

**Municipally-Initiated Official Plan Amendment and
Zoning By-Law Amendment
Overview**

**Long Point Region Source
Protection Plan Update**

Files Numbers: OPNPL2025272 and ZNPL2025289

Statutory Public Hearing

Date: October 8th, 2025

Purpose of the Amendment

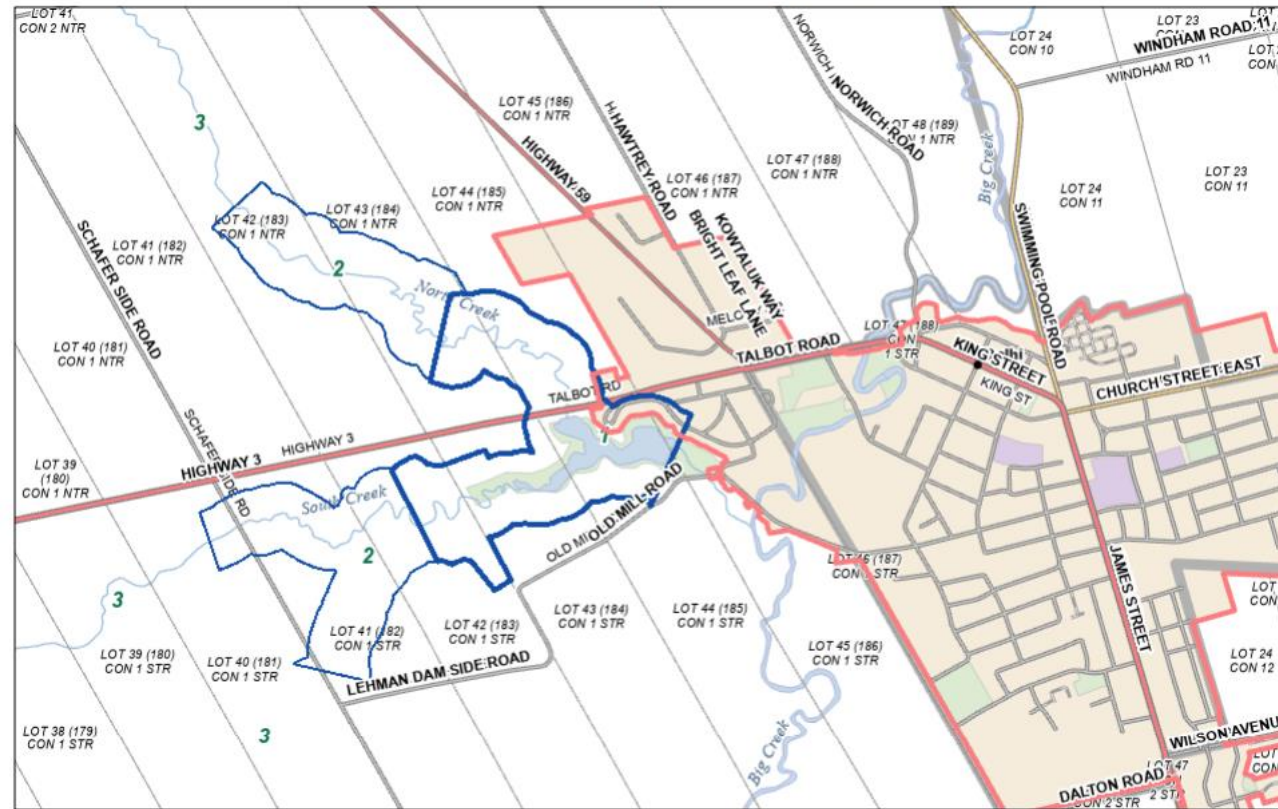
The purpose of the amendment number 169 is to carry out the Long Point Region Source Protection Plan update pertaining to the decommissioning of the Lehman Dam in Delhi.

The amendment proposes to update policy 3.3.1 of the Official Plan and remove the reference to the Intake Protection Zones 1 and 2 (IPZ-1 and IPZ-2) in Delhi previously identified as drinking water threat areas for the Lehman Dam surface water intake.

Location of the Lands Affected

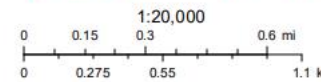
The subject lands are located on Part of Concession 1 Lots 40 to 45, Township of Middelton, Norfolk County.

Norfolk County Staff Mapping



9/5/2025, 3:41:27 PM

Urban & Hamlet Boundaries	Well Head Protection Areas	WHPA D	Intake Protection Zone
Urban Area Boundary	WHPA A	WHPA E	IPZ-1
Hamlet Area Boundary	WHPA B	Issue Contributing Area	IPZ-2
Resort Area Boundary	WHPA C		



NGIS
NorfolkGIS

Norfolk GIS
© Norfolk County

Basis of the Amendment

The vulnerable areas and associated drinking water threats for the Lehman Dam surface water intake have been removed from the Long Point Region Source Protection Plan and Assessment Report as the reservoir has been decommissioned and is no longer used for drinking water supply.

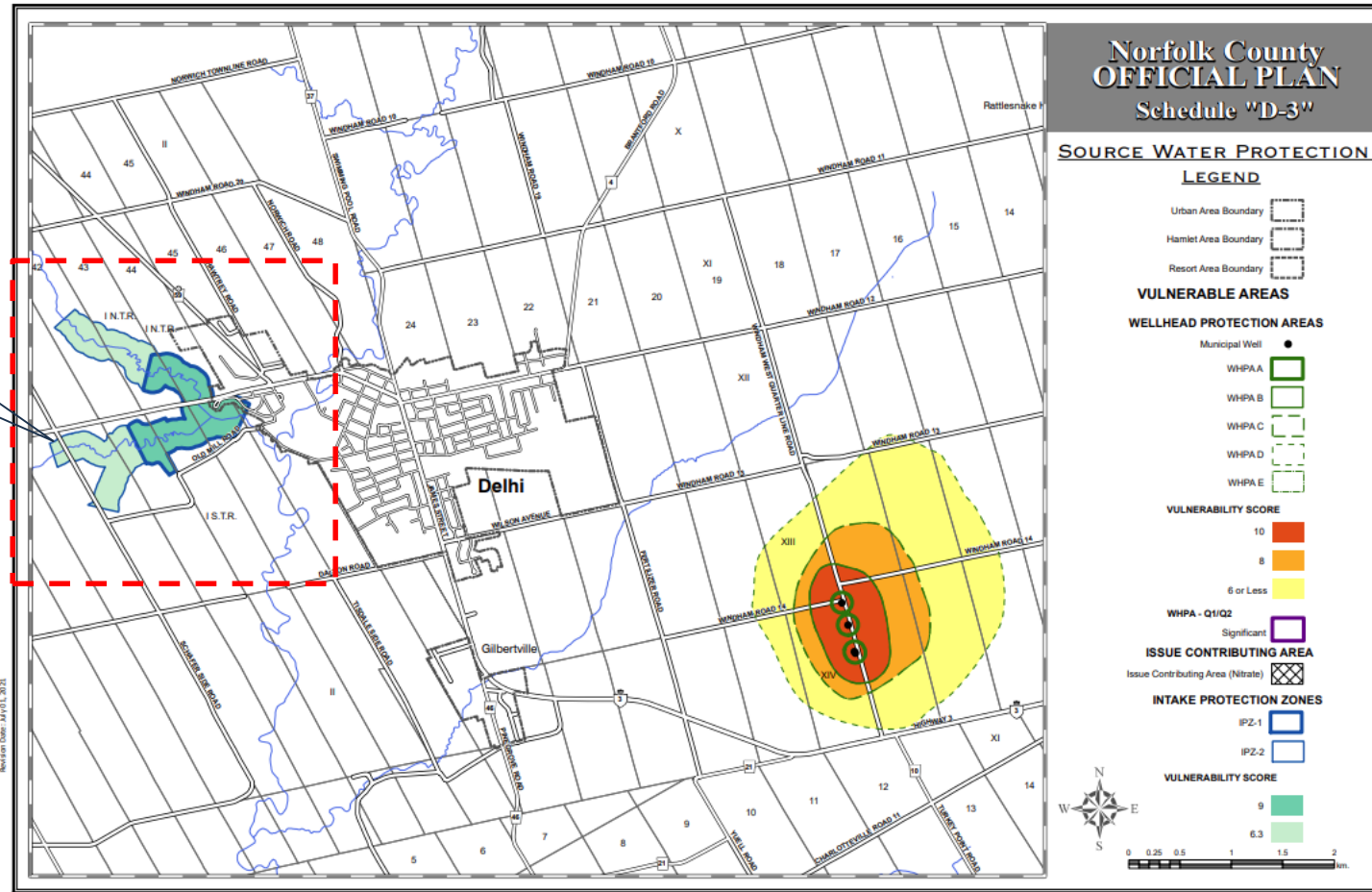
The municipally initiated Official Plan amendment proposes to update Policy 3.1.1. and Schedule D3 – Water Resources of the Norfolk County Official Plan.

Norfolk County shall provide proof of compliance to the Source Protection Plan Authority following the adoption of the Official Plan Amendment By-law.

Basis of the Amendment

Schedule D3 – Water Resources of the Official Plan to be updated

IPZ 1 and 2



Basis of the Amendment

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014, more specifically Schedule B-3 – Wellhead Protection Areas.



Next Steps & Recommendation

- Review of Public Hearing Input
- Adoption of the Official Plan amending By-law

Public Hearing Committee Report Recommendation:

THAT staff Report CDS-25-063 for the municipally-initiated Official Plan Amendment OPNPL2025272 and Zoning By-law Amendment ZNPL2025289 be received for information;

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