



Working together with our community

Council Meeting – July 22, 2025

Subject: Development Application ZNPL2025219 to Amend the Zoning on two parts within the subject lands from Open Space (OS)(H) to Urban Residential Type (R1-B) (H) and (R4)(H). In addition, Special provision 14.1045 is being updated to reflect the updated correspo

Report Number: CDS-25-014

Division: Community Development

Department: Planning

Ward: Ward 3

Purpose: For Decision

Recommendation(s):

That application ZNPL2025219, affecting the lands described PLAN 189 PT LOTS 1 AND 4 PT, BLKS 26 AND 42 RP 37R9055 PT, PART 1, PLAN 189 PT LOTS 1 AND 4 PT, BLKS 26 AND 42 RP 37R9055 PT, PART 1, Norfolk County, to amend the Norfolk County Zoning By-Law from Open Space (OS)(H) to Urban Residential Type (R1-B)(H) and (R4)(H) with amended Special Provision 14.1045, **be approved**, as shown in Attachment C to Report CD-25-014.

Further that all public input received for this application was considered as part of the decision, as outlined in staff report CD-25-014.

Executive Summary:

Through this Redline Draft Plan of Subdivision Amendment, the applicant is proposing a Redline Draft Plan of Subdivision to amend Conditions of Draft Plan approval, to realign the existing Draft Plan of Subdivision street alignment, to amend proposed lot depths, street realignment, to amend the unit counts and lastly, the removal of two park blocks (parkettes) (See Attachment D).

The current Zoning By-Law Amendment (ZNPL2025219) will have the effect of changing the zoning of two parkette lands currently Zoned as Open Space (OS) are proposed to be rezoned to Urban Residential Type 1 and 4 (R1-B and R4) respectively. Due to the amendments to the draft plan of subdivision realignment, the total number of dwelling lots are being reduced by two total units from an original total of 368 down to 366 units. Further to this, technical updates to Special Provision 14.1045, definition of dual frontage townhouse, to amend the rear yard setback provision and to amend zoning on daylighting and sight triangles.

Discussion -

For additional background information on the site, proposal and context, the Public Hearing Report for this subject Draft plan of Subdivision Application, see Public Hearing Report CD-25-010.

Site Context:

The subject property is in the southwestern area of the urban area of Delhi within the existing Urban Boundary of Delhi. The subject property has an area of approximately 14.82 hectares (36 acres). The surrounding neighborhood consists of primarily residential uses to the north and east and agricultural land with some single detached dwellings to the west and south. The location of the subject property is shown below in Figure 1.

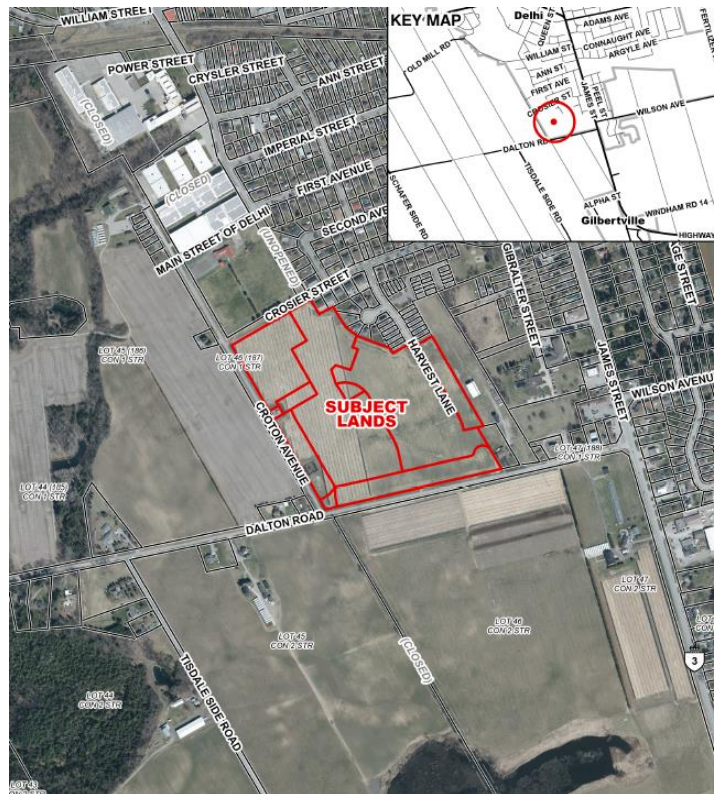


Figure 1: The subject lands and surrounding area.

Proposal Summary:

In 2023, this project underwent a Draft Plan of Subdivision and Zoning By-Law Amendment (28TPL2023317/ZNPL2023317). The Draft Plan of Subdivision application in 2023 (28TPL2023316) was to facilitate the development of a subdivision consisting of a total of 368 dwelling lots consisting of 123 single detached dwellings, 184 street townhouses and 61 dual frontage townhouses.

The current Redline Draft Plan of Subdivision Application (28TPL2025222) and Zoning By-Law Amendment (ZNPL2025219) will have the effect of reducing the overall number of units from 368 to 366 units, an overall reduction of 2 units. There is a reduction of 1 single detached dwellings proposed from 123 down to 122 units, a reduction in street townhouses from 184 street townhouses down to 181 street townhouses and increasing the number of dual frontage townhouses by two from 61 to 63.



Figure 2: Updated Draft Plan of Subdivision Concept Plan

Table 1: Table outlining the proposed changes from the Draft Plan of Subdivision Application in 2023 (28TPL2023316) and the proposed changes through the Redline Draft Plan of Subdivision Application 28TPL2025222.

28TPL2023316	28TPL2025222	Proposed change
Total units proposed 368 units	Total units proposed 366 units	Reduction of 2 total units
Single Detached Dwellings 123 units	Single Detached Dwellings 122 units	Reduction of 1 Single detached dwelling
Street Townhouses 184 units	Street Townhouses 181 units	Reduction of 3 Street townhouses
Dual Frontage Townhouses 61 units	Dual Frontage Townhouses 63 units	Increase of 2 units

The proposal for a Zoning By-Law Amendment is to facilitate a Redline of a Draft Plan of Subdivision that would apply to two parts within the Draft Plan of Subdivision as follows:

- Part 5 on Figure 1 above from Open Space with a Holding provision to Urban Residential Type 1-B (R1-B) (H) with amended Special Provision 14.1045.
- Part 6 on Figure 1 above from Open Space with a Holding provision to Urban Residential Type 4 (R4) (H) with amended Special Provision 14.1045;
- Technical updates to Special Provision 14.1045, definition of dual frontage townhouse, to amend the rear yard setback provision and to amend zoning on daylighting and sight triangles

In support of this application, the applicant submitted the following reports:

- Cover Letter (G. Douglas Valle Ltd, 2024)
- Redline Zoning Plan (G. Douglas Valle Ltd, 2025)
- Redline Phasing Plan (G. Douglas Valle Ltd, 2025)
- Redline Draft Plan of Subdivision Updated concept plan (G. Douglas Valle Ltd, 2025)

Consultation(s) -

Technical Comments / Analysis:

The application was circulated for comments amongst Norfolk County Departments and applicable agencies. See Attachment B for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development application(s) was held on Tuesday July 22nd, 2025, Public Hearings Committee. For this application, staff did not receive any public comments in advance of the meeting. Any public comments received in person from members of the public and members of Council were considered as part of the decision-making process.

Planning Considerations:

It is staff's opinion that the proposed application generally meets the intent of both the *Planning Act* and the Provincial Policy Statement, 2024 because it is residential development that includes a mixture of housing types within an existing urban boundary. The Zoning Amendment is consistent with the Official Plan. See Attachment A for a detailed review of the policy and zoning considerations and planning comments.

Finance Comments:

These changes will likely result in a minor decrease in anticipated assessment growth and tax revenues due to the net reduction in dwelling units resulting from the proposed changes from the Draft Plan of Subdivision Application in 2023 (28TPL2023316) and the proposed changes through the Redline Draft Plan of Subdivision Application 28TPL2025222. The level of impact will be dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC).

The street realignment is expected to have minimal impact on future maintenance and related infrastructure to the anticipated impacts noted with the Draft Plan of Subdivision Application in 2023 (28TPL2023316).

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities.

Explanation: The proposed development will provide additional residential dwellings within the urban boundary of Delhi which is needed to create complete communities.

Conclusion:

In conclusion, the proposed Zoning By-Law Amendment will result in a variety of residential types, while contributing to the County's growing housing market. Through the policy analysis, it is identified that the Official Plan encourages residential growth within settlement areas that contributes to the County's 25% intensification policies.

In summary, it is staff's professional opinion that the proposed development meets the intent of the Official Plan and is consistent with the Provincial Policy Statement. Staff therefore recommend approval of this application as described in report CD-025-014 and related attachments.

Attachment C contains the recommended Zoning By-Law Amendment.

Attachment(s):

Attachment A Existing Planning Policy and Zoning
Attachment B Technical Comments
Attachment C Recommended Zoning Bylaw Amendment
Attachment D Gardens of Delhi Draft Plan of Subdivision Conditions Redline

Approval:

Approved By:
Al Meneses, Chief Administrative Officer

Reviewed By:
Bohdan Wynnycky, Director of Planning

Prepared By:
Fabian Serra, M.Sc. (PL), Planner