



## The Corporation of Norfolk County

### By-Law 2024-XX

#### **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 163 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 22nd day of May 2024.

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Mayor: A. Martin

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County Clerk: G. Scharback

# **Amendment Number xx to the Norfolk County Official Plan**

## **Part A: Preamble to the Amendment**

The purpose of amendment number 163 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 Schedule A, 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 adding the lands shown as Part 1 & 5 on Schedule 'A' - Courtland, attached hereto, to within the Courtland Urban Area.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' - Courtland, attached hereto, to within the Courtland Urban Area.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by redesignating the lands, shown as Part 4 on Schedule 'A' - Courtland, attached hereto, from Urban Residential to Protected Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 5 on Schedule 'A' - Courtland, attached hereto, from the Courtland Urban Area Boundary and by redesignating the lands from Agriculture to Protected Industrial.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by

adding the lands shown as Part 1 & 5 on Schedule 'A' - Courtland, attached hereto, to within the Courtland Urban Area.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Courtland, attached hereto, to within the Courtland Urban Area.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Courtland, attached hereto, to within the Courtland Urban Area.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Courtland, attached hereto, to within the Courtland Urban Area.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Courtland, attached hereto, to within the Courtland Urban Area.

## **Delhi**

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 5 on Schedule 'A' - Delhi, attached hereto, to within the Delhi Urban Area.

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Delhi, attached hereto, from within the Delhi Urban Area.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' - Delhi, attached hereto, to within the Delhi Urban Area Boundary with Special Policy Area 6.4.k).

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Delhi, attached hereto, from the Delhi Urban Area Boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by redesignating the lands, shown as Part 3 on Schedule 'A' - Delhi, attached hereto, from Protected Industrial to Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing

the lands shown as Part 5 on Schedule 'A' - Delhi, attached hereto, from the Delhi Urban Area Boundary and by redesignating the lands from Agriculture to Protected Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 6 on Schedule 'A' - Delhi, attached hereto, from the Delhi Urban Area Boundary and by redesignating the lands from Protected Industrial to Agriculture.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by redesignating the lands, shown as Part 9 on Schedule 'A' - Delhi, attached hereto, from Protected Industrial to Urban Residential.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Delhi, attached hereto, to within the Delhi Urban Area.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Delhi, attached hereto, to within the Delhi Urban Area.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Delhi, attached hereto, to within the Delhi Urban Area.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Delhi, attached hereto, to within the Delhi Urban Area.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 & 5 on Schedule 'A' - Delhi, attached hereto, to within the Delhi Urban Area.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Delhi, attached hereto, from within the Delhi Urban Area.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Delhi, attached hereto, from within the Delhi Urban Area.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by

removing the lands shown as Parts 2 & 6 on Schedule 'A' - Delhi, attached hereto, from within the Delhi Urban Area.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Delhi, attached hereto, from within the Delhi Urban Area.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Delhi, attached hereto, from within the Delhi Urban Area.

## **Waterford**

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 5 on Schedule 'A' - Waterford, attached hereto, to within the Waterford Urban Area.

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Waterford, attached hereto, from within the Waterford Urban Area Boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' - Waterford, attached hereto, to within the Waterford Urban Area Boundary with Special Policy Area 6.4.k)..

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Waterford, attached hereto, from the Waterford Urban Area Boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by redesignating the lands, shown as Part 4 on Schedule 'A' - Waterford, attached hereto, from Urban Residential to Protected Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 5 on Schedule 'A' - Waterford, attached hereto, from the Waterford Urban Area Boundary and by redesignating the lands from Agriculture to Protected Industrial.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 5 on Schedule 'A' - Waterford, attached hereto, to within the Waterford Urban Area.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 5 on Schedule 'A' - Waterford, attached hereto, to within the Waterford Urban Area.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 5 on Schedule 'A' - Waterford, attached hereto, to within the Waterford Urban Area.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 5 on Schedule 'A' - Waterford, attached hereto, to within the Waterford Urban Area.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 5 on Schedule 'A' - Waterford, attached hereto, to within the Waterford Urban Area.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Waterford, attached hereto, from within the Waterford Urban Area Boundary.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Waterford, attached hereto, from within the Waterford Urban Area Boundary.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Waterford, attached hereto, from within the Waterford Urban Area Boundary.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Waterford, attached hereto, from within the Waterford Urban Area Boundary.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Waterford, attached hereto, from within the Waterford Urban Area Boundary.

## **Simcoe**

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area.

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Simcoe, attached hereto, from within the Simcoe Urban Area Boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary with Special Policy Area 6.4.k)..

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' - Simcoe, attached hereto, from the Simcoe Urban Area Boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by redesignating the lands, shown as Part 3 on Schedule 'A' - Simcoe, attached hereto, from Protected Industrial to Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 6 on Schedule 'A' - Simcoe, attached hereto, from the Simcoe Urban Area Boundary and by redesignating the lands from Protected Industrial to Agriculture.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 7 on Schedule 'A' - Simcoe, attached hereto, from the Simcoe Urban Area Boundary and by redesignating the lands from Agriculture to Major Institutional with Site Specific Policy Area 7.14.3.2.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Simcoe, attached hereto, from within the Simcoe Urban Area Boundary.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Simcoe, attached hereto, from within the Simcoe Urban Area Boundary.



That Schedule E, Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Simcoe, attached hereto, from within the Simcoe Urban Area Boundary.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Simcoe, attached hereto, from within the Simcoe Urban Area Boundary.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 & 6 on Schedule 'A' - Simcoe, attached hereto, from within the Simcoe Urban Area Boundary.

### **Port Dover**

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' – Port Dover, attached hereto, from within the Port Dover Urban Area Boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 2 on Schedule 'A' – Port Dover, attached hereto, from the Port Dover Urban Area Boundary.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 on Schedule 'A' – Port Dover, attached hereto, from within the Port Dover Urban Area Boundary.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 on Schedule 'A' – Port Dover, attached hereto, from within the Port Dover Urban Area Boundary.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 on Schedule 'A' – Port Dover, attached hereto, from within the Port Dover Urban Area Boundary.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 on Schedule 'A' – Port Dover, attached hereto, from within the Port Dover Urban Area Boundary.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by removing the lands shown as Parts 2 on Schedule 'A' – Port Dover, attached hereto, from within the Port Dover Urban Area Boundary.

### **Norfolk North**

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' – Norfolk North, attached hereto, from within the Norfolk North Hamlet Area Boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' – Norfolk North, attached hereto, to within the Norfolk North Hamlet Area Boundary and by redesignating the lands from Agriculture to Protected Industrial.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' – Norfolk North, attached hereto, from within the Norfolk North Hamlet Area Boundary.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' – Norfolk North, attached hereto, from within the Norfolk North Hamlet Area Boundary.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' – Norfolk North, attached hereto, from within the Norfolk North Hamlet Area Boundary.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' – Norfolk North, attached hereto, from within the Norfolk North Hamlet Area Boundary.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' – Norfolk North, attached hereto, from within the Norfolk North Hamlet Area Boundary.

## 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*, the Plan has been updated to address the needs of Norfolk County both present and future, based on this extensive body of work. This is intended to further provided a base for the 10-year update expected in 2028.
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, 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**

Settlement Area	2036 Forecasts		
	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**

<b>Settlement Area</b>	<b>Population</b>	<b>Households</b>	<b>Employment</b>
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	2,704	5,115
Norfolk County	92,700	38,625	34,100

7. That the following be added to Section 6.4:

k) Urban Area Boundary Expansion Special Policy Area

- i) To manage growth forecasted over the long-term planning horizon and to guide development and land needs into the future, the County will ensure development growth is staged appropriately and occurs in an orderly manner.
- ii) Further amendments to Schedule B: Land Use and other schedules and policies of this plan shall be facilitated through the completion of a County-led Community Plan and Master Servicing Strategy for each urban area subject to this Special Policy Area
- iii) Notwithstanding Section 6.4 k) ii) and Section 9.5.1, the County may consider a private site specific amendment for a specific site or area within an urban area, provided that the proponent conduct studies and develop plans, which would include but are not limited to demonstration that:
  - (1) the land use mix, densities of development and compatibility between different uses, conforms to the policies of this Plan;
  - (2) adequate municipal water and wastewater services can be extended



and upgraded to accommodate the proposed development with the costs to be borne by the developer to the satisfaction of the County;

- (3) there is sufficient reserve capacity in the water treatment and wastewater treatment services to accommodate the identified growth or that such capacity will be available to the lands within five years;
- (4) the stormwater management strategy meets the standards of the County (and the Conservation Authority, as applicable);
- (5) the proposed transportation system, including active transportation routes, meets the standards of the County and can be integrated into the existing transportation network;
- (6) an environmental analysis has been completed and any significant environmental features and appropriate buffer areas to protect those features have been identified;
- (7) a cultural heritage and archaeological assessment has been carried out in consultation with Provincial ministries and local Indigenous communities, and measures to conserve significant cultural heritage and archaeological resources and to mitigate the impact of development on these resources have been identified;
- (8) an Environmental Assessment, where required, has been completed which identifies, evaluates, and chooses optimal means of providing the necessary infrastructure;
- (9) the location of facilities supportive of the proposed development, including open space and parks, schools, places of worship, and commercial facilities are integrated into the proposed development in conformity to the policies of this Plan;
- (10) an agricultural impact analysis has been completed which conforms to the policies of this plan and is completed to the satisfaction of the County; and
- (11) any new development or redevelopment on lands adjacent to existing neighbourhoods shall consider the existing and planned uses of those neighbourhoods, compatibility, connectivity, and services as part of an appropriate mix of uses for Healthy and Complete Communities.

8. That the following site specific policy area be added to Section 7.14 Major Institutional Designation:

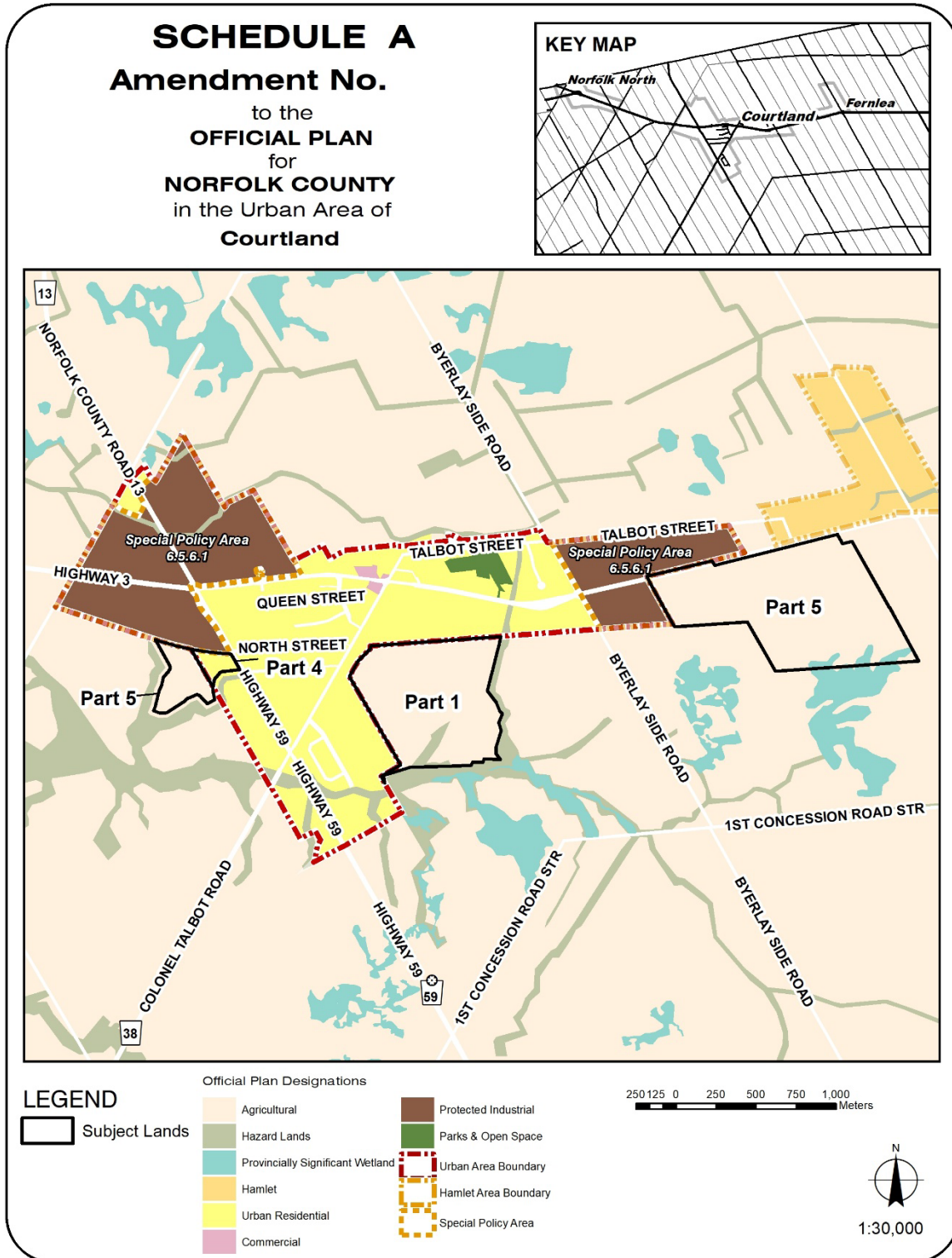
#### 7.14.3.2 Simcoe – West Street/Evergreen Hill Institutional Site Specific Policy Area

Notwithstanding Sections 7.14.1 and 7.14.2, the following shall be the policy of the County in relation to the Simcoe – West Street/Evergreen Hill Institutional Site Specific Policy Area:

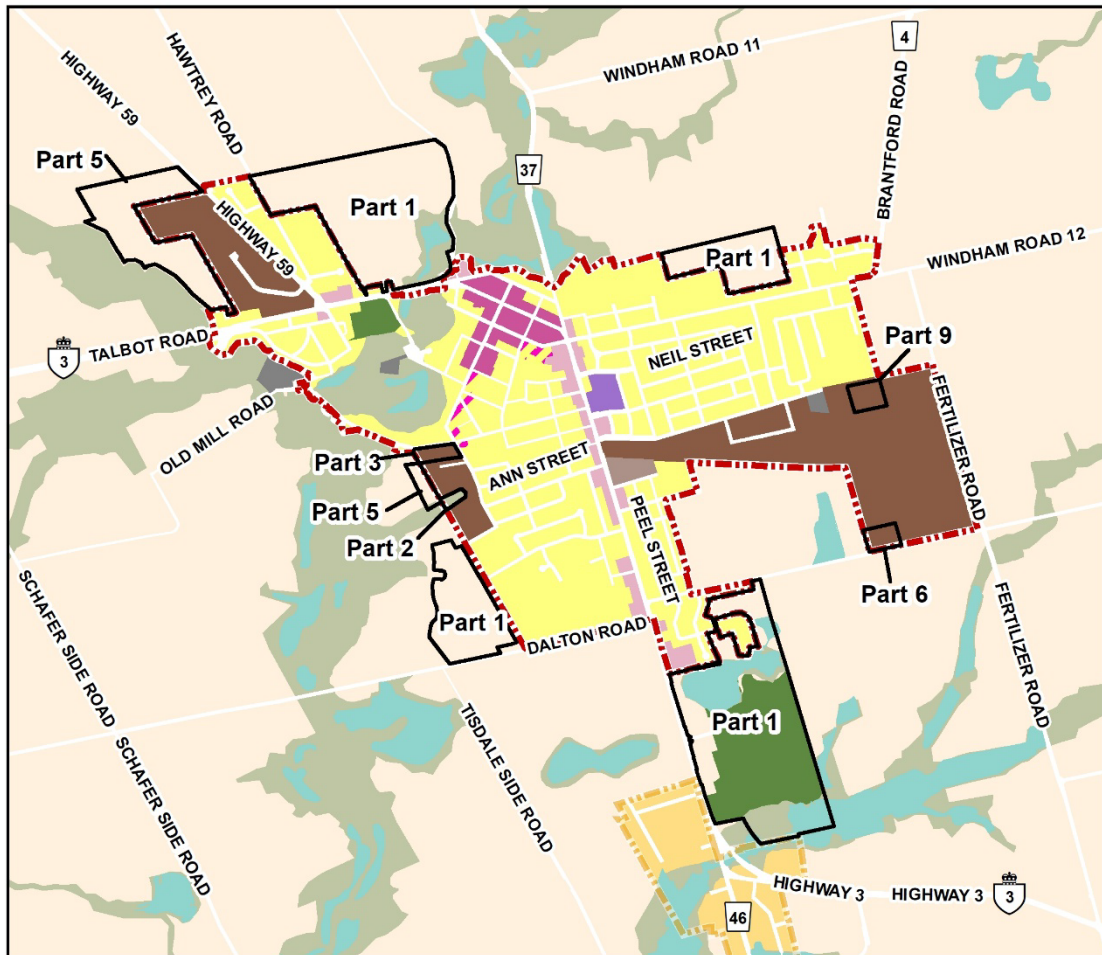
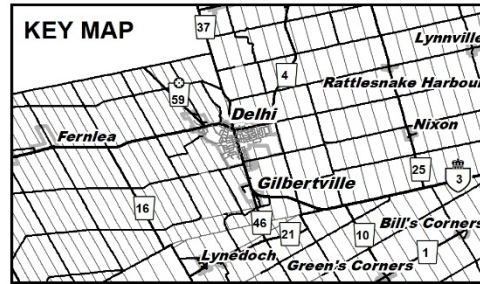
- a) On land designated Major Institutional - Site Specific Policy Area 7.14.3.2 on Schedule "B" to this Plan, in addition to the permitted uses of the Major Institutional Designation, residential use
- b) Residential dwellings, where they are intended to provide accommodation for persons associated with institutional uses, shall be a permitted use.
- c) Notwithstanding the Major Institutional Designation on the lands and the above noted additional uses, development within this area will only be permitted following the completion of a Master Plan. The Master Plan will be considered complete upon approval of Council of the plan.
- d) Prior to the preparation of the Master Plan the County, in consultation with other agencies, shall approve detailed Terms of Reference which Terms shall identify the required studies and plans required, and the scope thereof, as well as public and agency notice, consultation, review and approval requirements and anticipated timelines for approval of the Master Plan.
- e) No applications proposing development (other than land assembly consents) shall be approved unless the Master Plan has been completed and approved by County Council. Council may however allow the concurrent processing of land development applications during the Master Plan review and approval process.
- f) The Master Plan should:
  - i) Illustrate the detailed land uses including the location, type, area, and approximate dimensions of each land use.
  - ii) Identify the location, distribution and land areas required for community facilities, parks, trails and open spaces.
  - iii) Be accompanied and supported by appropriate studies and reports as identified by the Terms of Reference.
- g) Council may approve the Master Plan by resolution and while it does not need to be included as an amendment to the County Official Plan it shall be used as a general guide to the overall development of this Special Policy Area and can be further refined and amended by Council, as necessary.

**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.



**SCHEDULE A**  
**Amendment No.**  
 to the  
**OFFICIAL PLAN**  
 for  
**NORFOLK COUNTY**  
 in the Urban Area of  
**Delhi**



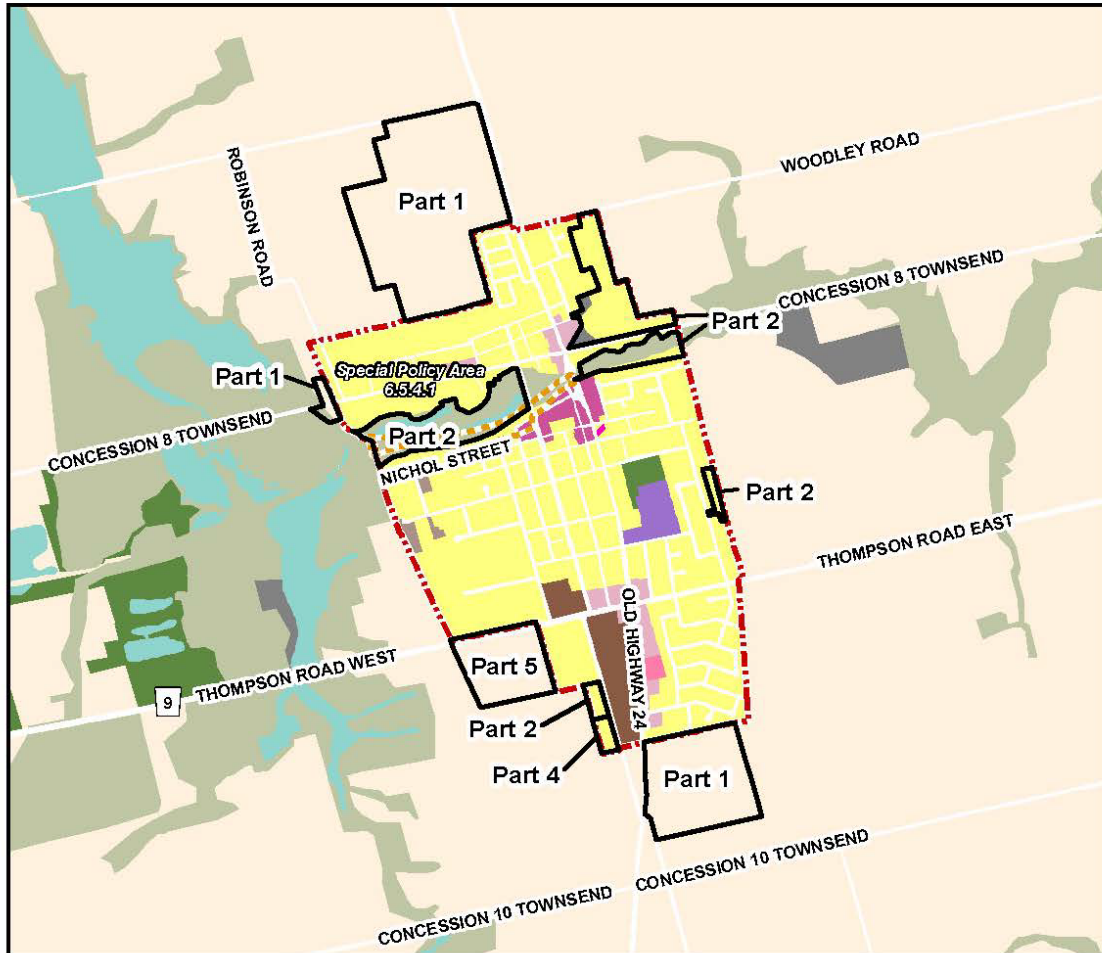
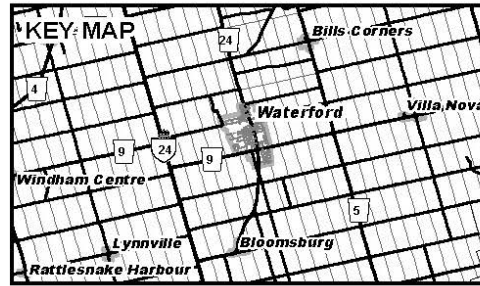
**LEGEND**

Subject Lands	Official Plan Designations		
	Agricultural Hazard Lands Provincially Significant Wetland Hamlet Urban Residential	Mixed Residential/Commercial Downtown Commercial Protected Industrial Industrial	

N  
1:30,000



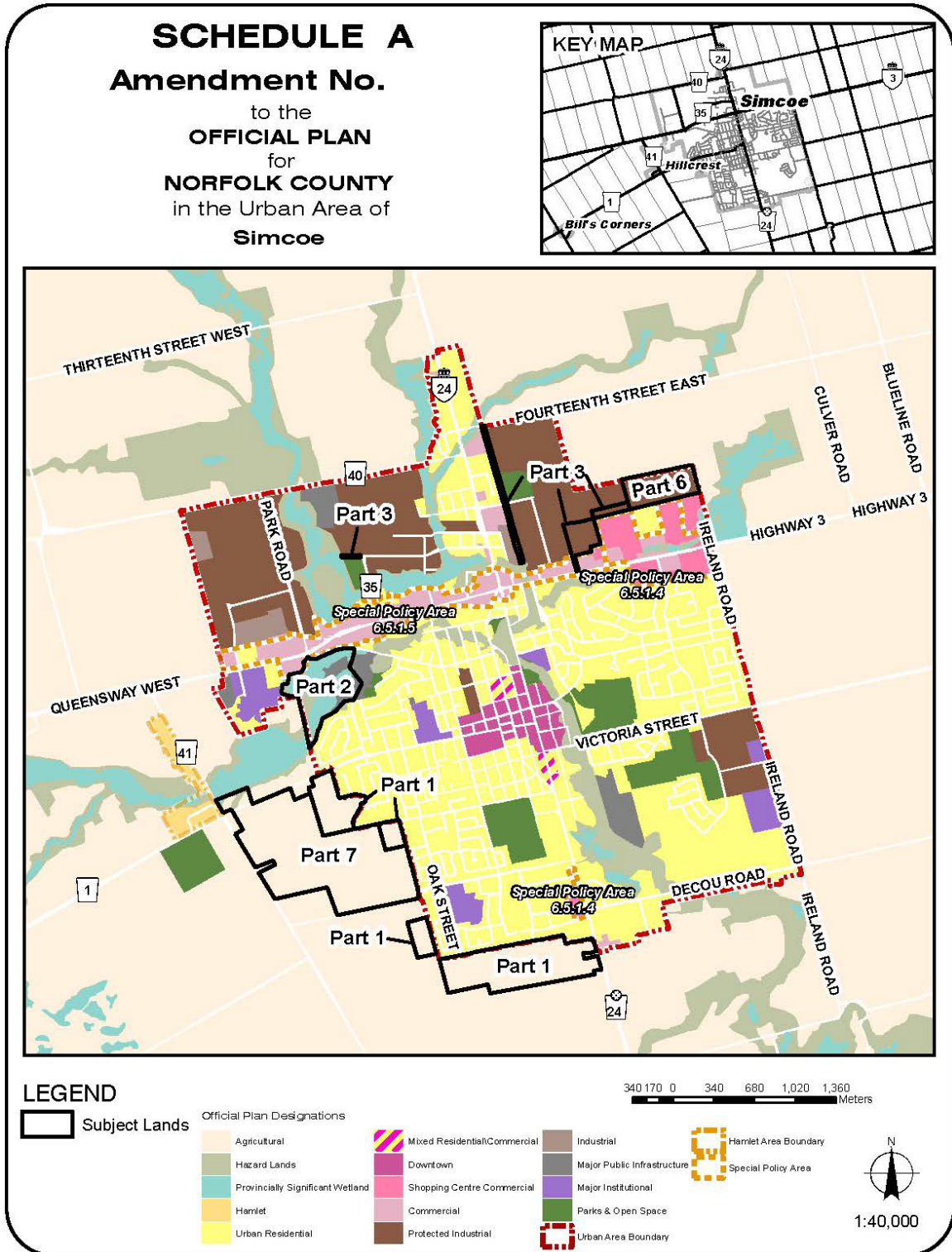
**SCHEDULE A**  
**Amendment No.**  
 to the  
**OFFICIAL PLAN**  
 for  
**NORFOLK COUNTY**  
 in the Urban Area of  
**Waterford**



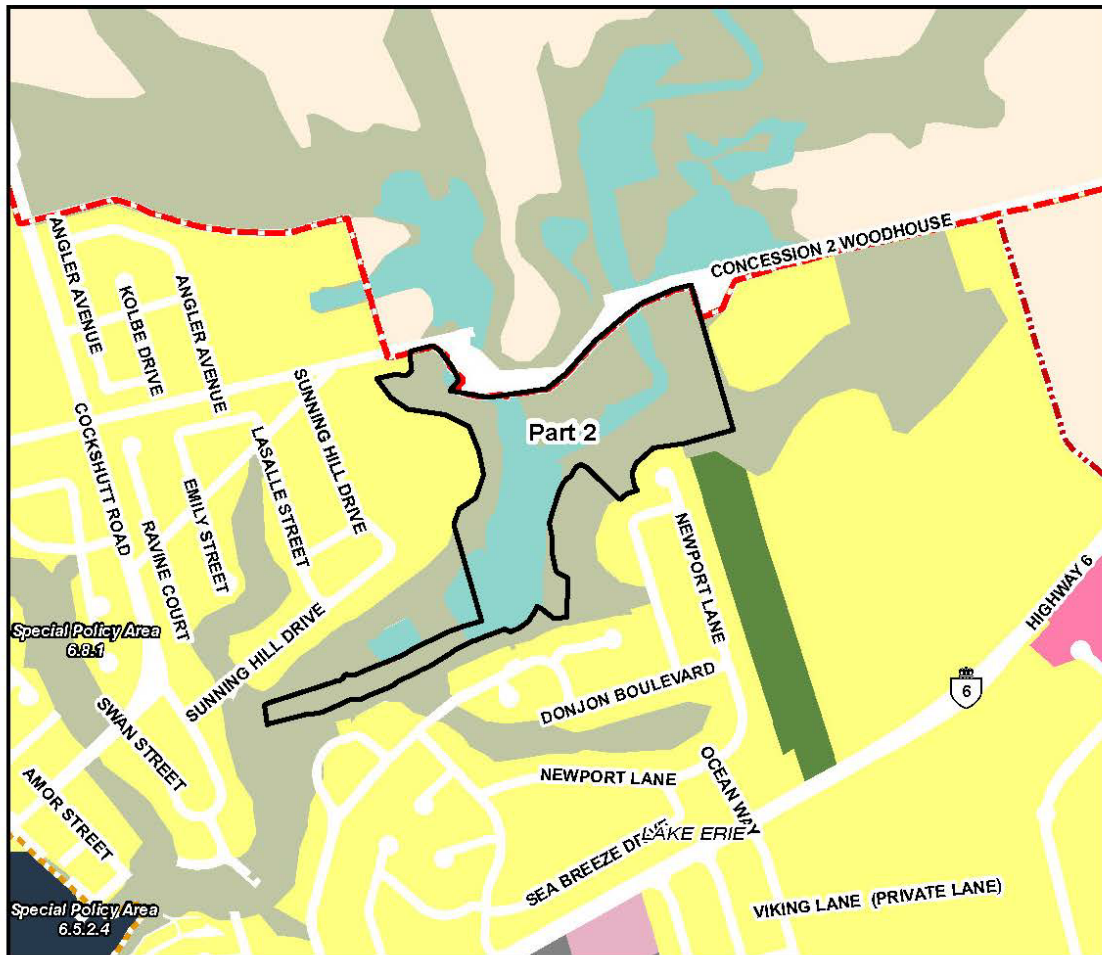
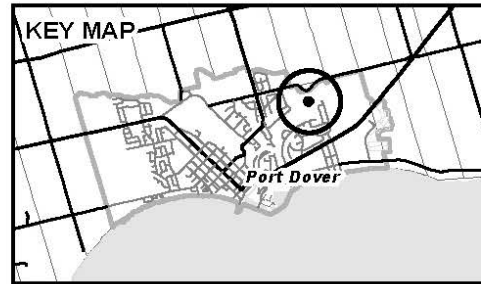
**LEGEND**

Subject Lands	Official Plan Designations		
	Agricultural Hazard Lands Provincially Significant Wetland Urban Residential Mixed Residential/Commercial Downtown	Shopping Centre Commercial Commercial Protected Industrial Industrial Major Public Infrastructure Major Institutional	Parks & Open Space Urban Area Boundary Special Policy Area

N  
 1:30,000  
 250 125 0 250 500 750 1,000 Meters



**SCHEDULE A**  
**Amendment No.**  
 to the  
**OFFICIAL PLAN**  
 for  
**NORFOLK COUNTY**  
 in the Urban Area of  
**Port Dover**



**LEGEND**

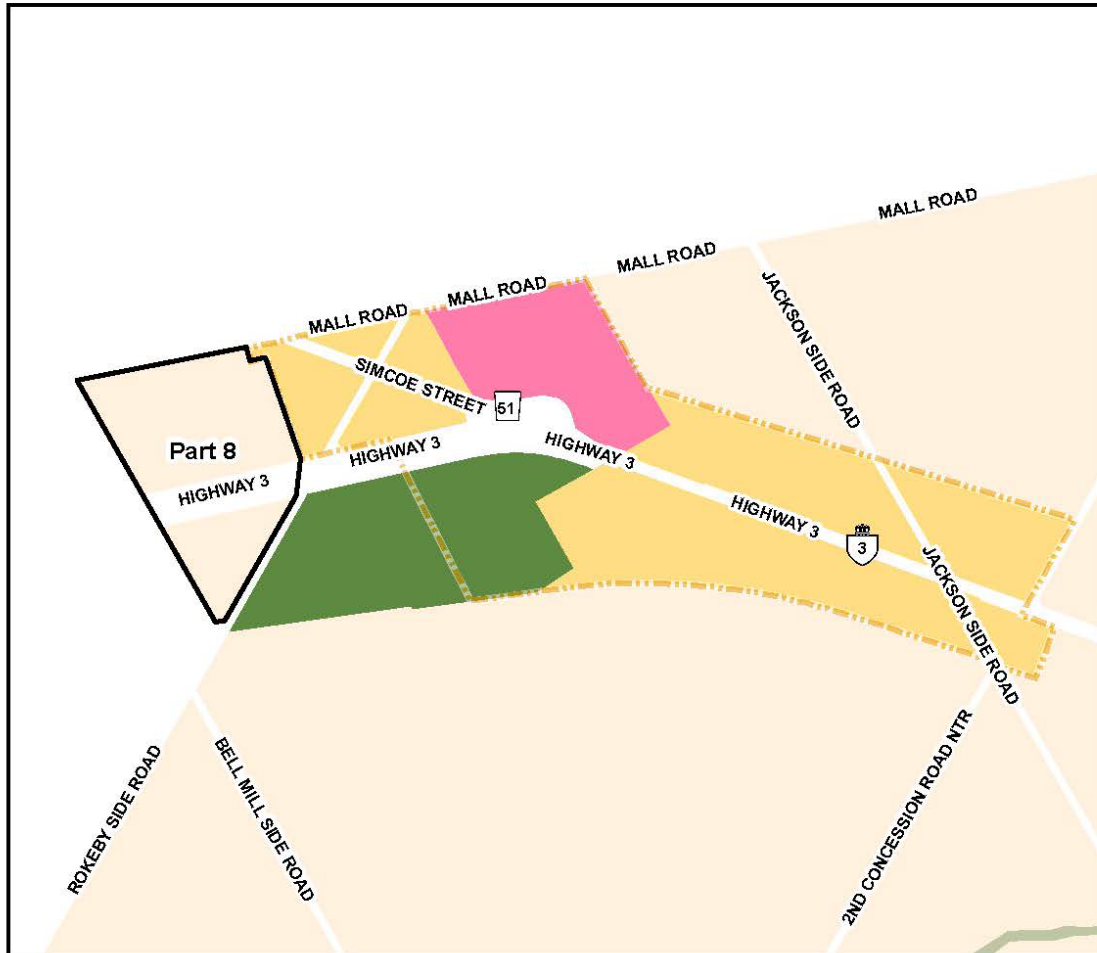
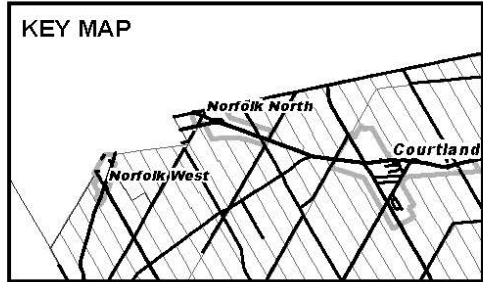
Subject Lands Urban Area Boundary Special Policy Area	Official Plan Designations	
	Agricultural	Major Public Infrastructure
	Hazard Lands	Parks & Open Space
	Provincially Significant Wetland	Urban Waterfront
	Urban Residential	Shopping Centre Commercial
	Commercial	

90 45 0 90 180 270 360 Meters

1:11,500



**SCHEDULE A**  
**Amendment No.**  
to the  
**OFFICIAL PLAN**  
for  
**NORFOLK COUNTY**  
in the Hamlet Area of  
**Norfolk North**



**LEGEND**

Subject Lands

Official Plan Designations

Agricultural

Hazard Lands

Hamlet

Shopping Centre Commercial

Parks & Open Space

Hamlet Area Boundary

12562.5 0 125 250 375 500 Meters

