



The Corporation of Norfolk County

By-Law XX-OP-2025

Being a By-Law to Adopt Amendment Number 169 to the Norfolk County Official Plan in respect of lands described as Part of Concession 1 Lots 40 to 45, Township of Middleton, Norfolk County.

Whereas the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended, Section 17 (22) states that “When the requirements of subsection (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may adopt all or part of the Plan and, unless the plan is exempt from approval, submit it for approval.”; and

Whereas the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22.

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number 169 to the Norfolk County Official Plan as set out in the text.
2. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this ___th day of _____ 2025.

Mayor

County Clerk

Municipally initiated Amendment Number 169 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number 169 to the Norfolk County Official Plan 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 Intake Protection Zones 1 and 2 (IPZ-1 and IPZ-2) overlay in Delhi previously identified as drinking water threat areas for the Lehman Dam surface water intake.

As such, no key map has been provided.

Location of the Lands Affected

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

Basis of the Amendment

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

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 amending By-law.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Map Schedule Amendment

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by removing Intake Protection Zones 1 and 2 (IPZ-1 and IPZ-2) within the lands legally described as Part of Concession 1 Lots 40 to 45, Township of Middleton, Norfolk County.

Text Amendment

That the following policy be removed from Section 3.3.1.

The most vulnerable Intake Protection Zone related to the Lehman Dam Reservoir is the Intake Protection Zone 1, identified as the IPZ-1 on Schedule "D". The IPZ-2 for the Lehman Dam Reservoir is also identified on Schedule "D"; however, the Long Point Region Source Protection Plan does not contain policies related to this area. As such, the policies of this section do not apply to the IPZ-2.

Part C: Additional Information

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.

DRAFT