

Ms. Nicole Goodbrand  
Project Lead, Long Range Planning and Special Projects  
Norfolk County Department  
185 Robinson Street, Suite 200  
Simcoe, ON N3Y 5L6

Sunday, April 14, 2024

Re: Proposed Urban Area Boundary Changes - Delhi

Dear Ms. Goodbrand,

Thank you for sharing Report CD-24-053 Municipal Comprehensive Review Phase 1 – Official Plan Amendment with us on Thursday April 11, 2024.

It is unsettling to now understand there are two options being proposed for the expansion of the urban area of Delhi. It is understood that as a result of the Land Needs Assessment (LNA), Delhi requires an additional 77 ha (190 acres) of residential lands. It is also understood that the original Option 2A for Delhi proposes to include just slightly over the required lands needed at 81.5 ha (201 acres). However, the new Option 2B proposes to include 92 ha (226 acres), which is much more than required by the LNA. I am confused on why Norfolk County is considering additional lands in Option 2B that is not required at this time?

I am further, and most importantly perturbed that Option 2B does not include **any** of my requested lands along Talbot and Hawtrey Roads for residential expansion and that now instead, Norfolk County is now considering including the entirety of the Delhi Golf Course lands at 37.8 ha (93 acres) and is maintaining the requested 22.3 ha (55 acres) at the end of Earl Street and the 25.7 (66 acres) at the end of Courtney Avenue/ Smith Avenue and Wilson Avenue remain in totality?

**My requested lands along Talbot and Hawtrey Roads are in close proximity to the recreation center and the main business area/ downtown core in Delhi. None of the other residential lands proposed are in close proximity to these important community amenities.** The lands specifically along Talbot street could offer a complete community concept of mixed residential/ commercial opportunities with natural walking connections to the museum, arena, baseball diamonds, community pool and open space/ natural areas.

There is a missing middle of lands along Talbot Street that need to be incorporated into the Delhi urban area to create a complete community.

I am shocked that Norfolk County would consider including all the lands associated with the Delhi Golf Course into the urban area. These lands do not provide a reasonable connection to the current Delhi community and are separated from the community by natural features and barriers such as ponds and water courses. Much of the land in the

Golf Course proposal also encompass Provincially Significant Wetlands and Hazard Lands which should be maintained and protected as a community feature and will ultimately be difficult to develop. I would urge Norfolk County to review the former development application studies and submissions which to identify these challenges.

It should also be identified and understood that the Golf Course lands could be challenging to service. **County staff have not identified servicing challenges within Report CD-24-053 as per the Provincial Policy Statement (PPS) 1.1.3.8b).** I urge Council to seek this information before the Golf Course Lands are considered to be included as part of the urban area of Delhi. It would be extremely problematic if lands were brought into the urban area of Delhi that could not be serviced appropriately which could bring additional significant costs to the municipality and taxpayers of Norfolk County.

Furthermore, I note that the proposed Option 2B connects the urban are of Delhi and the rural settlement area of Gilbertville together. Staff have not identified in Report CD-24-053 how these two communities would be identified moving forward? Will Gilbertville lose its Hamlet Designation and identity? Have the residents of Gilbertville been notified of this change through Grow Norfolk? **Additionally, if the two settlement areas are now combined will the residents of Gilbertsville be required to connect to municipal services as per PPS 1.6.6.** I urge Council to seek these answers before connecting the urban area of Delhi and the Hamlet of Gilbertville.

Overall, Option 2B is a reaction to an urban area request. Norfolk County should consider all the consequences of including the totality of the Delhi Golf Course lands into the urban are of Delhi.

**I respectfully request, that if additional lands from the Delhi Golf Course are now being considered that Norfolk County Council consider including some lands from each request in Option 2A including my lands along Talbot and Hawtrey Roads and do not join the urban area of Delhi with the rural settlement area of Gilberstville at this time so that the urban area of Delhi can continue to naturally grow appropriately in all directions of the community.**

Thankyou.

*Robert Kowtaluk*

Long Time Delhi Community Contributor and Property owner - 443 Talbot Road (roll number 4904009910), 124 Hawtrey Road (roll number 49404006600), 349 Talbot Road (roll number 9404005100), 224 Hawtrey Road (roll number 49404006700), 225 Hawtrey Road (roll number 9904006800), Talbot Road (no civic address) (roll number 49404004900).