

DECISION

**With respect to Official Plan Amendment 163
to the Official Plan for Norfolk County
Subsection 17 and Section 26 of the *Planning Act***

I hereby approve, as modified, Official Plan Amendment 163 to the Norfolk County Official Plan adopted by By-law 2024-48, subject to the following modifications, with additions in **bold underline** and deletions in ~~**bold strikethrough**~~. Part B identifies parts of the Official Plan Amendment where a decision is withheld.

PART A - MODIFICATIONS

1. Part B, Map Schedule Amendment, Courtland, Paragraph 2, is modified so that it reads:

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' - Courtland, attached hereto, to within the Courtland Urban Area **Boundary** with ~~**Special Site-**~~**Specific** Policy Area 6.4.k).

2. Part B, Map Schedule Amendment, Delhi, Paragraph 3, is modified so that it reads:

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' - Delhi, attached hereto, to within the Delhi Urban Area Boundary with ~~**Special Site-**~~**Specific** Policy Area 6.4.k).

3. Part B, Map Schedule Amendment, Waterford, Paragraph 3, is modified so that it reads:

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' -Waterford, attached hereto, to within the Waterford Urban Area Boundary with ~~**Special Site-**~~**Specific** Policy Area 6.4.k).

4. Part B, Map Schedule Amendment, Simcoe, Paragraph 3, is modified so that it reads:

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary with ~~**Special Site-**~~**Specific** Policy Area 6.4.k).

5. Part B, Text Amendment, Item 7, Policy 6.4 k), Urban Area Boundary Expansion

Special Policy Area, is modified so that it reads:

k) Urban Area Boundary Expansion **Special Site-Specific** Policy Area

6. Part B, Text Amendment, Item 7, Policy 6.4 k), Urban Area Boundary Expansion Special Policy Area, bullet ii) is modified so that it reads:

ii) Further amendments to Schedule B: Land Use and other schedules and policies of this plan shall be facilitated through the completion of a County-led Community Plan and Master Servicing Strategy for each urban area subject to this **Special Site-Specific** Policy Area.

7. Part B, Text Amendment, Item 3, Policy 1.3, Basis for the Official Plan, bullet g) is modified so that it reads:

g) Lands designated for development, but currently vacant in the existing Urban Areas and Hamlet Areas, as identified on Schedule 'A', Community Structure of this Plan, represent a logical location for new development within the County and is adequate to meet the anticipated demand for future development over the planning period to 2048. ~~The need for additional land to be designated for urban development will be evaluated through a comprehensive review.~~

8. Part B, Text Amendment, Item 3, Policy 1.3, Basis for the Official Plan, bullet i) is modified so that it reads:

i) This Plan promotes the ~~maintenance, improvement and~~ conservation of the built heritage **resources** and cultural heritage landscapes of the Downtown Areas and main streets of Simcoe, Port Dover, Delhi, Waterford and Port Rowan as the predominant social, cultural and community foci of the County. This Plan further promotes these areas as unique mixed commercial, office, residential areas that act as commercial, cultural, recreational and entertainment focal points in the County.

9. Part B, Text Amendment, Item 3, Policy 1.3, Basis for the Official Plan, bullet o) is modified so that it reads:

o) This Plan protects Norfolk's cultural heritage **resources** through policies designed to ~~maintain and enhance~~ **conserve** the County's cultural heritage resources including **archaeological resources, built heritage resources**, cultural heritage landscapes, scenic views and rural town and small-town character.

10. Part B, Text Amendment, Item 3, Section 1.3, Basis for the Official Plan, bullet p) is modified so that it reads:

p) The policies of this Plan have been developed within the context of **the Pprovincial Ppolicy Statement**, and relevant Pprovincial legislation and guidelines.

11. Part B, Text Amendment, Item 7, Section 6.4 k), Urban Area Boundary Expansion Special Policy Area, bullet iii) 7) is modified so that it reads:

(7) **a-technical cultural heritage and studies (e.g. cultural heritage evaluation report, conservation plan, archaeological assessment, and/or heritage impact assessment)** has been ~~carried out in consultation with Provincial ministries and local indigenous communities, undertaken by a qualified person and consistent with provincial and municipal regulatory framework (i.e. Ontario Heritage Act). Indigenous communities and other interested parties, as appropriate, shall be engaged when completing those studies; and measures to conserve significant cultural heritage and archaeological resources and to mitigate the impact of development on these resources have been identified;~~

PART B: A decision is withheld on the following matters:

1. Schedule 'A' – Courtland, but only as it relates to the areas outlined in red on Part 1 and Part 5 in Appendix 1.
2. Schedule 'A' – Delhi, but only as it relates to the areas outlined in red on Part 1 and Part 9 in Appendix 2.
3. Schedule 'A' – Waterford, but only as it relates to the area outlined in red on Part 1 in Appendix 3.
4. Schedule 'A' – Simcoe, but only as it relates to Part 1 and Part 7.
5. Schedule 'A' – Norfolk North.
6. Part B, Map Schedule Amendment, Delhi, but only as it relates to the 8th paragraph as follows:

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by redesignating the lands, shown as Part 9 on Schedule 'A' - Delhi,

attached hereto, from Protected Industrial to Urban Residential.

7. Part B, Map Schedule Amendment, Simcoe, but only as it relates to the 1st, 3rd, 7th, 8th, 10th, 12th, 14th, and 16th paragraphs as follows:

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 1 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary with Special Policy Area 6.4.k).

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by removing the lands shown as Part 7 on Schedule 'A' - Simcoe, attached hereto, from the Simcoe Urban Area Boundary and by redesignating the lands from Agriculture to Major Institutional with Site Specific Policy Area 7.14.3.2.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Parts 1 & 7 on Schedule 'A' - Simcoe, attached hereto, to within the Simcoe Urban Area Boundary.

8. Part B, Map Schedule Amendment, Norfolk North, as follows:

Norfolk North

That Schedule A-1, Community Structure, in the Norfolk County Official Plan

is amended by adding the lands shown as Part 8 on Schedule 'A' - Norfolk North, attached hereto, to the Norfolk North Hamlet Area Boundary.

That Schedule 8, Land Use, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' - Norfolk North, attached hereto, to within the Norfolk North Hamlet Area Boundary and by redesignating the lands from Agriculture to Protected Industrial.

That Schedule C, Natural Heritage, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' - Norfolk North, attached hereto, to the Norfolk North Hamlet Area Boundary.

That Schedule D, Water Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' - Norfolk North, attached hereto, to the within the Norfolk North Hamlet Area Boundary.

That Schedule E, Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' - Norfolk North, attached hereto, to the Norfolk North Hamlet Area Boundary.

That Schedule I, Active Transportation, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' - Norfolk North, attached hereto, to the Norfolk North Hamlet Area Boundary.

That Schedule J, Natural Resources, in the Norfolk County Official Plan is amended by adding the lands shown as Part 8 on Schedule 'A' - Norfolk North, attached hereto, to the Norfolk North Hamlet Area Boundary.

9. Part B, Text Amendment, Item 8, site specific policy area be added to Section 7.14 Major Institutional Designation, as follows:

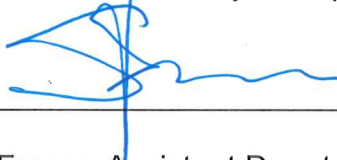
7.14.3.2 Simcoe - West Street/Evergreen Hill Institutional Site Specific Policy Area

Notwithstanding Sections 7.14.1 and 7.14.2, the following shall be the policy of the County in relation to the Simcoe - West Street/Evergreen Hill Institutional Site Specific Policy Area:

- a) On land designated Major Institutional - Site Specific Policy Area 7.14.3.2 on Schedule "B" to this Plan, in addition to the permitted uses of the Major Institutional Designation, Residential dwellings, where they are intended to provide accommodation for persons associated with institutional uses, shall be a permitted use.

- b) Notwithstanding the Major Institutional Designation on the lands and the above noted additional uses, development within this area will only be permitted following the completion of a Master Plan. The Master Plan will be considered complete upon approval of Council of the plan.
- c) Prior to the preparation of the Master Plan the County, in consultation with other agencies, shall approve detailed Terms of Reference which Terms shall identify the required studies and plans required, and the scope thereof, as well as public and agency notice, consultation, review and approval requirements and anticipated timelines for approval of the Master Plan.
- d) No applications proposing development (other than land assembly consents) shall be approved unless the Master Plan has been completed and approved by County Council. Council may however allow the concurrent processing of land development applications during the Master Plan review and approval process.
- e) The Master Plan should:
 - a. Illustrate the detailed land uses including the location, type, area, and approximate dimensions of each land use.
 - b. Identify the location, distribution and land areas required for community facilities, parks, trails and open spaces.
 - c. Be accompanied and supported by appropriate studies and reports as identified by the Terms of Reference.
- f) Council may approve the Master Plan by resolution and while it does not need to be included as an amendment to the County Official Plan it shall be used as a general guide to the overall development of this Special Policy Area and can be further refined and amended by Council, as necessary.

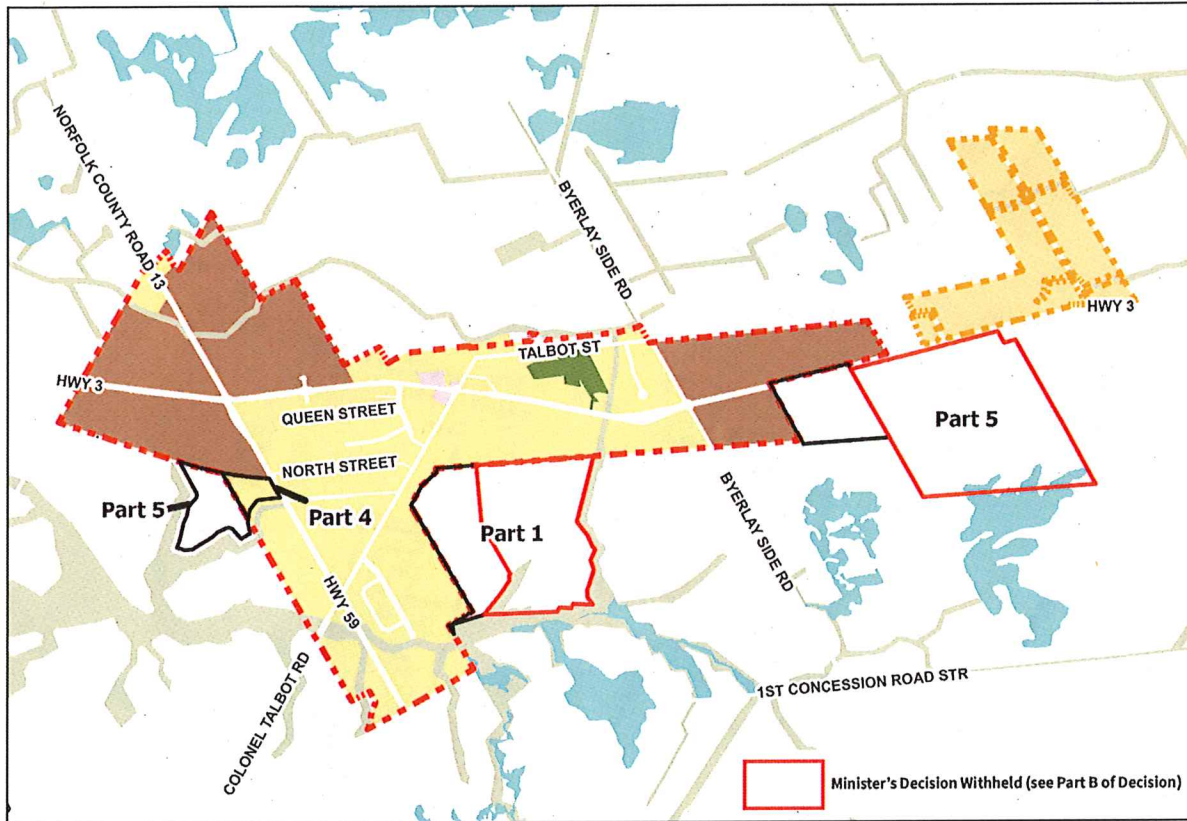
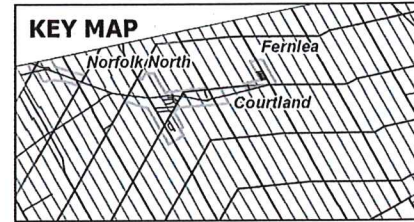
Dated at Toronto this 5th day of September, 2025



Sean Fraser, Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing

Appendix 1

Schedule A Amendment to the Official Plan for Norfolk County in the Urban Area of Courtland



LEGEND

- | | |
|----------------------------------|------------------------------|
| Subject Lands | Commercial |
| Agricultural | Protected Industrial |
| Hazard Lands | Parks & Open Space |
| Provincially Significant Wetland | Urban Area Boundary |
| Hamlet | Hamlet Area Boundary |
| Urban Residential | Minister's Decision Withheld |



Map North (Degrees): 0°

0 260 520 1,040

Metres

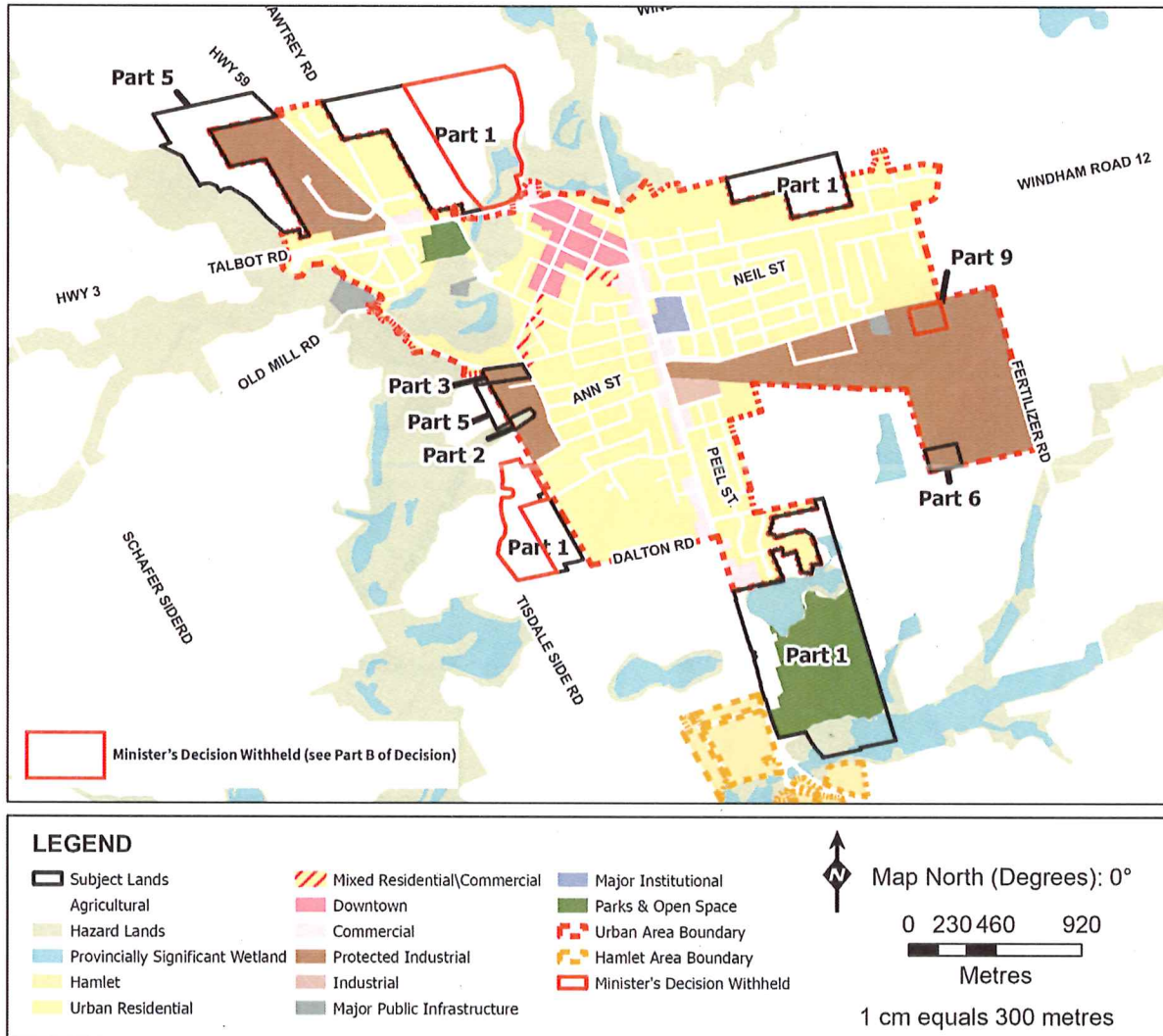
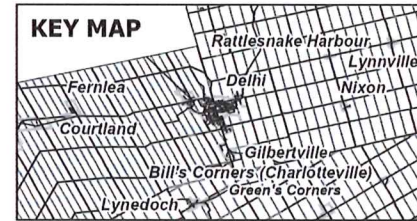
1 cm equals 300 metres



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Appendix 2

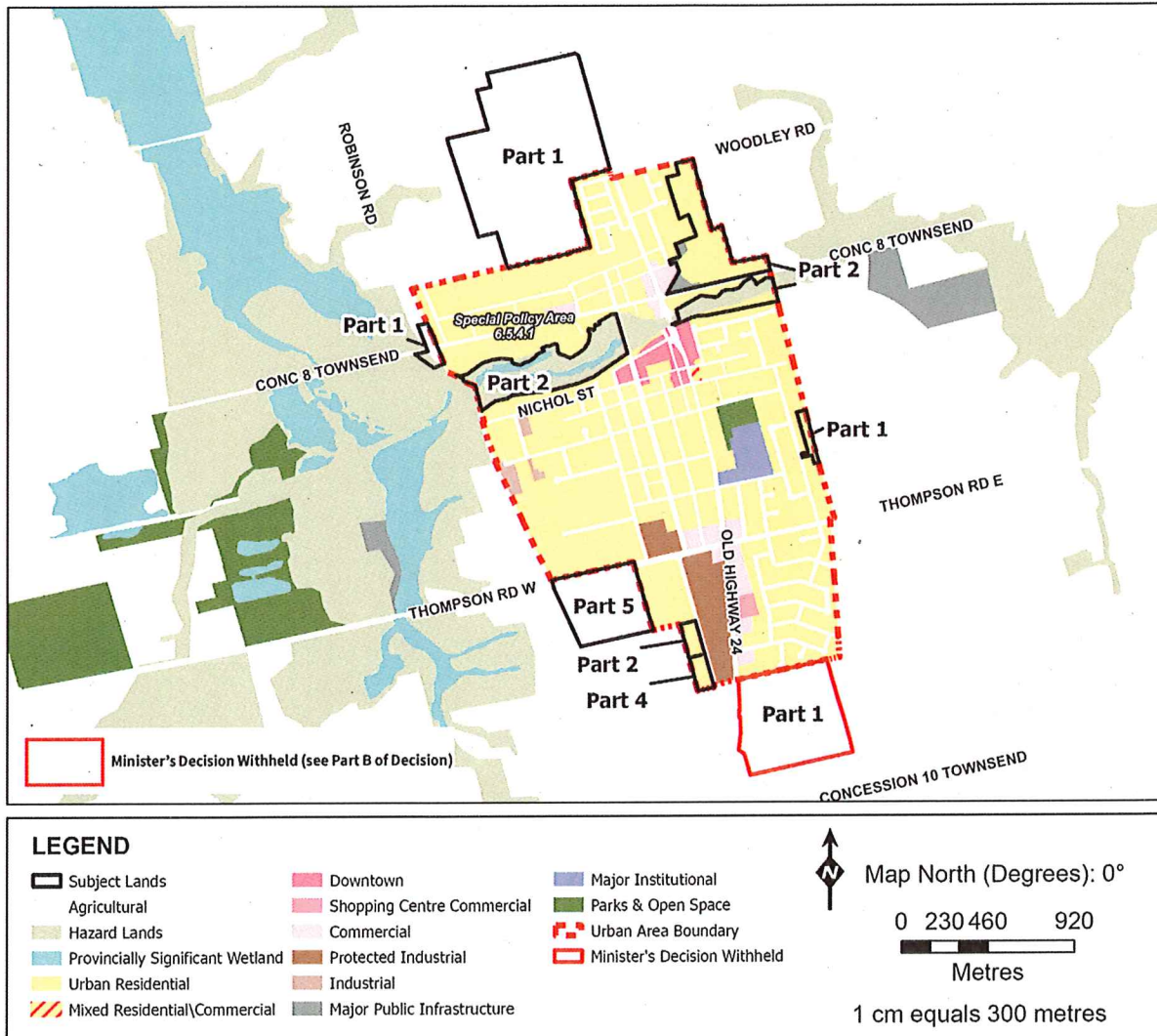
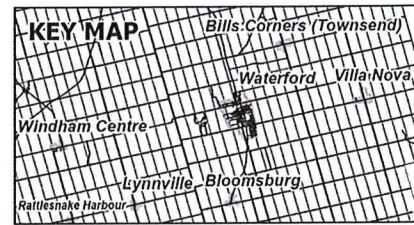
Schedule A Amendment to the Official Plan for Norfolk County in the Urban Area of Delhi



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Appendix 3

Schedule A Amendment to the Official Plan for Norfolk County in the Urban Area of Waterford



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