



Working together with our community

Public Hearings Committee – October 08, 2025

Subject: Municipally initiated Official Plan Amendment OPNPL2025272 and Zoning By-law Amendment ZNPL2025289 propose to carry out the Long Point Region Source Protection Plan update pertaining to the decommissioning of the Lehman Dam in Delhi for the lands described as Part of Concession 1 Lots 40 to 45, Township of Middleton, Norfolk County.

Report Number: CDS 25-063
Division: Community and Development Services
Department: Planning
Ward: Ward 2
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS 25-063 for development application OPNPL2025272 and ZNPL2025289 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting was published 20 days in advance of the Public Meeting.

Discussion:

Municipally initiated OPNPL2025272 and ZNPL2025289 propose to carry out the Long Point Region Source Protection Plan update pertaining to the decommissioning of the Lehman Dam in Delhi.

The amendment proposes to update policy 3.3.1 of the Official Plan and remove the mapping overlay of Intake Protection Zones 1 and 2 (IPZ-1 and IPZ-2) from Official Plan Schedule D3- Water Resources and Zoning By-law 1-Z-2014 Schedule B-3.

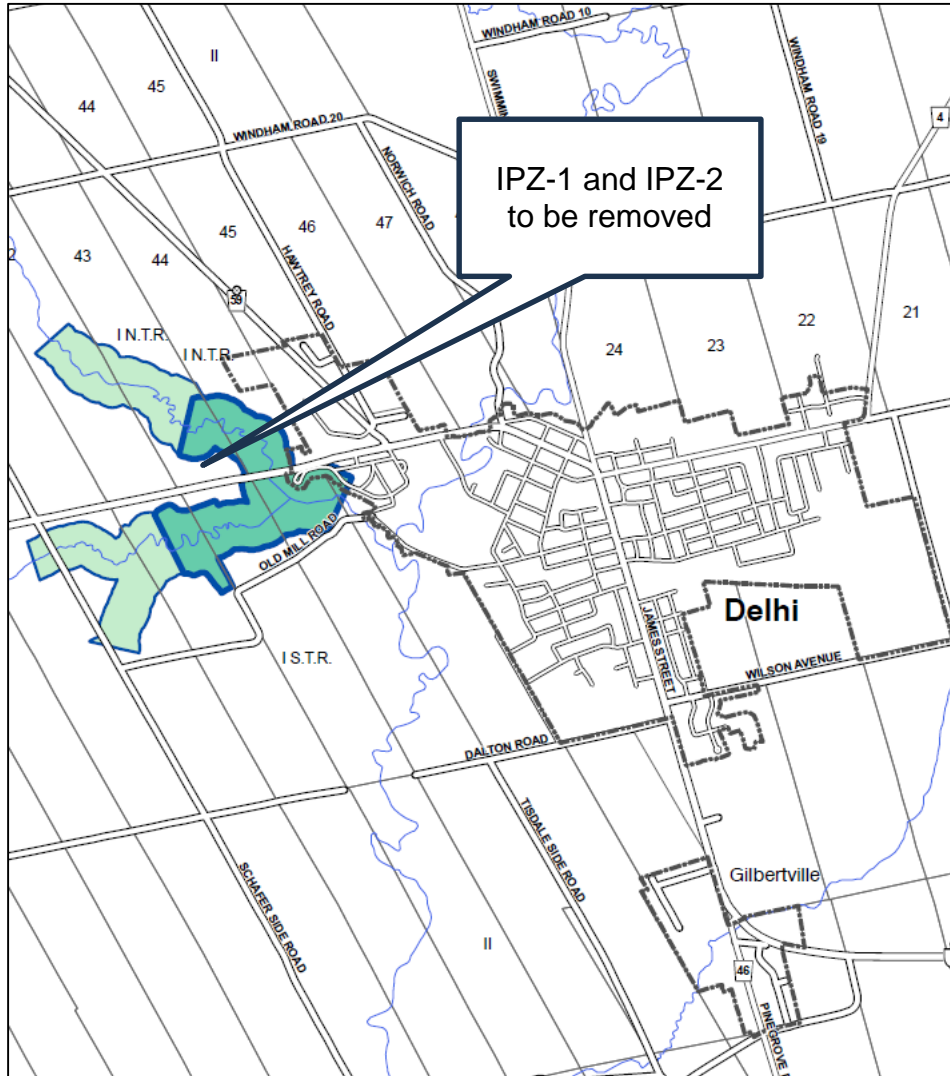


Figure 1 Official Plan Schedule D3- Water Resources



Figure 2: Zoning By-law 1-Z-2014 Schedule B-3

The referenced IPZ-1 and IPZ-2 were previously associated with drinking water threats for the Lehman Dam surface water intake for the lands described as Part of Concession 1 Lots 40 to 45, Township of Middleton, Norfolk County.

An overview summary of the development application(s) that have been submitted for the subject lands is contained within Attachment A.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Sustaining Norfolk - Creating a sustainable community and a positive legacy

Conclusion:

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, “complete” development applications.

Attachments:

Attachment A - Development Applications Overview
Attachment B - Source Protection Plan Policies
Attachment C - Long Point Region Assessment Report
Attachment D - Proposed Official Plan Amending By-law
Attachment E - Proposed Zoning By-law Amendment

Approval:

Approved By:
Bill Cridland, General Manager, Community and Development Services

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

Prepared By:
Soumaya Ben Miled, Planner