



Working together with our community

Council Meeting – September 23, 2025

Subject: Applications OPNPL2025127 and ZNPL2025034 to amend the Zoning By-law and Official Plan to change zoning and designation of 10 Highway 59, Delhi
Report Number: CDS-25-056
Division: Community Development
Department: Planning
Ward: Ward 2
Purpose: For Decision

Recommendation(s):

That application OPNPL2025127 affecting the lands described MID CON NTR PT LOT 187 PT RD ALLOW RP 37R11418 PART 1 TO 5, Norfolk County, to Amend the Norfolk County Official Plan by changing the designation of a portion the subject lands from Commercial to Urban Residential, **be approved**, as shown in Attachment D to Report CDS-25-056; and

That application ZNPL2025034, affecting the lands described as MID CON NTR PT LOT 187 PT RD ALLOW RP 37R11418 PART 1 TO 5, Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 from Development (D) Zone and Service Commercial (CS) Zone to Urban Residential Type 4 Zone (R4) with special provision 14.1095, **be approved**, as shown in Attachment E to Report CDS-25-056; and

Further that all public input received for this application was considered as part of the decision, as outlined in staff report CDS-25-056.

Executive Summary:

Purpose of the Report: For approval of proposed Zoning By-law and Official Plan amendments.

Background and Context: Proposed Official Plan amendment to amend the Norfolk County Official Plan by changing the designation of a portion of the subject lands from Commercial to Urban Residential, and proposed Zoning By-law amendment to amend the Norfolk County Zoning By-Law 1-Z-2014 from Development (D) Zone and Service Commercial (CS) Zone to Urban Residential Type 4 Zone (R4) with special provision 14.1095.

Key Findings and Analysis: The approval would allow for 25 residential units to be constructed on an underutilized parcel of land in Delhi.

Options: To approve or deny the proposed Official Plan Amendment, and proposed Zoning By-law Amendment.

Conclusions: Planning staff is recommending approval.

Discussion -

The purpose of this report is to provide Council with a recommendation concerning the proposed Official Plan amendment and Zoning By-law amendment applications.

The applicant is proposing to rezone and re-designate the subject lands for the development of 25 townhouse units. A special provision is also proposed to address various site conditions.

Site Context:

The site is approximately 1.25 hectares in size and is currently vacant.

Surrounding land uses:

North – existing residential subdivision

South – Various commercial uses including cabinet shop and Maple Leaf Motel

East – Agricultural land

West – DaSilva Automotive, vacant industrial land



Figure 1: Subject lands from Highway 59



Figure 2: Subject lands from Hawtrey Road



Figure 3: Alternate view of the subject lands

Proposal Summary:

The proposal is to amend the Zoning By-law and Official Plan (OP) to allow for residential development on the subject lands. The OP is proposed to be amended from Commercial Designation to Urban Residential Designation. The Zoning By-law is proposed to be amended from Development (D) Zone and Service Commercial (CS) Zone to Urban Residential Type 4 Zone (R4) with a special provision. The special provision is proposed include the following:

- Subject to the R4 Street Townhouse zone provisions to the whole of the lot.
- Rear yard setback is defined as the easterly most property line.
- Minimum rear yard setback reduction from 7.5 metres to 3 metres.
- Front lot line is deemed to be Hawtrey Road.
- Minimum lot frontage from 30 metres to 20 metres.
- Exterior side yard defined as the lot lines on Highway 59 and Highway 3.
- Exterior side yard setback to Highway 59 of 4 metres.
- All other lot lines that are not a rear or front lot line are deemed to be interior side lot lines.
- Interior side yard setback reduction from 3 metres to 2.6 metres.
- Separation between units reduction from 2 metres to 1.8 metres.
- Modifications to the definition of a 'lot', the applicability of a private condominium road, and permissions for the location of visitor parking.

These amendments are proposed to facilitate the development of a 25-unit single detached residential condominium on approximately 1.25 hectares of land in Delhi. The area is made up of a mix of residential, commercial, park and industrial land.

The following studies have been completed in support of the proposed applications:

- Planning Justification Report prepared by G. Douglas Vallee Limited, dated January 29, 2025;
- Functional Servicing Report prepared by G. Douglas Vallee Limited, dated January 29, 2025;
- Traffic Impact Brief prepared by RC Spencer Associates Inc., dated November 2024;
- Archaeological study (stage 1 and 2) prepared by Archaeological Consultants Canada, dated November 1, 2024;
- Geotechnical Investigation prepared by Landtek Limited, dated January 23, 2023; and,
- Land Use Compatibility Study prepared by Sonair, dated November 20, 2024.

Consultation(s) -

The application was circulated to surrounding addresses within 120m of the subject

lands, public feedback was received at the public hearing concerning the proximity of the development and the possible road.

Technical Comments / Analysis:

A number of technical comments were received. These concerns can be addressed at the site plan stage of the development process.

The Ministry of Transportation will not grant an access to this proposed development from Highway 3. The access will have to be from either Highway 59 or Hawtrey Road.

See Attachment A 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 at the July 22, 2025 Public Hearings Committee (of Council).

Two public submissions were received. The following is a summary of the comments and regard for public input.

The neighbours were not in favour of the proposed development. They did not agree with the development occurring in close proximity to their rear yards. They are concerned about the road being proposed. A large concern was about two-storey townhouses overlooking their backyards. The residents were also concerned with the potential of decreased property values, and increased crime.

See Attachment B for the complete public comments.

Planning Considerations:

Consistency with the Provincial Planning Statement – 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The application is consistent with the housing and settlement area policies of the PPS.

Conformity with the Official Plan

The Norfolk County Official Plan (OP) provides the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk's residents. The OP responds to the uncertain nature of the future with clear and

resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that Norfolk County remains a healthy, safe and successful community with a rich agricultural base and a strong economy, a diverse natural environment, and a great place to live.

The subject lands are currently designated Commercial, which does not permit the proposed residential development. The applicant is proposing to change the designation to Urban Residential.

See Attachment C for a detailed review of the policy and zoning considerations and planning comments.

Finance Comments:

This application would have a positive impact on assessment growth and tax revenues as a result of the proposed townhouse development on the underutilized subject lands. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC).

Norfolk County would also receive Development Charges (DC) as per the Development Charges By-law in effect at the time of building permit issuance at the applicable residential rate on a per unit basis. These would be offset by increased infrastructure costs as a result of the related growth.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Empowering Norfolk - Putting the tools and resources in place to ensure our business' and residents' success.

Explanation: The proposed development would provide additional housing options for residents of Norfolk County.

Conclusion:

Planning staff are recommending approval of the proposed Official Plan and Zoning By-law amendments.

Attachment(s) D & E contain the recommended Official Plan Amendment/Zoning By-law Amendment.

Attachment(s):

Attachment A - Technical Comments

Attachment B - Public Comments
Attachment C - Planning Consideration Review
Attachment D - Proposed Official Plan Amendment
Attachment E - Proposed Zoning Bylaw Amendment
Attachment F - Current Land Uses

Approval:

Approved By:
Al Meneses, Chief Administrative Officer

Reviewed By:
Alisha Cull, BES, MCIP, RPP, Ec.D., Acting Director, Planning and Realty Services

Prepared By:
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