



The Corporation of Norfolk County

By-Law 2025-78

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 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; and

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 28th day of October 2025.

Mayor: A. Martin

County Clerk: W. Tigert

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 aims 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

1. That the reference to the Lehman Dam be removed from Section 3.3.1.

The County's wellheads act as the source of groundwater for the County water supply systems. Intakes at the ~~Lehman Dam Reservoir~~ and Port Dover and Port Rowan Water Treatment Plants act as the source of surface water for the County water supply systems. These water supplies must be protected from contamination associated with certain land uses in order to secure the long-term protection of a potable water supply for existing and future residents and businesses by permitting only those land uses that do not represent a significant risk to municipal drinking water sources within vulnerable areas.

2. Furthermore, the reference to the IPZ of the Lehman Dam Reservoir intake be removed from Section 3.3.1.

Vulnerable areas are identified on Schedule "D" and identify the WHPAs and ICAs for the wells servicing County water supplies and the Town of Tillsonburg in Oxford County, ~~and the IPZ for the Lehman Dam Reservoir intake~~. HVAs and SGRAs are identified on Schedule "D" for information purposes only. Should policies specific to HVAs and SGRAs be added to the Source Protection Plans, this Plan shall be amended to conform to the Source Protection Plans.

3. 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.