

April 16, 2024

El-Ahmed Family
429 Ireland Road
Simcoe, Ontario
Email: [REDACTED]

Subject: Proposal for Inclusion of Land in Urban Boundaries – 429 Ireland Road (Lot 4 Concession 6 Woodhouse)

Dear Mayor and Council of Norfolk County,

I am writing to propose the inclusion of Lot 4 Concession 6 Woodhouse, or a portion of the lands, within the urban boundaries of the Town of Simcoe. I believe that this proposal aligns with the County's long-term vision for growth and responsible land use, while ensuring the County's long-term financial sustainability is maintained.

Proposal Highlights:

- **Flexible to the needs of the County with respect to any urban boundary expansion and/or realignment (i.e. segmenting 10 out of the 28 total hectares)**
- **Out of the proposed boundary expansions in the Simcoe area, this property performed the best (Rank = 1) based on the metrics outlined under the individual assessment.**
- **Adjacent to a main commercial area, a large residential area and has easy/efficient access to the required services.**
- **Property has long been considered as a logical and financially responsible option for any urban boundary expansion and/or realignment.**

Background Information about the Property:

The property is located at the south corner of Queensway (Highway #3) and the east corner of Ireland Road. The size of the property is 69 acres (~28 hectares), but the proposed amount to be included within the urban boundary is flexible to the needs of the County with respect to any urban boundary growth and/or realignment. Options such as segmenting 25 acres (~10 hectares) would be reasonable given the potential urban boundary expansions and/or realignments that may be considered.

The property is currently zoned agricultural, but is directly adjacent to a main commercial area, a large residential area and has easy/efficient access to the required services, which will mitigate the financial risk to the County from development and the associated infrastructure costs.

- Adjacent to Walmart and other commercial outlets.
- Along the western side, are large and densely populated areas, that have shown strong development growth over the past two decades.
- Water/wastewater and natural gas services are located at the corner of the property (Appendix I).

Historically, the County and/or the Town of Simcoe officials have shown interest in expanding east of Ireland Road. The following are some excerpts from articles that we have retained over the years:

- In 1996, Simcoe Mayor, Rick Kowalsky said it might be time to talk with the City of Nanticoke about annexing the eastern side of Ireland Road. “It’s an excellent site to create estate lots,” he said, “and one of the most efficient places to service” (Appendix II).
- In 1998, Simcoe Counsellor, John Kinnear, suggested the expansion to the east of Ireland Road and in the same article there is reference to the former Simcoe Mayor, Jim Earl and former Nanticoke Mayor, Harry Scott, discussing the possibility of Simcoe expanding eastward back in ~1983 (Appendix III).

As part of Norfolk County’s Official Plan (2005), Council had strongly supported the inclusion of the property into the urban boundaries, given the property’s location, historical fragmentation, low cost of servicing, and strong potential for development. A map of the boundary expansion was included in the draft Official Plan (Appendix IV). At that time, the Ministry of Municipal Affairs & Housing elected to veto the amendment to the Norfolk Country Official Plan and after lengthy deliberations with the Ministry of Municipal Affairs & Housing, Norfolk County decided not to appeal the decision to the OMB, for reasons that we are not aware of.

Justification for Inclusion in Urban Boundaries

As noted above the property has long been considered as a logical and financially responsible option for any urban boundary expansion and/or realignment. Current and previous planning staff of Norfolk County have also confirmed the property’s attributes for sustainable development:

- In a report to Council in 2006 (PED 06-04) the previous Manager, Community Planning, Jim McIntosh, stated that “when there is a need to expand the urban boundary this location may be seen by Council of the day as a priority area due its proximity to the Queensway and highway connections”.
- As a part of the current comprehensive review process and out of the proposed boundary expansions in the Simcoe area, this property performed the best (Rank = 1) based on the metrics outlined under the individual assessment.
 - No other property within the Simcoe area scored higher in the metrics to service the property (i.e. water/wastewater).

Given the growth pressures across Ontario and the need for affordable housing, the County will need to help address these issues, while remaining financially sustainable. As the costs of infrastructure continue to go up, developing land that is efficient to service will need to be a priority.

Conclusion

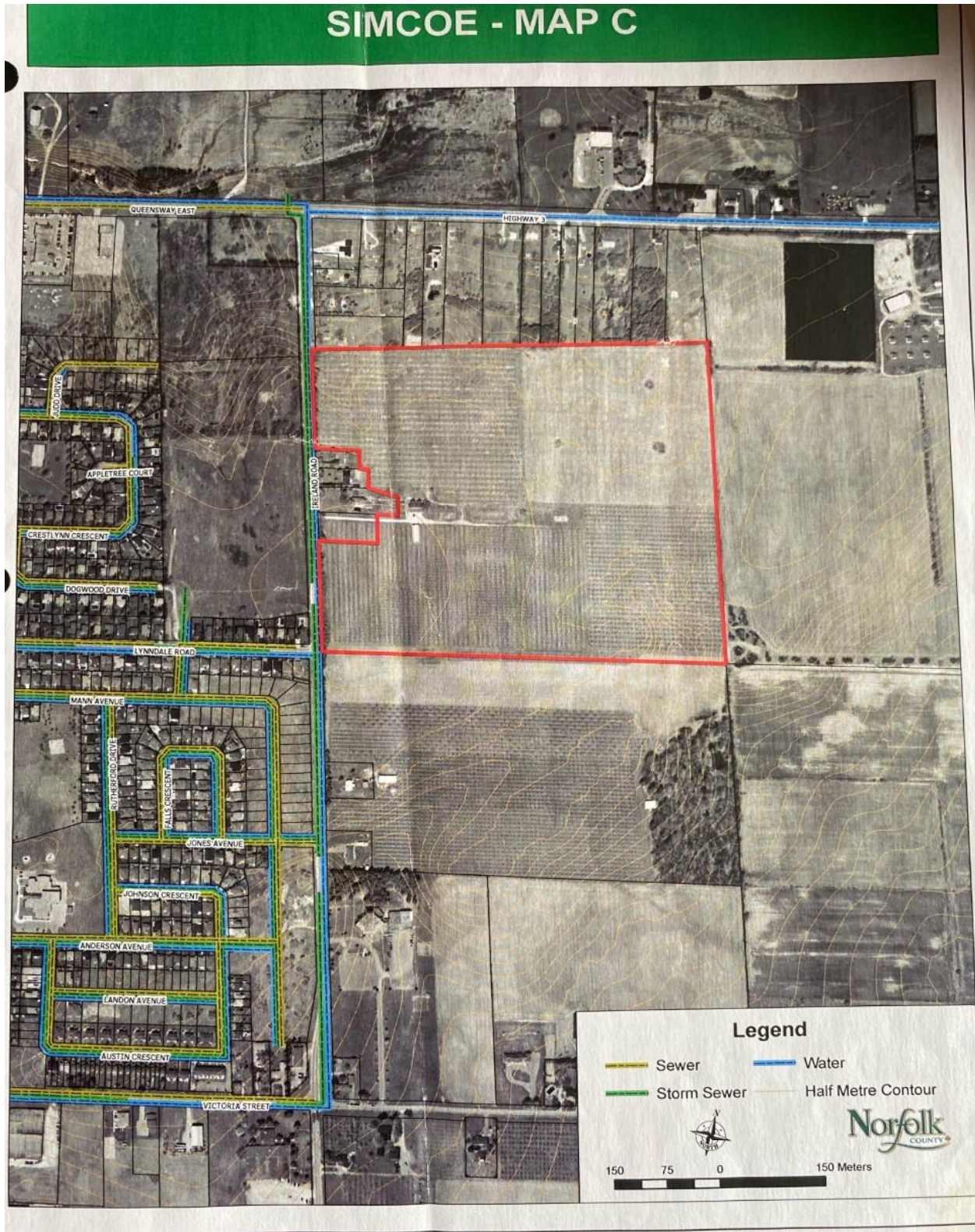
In conclusion, the inclusion of Lot 4 Concession 6 Woodhouse, or a portion thereof, within the urban boundaries of Simcoe aligns with the County's strategic goals for sustainable growth, economic prosperity, and community development. I am confident that this proposal will bring significant benefits to County and its residents, and I urge you to consider it favorably.

Thank you for considering this proposal. I am available to provide any additional information or clarification as needed.

Sincerely,

Ibrahim El-Ahmed

Appendix I



Appendix II

Ireland Road to be annexed?

Simcoe Mayor Rick Kowalsky says it might be time to talk with the City of Nanticoke about annexing the eastern side of Ireland Road.

"It's an excellent site to create estate lots," he said, "and one of the most efficient places to service. It has no relation to the City of Nanticoke anyway, but it's very important to the development of Simcoe, so it's something we have to look at."

Nanticoke Mayor Rita Kalmbach is willing to talk.

"I know we're in such close proximity to their built up areas and they're pretty tight geographically, so I don't have a problem with holding discussions on it," she said. "I hope it doesn't become a political battle, but goes along with what the residents want."

Times Reformer
May 21, 1996

Appendix III

FOLK TUESDAY, MAY 5, 1998

Simcoe renews expansion talk

Poor state of Woolen Mill Road primary factor

Monte Sonnenberg
Times-Reformer

SIMCOE — Ongoing deterioration of the Brook Woolen Mill Road has renewed talk of a boundary adjustment between Simcoe and the City of Nanticoke.

Last night, Simcoe's administration committee expressed interest in absorbing two concessions between Ireland Road and the Blueline Road.

The parcel is bordered by Highway 3 to the north and Decou Road to the south. Between the two is the Woolen Mill Road, which turns into Victoria Street west of Ireland Road. Coun. John Kinnear says it is in unacceptable condition.

"It's a strategic road for both the Town of Simcoe and the City of Nanticoke," he said. "It's a point of exit for the town but it is also a point of entry for the city."

This is the second time Kinnear has suggested expanding the town eastward. During the last term of council, he suggested a similar adjustment, one extending south to the St. John's Road. Council didn't act then, but last night CAO John McColl was directed to prepare a report on the procedure involved.

Told of the committee's decision, Nanticoke Mayor Rita Kalmbach said she's keeping an open mind.

Kalmbach agrees with Kinnear that people living on the east side of Ireland Road are oriented toward Simcoe and consider themselves Simconians. She added however that boundary adjustments are complicated, noting that property taxes in the affected area would increase under Kinnear's plan.

"I've had people in the Town of Simcoe tell me they're moving to the City of Nanticoke because Simcoe has too many amenities and that they pay too many taxes for their upkeep," she said. "But I'm not one of those who's into protecting turf for its own sake. If it's beneficial for all concerned, I say go for it."

Kalmbach regrets the suggestion that the city is neglecting its roads, as does Nanticoke public works director Bill Powell. Last night, Powell said the Woolen Mill Road is in the city's five-year capital budget, sharing top priority with the Radical Road west of Port Dover. Estimated cost of both projects is in the range of \$750,000.

Powell said repairs to collector and arterial roads in Nanticoke have suffered in recent years because of a major rebuild of the Blueline Road north of Highway 3. Started at the turn of the decade, the project is nearly complete.

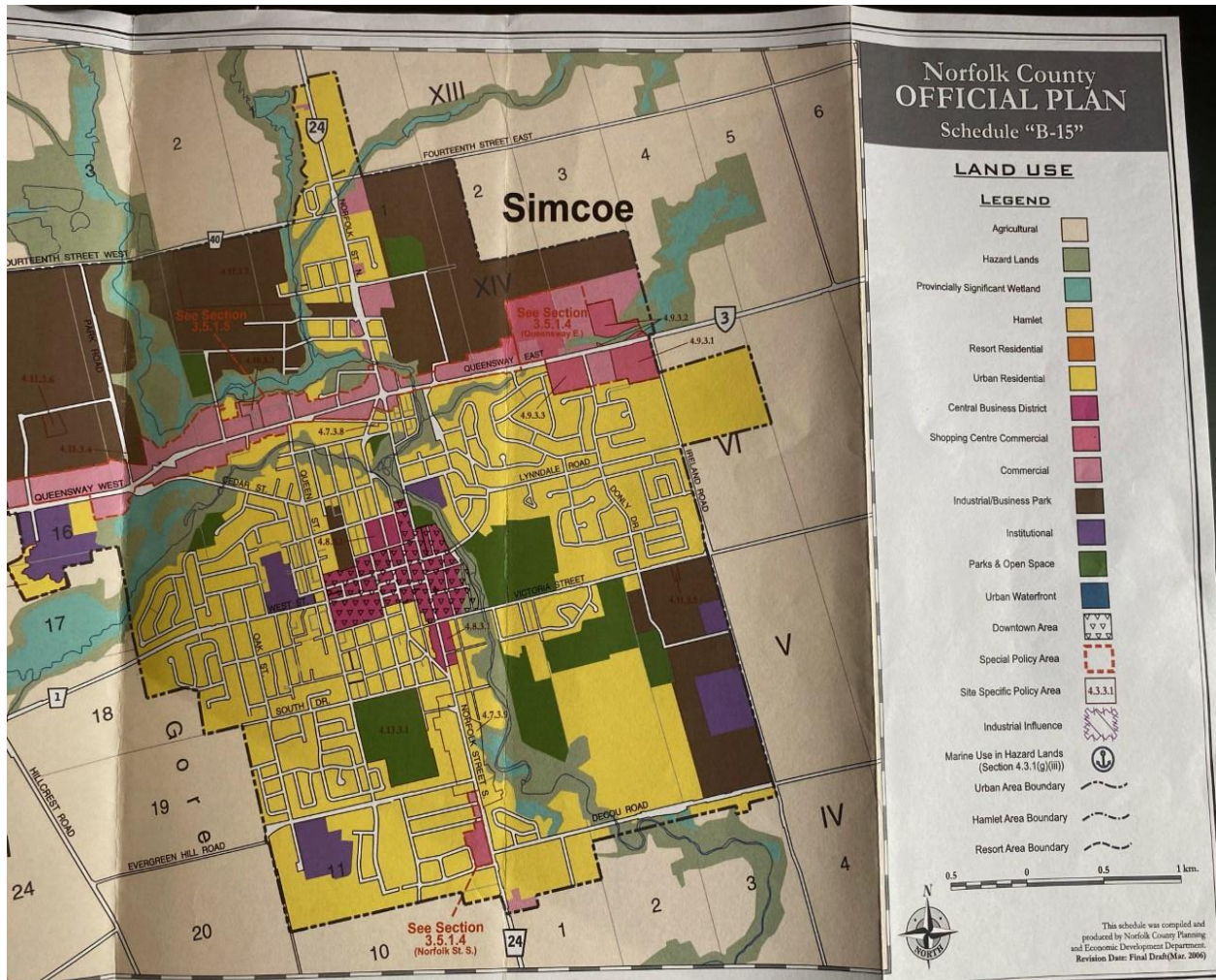
Fifteen years ago, former Simcoe Mayor Jim Earl and former Nanticoke Mayor Harry Scott discussed the possibility of Simcoe expanding eastward. Last night, Coun. Earl said these negotiations "hit a stumbling block" when they reached regional council.



"I'm not one of those who's into protecting turf for its own sake. If it's beneficial for all concerned, I say go for it"

— Nanticoke Mayor Rita Kalmbach

Appendix IV



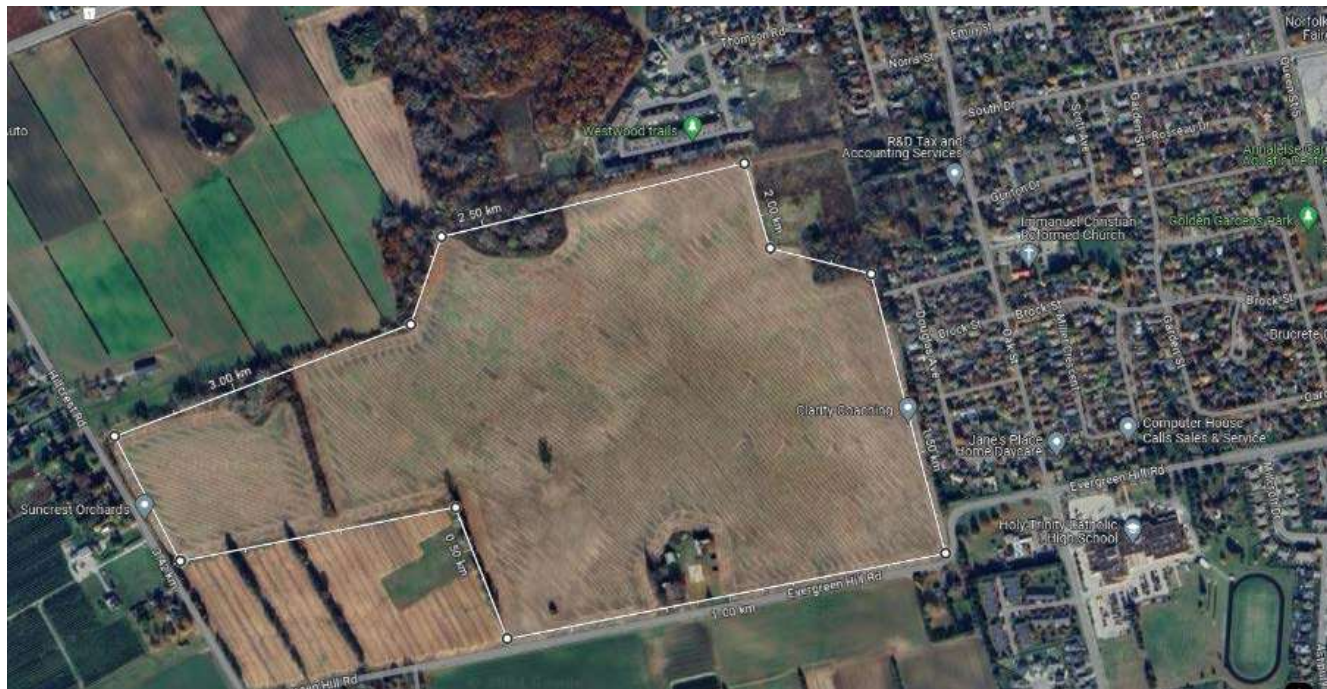
From: Decarolis Farms Ltd [REDACTED]
Sent: Friday, April 12, 2024 12:46 PM
To: Al Meneses <Al.Meneses@norfolkcounty.ca>
Subject: Simcoe Farm in Urban Boundary Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Al,
We would like to re-iterate that we would like our Simcoe farm property on Evergreen Hill and Hilcrest Rd be moved totally into the urban boundary.

We are also working on donating 25 acres to the hospital or Norfolk County.

Thank you



Norfolk County Condominium # 14
74 Wilson Ave
Delhi, ON N4B 3E7

April 13, 2024

Dear Mayor Martin and Members of Council,

Re: Special Council Meeting, April 16, 2024

As President of the Board of Directors of NCC #14 I am writing regarding Staff Report CD-24-053 that will be considered at the meeting on April 16, 2024.

Residents of NCC #14 have given their time and effort to meet with the developer on numerous occasions. The majority of condo owners (12 of 20) agreed to the numerous concessions made by the developer. The Board of NCC #14 and all supporting condo owners agreed to the following:

- Buffer lands to be conveyed to the Condo Corporation at no cost to the condo owners
- Agreement from the developer to construct bungalow/bungalow loft dwellings adjacent to our homes
- A reduction of the number of homes in the area compared to what was originally proposed
- Agreement from the developer to repave our common driveway and parking areas

The NCC #14 Board has had a very positive and cooperative relationship with the developers and feel they have been fair and accommodating to our requests. They have demonstrated their willingness to be "Good Neighbors".

We have no objection to the proposed Delhi Urban Boundary change and urge Council to support the growth option for Delhi that includes the entirety of the golf course lands, as shown in Option 2 in the staff report. We look forward to our continued relationship with the developer and hope for positive and prosperous outcomes for the community of Delhi.

Regards



Jane Scheel
Board President NCC #14

From: [Robert Knipf](#)
To: [NC Clerks](#); grownorfolk@norfolkvounty.ca
Subject: Clerk of Norfolk County, Her Worship Mayor Martin and Norfolk Council I
Date: Friday, April 12, 2024 12:00:04 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Clerk of Norfolk County, Her Worship Mayor Martin and Norfolk Council

This letter is in regard to the Geraniums Application to Change the Urban Boundaries of Delhi behind my property on [REDACTED] Viola Court in Delhi which is being discussed on April 16,2024.

I have had discussion with Geranium, the Applicant. An agreement for single storey residences behind those on Viola Court has been agreed on with less than their initial density. I accepted change might be coming.

I believe the golf course is done. I'm sure most of us affected would like our green space to be there forever. I have accepted and do not object to the land use designation to change. If it's houses and density as discussed, at least in the area in which I'm affected, I have no objection to the proposed Delhi Urban Boundary change.

Do I wish change was not inevitable. Yes!

I do not want the golf course to be gone, any more than the others affected. However, I believe it is, and would rather sensible housing and density as opposed to abandoned weed and bug infested growth in the area behind me. Or worse yet, industrial development.

Geranium has offered concessions with many to facilitate this change and minimize personal impact within its intended objective

Respectfully

Robert (Bob) Knipf
[REDACTED] Viola Court,
Delhi, On

Sent from [Mail](#) for Windows

From: Alan Jacques [REDACTED]
Sent: Monday, April 15, 2024 10:24 AM
To: NC Clerks <clerks@norfolkcounty.ca>; Grow Norfolk <GROWNorfolk@norfolkcounty.ca>
Subject: Delhi Urban Boundary Expansion Comments

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

We are the owners of 18 Tisdale Drive located in Delhi, Ontario.

In advance of the County of Norfolk Special Council meeting that has been scheduled for April 16, 2024 regarding the urban boundary expansions in Delhi, we strongly recommend that Council consider including the entirety of the Delhi Golf Course and Country Club within the Urban Boundary as outlined in Option 2 for Delhi.

Regards,
Alan & Sharon Jacques

Mayor Martin and Members of Council
 Norfolk County
 County Administration Building
 50 Colborne St. S
 Simcoe, ON
 N3Y 4H3

Date: April 15, 2024

Our Ref: 146788

Subject: Municipal Comprehensive Review Phase 1 Official Plan Amendment, CD-24-053 - Urban Boundary Expansions – Delhi; Scotts Canada, 1 Arnold Sayeau Drive/91 HWY 59, Delhi

Dear Mayor Martin and Members of Council,

We are the planning consultants retained by Scotts Canada Ltd. (“Scotts”) to provide professional planning services with respect to their lands located at 1 Arnold Sayeau Drive/91 HWY 59 in Delhi (“subject lands”), which are identified in **Figure 1 and 2** below. Our client owns lands municipally addressed as 1 Arnold Sayeau Drive/91 HWY 59, Delhi, and currently operates a soil mixing, bagging and distribution facility, together with associated fertilizer storage and distribution operations on the subject lands, which includes activities within the main plant building as well as outdoor storage and lands immediately adjacent the plant. This facility was originally constructed in 1986, operating as a metal stamping plant. The plant was shut down and was purchased by Scotts in 2005. Since that time, Scotts has increased production and activity at this location, including the aforementioned physical expansion, and is an important contributor to the County economy.



Figure 1 - Location and Extent of Subject Lands; Sourced from Norfolk County Online Mapping

Mayor Martin and Members of Council

Scotts Canada - Municipal Comprehensive Review Phase 1 Official Plan Amendment, CD-24-053

April 15, 2023



Figure 2 - Location and Extent of Subject Lands; Sourced from Norfolk County Online Mapping

By way of background, we supported and assisted Scotts in securing planning approvals for an expansion of operations onto acquired lands at the time of the County’s previous Growth Management and Official Plan Update exercise (orange area with black outline in **Figure 2** above). At that time, an Urban Boundary Expansion (“UBE”) was proposed and adopted through an OPA and Zoning Amendment (“ZBLA”), and the expansion of site operations for primarily outdoor storage was implemented through a site plan application. The images above depict the site operations as they generally exist today.

As part of the current and ongoing Growth Management Study (“GMS”) and Municipal Comprehensive Review (“MCR”) process, we appreciate the opportunity to review and provide comment on the Draft Official Plan Amendment (“OPA”), associated mapping, staff report, and various attachments ahead of the upcoming Special Council meeting on April 16, 2024. **On behalf of Scott’s, please accept this letter in support of the proposed UBE request specifically identified as Parcel ID:28 on Schedule 9, as well as the staff proposed 22 ha UBE shown on Schedules 2A and 2B respectively, in the community of Delhi.** We have identified these specific areas on excerpts of the schedules provided in Figures 3-5 below respectively, with the expansion areas outlined in a dashed red circle. We make no comments on any other proposed UBEs in Delhi or elsewhere in the County.

Mayor Martin and Members of Council
Scotts Canada - Municipal Comprehensive Review Phase 1 Official Plan Amendment, CD-24-053
April 15, 2023

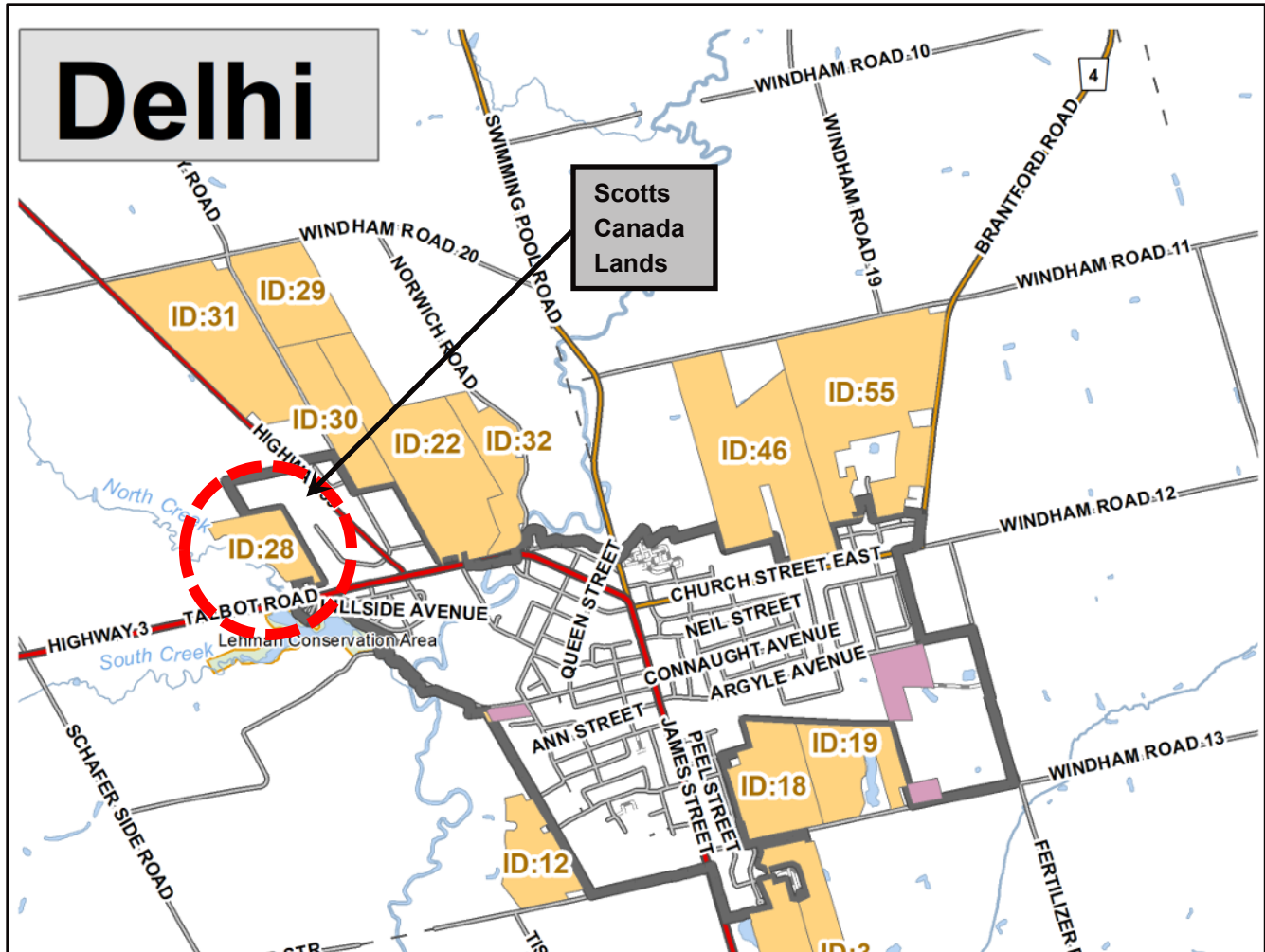


Figure 3 - Excerpt From Schedule 9

Mayor Martin and Members of Council
Scotts Canada - Municipal Comprehensive Review Phase 1 Official Plan Amendment, CD-24-053
April 15, 2023

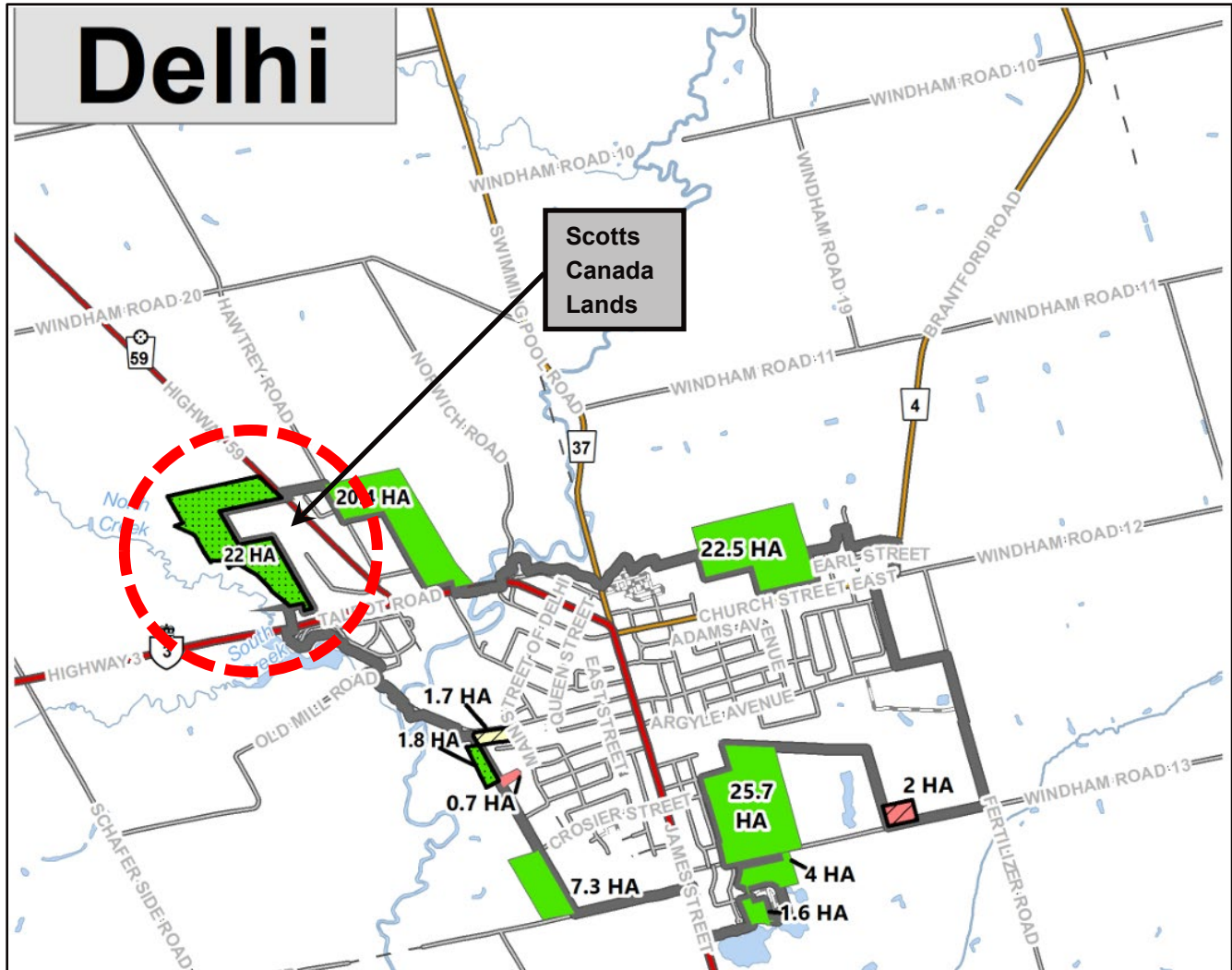


Figure 4 - Excerpt from Schedule 2A - Option 1

Mayor Martin and Members of Council
 Scotts Canada - Municipal Comprehensive Review Phase 1 Official Plan Amendment, CD-24-053
 April 15, 2023

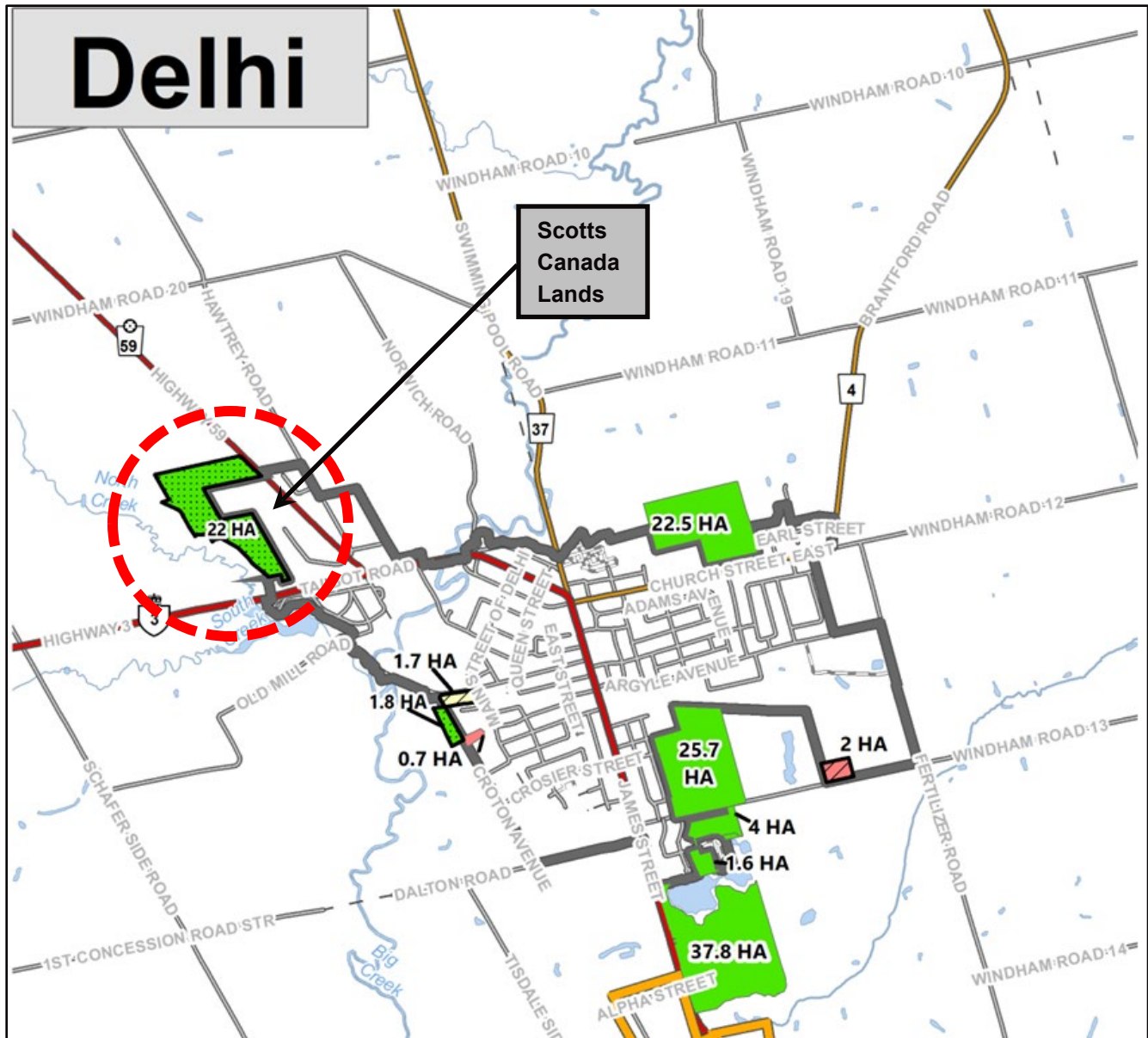


Figure 5 - Excerpt from Schedule 2A - Option 2

It is our understanding the County has received correspondence dated April 1, 2024, regarding the ID:28 expansion request, which supports the inclusion of these lands (along with a request for the inclusion of additional lands) into the Delhi Urban Boundary. In a letter on behalf of the landowner, Bob Kowtaluk, Alamac Planning have expressed an independent professional planning opinion that the addition of parcel ID:28 would represent a logical extension of the existing Protected Industrial lands to support forecasted employment growth and the expansion of the existing industrial park. We agree with this opinion and specific request. The intent of this letter is to express support for the request, as well as the 22-ha expansion identified by staff in both Option 1 and 2 for Delhi for the reasons outlined in the following paragraphs. This letter should be received as separate from the request made on behalf of Mr. Kowtaluk.

Mayor Martin and Members of Council

Scotts Canada - Municipal Comprehensive Review Phase 1 Official Plan Amendment, CD-24-053

April 15, 2023

The 22 ha UBE proposed by staff that would consist of additional Protected Industrial lands in Delhi directly abuts the lands owned by our client. In this context, Scotts advises Council and staff of a planned operation expansion within the next 1-2 years, and therefore desires to have designated Protected Industrial lands to allow for such an expansion. Scotts advises that it is their intention to purchase all or portions of abutting lands following inclusion of said lands into the Urban Boundary, in order to expand for plant operations, outdoor storage, and related activities and uses. Based on our review of the existing Protected Industrial designation, and our experience with the previous facility expansion, it is our opinion that the existing plant and associated storage areas are a permitted use as per section 7.12.1 of the County's Official Plan. Based on our review and a brief analysis of the uses permitted within the existing Protected Industrial policies of the County's OP, it is our opinion that the proposed 22 ha expansion of Protected Industrial designation proposed by staff and partly captured by request ID:28 would be beneficial to the continued operation and expansion of our client's business, and that the land use would conform to and implement industrial options planned for and permitted by the Protected Industrial designation, pending no future policy changes that alter the use permissions under a separate OPA.

In the context of the MCR and proposed OPA, the need for additional Protected Industrial land has been identified through the supporting technical analysis as required by the Provincial Policy Statement 2020 ("PPS") and recommended through the planning analysis and reporting prepared by staff. The staff proposed 22 ha UBE and request ID:28 each represent good land use planning consistent with the PPS by providing sufficient lands designated and protected for employment use to meet forecasted needs. With respect to our clients' lands, expanding the existing industrial park will allow for facility and operation expansion in a timelier manner, providing a level of certainty that planned expansion can proceed.

For these reasons, we respectfully submit this letter in support of the 22 ha UBE for Protected Industrial lands proposed by staff in both Options 1 and 2 in the community of Delhi, as well as the specific UBE request identified as ID:28. We trust this letter is of assistance in making an informed decision on this important planning initiative.

Sincerely,

Arcadis Professional Services (Canada) Inc.



Mike Crough, RPP MCIP
Principal, Planning



Ritika Nair
Planner

Email:

Direct Line:

Mobile:

CC. Scotts Canada

GROWNorfolk@norfolkcounty.ca

-----Original Message-----

From: John Klassen [REDACTED]
Sent: Saturday, April 13, 2024 10:33 AM
To: Grow Norfolk <GROWNorfolk@norfolkcounty.ca>
Subject:

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern.

This is John Klassen, I own the property at 379 3rd concession NTR Tillsonburg N4G 4G9. Roll #54101048650. We would like to change our property from agricultural too residential zoning As we are in a prime real-estate area, situated across from tilsonview golf course. I have had multiple people ask me if I could severe a building lot off for them, there is alot of interest for that. The property has about 880' of frontage facing the golf course, with that the houses would be bigger homes which would bring in more property tax for the township. With all that being said we do not wish to have it changed to industrial but rather residential. Thank you for your time.
Sent from my iPhone

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

Sunday, April 14, 2024

Re: Proposed Urban Area Boundary Changes - Delhi

Dear Ms. Goodbrand,

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

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

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

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

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

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

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

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

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

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

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

Thankyou.

Robert Kowtaluk

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

Elder Plans Inc.

██████████
Simcoe, ON N3Y 4R1

May 7, 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 Waterford Urban Area Boundary

As Council proceeds with the long anticipated Official Plan amendment arising from the comprehensive review for the Growth Strategy, on behalf of my client, David Bradshaw, I wanted to make you aware of his interests in a small expansion to the Waterford Urban Area Boundary. At the Public Meeting held on April 16, it appeared that Council was not aware of his specific request and the reasons for it. This letter is to provide Council with that background and also to thank you for directing staff to include this small parcel of Agriculturally designated but Urban Residential (R1) zoned land in the amended Waterford Urban Boundary.

David Bradshaw owns a 1.076 ha parcel of land on the south side of Mechanic Street on the west of the urban boundary (roll number 33605004400). As can be seen in the attached map, these lands are designated Urban Residential, Agriculture and Hazard Land in the Official Plan. The area designated Agriculture is approximately 0.35 ha. In the Zoning By-law the land parcel is zoned Urban Residential (R1) and Hazard Land (HL). With the size of this parcel, slope of the land and surrounding residential uses, this parcel is not suitable for agricultural uses.

In the last Official Plan review and the development of the Norfolk County Zoning By-law 1-Z-2014, I am aware that efforts were made to match Official Plan designations with the existing Zoning. The Ministry of Municipal Affairs approved those changes. I suggest, this parcel was overlooked and this situation should be addressed. Including the 0.35 ha of Agriculturally designated land in the Waterford Urban Area would be a logical extension to the urban area. The owner would like to develop the lands with three single detached dwellings which would be similar to existing development and take advantage of views of the Waterford Ponds. No development would occur in the Hazard lands. Mechanic Street could accommodate the minor additional traffic. Full municipal sewer and water services can be provided. Developing these lands is in the public interest and represents good planning for the reasons outlined above.

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 David Bradshaw and Kevin Dempsey

Elder Plans Inc.

32 Miller Cres.
Simcoe, ON N3Y 4R1

May 13, 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

As Council proceeds with the long anticipated Official Plan amendment arising from the comprehensive review for the Growth Strategy, on behalf of my clients, **Jackie and Jason Ryder**, we wanted to thank you for directing staff to include part of their proposed lands in the Delhi Urban Area expansions. It is understood that 7.3 ha of the 16.7 ha area we proposed (part of a 78.07 ha parcel of land - roll number 49404026600) on the west side of Croton Avenue and on the north side of Dalton Road is to be included in the Delhi Urban Area expansion.

This is a logical urban boundary expansion as the planned subdivision on the east side of Croton Avenue is built out. Hard services are better utilized and costs shared when in-depth development occurs on both sides of the road. Linkages from this area on the Main Street of Delhi northward to the centre of Delhi provides access to many community services and Highways 3 and 59. By travelling east along Dalton Road access to other service commercial uses and Highway 3 to Simcoe is easily achieved. There are no livestock operations or natural heritage features to avoid in this expansion area. Developing these lands is in the public interest and represents good planning for the reasons outlined above.

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 Jason and Jackie Ryder, Ryder Farms Inc.