



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

Monday, April 1, 2024

Re: Proposed Urban Area Boundary Changes - Delhi

Dear Ms. Goodbrand,

Thank you to the Norfolk County Planning Division for all your work and dedication to the Grow Norfolk project. A new Official Plan is a large undertaking and a daunting task which you are conducting with professionalism and transparency. Thank you.

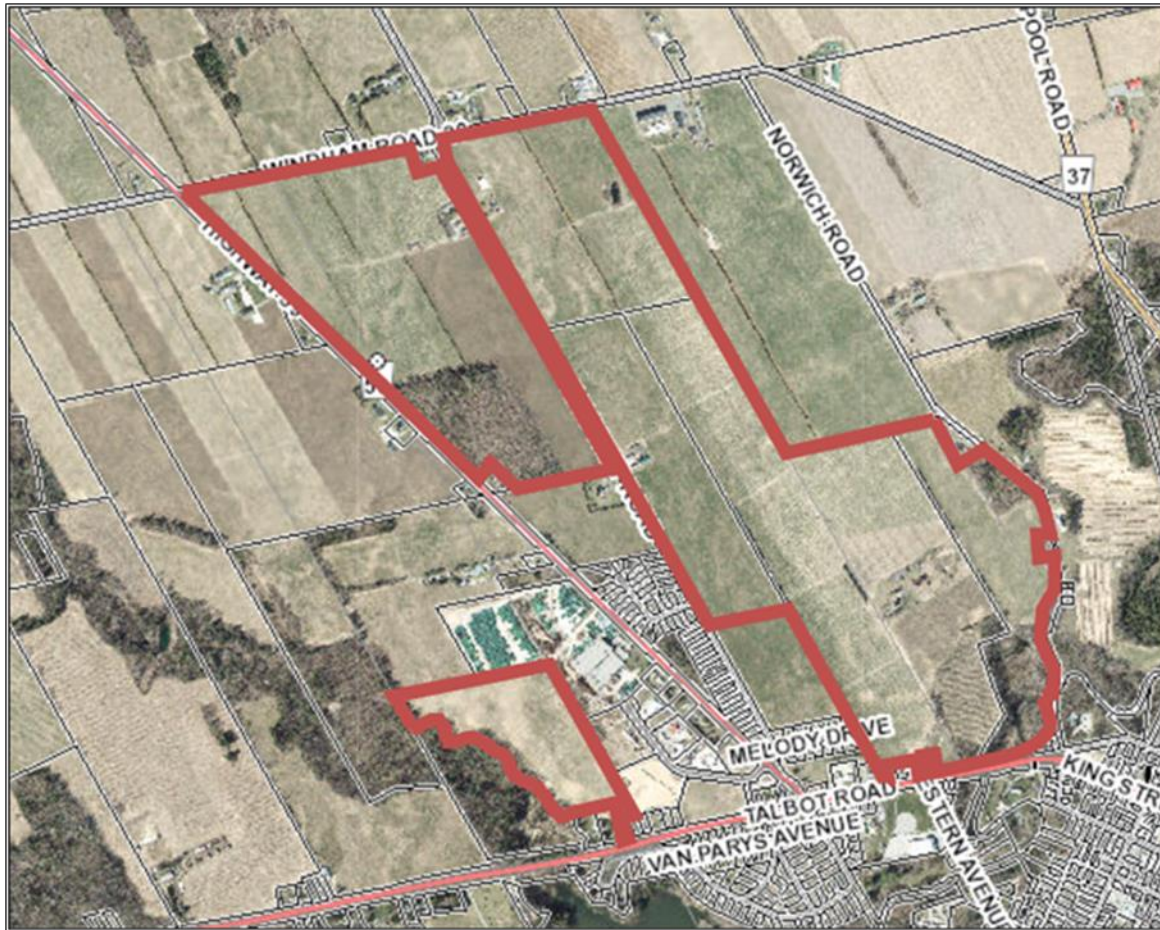
As Norfolk County continues to experience increased pressure to grow it is important that the urban boundaries are planned appropriately for residential and economic growth. The land needs assessment, draft proposed protected industrial designation changes and urban boundary expansion particularly for Delhi are thought out and well received.

It is understood that a combination of Option 2B (Higher Growth and Allocations Aligned to Available Servicing Capacity) and Option 3 (Higher Growth and High Intensification) including an intensification rate of 35% focusing on medium and high-density forms is being recommended. These options will include approximately 45 residents per hectare and 20 jobs per hectare.

It is also understood that a total of 23.8 hectares (58.8 acres) of employment lands and 59 hectares (145.8 acres) of residential lands are to be added to the urban area of Delhi while 3.3 hectares (8.2 acres) are to be removed.

On behalf of my client Mr. Bob Kowtaluk, we submitted a formal request for the addition of 6 abutting properties to be included in the urban boundary of Delhi totally 165.9 hectares (410 acres) as outlined in **Figure 1**.

Figure 1: Proposed Location of Subject Lands



Although the requested lands to be added to the Delhi urban were totalling 165.9 hectares (410 acres) and would all represent a logical extension, it was identified that a smaller portion of the lands may be more applicable than all the requested lands. 443 Talbot Road was considered the highest priority parcel, as it presents an opportunity to logically expand the existing industrial park as shown in **Figure 2**. The second priority was the area that would “square off” the urban boundary of Delhi and include a portion of 124 Hawtrey Road, 349 Talbot Road, and roll number 49404004900, as shown on **Figure 3**.

Figure 2: Proposed Priority Industrial Lands Expansion



Figure 3: Proposed Priority “Squared off” Urban Boundary Expansion



Of the 165.9 hectares (410 acres) of lands proposed by my client, only 30.5 hectares (75.4 acres) are recommended by Norfolk County staff to be include in the urban area of Delhi as outlined below in **Figure 4** and further described in **Chart 1**.

Figure 4 – Proposed Location of Subject Lands/ Norfolk County Recommendations

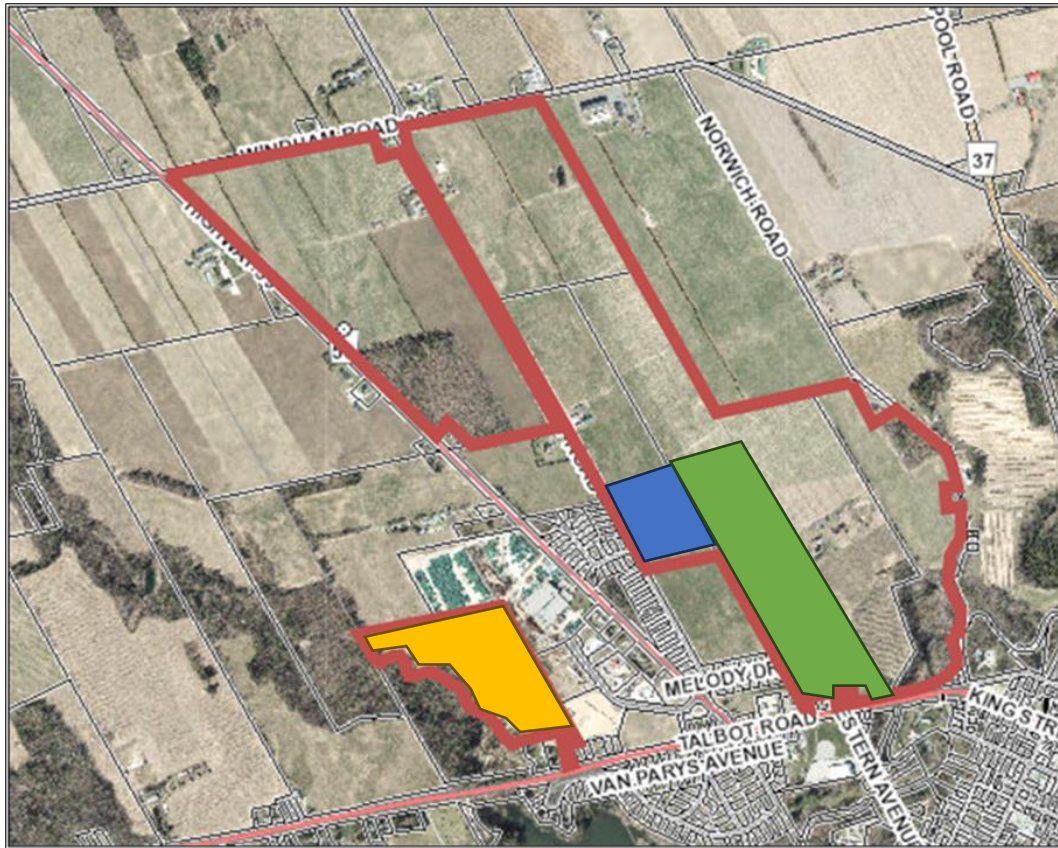


Chart 1 – Proposed Subject Lands and Norfolk County Recommended Lands

Property Description	Proposed Lands	Recommended Lands
443 Talbot Road (roll number 4904009910)	10.9 hectares (27 acres)	10.9 hectares (27 acres) Industrial - yellow
124 Hawtrey Road (roll number 49404006600)	18.2 hectares (45 acres)	4.8 hectares (11.8 acres) Residential - blue
349 Talbot Road (roll number 49404005100)	50 hectares (123.5 acres)	14.8 hectares (36.7 acres) Residential - green
224 Hawtrey Road (roll number 49404006700)	24.3 hectares (60 acres)	0
225 Hawtrey Road (roll number 49904006800)	46.3 hectares (114.5 acres)	0
Talbot Road (no civic address) (roll number 49404004900)	16.2 hectares (40 acres)	0

We are grateful that a portion of these priority lands are being recommended by Norfolk County Planning staff to be included in the Delhi urban area boundary. Thankyou. This makes logical sense as the urban boundary of Delhi is expected to grow and both industrial and residential lands are required.

The proposed lands to be included in the urban area of Delhi as noted above, are located near several recreational and cultural amenities, including the Delhi Tobacco Museum, Quance Park, Delhi Community Centre Arena, a splash pad, and an outdoor pool. Each of these amenities is vital to the community and the proposed expansion is within walkable distance to all of them as well as the downtown of Delhi.

However, we would like to ask for your further consideration to include some additional lands at 349 Talbot Road (roll number 49404005100) outlined in purple on **Figure 5**.

Figure 5 – Further Lands to be Considered at 349 Talbot Road



Access to the existing dwelling and barns at 349 Talbot Road is currently included through the portion of the property to be included in the urban area expansion, however the driveway can be reallocated to accommodate the existing proposal.

The farmlands as outlined in purple would also be challenging to farm between the proposed residential lands and the ravine due to the steep topography. The natural lands abutting the ravine could not be utilized for residential lands due to their topography,

natural features and the Long Point Regional Conservation Authority Regulated Area. However, the lands could create opportunities for neighbourhood walking trails and connections to the proposed and existing residential areas of Delhi.

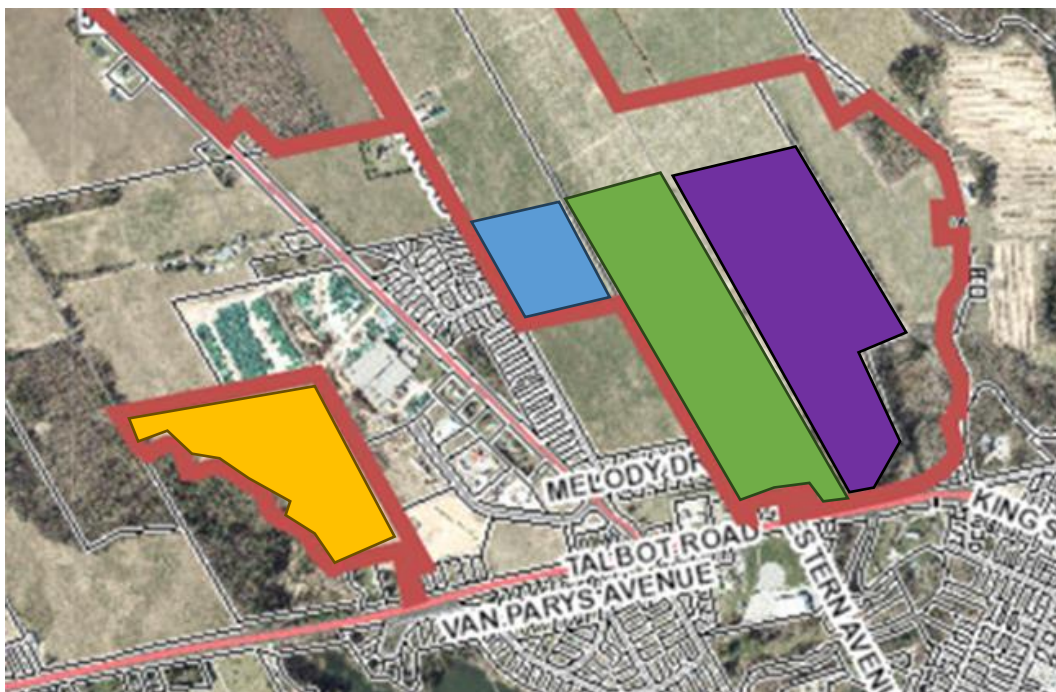
It is also important that road frontage on Talbot Road be included in the recommended urban area lands to provide access to Talbot Road as opposed to only accessing these residential lands from Hawtrey Road. The remaining lands outlined in purple could provide additional opportunities and access to Talbot Road.

Finally, 349 Talbot Road could also present excellent opportunities for new commercial business establishments along Talbot Road. Delhi will inevitably need a larger grocery store and other larger format amenities as the community grows and expands. The lands along Talbot Road could create multi-use opportunities for both commercial and residential that would be a natural extension of the Delhi downtown and museum/ recreation area.

Overall, there is a great opportunity to include the additional lands at 349 Talbot Road as outlined in purple to the urban area of Delhi for additional residential purposes.

Figure 6 below illustrates the Norfolk County proposed urban area land expansion (yellow, blue and green) and the further proposed additional lands at 349 Talbot Road (purple) which would total approximately 16.6 hectares (41 acres) of additional lands.

Figure 6 – Norfolk County Recommendation / Proposed Additional Lands



For the reasons outlined above, it is my professional planning opinion that the subject lands at 349 Talbot Road are exceptional for the expansion of the urban area of Delhi and should also be included as future residential opportunities.

Please do not hesitate to contact me should you have any questions. I look forward to hearing from you on this project and request that Alamac Planning Inc. be advised of next steps within the "Grow Norfolk" Growth Management Study and New Official Plan.

Sincerely,

Pamela Duesling, PhD., RPP, MCIP, Ec.D

Alamac Planning Inc.

