

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

PART A - MODIFICATION

1. Part B, Map Schedule Amendment, Simcoe, Paragraphs 1, 7, 8, 10, 12, 14 and 16 are modified so that they read:

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 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.

PART B: A decision to approve is refused on the following matters:

1. Schedule 'A' – Simcoe, but only as it relates to the area outlined in red on Part 1 and Part 7 in Appendix 1.
2. Schedule 'A' – Courtland, but only as it relates to the areas outlined in red on Part 1 and Part 5 in Appendix 2.
3. Schedule 'A' – Delhi, but only as it relates to the areas outlined in red on Part 1 and Part 9 in Appendix 3.
4. Schedule 'A' – Waterford, but only as it relates to the area outlined in red on Part 1 in Appendix 4.
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, 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.

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

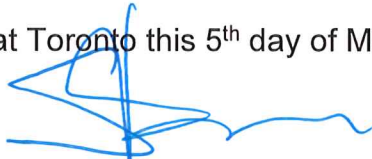
7.14.3.2 Simcoe - West Street/Evergreen Hill Institutional Site Specific Policy Area

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.

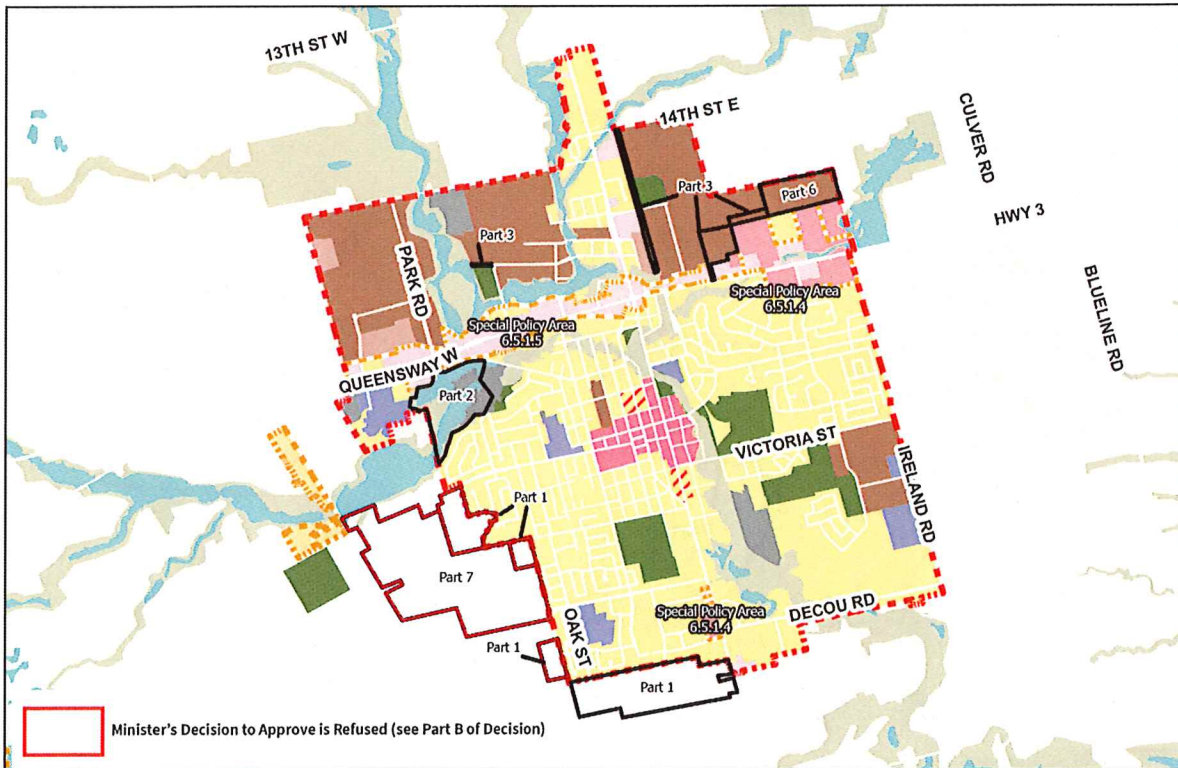
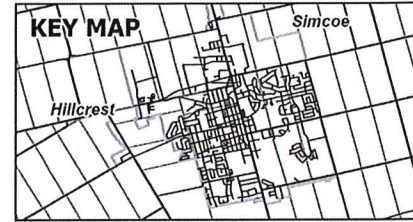
Dated at Toronto this 5th day of May, 2026



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

Appendix 1

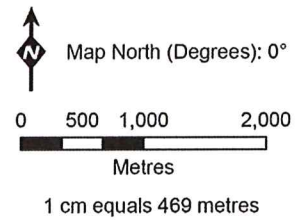
Schedule A Amendment to the Official Plan for Norfolk County in the Urban Area of Simcoe



Minister's Decision to Approve is Refused (see Part B of Decision)

Legend

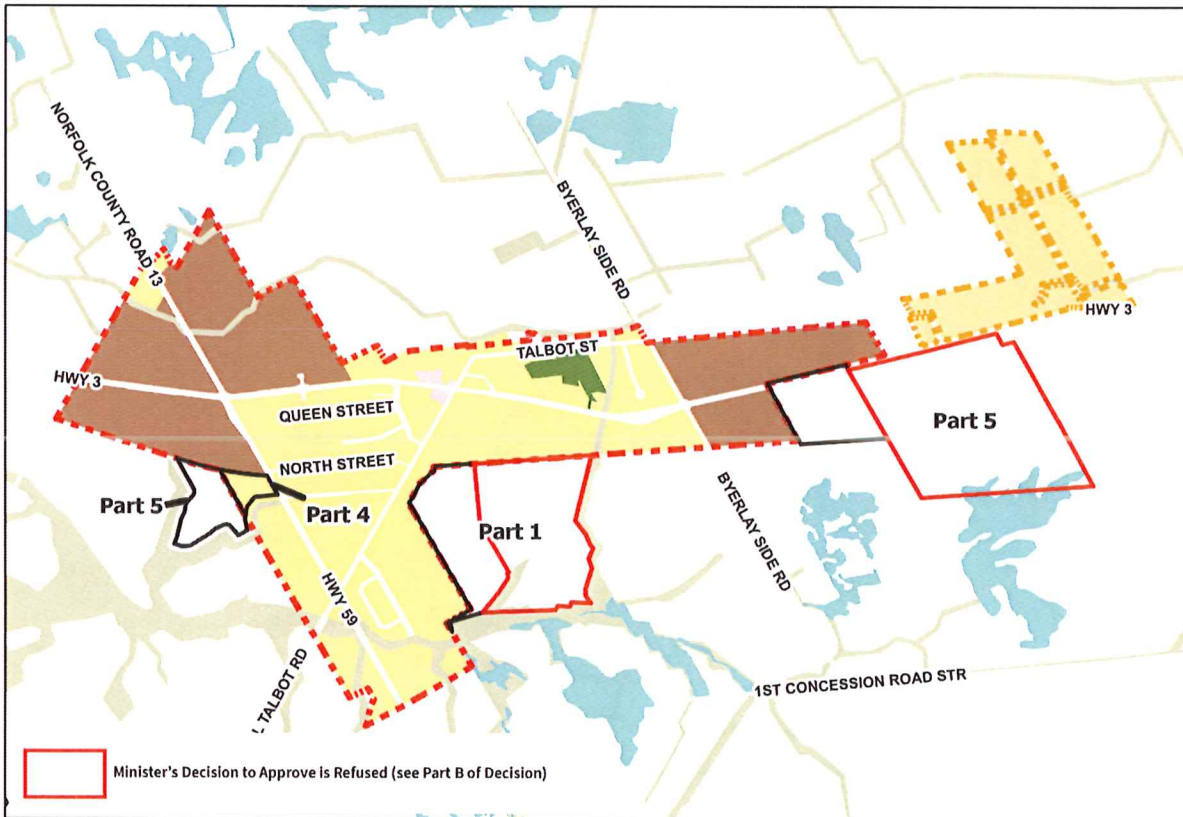
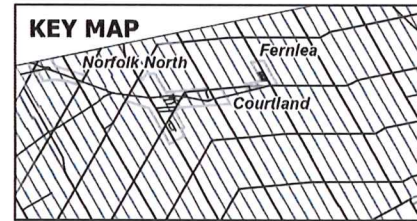
Subject Lands	Provincially Significant Wetland	Commercial
Special Policy Area	Urban Residential	Protected Industrial
Hamlet Area Boundary	Mixed Residential/Commercial	Industrial
Urban Area Boundary	Downtown	Major Public Infrastructure
Minister's Decision to Approve is Refused	Shopping Centre Commercial	Major Institutional
Agricultural	Parks & Open Space	Hamlet
Hazard Lands		



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Appendix 2

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



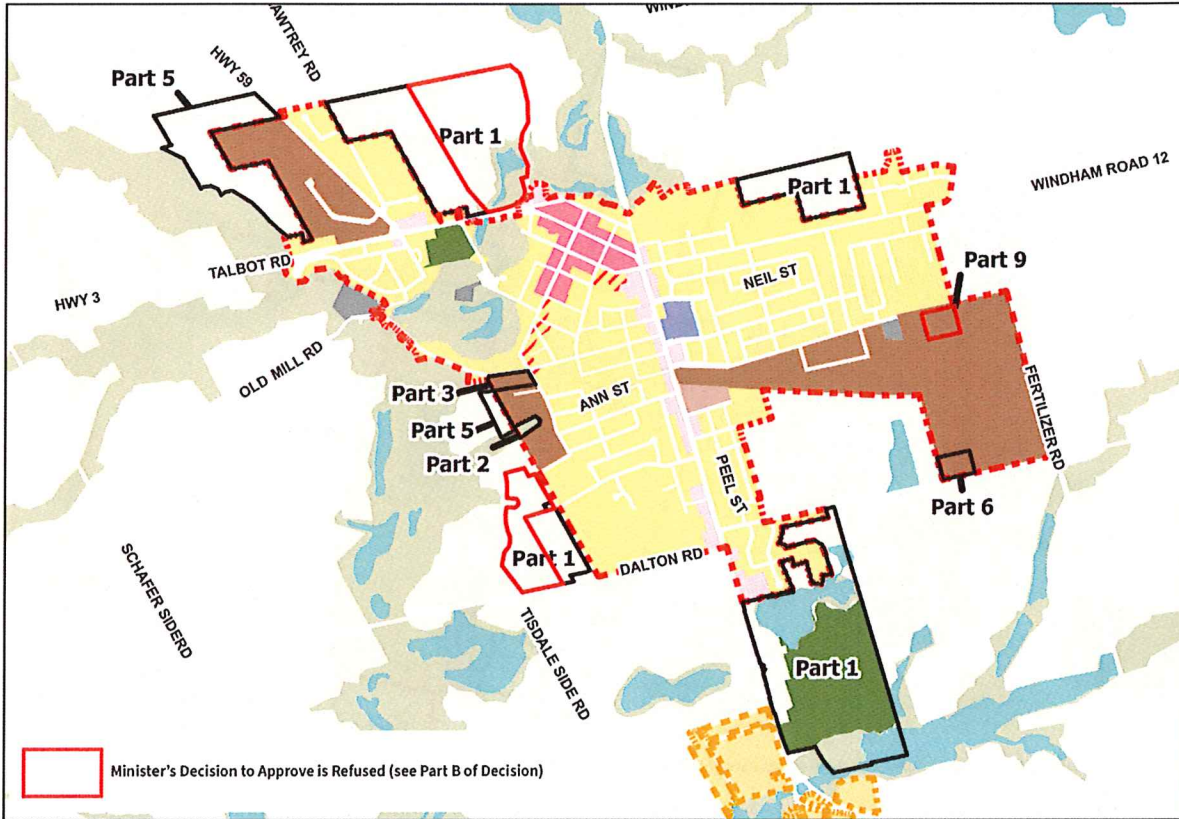
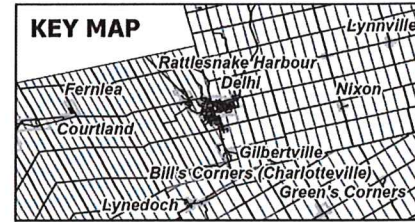
LEGEND		<p>Map North (Degrees): 0°</p> <p>0 260 520 1,040</p> <p>Metres</p> <p>1 cm equals 300 metres</p>
<ul style="list-style-type: none"> Subject Lands Agricultural Hazard Lands Provincially Significant Wetland Hamlet Urban Residential 	<ul style="list-style-type: none"> Commercial Protected Industrial Parks & Open Space Urban Area Boundary Hamlet Area Boundary Minister's Decision to Approve is Refused 	



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Appendix 3

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



Minister's Decision to Approve is Refused (see Part B of Decision)

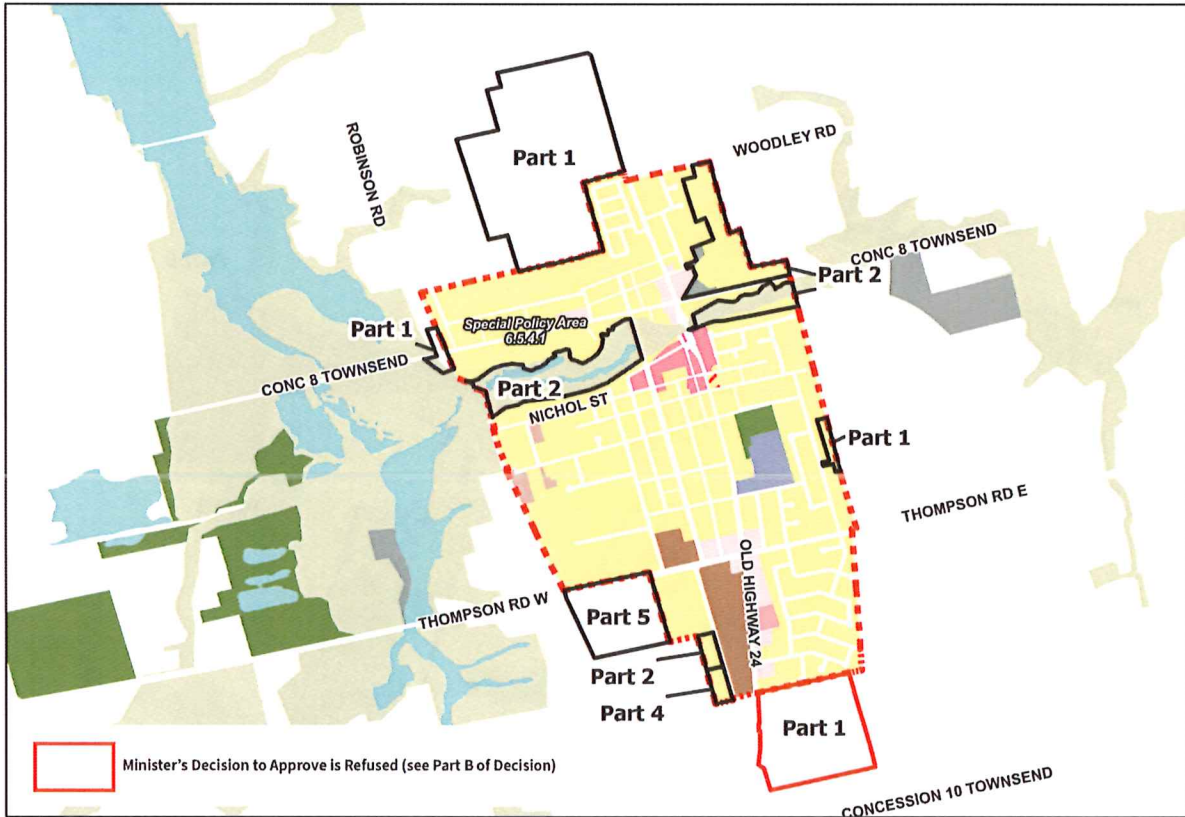
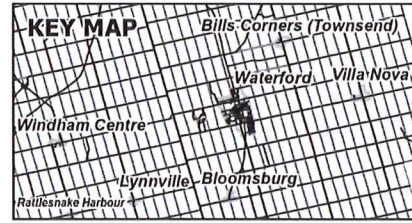
LEGEND			 Map North (Degrees): 0° 0 260 520 1,040 Metres 1 cm equals 300 metres
Subject Lands Agricultural Hazard Lands Provincially Significant Wetland Hamlet Urban Residential	Mixed Residential/Commercial Downtown Commercial Protected Industrial Industrial Major Public Infrastructure	Major Institutional Parks & Open Space Urban Area Boundary Hamlet Area Boundary Minister's Decision to Approve is Refused	



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Appendix 4

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



LEGEND			<p>Map North (Degrees): 0°</p> <p>0 280 560 1,120</p> <p>Metres</p> <p>1 cm equals 300 metres</p>
<ul style="list-style-type: none"> Subject Lands Agricultural Hazard Lands Provincially Significant Wetland Urban Residential 	<ul style="list-style-type: none"> Mixed Residential/Commercial Downtown Shopping Centre Commercial Commercial Protected Industrial 	<ul style="list-style-type: none"> Industrial Major Public Infrastructure Major Institutional Parks & Open Space Urban Area Boundary Minister's Decision to Approve is Refused 	



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