



The Corporation of Norfolk County

By-Law **XX-OP-2024**

Being a By-Law to Adopt Amendment Number XXX to the Norfolk County Official Plan affecting all lands within Norfolk County in the name of Norfolk County

AND WHEREAS Norfolk County deems it expedient to implement a Growth Strategy for the urban communities in Norfolk County by amending urban boundaries, amending and adding land use designations, amending and adding Employment Area designations, and by amending and adding site specific policies,

Whereas the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 26; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number **XXX** to the Norfolk County Official Plan as set out in the text and Schedule "A" attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this xx **day of xx 2024.**

Mayor: A. Martin

County Clerk: G. Scharback

Amendment Number xx to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number xx to the Norfolk County Official Plan is to implement a Growth Strategy for the urban communities in Norfolk County by amending urban area boundaries, amending and adding land use designations, amending and adding Employment Area designations, and by amending and adding site specific policies.

Location of the Lands Affected

The amendment is applicable County-wide. The lands affected are illustrated on attached Schedules “X” to “X”, attached hereto.

Basis of the Amendment

Council approved the Norfolk County Official Plan on May 9, 2006 and the Ministry approved the Plan on December 28, 2008. An Official Plan Review was completed in 2015 which was Ministry approved that same year. To support this work, a Municipal Comprehensive Review was initiated in 2021 in an effort to update the Official Plan to ensure conformity with the Planning Act and to ensure that the plan:

- a) conforms with provincial plans or does not conflict with them, as the case may be;
- b) has regard to the matters of provincial interest listed in section 2; and
- c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).

The Municipal Comprehensive Review (MCR) of the Plan was officially launched on June 8, 2021 when Council-in-Committee was presented CS 21-47, Growth Management Study Kick-off and Terms of Reference. The review process was divided into two phases. Phase 1 was to develop a Growth Strategy for the County’s six urban areas. Phase 2 of the review process is to deal with all other matters relating to the Official Plan not covered in Phase 1, including but not limited to hamlet area boundary reviews.

This amendment implements the recommendations resulting from the Official Plan Review work completed under the GROW Norfolk project umbrella as documented in CD 23-098, GROW Norfolk Study (Municipal Comprehensive Review), Volume 5: Land Evaluation and Area Review & Volume 6: Preferred Directions and Recommendations.

Phase 1 is intended to bring the County's Official Plan into conformity with the growth policies of the Provincial Policy Statement 2020 (PPS 2020).

Public input for Phase 1 of the Municipal Comprehensive Review work was obtained through a Public Information Centre held at Talbot Gardens on February 8th, 2024. In addition to this, stakeholder meetings were available in person and virtually following the event via a link provided on the project's Engage Norfolk page and via contacting the project team via the project email. Throughout this component of the project and in advance of recommendations going before Council, information regarding the population, household forecasts for the County and for each of the six urban areas was available on the Engage Norfolk website. Draft mapping showing potential changes to urban area boundaries and proposed changes to land use designations was provided following the PIC, with updated mapping being provided in advance of the Special Council Meeting held on April 16, 2024. Various background reports relating to the proposed Growth Norfolk study were also made available on this website.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Map Schedule Amendment

Courtland

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be "added" on 'Schedule "XX"' attached to and a part of this amendment to be within the "Urban Area" Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as "Protected Industrial – add" on Schedule "XX" attached to and a part of this amendment with the Protected Industrial Designation.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as "Protected Industrial – remove" on Schedule "XX" attached to and a part of this amendment as Industrial.

Delhi

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be "added" on 'Schedule "XX"' attached to and a part of this amendment to be within the "Urban Area" Settlement

Area boundary.

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “removed” on ‘Schedule “XX” attached to and a part of this amendment to be removed from the “Urban Area” Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – add” on Schedule “XX” attached to and a part of this amendment with the Protected Industrial Designation.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – remove” on Schedule “XX” attached to and a part of this amendment as Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – remove” and “removed” from the boundary on Schedule “XX” attached to and a part of this amendment as Agricultural.

Waterford

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “added” on ‘Schedule “XX” attached to and a part of this amendment to be within the “Urban Area” Settlement Area boundary.

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “removed” on ‘Schedule “XX” attached to and a part of this amendment to be outside the “Urban Area” Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – add” on Schedule “XX” attached to and a part of this amendment with the Protected Industrial Designation.

Simcoe

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “added” on ‘Schedule “XX” attached to and a part of this amendment to be within the “Urban Area” Settlement Area boundary.

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “removed” on ‘Schedule “XX” attached to and a part of this amendment to be removed the “Urban Area” Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – remove” on Schedule “XX” attached to and a part of this amendment as Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – remove” and “removed” from the boundary on Schedule “XX” attached to and a part of this amendment as Agricultural.

Port Dover

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “removed” on ‘Schedule “XX” attached to and a part of this amendment to be removed the “Urban Area” Settlement Area boundary.

Port Rowan

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “added” on ‘Schedule “XX” attached to and a part of this amendment to be removed from the “Urban Area” Settlement Area boundary.

Norfolk North

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “added” on ‘Schedule “XX” attached to and a part of this amendment to be within the “Urban Area” Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – add” on Schedule “XX” attached to and a part of this amendment with the Protected Industrial Designation.

Text Amendment

1. That the following text be deleted from Section 1.1 Purpose of the Official Plan:

The Norfolk County Official Plan is the principal land use planning tool used to manage growth and development within the County to the year 2036. The purpose of the Plan is to provide a policy framework to guide economic, environmental and social decisions that have implications for the use of land. The County Official Plan is also expected to provide a guide to senior levels of government and other public agencies in the preparation of plans having an impact on Norfolk County. Private interests shall also be guided by the land use and development policies of this Plan.

The purpose of the Official Plan is to:

- a) Provide an overall policy framework to guide and manage the maintenance, rehabilitation, growth and development of Norfolk County to ensure a sustainable living environment that meets the needs of the community over a 20-year planning horizon. It is recognized, however, that there are certain very long-term planning goals set out in this Plan that may take longer than 20 years to achieve.
- b) Promote the orderly growth and economic development of Norfolk County through the logical, efficient and cost-effective distribution of land uses that will safeguard the health, convenience and economic well-being of residents, businesses and visitors.
- c) Reduce uncertainty in the public and private sectors regarding future development by establishing clear development principles and policies, and land use designations.
- d) Provide guidance to Council in determining the appropriate future actions relating to physical change, development and improvement within the County.
- e) Recognize the financial position of the County and promote a satisfactory, long-term balance in assessment and, to the extent possible, ensure the financial sustainability of the County.
- f) Establish goals, objectives and policies to: reconcile existing conditions; maintain the ability of the County to provide appropriate services; and respond to local aspirations in consideration of variables such as population and economic change.

- g) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan, including such matters as amendments to this Plan, secondary plans, community improvement plans, the Zoning By-law, plans of subdivision and condominium, consents to sever land, site plan control, infrastructure and servicing.
- h) In conjunction with adjacent municipalities and other authorities, assist in coordinating and integrating planning activities with cross-jurisdictional implications, such as ecosystem, shoreline and watershed planning; natural heritage planning; management of resources; transportation and infrastructure planning; regional economic development; cultural heritage planning, air and water quality monitoring; and waste management.

And by substituting in its stead the following:

The Norfolk County Official Plan is the principal land use planning tool used to manage growth and development within the County to the year 2048. The purpose of the Plan is to provide a policy framework to guide economic, environmental and social decisions that have implications for the use of land. The County Official Plan is also expected to provide a guide to senior levels of government and other public agencies in the preparation of plans having an impact on Norfolk County. Private interests shall also be guided by the land use and development policies of this Plan.

The purpose of the Official Plan is to:

- a) Provide an overall policy framework to guide and manage the maintenance, rehabilitation, growth and development of Norfolk County to ensure a sustainable living environment that meets the needs of the community over a 25-year planning horizon. It is recognized, however, that there are certain very long-term planning goals set out in this Plan that may take longer than 25 years to achieve.
- b) Promote the orderly growth and economic development of Norfolk County through the logical, efficient and cost-effective distribution of land uses that will safeguard the health, convenience and economic well-being of residents, businesses and visitors.

- c) Reduce uncertainty in the public and private sectors regarding future development by establishing clear development principles and policies, and land use designations.
 - d) Provide guidance to Council in determining the appropriate future actions relating to physical change, development and improvement within the County.
 - e) Recognize the financial position of the County and promote a satisfactory, long-term balance in assessment and, to the extent possible, ensure the financial sustainability of the County.
 - f) Establish goals, objectives and policies to: reconcile existing conditions; maintain the ability of the County to provide appropriate services; and respond to local aspirations in consideration of variables such as population and economic change.
 - g) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan, including such matters as amendments to this Plan, secondary plans, community improvement plans, the Zoning By-law, plans of subdivision and condominium, consents to sever land, site plan control, infrastructure and servicing.
 - h) In conjunction with adjacent municipalities and other authorities, assist in coordinating and integrating planning activities with cross-jurisdictional implications, such as ecosystem, shoreline and watershed planning; natural heritage planning; management of resources; transportation and infrastructure planning; regional economic development; cultural heritage planning, air and water quality monitoring; and waste management.
2. That the following text be deleted from Section 1.2 Context of the Official Plan:
- a) Norfolk County (the County) was established on January 1, 2001, and consists of the western portion of the former Regional Municipality of Haldimand-Norfolk. The creation of Norfolk County brought together the Townships of Norfolk and Delhi, the Town of Simcoe, and the westerly portion of the City of Nanticoke. Norfolk County forms part of the southern coast of Ontario on Lake Erie, and abuts the Six Nations of the Grand River Territory

- and Haldimand County to the east, Brant and Oxford Counties to the north and Elgin County to the west.
- b) In 2002, Norfolk County began a process to prepare a new Official Plan. The new Official Plan consolidated and replaced the five official plans in effect at the time of the amalgamation of the County, but also incorporated the results of a comprehensive visioning and strategic planning exercise to address issues and challenges facing the County. The Plan was approved by Council on May 9, 2006 (By-law 6-OP-2006) and approved by the Ministry of Municipal Affairs and Housing, with modifications, on December 28, 2008. Section 11, the Lakeshore Special Policy Area Secondary Plan was adopted by Council in 2009 as part of the Official Plan. The Plan has also been amended by Council in response to applications submitted by property owners, to deal with specific planning issues and in response to legislative updates.
- c) In January 2015, Norfolk County began the process of reviewing the Official Plan, in accordance with Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. Following an extensive public consultation program as well as the statutory public meeting mandated by the *Planning Act*, review by provincial ministries and agencies, the Plan has been updated to address current community challenges and issues.

And by substituting in its stead the following:

- a. Norfolk County (the County) was established on January 1, 2001, and consists of the western portion of the former Regional Municipality of Haldimand-Norfolk. The creation of Norfolk County brought together the Townships of Norfolk and Delhi, the Town of Simcoe, and the westerly portion of the City of Nanticoke. Norfolk County forms part of the southern coast of Ontario on Lake Erie, and abuts the Six Nations of the Grand River Territory and Haldimand County to the east, Brant and Oxford Counties to the north and Elgin County to the west.
- b. In 2002, Norfolk County began a process to prepare a new Official Plan. The new Official Plan consolidated and replaced the five official plans in effect at the time of the amalgamation of the County, but also incorporated the results of a comprehensive visioning and strategic planning exercise to address issues and challenges facing the County. The Plan was approved by Council on May 9, 2006 (By-law 6-OP-2006) and approved

by the Ministry of Municipal Affairs and Housing, with modifications, on December 28, 2008. Section 11, the Lakeshore Special Policy Area Secondary Plan was adopted by Council in 2009 as part of the Official Plan. The Plan was also amended by Council in response to applications submitted by property owners, to deal with specific planning issues and in response to legislative updates.

- c. Beginning in 2015, the Official Plan underwent review, in accordance with Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. This was adopted and approved in 2018. Further to this update, a municipal comprehensive review was initiated in 2021, in accordance with Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. This comprehensive review was paired with a broader growth management study entitled "GROW Norfolk" which completed in 2023. Following an extensive public consultation program as well as the special council meeting mandated by the *Planning Act*, review by provincial ministries and agencies, the Plan has been updated to address the needs of Norfolk County both present and future, based on this extensive body of work.
3. That the following text be deleted from Section 1.3 Basis for the Official Plan:

The basis for the Official Plan is outlined as follows:

- a) This Plan is based on sustainability principles, which rose out of visioning and strategic planning sessions. The principles of sustainability applied to this Plan ensure an interconnected and balanced approach to public policy, focussing on efforts to ensure continued economic vitality, maintain healthy communities and enhance the County's natural heritage and the relationship of these matters to growth management and land use planning. The goals, objectives, and policies of the Plan, while divided into distinct sections, represent a balanced approach to planning, designed to promote the vital link between community, economy and environment.
- b) This Plan is based on background information and analysis relating to growth management including transportation, housing, community facilities and servicing; land use; agriculture; economic development; commercial and industrial activities; cultural heritage and the natural environment. This information was developed and presented at a visioning workshop which led to the preparation of background reports

including the County's vision document entitled *Norfolk County in 2026 – A Scenario*, leading to Council's adoption of the Official Plan in 2006. A Five-Year Review of the Official Plan was completed in 2017. In support of the Five-Year Review, background reports were prepared on population and employment growth, agricultural land, commercial and industrial activities, residential land needs, the County's strategic planning documents, and a review of the Provincial Policy Statement.

- c) This Plan, as originally approved by County Council, was based on the results of a comprehensive visioning, strategic planning and community engagement program involving Norfolk County community members throughout the process. Community Engagement was an integral component of the Five-Year Official Plan Work Program. The engagement opportunities included stakeholder interviews, workshops, surveys, newsletters, social media, website updates, sharing of information, calls for submissions and formal public meetings as required under the *Planning Act*.
- d) This Plan is based on a 20-year planning period to the year 2036. However, in accordance with the requirements of the *Planning Act*, the County will review the Plan at a minimum of 5-year intervals to determine if amendments are required.
- e) As the basis for development and growth policies, County Council has endorsed population and employment forecast of approximately 70,900 residents and 24,900 jobs for 2036, based on the Population Projection Study, 2014. The population and employment forecasts will be reviewed on a regular basis so that the County can respond to changing circumstances and conditions. A conservative approach has been used to assess the financial implications of expected population and employment changes so that the County's financial policies are appropriate and to ensure financial sustainability.
- f) The Plan provides a policy framework to manage the growth and development of the County to ensure a sustainable living environment that meets the needs of the community over a 20-year planning timeframe. It is recognized, in the policies of this Plan, however, that some planning activities require a much longer view than the 25-year horizon permitted by Provincial policy. The Plan promotes the logical, efficient and cost effective distribution of land uses and services to safeguard the health,

convenience and economic well-being of residents, businesses and visitors.

- g) Lands designated for development, but currently vacant in the existing Urban Areas and Hamlet Areas, as identified on Schedule "A", Community Structure of this Plan, represent a logical location for new development within the County and is adequate to meet the anticipated demand for future development over the planning period to 2048. The need for additional land to be designated for urban development will be evaluated through a comprehensive review.
- h) This Plan encourages orderly development, redevelopment, infill and intensification and discourages the undue extension of municipal services and expansion of urban boundaries.
- i) This Plan promotes the maintenance, improvement and conservation of the built heritage and cultural heritage landscapes heritage of the Downtown Areas and main streets of Simcoe, Port Dover, Delhi, Waterford and Port Rowan as the predominant social, cultural and community foci of the County. This Plan further promotes these areas as unique mixed commercial, office, residential areas that act as commercial, cultural, recreational and entertainment focal points in the County.
- j) This Plan supports minor infilling within the Hamlet Areas, subject to servicing and environmental appropriateness to maintain and enhance these communities as support centres for rural and agricultural activities.
- k) This Plan promotes and protects the agricultural character and economy of the County by providing for the continued viability of agricultural areas, the agricultural industry, and agricultural communities. This Plan supports agricultural practices and provides opportunities for farmers to supplement their incomes through diverse on-farm activities that are secondary to farm operations. This will be accomplished in part through the minimization of land use conflicts and the prevention of non-agricultural urban uses outside of the Urban Areas. Furthermore, the Plan seeks to minimize the expansion of urban uses, and the establishment of non-agricultural uses in prime agricultural areas.

- l) This Plan provides the basis for the development of secondary plans to address growth and development issues unique to specific areas of the County, such as the lakeshore area and the Urban Areas.
- m) Land subject to environmental hazards and/or physical limitations such as poor drainage, organic soils, flood susceptibility, erosion, and steep slopes are protected in order to preserve and conserve the interconnected features of the natural environment and to avoid the potential for loss of life and economic investment.
- n) This Plan is based on ensuring the protection, enhancement, diversification and connectivity of Norfolk's Natural Heritage Features, natural heritage functions, and species habitat, as well as the protection of water quality and quantity.
- o) This Plan protects Norfolk's cultural heritage through policies designed to maintain and enhance the County's cultural heritage resources including cultural heritage landscapes, scenic views and rural and small-town character.
- p) The policies of this Plan have been developed within the context of the Provincial Policy Statement, and relevant Provincial legislation and guidelines.

And by substituting in its stead the following:

The basis for the Official Plan is outlined as follows:

- a) This Plan is based on sustainability principles, which rose out of visioning and strategic planning sessions. The principles of sustainability applied to this Plan ensure an interconnected and balanced approach to public policy, focusing on efforts to ensure continued economic vitality, maintain healthy communities and enhance the County's natural heritage and the relationship of these matters to growth management and land use planning. The goals, objectives, and policies of the Plan, while divided into distinct sections, represent a balanced approach to planning, designed to promote the vital link between community, economy and environment.
- b) This Plan is based on background information and analysis relating to growth management including transportation, housing, community facilities and servicing; land use; agriculture; economic development; commercial and

industrial activities; cultural heritage and the natural environment. This information was developed and presented at a visioning workshop which led to the preparation of background reports including the County's vision document entitled *Norfolk County in 2026 – A Scenario*, leading to Council's adoption of the Official Plan in 2006. A Five-Year Review of the Official Plan was completed in 2017. In support of the Five-Year Review, background reports were prepared on population and employment growth, agricultural land, commercial and industrial activities, residential land needs, the County's strategic planning documents, and a review of the Provincial Policy Statement.

- c) This Plan, as originally approved by County Council, was based on the results of a comprehensive visioning, strategic planning and community engagement program involving Norfolk County community members throughout the process. Community Engagement was an integral component of the Five-Year Official Plan Work Program. The engagement opportunities included stakeholder interviews, workshops, surveys, newsletters, social media, website updates, sharing of information, calls for submissions and formal public meetings as required under the *Planning Act*.
- d) This Plan is based on a 25-year planning period to the year 2048. However, in accordance with the requirements of the *Planning Act*, the County will review the Plan at a minimum of 5-year intervals to determine if amendments are required.
- e) As the basis for development and growth policies, County Council has endorsed population and employment forecast of approximately 92,700 residents and 34,100 jobs for 2051, based on the Comprehensive Review, 2021-2024. The population and employment forecasts will be reviewed on a regular basis so that the County can respond to changing circumstances and conditions.
- f) The Plan provides a policy framework to manage the growth and development of the County to ensure a sustainable living environment that meets the needs of the community over a 25-year planning timeframe. It is recognized, in the policies of this Plan, however, that some planning activities require a much longer view than the 25-year horizon permitted by Provincial policy. The Plan promotes the logical, efficient and cost effective distribution of land uses and services to safeguard the health, convenience and economic well-being of residents, businesses and visitors.

- g) Lands designated for development, but currently vacant in the existing Urban Areas and Hamlet Areas, as identified on Schedule "A", Community Structure of this Plan, represent a logical location for new development within the County and is adequate to meet the anticipated demand for future development over the planning period to 2048. The need for additional land to be designated for urban development will be evaluated through a comprehensive review.
- h) This Plan encourages orderly development, redevelopment, infill and intensification and discourages the undue extension of municipal services and expansion of urban boundaries.
- i) This Plan promotes the maintenance, improvement and conservation of the built heritage and cultural heritage landscapes heritage of the Downtown Areas and main streets of Simcoe, Port Dover, Delhi, Waterford and Port Rowan as the predominant social, cultural and community foci of the County. This Plan further promotes these areas as unique mixed commercial, office, residential areas that act as commercial, cultural, recreational and entertainment focal points in the County.
- j) This Plan supports minor infilling within the Hamlet Areas, subject to servicing and environmental appropriateness to maintain and enhance these communities as support centres for rural and agricultural activities.
- k) This Plan promotes and protects the agricultural character and economy of the County by providing for the continued viability of agricultural areas, the agricultural industry, and agricultural communities. This Plan supports agricultural practices and provides opportunities for farmers to supplement their incomes through diverse on-farm activities that are secondary to farm operations. This will be accomplished in part through the minimization of land use conflicts and the prevention of non-agricultural urban uses outside of the Urban Areas. Furthermore, the Plan seeks to minimize the expansion of urban uses, and the establishment of non-agricultural uses in prime agricultural areas.
- l) This Plan provides the basis for the development of secondary plans to address growth and development issues unique to specific areas of the County, such as the lakeshore area and the Urban Areas.

- m) Land subject to environmental hazards and/or physical limitations such as poor drainage, organic soils, flood susceptibility, erosion, and steep slopes are protected in order to preserve and conserve the interconnected features of the natural environment and to avoid the potential for loss of life and economic investment.
 - n) This Plan is based on ensuring the protection, enhancement, diversification and connectivity of Norfolk's Natural Heritage Features, natural heritage functions, and species habitat, as well as the protection of water quality and quantity.
 - o) This Plan protects Norfolk's cultural heritage through policies designed to maintain and enhance the County's cultural heritage resources including cultural heritage landscapes, scenic views and rural and small-town character.
 - p) The policies of this Plan have been developed within the context of the Provincial Policy Statement, and relevant Provincial legislation and guidelines.
4. That the following text be deleted from Section 6.2 Targeting Growth :

Norfolk County's population has historically increased at a very moderate rate. The population, household and employment forecasts in this Plan are based on achieving the County's proactive economic development and tourism objectives.

Projections of population and employment growth are based on assumptions relating to historic population and demographic patterns, fertility and mortality rates, migration trends, housing-related demographic trends and employment levels. County-wide population, household and employment forecasts to 2036 are provided in Table 3.

Changes in the economy or federal immigration policies can have a significant impact on the population and employment forecasts. The policies of the Plan recognize that the forecasts are partially dependent on factors outside of the County's control. Consequently, the County's planning and growth management activities will ensure flexibility to accommodate growth, but will avoid inefficient and costly development patterns.

Table 3: Population, Household and Employment Forecasts to 2036

	2036
Population	70,900
Households	29,450
Employment	24,750

And by substituting in its stead the following:

Norfolk County's population has historically increased at a very moderate rate. The population, household and employment forecasts in this Plan are based on achieving the County's proactive economic development and tourism objectives.

Projections of population and employment growth are based on assumptions relating to historic population and demographic patterns, fertility and mortality rates, migration trends, housing-related demographic trends and employment levels. County-wide population, household and employment forecasts to 2051 are provided in Table 3.

Changes in the economy or federal immigration policies can have a significant impact on the population and employment forecasts. The policies of the Plan recognize that the forecasts are partially dependent on factors outside of the County's control. Consequently, the County's planning and growth management activities will ensure flexibility to accommodate growth, but will avoid inefficient and costly development patterns.

Table 3: Population, Household and Employment Forecasts to 2051

	2051
Population	92,700
Households	38,625
Employment	34,100

5. That the following text be deleted from Section 6.3 d) Basis for the Official Plan:

Population, household and employment forecasts to 2036 for each of the six urban areas and for the combined hamlet and rural areas of the County are provided in Table 5. The forecast growth to 2036, as allocated in Table 5, can be accommodated within each of the urban areas and the combined hamlet and rural areas.

And by substituting in its stead the following:

Population, household and employment forecasts to 2051 for each of the six urban areas and for the combined hamlet and rural areas of the County are provided in Table 5. The forecast growth to 2051, as allocated in Table 5, can be accommodated within each of the urban areas and the combined hamlet and rural areas.

6. That the following text be deleted from Table 5:

Table 5: Population, Households and Employment Forecasts by Settlement Areas, 2036

	2036 Forecasts		
Settlement Area	Population	Households	Employment
Courtland	1,080	430	515
Delhi	5,345	2,290	2,690
Port Dover	9,380	4,320	2,500
Port Rowan	1,905	900	290
Simcoe	17,210	7,600	10,290
Waterford	4,850	2,000	1,225
Hamlets and Rural Areas	31,160	11,850	7,240
Norfolk County	70,930	29,390	24,750

And by substituting in its stead the following:

Table 5: Population, Households and Employment Forecasts by Settlement Areas, 2051

Settlement Area	Population	Households	Employment
Courtland	3,708	1,545	1,705
Delhi	19,467	8,111	7,161
Port Dover	10,197	4,249	1,705
Port Rowan	3,708	1,545	1,364
Simcoe	34,299	14,291	11,594
Waterford	14,832	6,180	5,115
Hamlets and Rural Areas	6,489	2704	5,115
Norfolk County	92,700	38,625	34,100

Part C: Additional Information

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.