



Working together with our community

## Council Meeting – October 28, 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 describe

Report Number: CDS-25-072

Division: Community and Development Services

Department: Planning and Realty Services

Ward: Ward 2 & 3

Purpose: For Decision

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### Recommendation(s):

That staff recommendation in Report CDS 25-072 for municipally initiated Official Plan Amendment OPNPL2025272 and Zoning By-law Amendment ZNPL2025289 **be approved.**

### Executive Summary:

**Purpose of the Report:** The purpose of these amendments to the Norfolk County Official Plan and Zoning By-law 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.

**Background and Context:** The Lehman Dam in Delhi has been decommissioned and is no longer used for drinking water supply.

**Key Findings and Analysis:** Norfolk County shall provide proof of compliance to the Source Protection Plan Authority following the adoption of the Official Plan amending By-law.

**Recommendation:** Approval

### Discussions:

Municipally initiated OPNPL2025272 and ZNPL2025289 proposes 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.

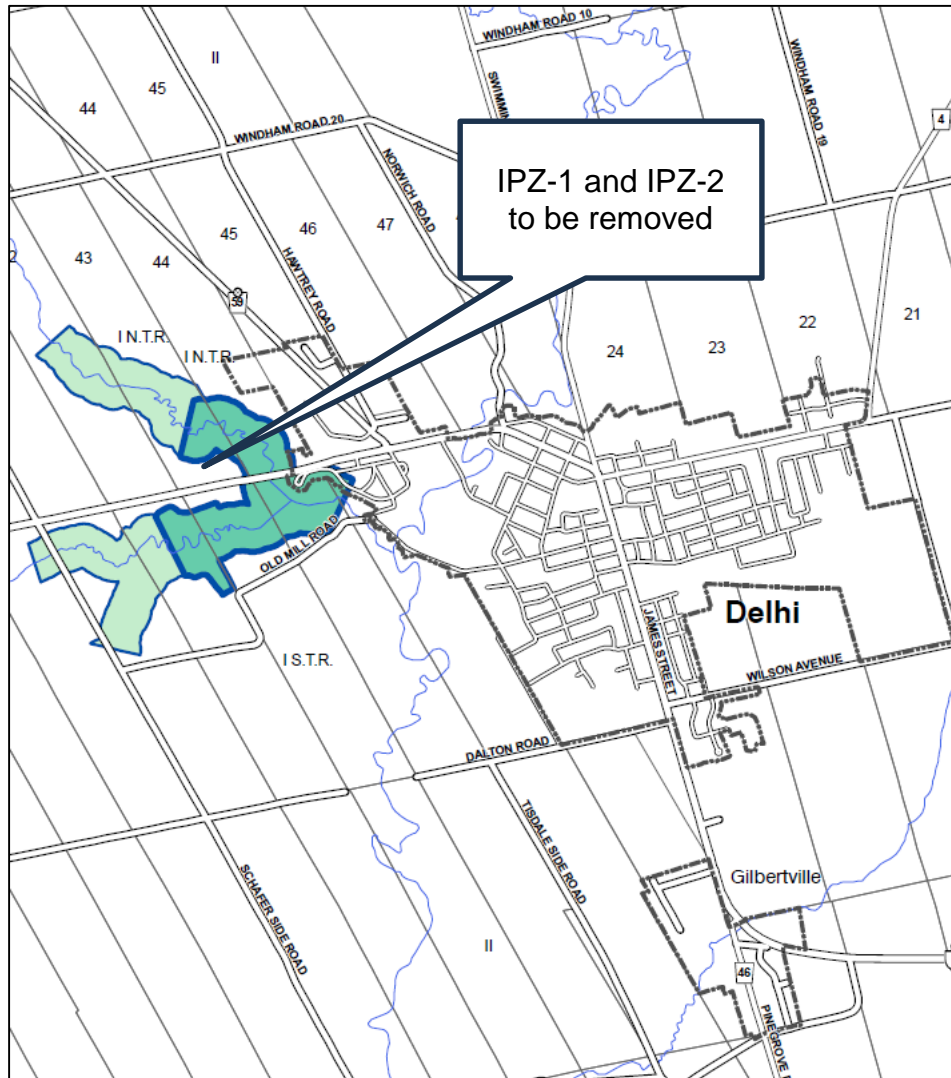


Figure 1 Official Plan Schedule D3- Water Resources



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 applications that have been submitted for the subject lands is contained within Attachment A.

#### **Finance Comments:**

There are no direct financial impacts of the Official Plan amendment and re-zoning on the subject lands.

If future development occurs on the re-zoned subject lands it may result in property tax revenue increases for the County. Any future development to occur on the re-zoned area may also be subject to development charges, payable at the rate included in the Development Charges by-law in effect at that time.

### **Consultation(s):**

The report was heard by Public Hearings Committee on October 8, 2025. No public comments were received at the time of writing this report.

### **Strategic Plan Linkage:**

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

### **Attachment(s):**

Attachment A - Source Protection Plan Policies  
Attachment B - Long Point Region Assessment Report  
Attachment C - Official Plan Amending By-law  
Attachment D - 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 of Planning Services

Prepared By:  
Soumaya Ben Miled, Project Lead, Long Range Planning and Special Projects