		
N/A	MAXIMUM LOT COVERAGE	N/A	65%	65%		
N/A	GARBAGE COLLECTION		INTERNAL CURBSIDE COLLECTION - PRIVATE			

G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Project Title

DALTON ROAD CONDO

155 & 163 DALTON ROAD
DELHI - NORFOLK COUNTY

Drawing Title

SITE PLAN

Designed by : CJC	Drawn By : TJC
--------------------------	-----------------------

Checked by :	Date Started :
JTI	MARCH 2026

Drawing Scale : 1:750

24-109



DATE LAST PLOTTED : April 7, 2026



ML - EXISTING TO R4 - PROPOSED

A - EXISTING TO R4 - PROPOSED

DALTON ROAD CONDO

155 & 163 DALTON ROAD, DELHI - NORFOLK COUNTY



G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Drawing Title	PROPOSED ZONING PLAN
---------------	----------------------

Drawn By : TJC	Scale: 1:1250	Date 2026.04.07
Checked by : CJC	Project No. 24-109	Drawing No. FIGURE 1

Planning Act – Compliance Table

This appendix demonstrates how the proposed application is consistent with Section 2 and Section 51 (24) of the Planning Act.

Section 2 – Matters of Provincial Interest		
Matter	Comments	
a) the protection of ecological systems, including natural areas, features and functions;	There are no ecological systems impacted.	✓
b) the protection of the agricultural resources of the Province;	The lands are not designated for agricultural purposes.	✓
c) the conservation and management of natural resources and the mineral resource base;	Not applicable to this development application.	✓
d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The necessary archaeological studies have been completed to ensure the lands are clear of archaeological resources.	✓
e) the supply, efficient use and conservation of energy and water;	This will be considered during the detailed design of the project.	✓
f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	Existing services and systems will be utilized were available.	✓
g) the minimization of waste;	Noted.	✓
h) the orderly development of safe and healthy communities;	The development is an infill development in an established urban area. The form and function of the development is street townhouses which will be required to meet current building accessibility standards.	✓
(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;	This development will provide cash-in-lieu of parkland to assist Norfolk County in the construction and maintenance of its recreational facilities.	✓
j) the adequate provision of a full range of housing, including affordable housing;	This development adds to the range of housing types available in the area.	✓

Appendix C to Planning Justification Report
Dalton Road Condominium (24-109)

k) the adequate provision of employment opportunities;	Not applicable.	✓
l) the protection of the financial and economic well-being of the Province and its municipalities;	The development will add to the tax base and utilizes existing infrastructure.	✓
m) the co-ordination of planning activities of public bodies;	The applications are subject to the public process.	✓
n) the resolution of planning conflicts involving public and private interests;	The applications are subject to the public process.	✓
o) the protection of public health and safety;	Supporting studies confirm the lands are free of contamination and functionally safe from a traffic perspective.	✓
p) the appropriate location of growth and development;	Urban infilling is encouraged.	✓
q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The lands are located near public transit and encourage active transportation.	✓
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;	The development is well designed and encourages a sense of place through the form of condominium development. There are public spaces within walking distance and in close proximity to the subject property.	✓
s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	This will be considered during the detailed design of the project.	✓

Section 51(24) – Plan of Subdivision Approvals – Criteria		
Matter	Comments	
(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,		
a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	This matter was reviewed in detail above. These applications do not conflict with provincial interests.	✓
b) whether the proposed subdivision is premature or in the public interest;	The proposed condominium is located within the urban area and is a logical infill development in Delhi. The development will have access to full municipal services and will provide much needed housing options to Norfolk County.	✓
c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	As demonstrated in Appendix E, this application conforms to the official plan and is a logical infill development.	✓
d) the suitability of the land for the purposes for which it is to be subdivided;	The lands have undergone the necessary studies and a municipal review to demonstrate the lands are suitable to be subdivided.	✓
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	N/A	
e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The Ministry of Transportation will be reviewing the application and providing necessary comments to ensure their standards are met.	✓
f) the dimensions and shapes of the proposed lots;	As outlined in this report the dimensions and shapes of the proposed lots will meet the intent of the zoning bylaw.	✓
g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	The necessary studies have been completed to review any potential development restrictions. A Record of Site Conditions confirms the lands a suitable for residential use.	✓
h) conservation of natural resources and flood control;	The lands will be development in a matter to incorporate current stormwater management requirements. The lands are flat, clear and not located in a flood plain.	✓
i) the adequacy of utilities and municipal services;	The necessary modelling will be completed to ensure the adequacy of municipal services.	✓

Appendix C to Planning Justification Report
Dalton Road Condominium (24-109)

j) the adequacy of school sites;	Local school boards will be circulated as part of the application process.	✓
k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The necessary blocks within the subdivision will be conveyed to Norfolk County for the purposes of establishing a municipal road.	✓
l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The development will provide compact and modern form of housing. The future dwellings will be constructed to modern building code standards to ensure energy efficiency while the location of the development next to existing trails encourages active transportation.	✓
m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	Site plan control will be applied to the proposed condominium blocks to ensure adequate and safe site design and functionality.	✓

Provincial Planning Statement 2024 – Policy Compliance Table

This appendix demonstrates the application is consistent with the applicable policies of the Provincial Planning Statement.

Section	Policy	Comments	
Chapter 2: Building Homes, Sustainable Strong and Competitive Communities			
2.1	Planning for People and Homes Summary: Section 2.1 outlines the planning framework for population and employment growth in Ontario, emphasizing that municipalities must base forecasts on provincial projections while ensuring adequate land availability for diverse housing and land use needs over a 20- to 30-year horizon. It promotes the creation of complete communities by supporting varied land uses, improving accessibility, and enhancing social equity to meet the needs of all residents.		
2.1.4	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:		
a)	maintain at all times the ability to accommodate residential growth for a minimum of 15 years	The application proposes the re-development of lands for increased residential units geared towards people with middle and lower incomes.	✓
b)	Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply	The proposed development is supported by existing infrastructure. To be verified by County consultants modelling. No issues are anticipated.	✓
2.1.6	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	The application proposes the re-development of lands for increased residential ownership, near access to public transit (150m) and employment opportunities along James Street.	✓
b)	improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and	The development will be designed to meet building code requirements and improve accessibility.	✓
c)	improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.	The proposed compact townhouse development will be geared towards people with low and moderate incomes.	✓

Section	Policy	Comments	
Chapter 2: Building Homes, Sustainable Strong and Competitive Communities			
2.2	Housing Summary: Section 2.2 outlines guidelines for planning authorities to ensure a diverse range of housing options and densities that meet the projected needs of current and future residents. This includes setting minimum targets for affordable housing, facilitating various housing types to support community well-being, promoting land-efficient densities, and prioritizing transit-oriented development near transit corridors and stations.		
2.2.1	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:		
a)	establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households	The application proposes to intensify and redevelop the lands to provide much needed housing accommodations.	✓
b)	permitting and facilitating: 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;	Housing accommodations to be provided. Represents redevelopment of underutilized lands for intensified residential use within an established urban area.	✓

Appendix D to Planning Justification Report
Dalton Road Condominium

c)	promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and	The application will facilitate redevelopment that will efficiently use land, infrastructure, encourage active transportation and public recreational facilities opportunities which exist in close proximity to the subject lands.	✓
d)	requiring transit-supportive development and prioritizing intensification	The lands are near a public and active transportation routes.	✓

Section	Policy	Comments	
Chapter 2: Building Homes, Sustainable Strong and Competitive Communities			
2.3	Settlement Areas and Settlement Area Boundary Expansions		
2.3.1	General Policies for Settlement Areas Summary: Section 2.3 outlines that settlement areas should be the primary focus for growth and development, particularly in strategic areas like major transit stations. It emphasizes land use patterns that optimize resources and infrastructure while supporting active and transit-oriented transportation. Planning authorities must encourage intensification and redevelopment, establish minimum and density targets for growth areas, and implement phasing policies to ensure orderly development aligned with infrastructure needs.		
2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The lands are within a settlement area.	✓
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which:		
a)	Efficiently use land and resources	This is an efficiently designed infill development on a unique parcel of land due to its depth and location between recently approved residential development.	✓
b)	Optimize existing and planned infrastructure and public service facilities;	The development will utilize existing services and are located near available public service facilities such as parks and open spaces. The proposed development will connect fragmented	✓

Appendix D to Planning Justification Report
Dalton Road Condominium

		parcels of recently approved residential development of adjacent lands.	
c)	Support active transportation	The lands are located near existing sidewalk connections into the heart of Delhi.	✓
d)	Are transit-supportive	The area is supported by public transit. A bus stop is located within 150m of the subject property.	✓
e)	Are freight supportive	The area is supported by Highway 59 and Highway 3.	✓
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities	The proposed application represents intensification of under-utilized lands.	✓
2.3.1.4	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The County encourages that 25 percent of all development be through intensification, infill and redevelopment.	✓
2.3.1.5	Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.	Not applicable.	
2.3.1.6	Planning authorities should establish and implement phasing policies, where appropriate	Not applicable.	

Section	Policy	Comments	
Chapter 2: Building Homes, Sustainable Strong and Competitive Communities			
2.9	Energy Conservation, Air Quality and Climate Change Summary: Section 2.9 emphasizes the role of planning authorities in reducing greenhouse gas emissions and adapting to climate change. It advocates for the development of compact, transit-supportive communities, incorporates climate considerations into infrastructure planning, and promotes energy conservation, green		

Appendix D to Planning Justification Report
Dalton Road Condominium

	infrastructure, and active transportation. The section also encourages additional measures to enhance community resilience and improve air quality.		
2.9.1	Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:		
a)	support the achievement of compact, transit-supportive, and complete communities;	The proposed development is a compact infill development achieving 30.9 units per hectare. The lands are located within 150m to a public transit stop.	✓
b)	incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;	The proposed development is supported by local infrastructure, local public services in Delhi, and stormwater can be managed appropriately.	✓
c)	support energy conservation and efficiency;	At a minimum, those requirements of the Ontario Building Code will be achieved.	✓
d)	promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and	Active transportation is encouraged by virtue of the local sidewalk and road network linking the lands to near by commercial, institutional and open space opportunities. The local grocery store is within a 15-minute walk or a 2-minute drive. The proximity to a main supporting commercial destination reduces air quality impacts by reducing the distance and reliance on gasoline fueled vehicles.	✓
e)	take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.	Noted.	✓

Section	Policy	Comments	
Chapter 3: Infrastructure and Facilities			
3.6	Sewage, Water, and Stormwater Summary: Section 3.6 outlines planning requirements for sewage, water, and stormwater services. It prioritizes timely growth accommodation and optimization of existing municipal services, with municipal systems favored for settlement areas. Private communal services are alternatives when municipal options are unavailable, while individual on-site services are permitted under suitable conditions. Partial services may be allowed to address specific failures. For stormwater management, planning must minimize volumes and contaminants, promote green infrastructure, and align with comprehensive municipal plans.		
3.6.1	Planning for sewage and water services shall:		
a)	accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal services	The proposed application intends to connect to existing municipal services thereby improving the efficiency and optimization of these services.	✓
b)	ensure that these services are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. is feasible and financially viable over their life cycle; 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and 4. aligns with comprehensive municipal planning for these services, where applicable.	1. Water modelling will be completed to ensure there is water available to service the proposed development. 2. Not applicable to the proposed development. 3. Municipal water supplied. Quality and quantity is ensured by municipal systems. 4. This is an infill development that takes advantage of previous municipal service planning.	✓

Appendix D to Planning Justification Report
Dalton Road Condominium

c)	Promote water and energy conservation and efficiency;	Dwellings will be constructed in accordance with the Ontario Building Code.	✓
d)	Integrate servicing and land use considerations	The proposed application facilitates infill development.	✓
e)	consider opportunities to allocate the unused system capacity of municipal water services and municipal sewage services	Modeling will be conducted to ensure that the development can be sustained by municipal services.	✓
f)	be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.	Complies with the hierarchy of servicing.	✓
3.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas	This level of the servicing hierarchy is achieved.	✓
3.6.8	Planning for stormwater management shall:		
a)	be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;	The functional servicing report supports the proposed development. Modelling will be conducted. No issues are anticipated.	✓
b)	minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;	The property will be designed to manage stormwater volumes both quantify and quality.	✓
c)	minimize erosion and changes in water balance through the use of green infrastructure;	All open spaces will be planted with grass and landscaping where not required for hard surfaces.	✓
d)	Mitigate risks to human health, safety, property and the environment	The development is designed to be safe including avoidance of placing structures within site triangles. The development will be connected to municipal services, and the necessary Environmental Site Assessments have been completed to ensure the property is safe for development.	✓
e)	Maximize the extent and function of vegetative and pervious surfaces	Landscaping will be maximized and pervious surfaces proposed where necessary.	✓

Appendix D to Planning Justification Report
Dalton Road Condominium

f)	promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and	A functional servicing report has been completed by G. Douglas Vallee Limited to ensure the site can be adequately serviced. Detailed design will take place as part of the future site plan application.	✓
g)	align with any comprehensive municipal plans for stormwater management	The County will review and then confirm the acceptability of the stormwater management plan. No issues are anticipated.	✓

Section	Policy	Comments	
Chapter 3: Infrastructure and Facilities			
3.9	Public Spaces, Recreation, Parks, Trails and Open Space Summary: Section 3.9 promotes the development of healthy, active, and inclusive communities by ensuring public streets and spaces are safe and accessible for all ages and abilities. It emphasizes the need for a diverse range of publicly accessible recreational settings, including parks, trails, and water-based resources, while encouraging public access to shorelines. The section also highlights the importance of recognizing and protecting provincial parks and conservation reserves from negative impacts.		
3.9.1	Healthy, active, and inclusive communities should be promoted by:		
a)	planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;	This is an infill development on a condominium road. This policy does not apply. However, the sidewalk and road network facilitate the opportunity for active transportation. The site is located adjacent to active transportation routes, and the design of the development facilitates social interaction.	✓
b)	planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and	There are open space lands in close proximity to the subject property.	✓

Appendix D to Planning Justification Report
Dalton Road Condominium

	linkages, and, where practical, water-based resources;		
c)	Providing opportunities for public access to shorelines; and	Not applicable to this development.	
d)	Recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas	Not applicable to this development.	

Norfolk County Official Plan – Policy Analysis Table

This appendix demonstrates how the proposed application is consistent with applicable policies of the Norfolk County Official Plan.

Section	Policy	Comments	
Section 2.2 Goals & Objectives			
2.2	Goals and Objectives This section of the Official Plan sets out six “Goals and Objectives” to which the following four are applicable to the proposed residential development:		
2.2.1	Strong and Diversified Economy	The proposed zoning bylaw amendment will remove the Light Industrial and Agricultural zoning permission from the subject lands. As the property is designated for residential purposes and is surrounded by existing and proposed residential development, this application will align the intended use with the permitted uses of the bylaw and increase land use compatibility.	✓
2.2.2	Protecting and Enhancing the Natural Environment	The proposed application is not subject to Section 2.2.2	n/a
2.2.3	Maintaining and Enhancing the Rural and Small Town Character	This application proposes to permit additional housing supply to the existing neighbourhood, in a compact and efficient form. The development will utilize an underutilized parcel of land with well designed buildings that will compliment and add diversity of housing choices the area.	✓
2.2.4	Maintaining a High Quality of Life	The proposed development implements the objectives of this policy by providing housing options to people through an infilling opportunity on underutilized lands. The lands are designed to ensure resident safety in an aesthetically appropriate manner. The lands are located in close proximity to a grocery store where healthy food options are available. The dwellings will be designed to accommodation requirements under the Ontario Building Code.	✓
2.2.5	Upgrading and Expanding Infrastructure	The proposed development will connect to the existing municipal water, wastewater and storm water systems. The land is near a public transportation route and 150 metres from a local bus stop. Various retail services are in Dehli and within 1.2 kilometers of the subject property.	✓

Section	Policy	Comments	
Section 5.3 Housing			
5.3	The provision of housing is an essential part of planning in Norfolk County. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for sufficient and affordable housing, and a stable residential housing market. 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.		
c)	The provision of housing that is affordable and accessible to low and moderate income households shall be a priority. 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;	The development includes townhouse style dwellings for people with varying incomes in the form of a condominium. This allows the density to achieve approximately 30.9 units per hectare.	✓
	ii) the timely provision of infrastructure in the Urban Areas;	Municipal services already exists.	✓
2.2.6	A Well Governed, Well Planned and Sustainable County	The proposed application is subject to a public process to gain information from the neighbourhood in addition to commenting agencies. The lands are urban and are efficiently designed in a compact form, adding to the mix of residential units and types in Delhi.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

Section	Policy	Comments	
Section 5.3.1 Residential Intensification			
5.3.1	The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs.		
a)	The following shall be the policy of the County:		
	ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or	The development is on an underutilized parcel of urban lands adjacent to an existing neighbourhoods.	✓
b)	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.	The development will help achieve the County's target for infill and intensification.	✓
d)	On lands designated Urban Residential and located outside of the Built-Up areas of Simcoe, Port Dover, Delhi, Waterford and Port Rowan, the minimum overall density of residential development shall be 15 units per hectare of developable land area. Developable land shall not include Hazard Lands, Provincially Significant Wetlands and Significant Natural Areas.	The proposed density is approximately 30.9 units per hectare.	
f)	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;	The lands are located in the urban area. We are not aware if the County has conducted an intensification study.	✓
	ii. the existing water and sanitary sewer services can accommodate the additional development;	This is supported by a Functional Servicing Report. The County modelling will confirm. No issues anticipated.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

	iii. the road network can accommodate the traffic generated;	The traffic study demonstrates the road network can accommodate the proposed development.	✓
	iv. the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and	The proposed development is a continuation of housing adjacent to an existing and recently approved neighbourhoods.	✓
	v. the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.	The lands are intended for residential development in accordance with the Official Plan.	✓
g)	The County shall monitor intensification activity and, through the development approvals and building permitting process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. Land use compatibility and urban design assessments may be required as a component of the planning rationale report accompanying development applications, as outlined under Section 9.6.1 (Official Plan Amendments) of this Plan.	The proposed development will be of similar scale and density of the surrounding residential land uses.	✓
h)	Small scale intensification shall be permitted in all areas designated for urban residential use, except where infrastructure is inadequate or there are significant physical constraints	The development can be supported by existing infrastructure.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

Section	Policy	Comments	
Section 5.4 Community Design			
5.4	Safe and attractive neighbourhoods contribute to the overall community health of the County. Excellence in community design is essential to creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn. The following policies relate to the physical design of communities, including new applications within the County for development, such as plans of subdivision, infill development proposals, and site plans. The following shall be the policy of the County:		
a)	Through implementation of this Plan, 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.	The proposed development is well designed and will add to the character of the urban area including a landscaping schema to interface with the road frontage where appropriate.	✓
b)	Through the review of development applications, including plans of subdivision, site plans and other development proposals, the County:		
	i. shall ensure that new development is designed in keeping with the traditional character of the Urban Areas, in a manner that both preserves the traditional image of the Urban Areas and enhances the sense of place within the County while maintaining the community image of existing settlement areas;	The proposed development will be designed to be in keeping with the character of the general area.	✓
	ii. shall promote efficient and cost-effective development design patterns that minimize land consumption;	This is an infill lot that maximizes the use of the lands for the particular type of dwelling unit intended for people with varying incomes.	✓
	iii. shall promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;	This will be considered during site plan control.	✓
	iv. shall encourage tree retention and tree replacement;	There are no trees on the property. However, trees will be planted or cash-in-lieu of tress will be paid as required by county design requirements.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

	v. shall ensure that design is sympathetic to the heritage character of an area, including the area's cultural heritage resources;	The subject lands are located in an area of new development and will be of similar scale and density.	✓
	vi. shall strongly encourage design that considers and, wherever possible, continues existing and traditional street patterns and neighbourhood structure; and	This is a condominium, thus the internal street pattern is separate from the existing road network. The section of road through the middle will be dedicated to Norfolk County and connect existing and future planned roads in the area.	✓
	vii. may require, at the County's sole discretion, that proponents submit design guidelines with development applications, establishing how the policies of this Section have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, sidewalks, signage, garage placement, and architectural treatment.	Not applicable.	✓
c)	Adequate measures shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses. Adequate buffering shall be provided between any uses where land use conflicts might be expected, and such buffering may include provisions for grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also be appropriate buffering measures, but not in replacement of appropriate plantings.	No impacts are anticipated. The development is subject to site plan control.	✓
d)	Development design that establishes reverse lotting on Provincial Highways and County Roads will not be permitted. Development design that requires features such as noise	Not applicable.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

	attenuation or privacy fencing will be discouraged. Wherever possible, new development will be oriented toward streets or parks.		
e)	The County shall require compatibly scaled and designed infill developments within areas designated as Downtown, which enhance the traditional character and economic viability of such centres.	Not applicable.	✓
f)	A high quality of architecture and site design for institutional uses such as schools, places of worship, libraries and other public service buildings is encouraged.	Not applicable.	✓
g)	Streetscaping that reflects the intended character of settlement areas is encouraged. In particular, traditional streetscaping in the Downtown Designations of the Urban Areas will be encouraged.	Not applicable.	✓
h)	A high quality of park and open space design is strongly encouraged. The land for parkland dedication shall be carefully selected to facilitate their use as a central focal point for new or existing neighbourhoods.	Cash in lieu of parkland will be required.	✓
i)	Public art in the County shall generally be encouraged to incorporate themes supporting and promoting local history, civic pride, businesses and technology. The provision of public art in the Downtown Designations shall be encouraged. The County may consider granting increases in height or density for a particular development proposal in exchange for the provision of public art, in accordance with Section 37 of the Planning Act.	Not applicable.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

j)	The County may require the provision of certain pedestrian, cycling and trail linkages through the development approvals process.	Not applicable.	✓
k)	The County, in consultation with a development proponent(s) and the Norfolk Heritage Committee, shall define a style of street furnishing that should include shared and accessible bicycle racks, garbage receptacles, benches and street lamps to be used in a new development.	Not applicable.	✓
l)	l) The County may undertake the preparation of urban design guidelines to achieve the policies of this Section for all or parts of the County.	Not applicable.	✓
m)	The County shall encourage development design considering the principles of Crime Prevention Through Environmental Design (CPTED). Specifically, the County shall encourage proponents of new development to use appropriate lighting to deter crime and to situate buildings on lots to maximize natural surveillance.	The lands are intended for a condominium where homes are located closer together, thereby increasing safety. The type of lighting will be determined through site plan control	✓
n)	To promote environmental sustainable development, the County shall encourage the design of sustainable neighbourhoods in keeping with Leadership in Energy and Environmental Design – Neighbourhood Development (LEED ND) design principles in accordance with the policies under Section 11.8.2.1 Sustainable Neighbourhood Design of the Lakeshore Special Policy Area Secondary Plan.	Noted.	✓
o)	The County shall review site plans and drawings submitted in accordance with Section 41 of the Planning Act and Section	The development is not currently subject to site plan control, but it is anticipated that through the zoning by-law amendment, the site plan control process will become a recommended condition.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

	9.6.5 (Site Plan Control of this Plan) regarding accessibility for persons with disabilities including but not limited to areas of accessible parking, exterior paths of travel, lighting, ramps, entrances and street furniture.		
--	---	--	--

Appendix E to Planning Justification Report
Dalton Road Condominium

Section	Policy	Comments	
Section 6.4 Urban Areas			
6.4	The six Urban Areas within the County have historically functioned as the focal points for growth and development activity, as well as public and private sector investment. This role will continue in the future. The Urban Areas will accommodate the greatest amount of the targeted growth throughout the planning period, and will be the focus of residential, commercial, employment, government, institutional, office, entertainment, cultural, and health and social service activities The following shall be the policy of the County:		
b)	It is the policy of this Plan that the Urban Areas will incorporate the following:		
	i. a full range of housing types, including affordable and special needs housing;	The proposed application adds to the type of housing available in the urban area.	✓
h)	Intensification, infill and redevelopment of designated and underutilized sites, and areas in transition in the Urban Areas will be encouraged. The intensification, infill and redevelopment of designated and underutilized sites that are contaminated, or suspected of contamination, shall be subject to the policies of Section 5.7 (Potentially Contaminated Sites). The County shall target 25 percent of its growth in the Urban Areas to be accommodated through infill, intensification and redevelopment.	The proposed application contributes to the County target of encouraging 25 percent of its growth in the Urban Areas through infill and intensification.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

Section	Policy	Comments	
Section 6.5.3 Delhi Urban Area			
6.5.3	The County will support and promote the continued development of Delhi as the third largest Urban Area in the County. The Delhi Urban Area is recognized as an important urban community, employment, cultural and agricultural support centre in the County. The following shall be the policy of the County:		
a)	The County shall support the development of a full range of housing types in the Delhi Urban Area, including affordable and special needs housing.	The development introduces additional housing types to the urban area.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

Section	Policy	Comments	
Section 7.7 Urban Residential Designation			
7.7	The Urban Residential Designation applies to the Urban Areas of the County. The Urban Areas are expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment. A variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including the elderly and those with special physical, social or economic needs within the County will be encouraged.		
7.7.1	Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Urban Residential on Schedule "B".		
a)	The predominant use of land shall be a variety of urban dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding 2 dwelling units per lot.	Not applicable.	✓
b)	Medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, subject to the policies of Section 7.7.2 (b) (Urban Residential Designation – Land Use Policies).	The development consists of townhouse dwellings in a condominium.	✓
c)	High density residential uses in development forms greater than those described in Subsections (a) and (b) shall be permitted subject to the policies of Section 7.7.2 (c) (Urban Residential Designation – Land Use Policies), save and except for in the Courtland Urban Area where high density residential uses shall not be permitted.	Not applicable.	✓

Appendix E to Planning Justification Report
Dalton Road Condominium

7.7.2	Land Use Policies		
a)	Single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare (uph), save and except for land designated Urban Residential in the Courtland Urban Area, where private servicing limitations shall determine the density of development.	The proposed density is approximately 30.9 units per hectare.	✓

Corporation of Norfolk County

By-Law -Z-2026

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 4 Block 42 Plan 189 Part 1 37R177 Norfolk County and Block 27 Plan 189 Part Lot 4 Block 24 Plan 189 Part 1 37R1995 Norfolk County in the Urban Area of Delhi, Norfolk County.

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

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

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the lands identified on Map A (attached to and forming part of this By-Law) to Urban Residential Type 4 Zone (R4) with a Holding (H) provision and subject to Special Provision 14. XXXX.
2. That Subsection 14.0 Special Provisions is hereby further amended by adding 14. XXXX as follows:

In lieu of the corresponding provision of the Norfolk County Zoning Bylaw 1-Z-2014 as amended, the following shall apply:

- a) The LOT shall be defined as the parcel of land consisting of entire condominium block.
- b) "FRONT LOT LINE" shall mean:
 - The LOT LINES abutting Ewell Street.
- c) "REAR LOT LINE" shall mean:

The northernmost and southernmost LOT LINES opposite Ewell Street.
- d) All other LOT LINES that are not a FRONT LOT LINE or REAR LOT LINE shall be deemed an INTERIOR SIDE LOT LINE.
- e) A private condominium road shall not be deemed an improved street.
- f) For group townhouses and apartment dwellings, all parking shall be permitted within 0.5 metres of any lot line abutting a residential zone on an adjacent lot.
- g) For group townhouses and apartment dwellings, all parking shall be permitted directly adjacent (0.0 metres) to a dwelling unit located on the same lot.

h) For Group Townhouse the minimum interior side yard shall be as follows:

- 6.0 metres when opposite the rear wall of a dwelling unit.
- 3.0 metres when opposite the side wall of a dwelling unit.

3. That the Holding (H) provision of this Bylaw shall be removed upon the registration of a site plan agreement or pre-servicing agreement to the satisfaction of General Manager of Community & Development Services (or designate).

Enacted and passed this XX day of Month, 2026.

Mayor: A. Martin

County Clerk: W. Tigert

MAP A

Insert Map

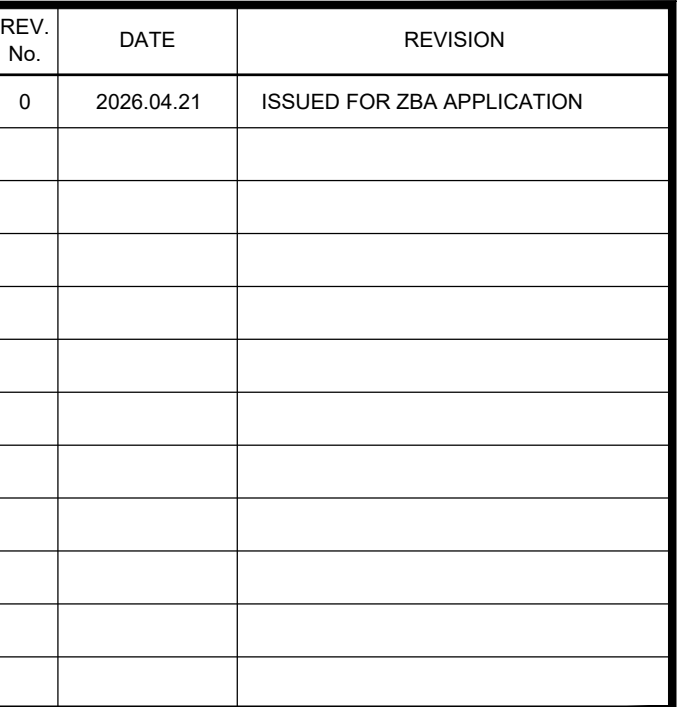
Explanation of the Purpose and Effect of By-Law ■-Z-2026

This By-Law affects a parcel of land described as Part Lot 4 Block 42 Plan 189 Part 1 37R177 Norfolk County and Block 27 Plan 189 Part Lot 4 Block 24 Plan 189 Part 1 37R1995 Norfolk County in the Urban Area of Delhi, Norfolk County.

As shown on Map A, the purpose of this bylaw is to change the existing zoning of the subject lands from Light Industrial (ML) with special provision and Agriculture (A) to Urban Residential Type 4 (R4) with special provision.

The proposed zoning by-law amendment will permit the construction of a residential condominium consisting of 85-unit group townhouses. Special provision 14.XXXX will allow for specific modifications to the parent zone provisions to enable a more compact and efficient development pattern.

A Holding (H) provision has been placed on the entire subject lands to ensure no construction or work can take place until the applicant satisfies all engineering and technical requirements to the satisfaction of Norfolk County.

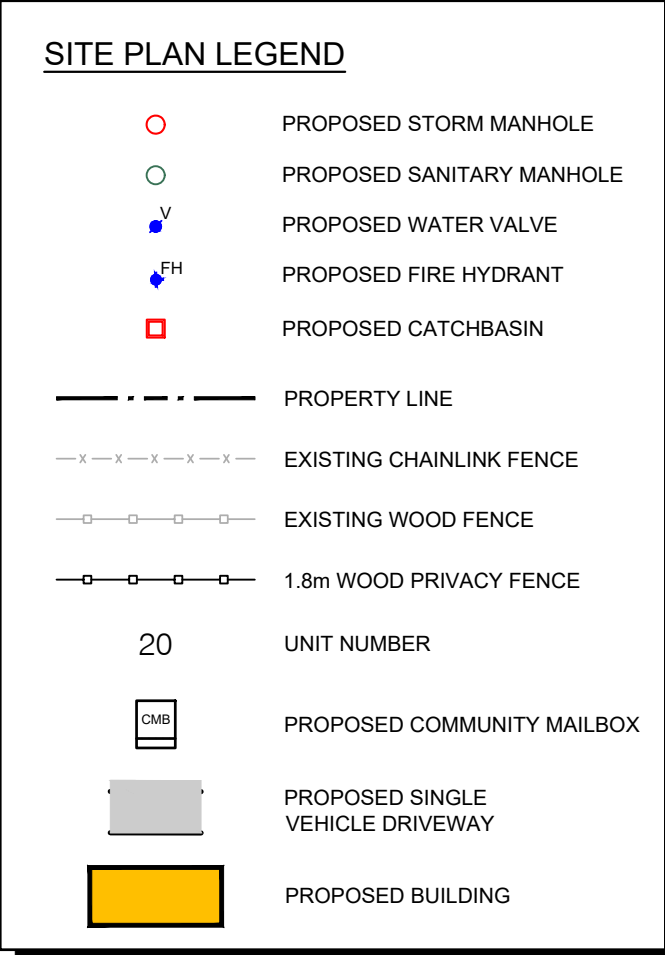


ALL WORK, MATERIALS AND PROCESSES TO CONFORM TO
NORFOLK COUNTY STANDARDS AND SPECIFICATIONS

LEGAL DESCRIPTION: PART OF LOT 4, BLOCK 42, REGISTERED PLAN 189 AND ALL OF BLOCK 27, REGISTERED PLAN 189 (TOWN OF DELHI) IN NORFOLK COUNTY. PART 1, 37R-11637 AND PART 1, 37R-177.

OWNER INFORMATION
NAME/COMPANY: 2167618 ONTARIO INC.
ADDRESS: 374 CEDAR DRIVE, TURKEY POINT ON N0E 1T0

1000

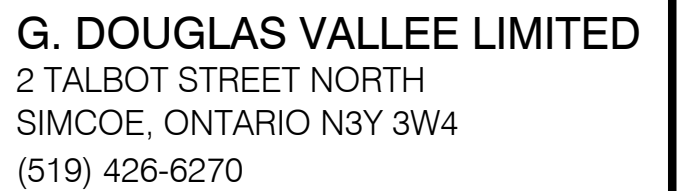


SCALE: 1 : 750



DO NOT SCALE DRAWINGS, CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED, FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DRAWINGS ARE TO BE READ IN COLOUR
ORIGINAL PAGE SIZE ARCH 'D' - 24" x 36"



Project Title

DALTON ROAD CONDO

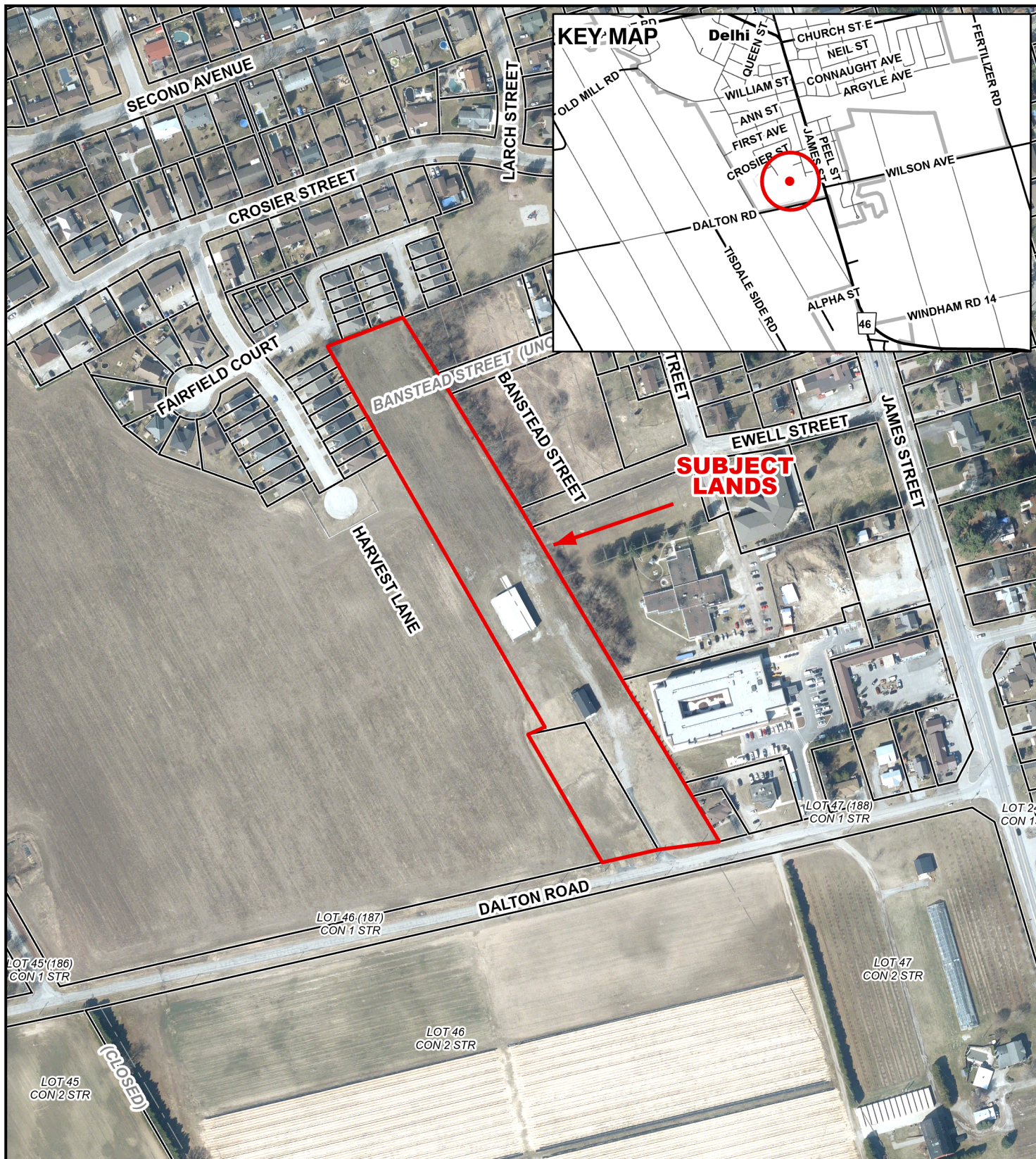
155 & 163 DALTON ROAD
DELHI - NORFOLK COUNTY

Designed by : CJC	Drawn By : TJC
Checked by : JTI	Date Started : MARCH 2026

Drawing Scale :	Drawing No.
1:750	C100
Project No.	
24-109	



ZONING TABLE						
5.4 URBAN RESIDENTIAL TYPE 4 ZONE (R4-xx) - THE ZONING BY-LAW OF NORFOLK COUNTY						
PROVISION	DESCRIPTION	REQUIRED	PROVIDED (PART A)	PROVIDED (PART B)	SPECIAL PROVISION REQUIRED	COMMENT
5.4.1	PERMITTED USES	ADD MULTIPLE GROUP TOWNHOUSES				
5.4.2 a)	MINIMUM LOT AREA: ATTACHED GARAGE	195 sq. m	9,164 sq. m	17,227 sq. m		SEE AREA SCHEDULE, FUTURE EWELL STREET EXTENSION
5.4.2 b)	MINIMUM LOT FRONTAGE: INTERIOR LOT	30m	61.54m	61.75m		
5.4.2 c)	MINIMUM FRONT YARD: ATTACHED GARAGE	6m	6m	6m		
5.4.2 d)	MINIMUM EXTERIOR SIDE YARD	6m	N/A	N/A		
5.4.2 e)	MINIMUM INTERIOR SIDE YARD (FLANKING ELEVATION)	3m	3m (MIN)	3m (MIN)		
5.4.2 f)	MINIMUM INTERIOR SIDE YARD (REAR ELEVATION)	6m	6m (MIN)	5.91	YES	
5.4.2 f)	MINIMUM REAR YARD: ATTACHED GARAGE	7.5m	7.5m (MIN)	7.5m (MIN)		
5.4.2 g)	MINIMUM SEPARATION BETWEEN TOWNHOUSE DWELLINGS	2 m	3m	3m		
5.4.2 h)	MAXIMUM BUILDING HEIGHT	11m	11m (MAX)	11m (MAX)		
5.4.4	MAXIMUM UNITS IN A TOWNHOUSE DWELLING	8 UNITS	4 UNITS	5 UNITS		
N/A	MAXIMUM LOT COVERAGE	N/A	65%	65%		
N/A	GARBAGE COLLECTION		INTERNAL CURBSIDE COLLECTION - PRIVATE			

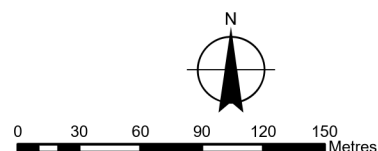


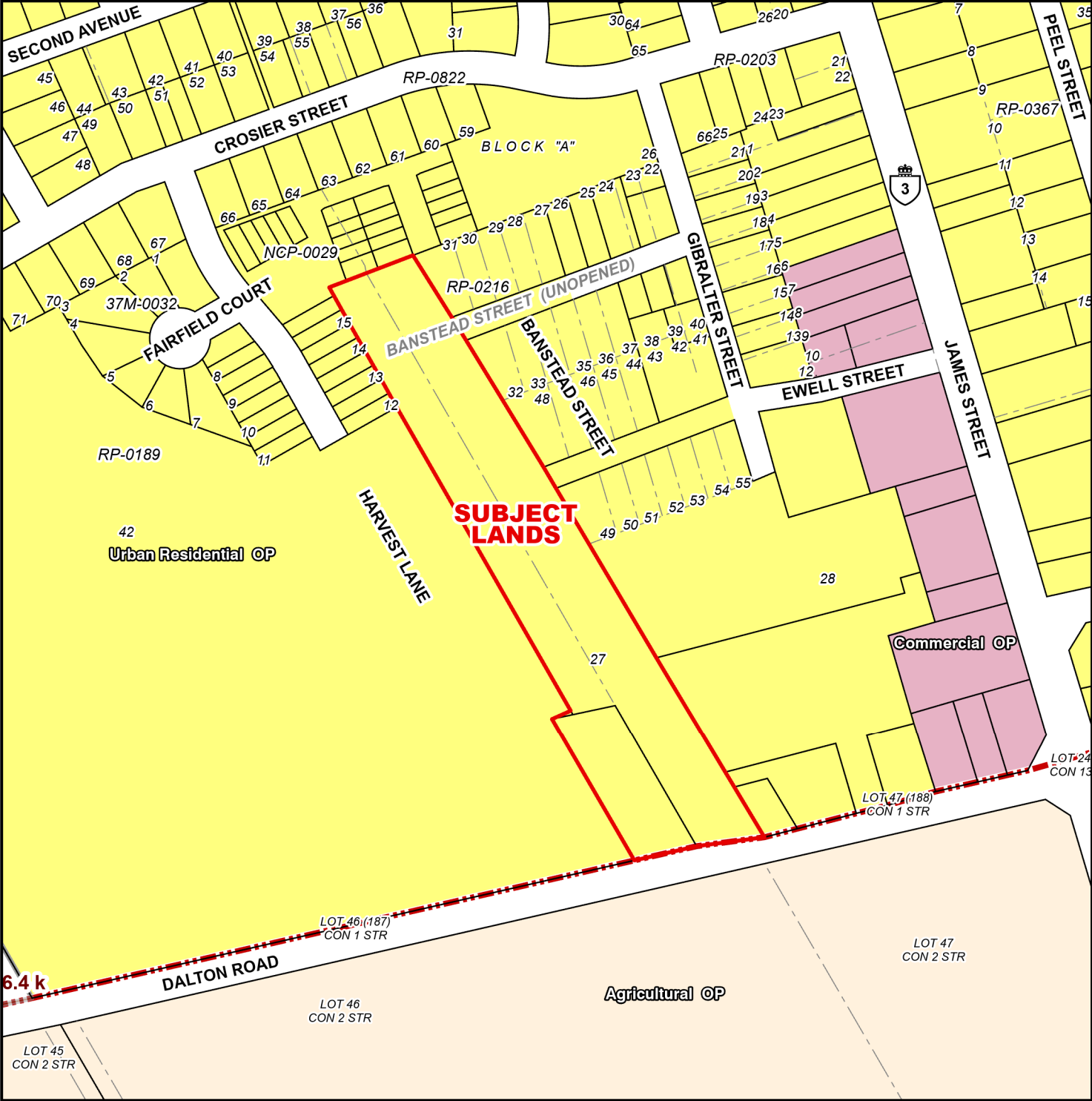
Legend

Subject Lands

6/24/2026

2025 Air Photo





Legend

Subject Lands

Agricultural

Urban Residential

Commercial

Urban Area Boundary

Official Plan Designations

6/24/2026

N

0 25 50 75 100 125

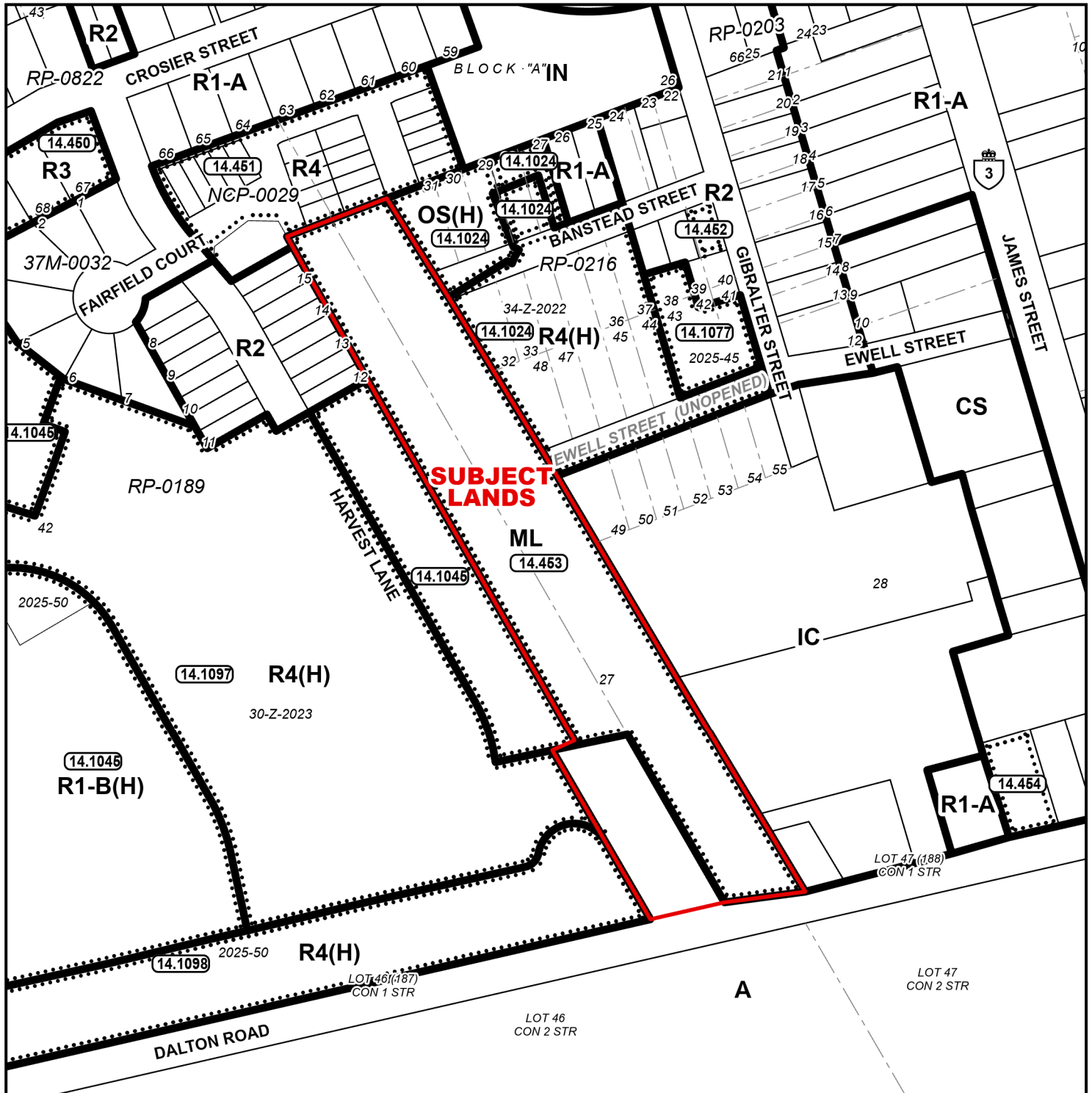
Metres

MAP C

ZNPL2026095

PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of DELHI



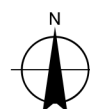
LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- ML - Light Industrial Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R3 - Residential R3 Zone
- R4 - Residential R4 Zone
- R5 - Residential R5 Zone

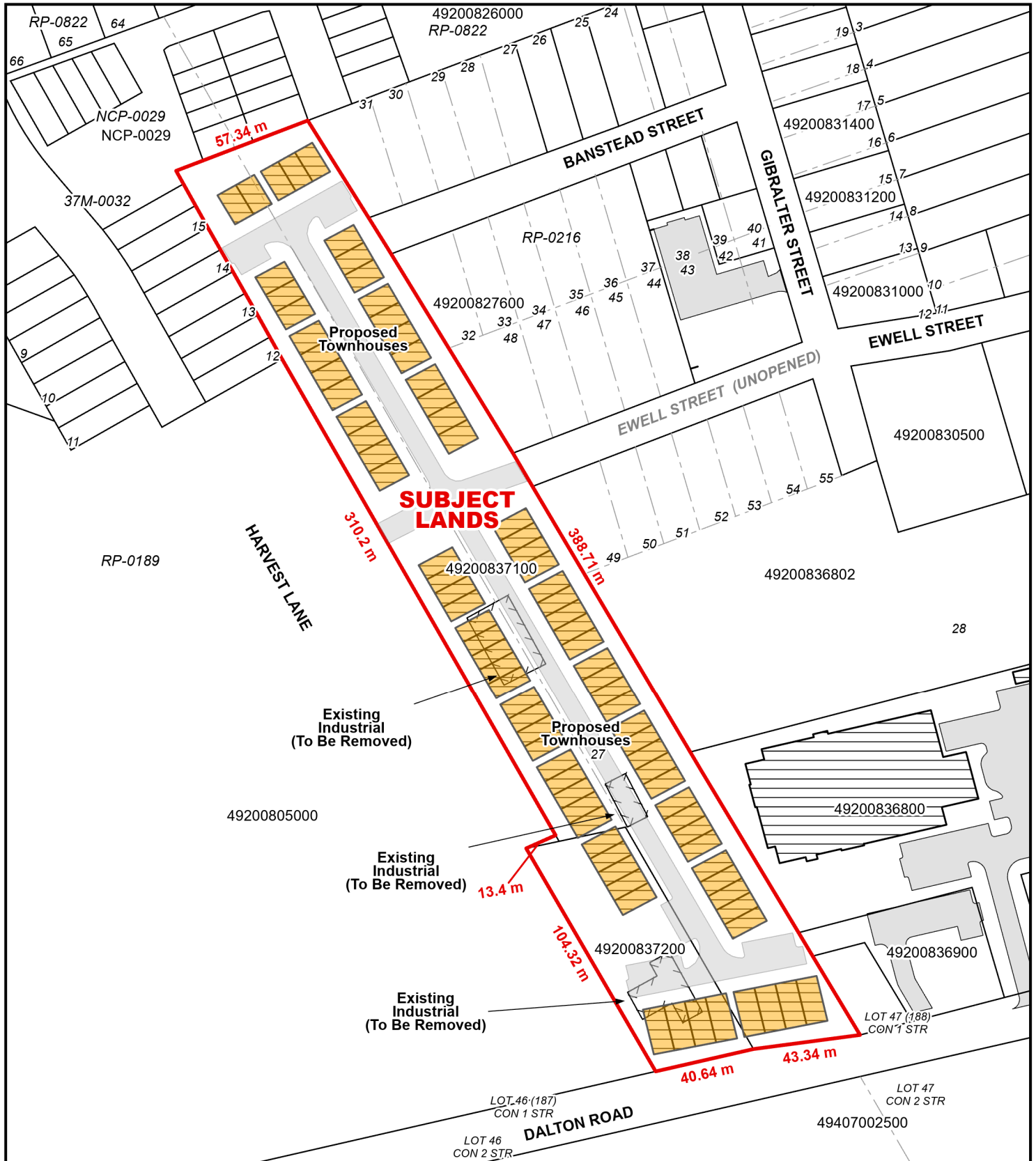
6/24/2026



0 20 40 60 80 100 Metres

CONCEPTUAL PLAN

Urban Area of DELHI



Legend

- Subject Lands
 - Multi Family Dwellings
 - Park
 - Storm Water Pond
 - Other
- Proposed Lots By Type**
- Single Family Dwelling

6/24/2026



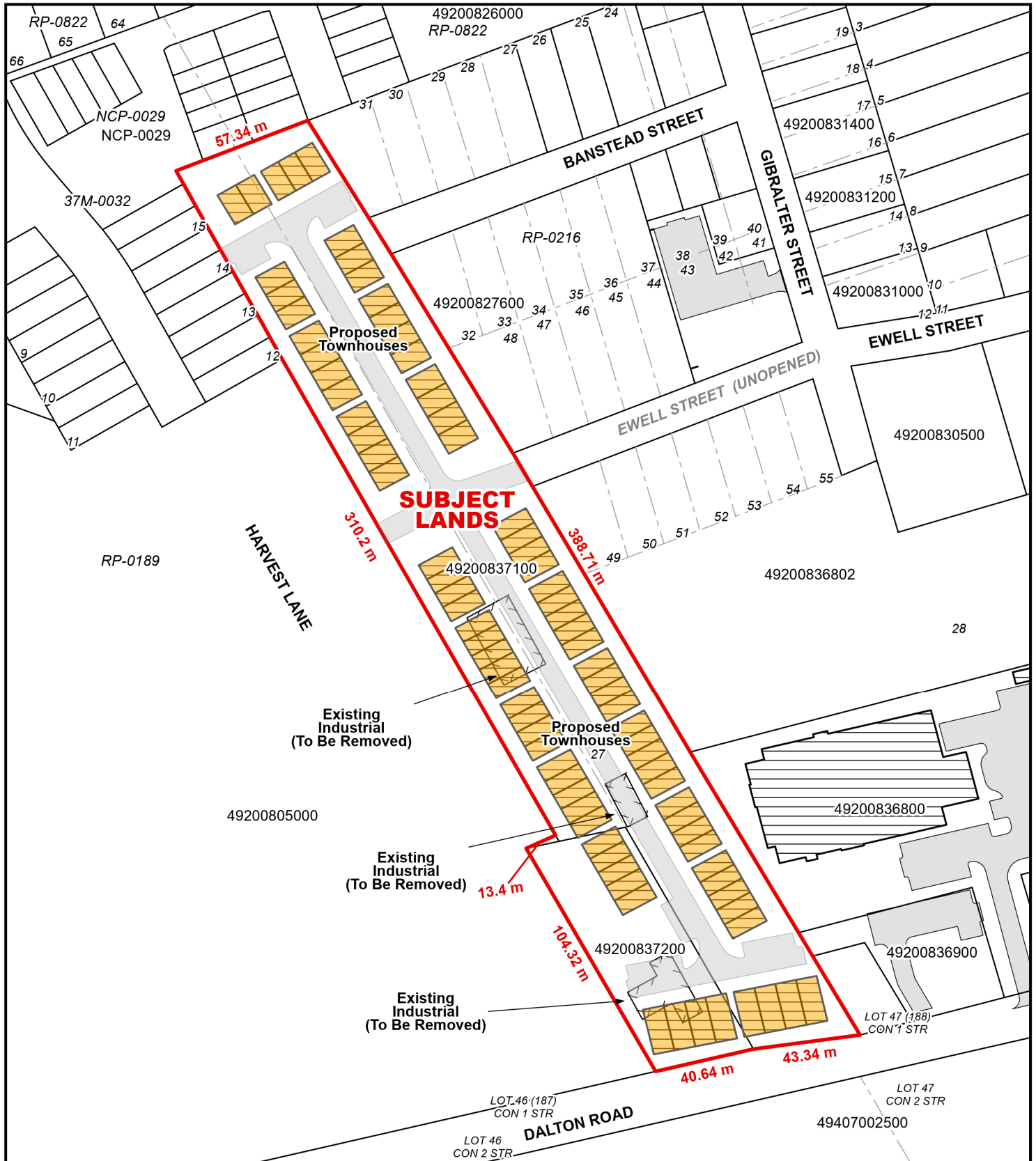
0 10 20 30 40 50
Metres

LOCATION OF LANDS AFFECTED

ZNPL2026095

CONCEPTUAL PLAN

Urban Area of DELHI



Legend

- Subject Lands
- Single Family Dwelling
- Multi Family Dwellings
- Park
- Storm Water Pond
- Other

6/24/2026



0 10 20 30 40 50
Metres