



THE ANGRISH GROUP

156 Charing Cross Street, Brantford, ON N3R 2J4

April 15, 2024

File: 2021_119

The Corporation of Norfolk County
County Administration Building
50 Colborne St. S.,
Simcoe, ON, N3Y 4H3

Honourable Mayor and Councillors

Re: Request for consideration of land use designation change, Bluegrass Estates Phase 4, Delhi, Norfolk County

Dear Ms. Mayor and Members of Council

On behalf of the owners 1064928 Ontario Inc. (Bluegrass Estates Phase 4), we are pleased to request consideration of change in land use designation of the lands located on the south side of Argyle Avenue in the Urban Area Boundary of Delhi.

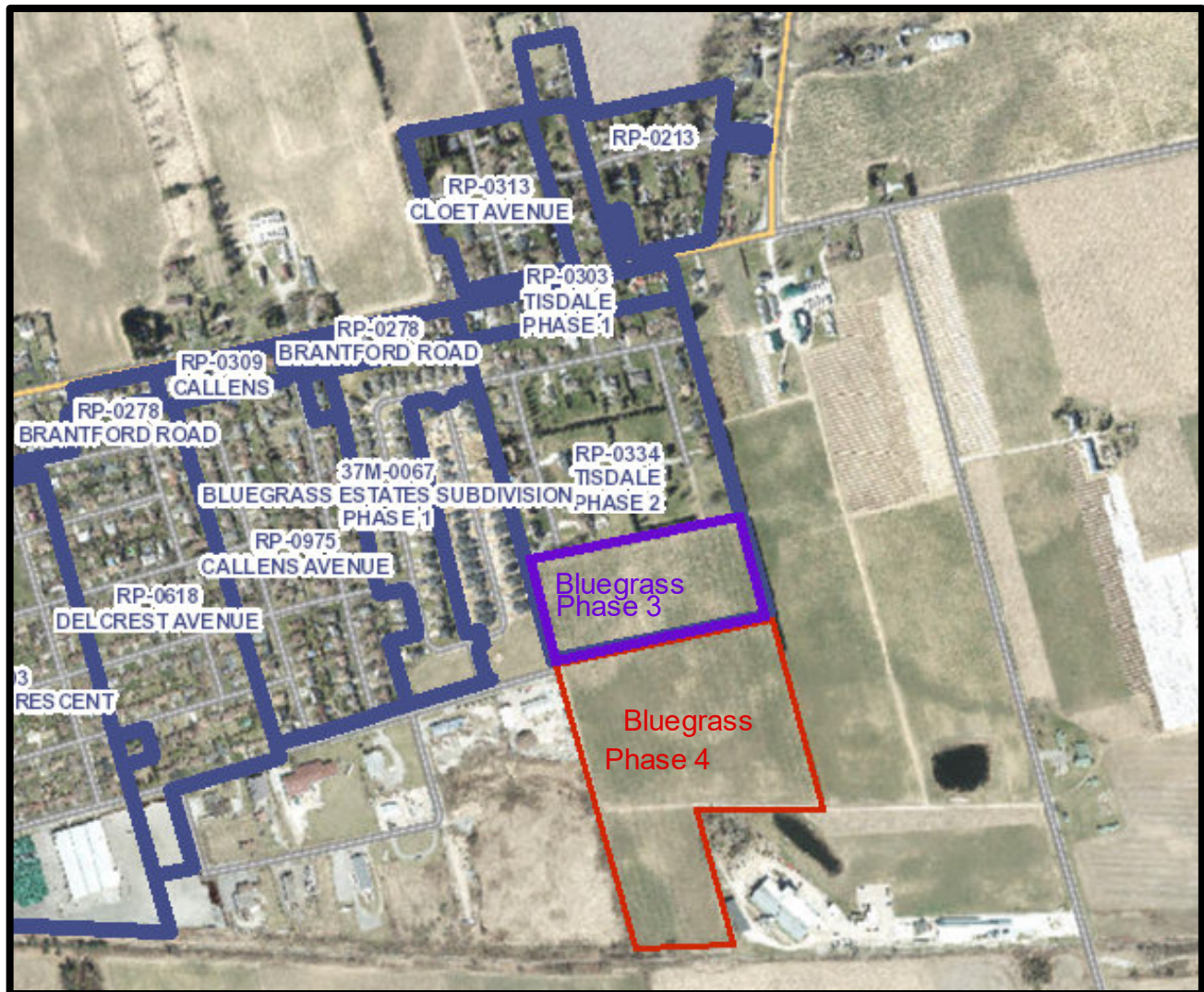
A request for redesignation was submitted for County Staff's consideration in January 2022. The request involves changing the land use designation of approximately 2.47 hectares (6.1 acres) of employment designated lands (Protection Industrial) to Urban Residential to allow a wide range of residential uses to cater the ever increasing housing demands in the community.

We appreciate the comprehensive review of the Municipal Official Plan is an extensive exercise and applaud County Staff for bringing recommendation to County Council for consideration.

We have had a chance to review the attachments and request the Council consider the request for redesignation as outlined in this letter and the attached original submission.

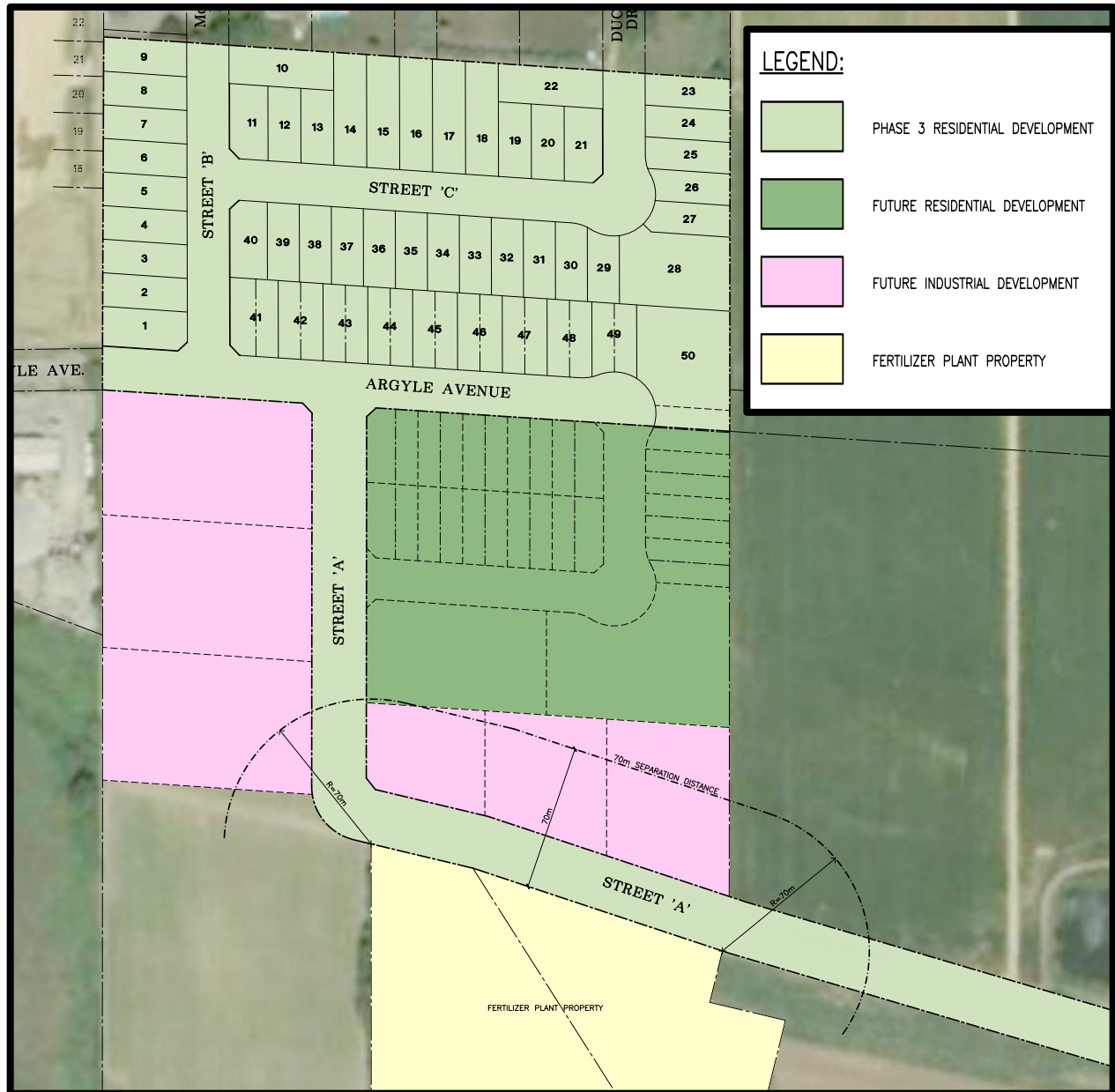
As you are aware, the owners of Bluegrass Estates have been long standing community members and have contributed immensely to Norfolk County's growth and development. Recently approved Bluegrass Phase 3 residential plan of subdivision located immediately north of these lands, have been a huge success by providing housing to the community, while enhancing the infrastructure in the surrounding area. As part of this Phase 3 subdivision, the owners have negotiated extension of Argyle Avenue with County Staff and the new proposed road is to be extended through the Phase 4 lands (Map 3).

Map 1- Bluegrass Estates



The request only involves changing land use for a portion of the lands 2.47 hectares (6.1 acres) to allow residential uses. Remaining lands (approximately 13.9 hectares) will continue to be used for employment uses, however a request is made to change the designation from Protected Industrial to General Industrial (Map 2).

Map 2: Conceptual Plan



The reasons for the request are outlined in the original submission and summarized below:

- Strong housing demand in the community, and provincial directions in providing housing in shovel-ready communities. During the approvals for Bluegrass Phase 3, services have been extended to cater the existing and future needs of the area.
- The lands are located on a Collector Road and approximately 40KM from the closest interchange to the Provincial Highway 403. The subject lands are not

adjacent to major goods transportation corridors, and hence are not considered significant industrial protected areas in accordance with provincial directions.

- Land use conflict exist due to existing residential area, hence creating compatibility issues with providing heavy industrial uses across from a residential community. The General Industrial designation will allow softer transitions from sensitive land uses, while protecting the future employment uses in the area.
- Further, Argyle Avenue consists of a wide range of mix commercial, light industrial and residential uses. Heavy truck traffic resulting from currently permitted uses within the Protected Industrial designation such as manufacturing, transportation terminals, research and development, pharmaceutical industries or warehousing will create land use compatibility issues, and will not be able to meet the Land Use Compatibility Guidelines by the Ministry of Environment, Conservation and Parks (“D-6 Guidelines”), hence leaving the parcel of land undeveloped due to these challenges.

The request does not remove entirety of lands from employment uses, however provide an opportunity for balanced land uses in the area given the current existing uses, providing appropriate buffers, and provides for extension of the municipal infrastructure through the Phase 4 lands.

It is requested to Norfolk County Council that the proposal for redesignation on the subject lands be approved, as they represent good planning and meet the Provincial Policies and conform with the directions of the Norfolk County Official Plan.

Regards,

TAG – The Angrish Group



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP
Co-Founder

*Cc: Bob Philips, J. H. Cohoon Engineering Ltd.
Ben Jeles and Joe Jeles, Owners*

Attachment: Bluegrass Estates OP Redesignation Request January, 2022