

**Elder Plans Inc.**

32 Miller Cres.  
Simcoe, ON N3Y 4R1

May 9, 2024

**Transmitted via email**

Norfolk County Mayor and Councillors  
50 Colborne Street  
Simcoe, Ontario N3Y 4H3

Dear Mayor and Councillors:

**SUBJECT: Official Plan amendment - expanding the Delhi Urban Area Boundary**

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As Council proceeds with the long anticipated Official Plan amendment arising from the comprehensive review for the Growth Strategy, on behalf of my client, Reed Verhoeve, we want to make you aware of the true agricultural nature of the lands north of Wilson Ave and east of Gage Street (property roll number 33104102447800, 111 Wilson Ave). At the April 16 special Council meeting, it was mentioned that these lands are excellent agricultural lands and therefore should not be included in the urban expansion. When viewing crops from Wilson Avenue this may appear to be true, however it is not. This letter is to request Council reconsider its direction not to expand the urban boundary onto any of these lands.

Initially a 23.9 ha area was proposed for residential expansion and this area tied for second place in the scoring exercise for the Delhi Urban area expansion requests. There are two sections totalling 10.3 ha that we respectfully request reconsideration of, one is at the north edge abutting the former rail line and is 6.7 ha and the other one abutting the existing subdivision is 3.6 ha. A map has been attached showing these two areas. The attached drone photography clearly shows the areas where the soils are of finer sand and therefore drier and produce poorer yields. Even the woodlot in the northern area, situated on a sand knoll, is sparsely vegetated. Both of these proposed areas can be accessed from Courtney Avenue and the south area also from Wilson Avenue and Gage Street. According to the scoring, these areas can be serviced and have excellent connections to many community services.

With this additional information we hope Council will reconsider its direction not to expand the Delhi Urban boundary on the Verhoeve lands north of Wilson Avenue and appreciate Council taking time to do so.

I trust the above explains my client's interests. Should you have any questions, please do not hesitate to contact me.

**Sincerely,**

**Mary Elder MCIP RPP**

Pc Reed Verhoeve