



vallee

*Consulting Engineers,
Architects & Planners*

June 11, 2024

Norfolk County
Planning Department
12 Gilbertson Dr.
Simcoe, Ontario, N3Y 3A3

**Attention: Alisha Cull, BES, MCIP, RPP, Ec.D.
Manager of Planning Services**

Dear Alisha;

**Reference: Application to Redline the Approved Draft Plan of Subdivision
Revise the Conditions of Draft Plan Approval & Amend the Approved Zoning
Gardens of Delhi, Delhi, Norfolk County
Our Project 21-259**

G. Douglas Vallee Limited is the agent for Delhi Land Partnership being the owner of the subject lands. Please accept this package as our formal submission to redline the approved draft plan of subdivision and the associated conditions of draft plan approval, and to appropriately amend the zoning for this subdivision to implement the proposed redline revisions. This application includes:

1. Redline revisions to the approved road and lot fabric.
2. Revisions to the approved draft plan conditions.
3. Amendments to the approved zoning to facilitate the above noted revisions.

In support of this application, we provide you with the following documents.

1. A completed Planning Application Form signed by the applicant.
2. The draft plan of subdivision that was approved by Norfolk County Council on May 22, 2024.
3. Our "Redline Drawing" that illustrates that primary revisions to the lot fabric.
4. Our revised draft plan of subdivision dated June 12, 2025.
5. Our revised Phasing Plan that has been adjusted to reflect the new lot and road fabric.
6. Our revised Zoning Plan that has been adjusted to reflect the new lot and road fabric.
7. Our matrix of the approved conditions of draft plan approval, and the proposed revised draft plan conditions.

The proposed revisions have a minimal impact on road patterns, lot configuration, or servicing and results in a net reduction in total unit count. Therefore, it is our opinion that updates to the traffic study, functional servicing report, and planning justification report are not warranted by these minor changes.

REDLINE REVISIONS TO ROAD PATTERN AND LOT FABRIC.

In October 2023, Calibrex (a Land Development Company) made an application to Norfolk County for a zoning by-law amendment and draft plan approval on the subject lands. Our client was the Owner of the land at the time, and the application was made with the Owner's consent. The resulting draft plan of subdivision was approved by Norfolk County in May of 2024. That draft plan of subdivision contains Blocks 4 to 12 that are designated for "dual frontage townhouses." These blocks front onto an external road (Croton Ave or Dalton Road) and back onto an internal subdivision street (Streets D & E). These blocks are approximately 20 m (66') deep and have very specific zoning provisions.

Special provision 14.1045 of the approved zoning by-law applies to these blocks. Part 3 of that special provision is directly applicable to these dual frontage townhouses and establishes the following as zoning provisions within the R4 zone:

- Defines a "Dual-Frontage Townhouse" and makes it a permitted use within the R4 zone.
- Requires that pedestrian access shall only be from the front yard (assumed to be the external road i.e., Croton Ave or Dalton Road).
- Requires that driveway access be from the rear yard (assumed to be the subdivision internal street i.e., Street D or E)
- Sets the front yard (external road to the front of the building) at a minimum of 2 m.
- Sets the rear yard (internal road to the garage door) at a minimum of zero (0) m.

This will result in the garage doors of these dual frontage townhouses being at the property line (without setback) on the subdivision internal street.

There will be no opportunity for driveway parking and the streetscape would be a solid wall of garage doors without any pedestrian access to the buildings.

The townhomes will be set back only 2 m from the external streets with no opportunity for outdoor amenities or recreational space.

This development concept was driven by the applicant at the time, Calibrex (a land developer) that was committed to developing the site, but is no longer involved in the project.

It is our opinion, and the opinion of our client, the owner of the land, that this concept will result in a poor streetscape, and will not be consistent with the values of Delhi and Norfolk County.

Our Proposal

To address this concern with the dual-frontage townhouses, it is our proposal to increase the depth of Blocks 4 to 12 from approximately 20 m to approximately 29 m. This will result in moving Street D northerly and Street E westerly.

This will provide a sufficient lot depth to construct standard street townhouses on these blocks with appropriate setbacks and provision of functional front and rear yards.

Moving Streets D and E have forced the realignment of the lots to the north and west of these two streets. This realignment remains consistent with the design intent of the approved draft plan.

The original approved draft plan contained a small parkette, being Blocks 62. The reconfiguration of the townhouse block has resulted in the elimination of this parkette. The fully required parkland dedication is provided within Block 2 of the plan, and we understand from Norfolk staff that this parkette is no longer required or supported, and therefore it has been eliminated from the plan.

The original approved draft plan contained Block 2 for parkland. This park was oversized and more than the dedication requirements under the Planning Act. Therefore, it is proposed to increase the depths of Blocks 40 and 41 to 30 m to provide additional privacy from the parkland, and to move the boundary between the park and the stormwater Block 1 easterly to provide a more appropriately sized park. This will result in a slightly larger stormwater block which will function seamlessly with the parkland.

REVISIONS TO CONDITIONS OF DRAFT PLAN APPROVAL

The conditions of draft plan approval that were approved by Norfolk County Council contained clerical errors that were identified by this office and the applicant team prior to the decision meeting. Norfolk staff committed to correcting these errors after the approval.

Since that time, we have worked collaboratively with Norfolk staff to correct these errors, and to further improve these conditions by the elimination of redundancy, and clarification of numerous items.

Attached to this document is our matrix of draft plan conditions. The left-hand column contains the conditions as approved by Council, and the right-hand column contains the proposed revised conditions.

We note that the timelines for completion of the various phases have been extended by 14 months, in consideration of the 14 month time period that was required for Norfolk staff to define the process to make these corrections, and to implement these revisions following the May 2024 subdivision approval.

ZONING BY-LAW AMENDMENTS

The zoning for this subdivision was approved by Norfolk County Council in December of 2023. At the time, we expressed concerns that any subsequent changes to the draft plan of subdivision would result in the requirement to amend the zoning by-law. It was our preference to consider the zoning and subdivision at the same decision meeting, however, the decision on the subdivision was delayed.

The subdivision was in fact modified between the zoning approval in December 2023 and the subdivision approval in May of 2024, forcing this application to amend the zoning.

The further changes to road and lot fabric to address the dual frontage townhouses have also resulted in the requirement to amend the zoning.

Our Proposal

The following zoning amendments are proposed:

1. Eliminate the Open Space (OS) zone at the southwest corner of the plan and from the small block within the plan and replace this with the appropriate residential zone (R4 and R1-B). This is illustrated on the attached zoning plan.
2. Realign the various zoning boundaries to reflect the new road and lot fabric. This is shown on the attached zoning plan.
3. Delete the Part 3 provisions of special provision 14.1045 and replace it with the following:

In addition to the permitted use in the R4 Zone, a Dual Frontage Townhouse shall be permitted with the following provisions:

New Provision	Comment
a) Dual-Frontage Townhouse shall be defined as a Street Townhouse which has a municipal road directly abutting the property at both the front yard and the rear yard. The Dual-Frontage Townhouse shall therefore be located on a "through lot" as defined in section 2.88.3 of the zoning by-law.	Definition revised to add clarity
b) The primary pedestrian access shall be from the front yard. The front lot line shall be deemed to be on Dalton Road or Croton Ave.	Definition revised to add clarity, to define the "front" and to allow second pedestrian access from the rear yard.

c) Driveway and garage access shall be from the rear yard only. The rear lot line shall be deemed to be on the new subdivision internal road.	Definition revised to add clarity and to define the “rear.”
d) Minimum lot area i. Interior lot 147 square meters	No change proposed.
e) Minimum front yard (street line to the face of the building with pedestrian access on Dalton Road or Croton Ave.) i. 2 m	Clarity added. No change to provision of 2 m.
f) Minimum rear yard (internal subdivision street line to the face of the building with driveway / garage access) i. 6 m	Clarity added. Yard increased from 0 m to 6 m to provide parking space and improve streetscape.

4. Delete Part 4: This is unnecessary and redundant. Section 3.33 o) of the NCZB permits storm water management and drainage facilities in all zones.
5. Add the following special provision to address zoning impacts on daylighting and sight triangles being dedicated to Norfolk County.

Where lot lines have been chamfered at a street intersection to facilitate transfer or deeding of a daylighting or part thereof, or sight triangle or part thereof, to Norfolk County, the lot shall be considered to be whole (as if the chamfered corner remained part of the lot) for the application of all provisions of the zoning by-law. Therefore, when considering zoning provisions such as lot area, lot frontage, front yard, exterior side yard, or any other zoning provision, the measurements and calculations shall be completed as if the lot was whole including the daylighting or sight triangle or parts thereof as part of the lot.

SUMMARY

This application is to redline the draft plan of subdivision, modify the conditions of draft plan approval, and amend the zoning on the site.

Given the very special circumstances, and based on earlier correspondence with Norfolk County staff, we understand that there will be no application fee associated with this application.

We also understand that these applications will be considered by Norfolk County Council meeting at a combined Public Hearing / Decision meeting to be held on July 22, 2025.

We thank you for your cooperation in this regard, and we look forward to your support of these applications.

Yours very truly,



John D. Vallee, P.Eng., President
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architect & Planners

H:\Projects\2021\21-259 Gardens of Delhi Subdivision Delhi\Agency\Redline\2025.06.11 Redline Application Cover Letter.docx

Copy: Kris Carson Delhi Land Partnership
 Brooke Hayward Delhi Land Partnership

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services



Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A completed, signed, and notarized application form
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N
4. Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

Pre-Submission Consultation:

Norfolk County requires a Pre-Consultation Meeting for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a Pre-Consultation Meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the Norfolk County and Agency staff to identify the application requirements. Application requirements, as detailed in the Pre-Consultation Meeting Comments, are valid for one year after the meeting date.

Development Application Process

Once an application has been deemed complete by a Planner, Norfolk County staff will circulate the application to adjacent landowners, public agencies, and internal departments for comment. The time involved in application processing varies depending on its complexity, acceptability to the other agencies, and statutory Planning Act decision time-frames.

Payment is required once your application is deemed complete. Pre-payments will not be accepted.

Norfolk County collects personal information submitted through this form under the Municipal Freedom of Information and Protection Act's authority. Norfolk County will use this information for the purposes indicated or implied by this form. You can direct questions about collecting personal information to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for the complete application shall be at the applicant's sole expense. Sometimes, peer reviews may be necessary to review particular studies at the applicant's expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee. Full refunds are only available before Norfolk County has circulated the application.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

Check the type of planning application(s) you are submitting.

- Official Plan Amendment
- Zoning By-Law Amendment
- Temporary Use By-law
- Draft Plan of Subdivision/~~Vacant Land Condominium~~ Redline Application
- Condominium Exemption
- Site Plan Application
- Extension of a Temporary Use By-law
- Part Lot Control
- Cash-in-Lieu of Parking
- Renewable Energy Project or Radio Communication Tower

Please summarize the desired result of this application (for example, a special zoning provision on the subject lands to include additional use(s), changing the zone or official plan designation of the subject lands, creating a certain number of lots, or similar)

Please see cover letter prepared by G. Douglas Vallee Limited.

Property Assessment Roll Number: 49200805000



A. Applicant Information

Name of Owner Delhi Land Partnership

Address 1150 Vittoria Road

Town and Postal Code Vittoria, N0E 1W0

Phone Number 519.754.7766

Cell Number _____

Email Brooke.Hayward@214carsonco.com

Name of Applicant Same as Owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent G. Douglas Vallee Limited c/o John Vallee

Address 2 Talbot Street North

Town and Postal Code Simcoe ON N3Y 3W4

Phone Number 519.416.6270

Cell Number 519.410.1440

Email johnvallee@gdvallee.ca

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both owner and agent noted above.

Owner Agent Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:



B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PLAN 189 PT LOTS 1 and 4 BLKS 26 AND 42 RP 37R9055 PT, Delhi

Municipal Civic Address: N/A

Present Official Plan Designation(s): Urban Residential

Present Zoning: R4(H), R1-B(H), OS(H)

2. Is there a special provision or site specific zone on the subject lands?

Yes No If yes, please specify corresponding number:

14.1045

3. Present use of the subject lands:

Vacant

4. Please describe **all existing** buildings or structures on the subject lands and whether they will be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from the front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

N/A

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

See draft plan of subdivision.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes No

If yes, identify and provide details of the building:

N/A

8. If known, the length of time the existing uses have continued on the subject lands:

Unknown

9. Existing use of abutting properties:

Various Residential, general industrial (special provision 14.950), Vacant land (special provision 14.453)

10. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Please see cover letter prepared by G. Douglas Vallee Limited.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

Please see cover letter prepared by G. Douglas Vallee Limited.

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? Yes No If yes, describe its effect:

N/A

4. Does the requested amendment remove the subject land from an area of employment? Yes No If yes, describe its effect:

N/A

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
 Yes No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):
N/A

6. Description of land intended to be severed in metric units:
Frontage: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____
Proposed final lot size (if boundary adjustment): _____
If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:
Frontage: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____
Buildings on retained land: _____

7. Description of proposed right-of-way/easement:
Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known): _____



9. Site Information

Zoning

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage

Lot depth

Lot width

Lot area

Lot coverage

Front yard

Rear yard

Left Interior side yard

Right Interior side yard

Exterior side yard (corner lot)

Landscaped open space

Entrance access width

Exit access width

Size of fencing or screening

Type of fencing

10. Building Size

Number of storeys

Building height

Total ground floor area

Total gross floor area

Total useable floor area

11. Off Street Parking and Loading Facilities

Number of off street parking spaces _____

Number of visitor parking spaces _____

Number of accessible parking spaces _____

Number of off street loading facilities _____

See cover letter, draft plan, and zoning map prepared by G. Douglas Vallee Limited.

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: Please see draft plan of subdivision

Is this a conversion or addition to an existing building? Yes No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	See Draft Plan of Subdivision	
Triplex		
Four-plex		
Street Townhouse		
Stacked Townhouse		
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): Please see cover letter prepared by G. Douglas Vallee Limited

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? Yes No

If yes, describe: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: Yes No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

Yes No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

See Proposed Parkland on Draft Plan of Subdivision

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? Yes No Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? Yes No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? Yes No

If no, please explain:

Unknow.

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? Yes No

If no, please explain:

Not in WHPA

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance _____

Municipal Landfill

On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

On the subject lands or within 500 meters – distance _____

Floodplain

On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water
 - Individual wells
 - Communal wells
 - Other (describe below)
-

Sewage Treatment

- Municipal sewers
 - Septic tank and tile bed in good working order
 - Communal system
 - Other (describe below)
-

Storm Drainage

- Storm sewers
 - Other (describe below)
 - Open ditches
-

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street: Please see the revised Conditions for a Draft Plan of Subdivision included with this submission

G. Other Information

1. Does the application involve a local business? Yes No
If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

Please see the revised Conditions for a Draft Plan of Subdivision included with this submission

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan
- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Environmental Impact Study

- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Storm water Management Report
- Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- Plan of standard condominium (2 paper copies and 1 electronic copy)
- Draft condominium declaration
- Property Identification Number (PIN) printout

Your development approval might also be dependent on other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to site plan approval, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner, to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

B. hu
Owner/Applicant Signature

June 17, 2025
Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Delhi Land Partnership am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited c/o- John Vallee to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

B. hu
Owner

June 17, 2025
Date

Owner

Date

N. Declaration

I, Brooke Hayward of 214 Carson Co.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe

Bhu

Owner/Applicant Signature

In The County of Norfolk

This 17th day of June

A.D., 2021

[Signature]

A Commissioner, etc.

JAMES JOHN CIARALLO-CANZANO,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires February 26, 2028.

Gardens Of Delhi

Review of Subdivision Draft Plan Approval

Referenced to the Notice of the Approval of Draft Plan of Subdivision from Norfolk County dated June 17, 2024

Revised as per comments from Darnell Lambert email January 22, 2025

June 11, 2025



No.	COUNCIL APPROVED CONDITION	REVISED CONDITIONS	COMMENTS
1	Pursuant to the provisions of Section 51 of the Planning Act, R.S.O., 1990 c. P.13, as amended, ("the Planning Act") the following conditions will apply for the development application 28TPL2023316.	Pursuant to the provisions of Section 51 of the Planning Act, R.S.O., 1990 c. P.13, as amended, ("the Planning Act") the following conditions will apply for the development application 28TPL2023316.	
2	<p>THAT this approval applies to the proposed draft plan of subdivision located at the intersection of Croton Avenue and Dalton Road, prepared by G. Douglas Vallee Limited and dated August 10, 2023 (revision date: May 9, 2024), which includes the following:</p> <ul style="list-style-type: none"> a. 123 Single Detached Residential Lots (Lot 1 to 123) b. 184 Townhouse Street Residential Units (Blocks 13 to 41) c. 61 Dual Frontage Townhouses (Blocks 4-12) d. Stormwater Management Facilities (Block 1) e. Parks (Block 2 & 62) f. 0.3 meter Exterior Side Yard Reserve Block (Blocks 43-61) g. Servicing Easement (Phase 1 Block 3) (Phase 2 Block 3) h. Future Right of Way (Block 42) 	<p>THAT this approval applies to the proposed draft plan of subdivision located at the intersection of Croton Avenue and Dalton Road in Delhi, Norfolk County, prepared by G. Douglas Vallee Limited and dated June 11, 2025, which includes the following:</p> <ul style="list-style-type: none"> a. 121 Single Detached Residential Lots (Lot 1 to 123) b. 181 Townhouse Street Residential Units (Blocks 13 to 41) c. 61 Dual Frontage Townhouses (Blocks 4-12) d. Stormwater Management Facilities (Block 1) e. Park (Block 2) f. 0.3-meter Exterior Side Yard Reserve Block (Blocks 43-61) g. Servicing Easement (Block 3) h. Future Right of Way (Block 42) 	Revision date corrected.
3	<p>Registration of PHASE ONE of the Plan of Subdivision will expire, May 1st, 2026 generally defined as the following but subject to modifications as may be approved by the Norfolk County Planning Department:</p> <ul style="list-style-type: none"> 1. Lots 20 to 46 for 27 single detached dwellings 2. Blocks 20 to 33 for 86 Street Townhouses 3. Block 1 Stormwater Management Facilities 4. Block 2 Park 5. Part of Block 5 Servicing Easement 6. Block 43, 44, 45, portion of 46, portion of 54, 55, 56, and 57 as 0.3 meter Exterior Side Yard Reserve Block 7. Part of Street A, Part of Street C and Part of Street E 8. Phase 1 – Block 3 	<p>FURTHER THAT the development shall occur in phases, generally as set out in the attached Phasing Plan. Any significant changes to the phasing shall be subject to the approval of the Norfolk County Planning Department. In any event, Blocks 1 and 2 being the stormwater management pond and the park shall be included in Phase 1.</p> <p>Phase One draft plan approval will expire on July 22, 2029, unless the plan of subdivision for that Phase has been registered on or before that date, or unless Norfolk County has extended this deadline in response to a written request by the Owner which is required a minimum of 30 days prior to the expiration date.</p>	<p>Eliminate list of components in each phase and refer to mapping.</p> <p>Extended approval time as agreed by Darnell Lambert.</p>
4	<p>Registration of PHASE TWO of the Plan of Subdivision will expire, May 1st, 2028 generally defined as the following but subject to modifications as may be approved by the Norfolk County Planning Department:</p> <ul style="list-style-type: none"> 1. Lots 1 to 19 for 19 single detached dwelling 2. Block 13 to Block 19 for 47 street townhouses 3. Block 11 to Block 12 for 14 dual frontage townhouses 4. Block 42 Future Right of Way 5. Block 58, 59, 60, 61 as 62 0.3 meter Exterior Side Yard Reserve Block 6. Part of Harvest Lane and Street E 7. Phase 2 - Block 3 	<p>Phase Two draft plan approval will expire on July 22, 2031, unless the plan of subdivision for that Phase has been registered on or before that date, or unless Norfolk County has extended this deadline in response to a written request by the Owner which is required a minimum of 30 days prior to the expiration date.</p>	Extended approval time as agreed by Darnell Lambert.

5	Registration of PHASE THREE of the Plan of Subdivision will expire, May 1st, 2030 generally defined as the following but subject to modifications as may be approved by the Norfolk County Planning Department:	Phase Three draft plan approval will expire on July 22, 2033 , unless the plan of subdivision for that Phase has been registered on or before that date, or unless Norfolk County has extended this deadline in response to a written request by the Owner which is required a minimum of 30 days prior to the expiration date.	Extended approval time as agreed by Darnell Lambert.
	1. Lots 47 to 105 for 59 single detached dwellings		
	2. Block 34 to Block 39 for 38 street townhouses		
	3. Block 9 and Block 10 for 14 dual frontage townhouses		
	4. Block of portion of 46, 47, 48, portion of 49, portion of 50, 51, 52, 53 and portion of 54 as 0.3 meter Exterior Side Yard Reserve Block		
	5. Street B and Street C and Part of Street A and Part of Street E		
6	Registration of PHASE FOUR of the Plan of Subdivision will expire, May 1st, 2032 generally defined as the following but subject to modifications as may be approved by the Norfolk County Planning Department:	Phase Four draft plan approval will expire on July 22, 2035 , unless the plan of subdivision for that Phase has been registered on or before that date, or unless Norfolk County has extended this deadline in response to a written request by the Owner which is required a minimum of 30 days prior to the expiration date.	Extended approval time as agreed by Darnell Lambert.
	1. Lots 106 to 123 for 18 single detached dwellings		
	2. Block 40 to Block 41 for 13 street townhouses		
	3. Block 4 to Block 8 for 33 dual frontage townhouses		
	4. Block 62 Park		
	5. Street D and Part of Street B and Part of Street E		
	6. Block of portion 49 and portion of Block 50 as 0.3 meter Exterior Side Yard Reserve Block		
7	AND FURTHER THAT the draft plan of subdivision approval will expire in the event that the final plan of subdivision for an individual phase of the development is not registered by the date set out identified above. If the draft plan of subdivision expires, then draft plan approval shall lapse pursuant to Section 51(32) of the Planning Act, R.S.O. 1990, c.P.13, as amended. It is the Owner's responsibility to contact Norfolk County Planning if an extension of draft plan approval is required at least thirty (30 days) prior to the expiry date.	AND FURTHER THAT the draft plan of subdivision approval will expire in the event that the final plan of subdivision for an individual phase of the development is not registered by the date set out and identified above. If the draft plan of subdivision expires, then draft plan approval shall lapse pursuant to Section 51(32) of the Planning Act, R.S.O. 1990, c.P.13, as amended. It is the Owner's responsibility to contact Norfolk County Planning if an extension of draft plan approval is required at least thirty (30 days) prior to the expiry date.	Changes below to above.
8	AND FURTHER THAT the Owner shall agree to design and construct temporary turnaround cul-de-sac in Phase One as appropriate to the satisfaction of Norfolk County.	AND FURTHER THAT the Owner shall agree to design and construct temporary turnaround cul-de-sac in Phase One as appropriate to the satisfaction of Norfolk County.	
9	AND FURTHER THAT the Owner covenants and agrees that the subject lands will not be developed, serviced, altered, disturbed or graded prior to the final plan approval except where a pre-servicing agreement is registered on title and except to the extent required for the purposes of the archeological assessment.	AND FURTHER THAT the Owner covenants and agrees that the subject lands will not be developed, serviced, altered, disturbed or graded prior to the final plan approval except where a pre-servicing agreement is registered on title and except to the extent required for the purposes of the archeological assessment.	
10	AND FURTHER THAT the following conditions apply to each phase of the development:	AND FURTHER THAT the following conditions apply to each phase of the development:	
	STUDIES, REPORTS AND ASSESSMENTS	STUDIES, REPORTS AND ASSESSMENTS	
11	AND FURTHER THAT the Owner covenants and agrees that all additional studies, reports and assessments be completed by a qualified professional, with findings and recommendations implemented prior to final plan approval. Please note that this may result in amendments to your draft plan approval and conditions which will require a redline development application, subsequent fees and processing time.	This condition intentionally deleted.	Deleted. This is standard. Condition not required.
12	AND FURTHER THAT prior to final plan approval, the Owner shall advise if an Environmental Assessment is required for (public roads and highways, waste management projects, water and wastewater works, environmental impact study, environmental compliance approval, environmental site assessment, heritage impact study) and if required shall be submitted and to be accepted by the applicable approval authority to carry out the recommendations and any necessary mitigation to the satisfaction of the approval authority and Norfolk County.	This condition intentionally deleted.	Deleted. No EA required.
13	AND FURTHER THAT prior to final plan approval, the Owner shall carry out the recommendations and any necessary mitigation provided in the required studies, reports and assessments including, but not limited to and to the satisfaction of Norfolk County:	AND FURTHER THAT prior to final plan approval, the Owner shall carry out the recommendations and any necessary mitigation provided in the required studies, reports and assessments including, but not limited to and to the satisfaction of Norfolk County:	
	a) Functional Servicing Report including Stormwater Management, dated September 11, 2023, prepared by G. Douglas Vallee Consulting Engineers; or as amended;	a) Functional Servicing Report including Stormwater Management, dated September 11, 2023, prepared by G. Douglas Vallee Consulting Engineers; or as amended.	
	b) Water Modelling Report, dated November 25, 2022 and the Sanitary Modelling Report, dated November 25, 2022 prepared by RV Anderson; or as amended; and	b) Water Modelling Report, dated November 25, 2022, and the Sanitary Modelling Report, dated November 25, 2022, prepared by RV Anderson; or as amended; and	
	c) Traffic Impact Study dated September 2023 prepared by Paradigm Transportation Solutions Limited; or as amended.	c) Traffic Impact Study dated September 2023 prepared by Paradigm Transportation Solutions Limited; or as amended.	
14	AND FURTHER THAT any study, report and assessment be technically reviewed by third party qualified professionals at the discretion of Norfolk County, at the Owner's expense	AND FURTHER THAT any study, report and assessment be technically reviewed by third party qualified professionals at the discretion of Norfolk County, at the Owner's expense.	
15	AND FURTHER THAT the Owner shall demonstrate through the use of Norfolk County's water distribution system model that there is adequate water supply and pressure for potable water as well as Fire protection to accommodate the development, to the satisfaction of Norfolk County.	This condition intentionally deleted.	Deleted. This is part of the Development Engineering review process. Redundant given condition 13.

16	AND FURTHER THAT the Owner shall demonstrate through the use of Norfolk County's wastewater collection system model that there is adequate conveyance capacity along the flow path to the Wastewater Treatment Plan to accommodate the development, to the satisfaction of the Norfolk County.	This condition intentionally deleted.	Deleted. This is part of the Development Engineering review process. Redundant given condition 13.
17	AND FURTHER THAT prior to final plan approval, the Owner shall secure an approved Stormwater Management Plan and Report; and commit (as a condition of approval) to carry out the recommendations and any necessary mitigation to the satisfaction of appropriate Ministry and Norfolk County.	AND FURTHER THAT prior to final plan approval, the Owner shall secure an approved Stormwater Management Plan and Report; and commit (as a condition of approval) to carry out the recommendations and any necessary mitigation to the satisfaction of appropriate Ministry and Norfolk County.	
18	AND FURTHER THAT prior to final plan approval, the Owner shall complete or participate in a revised Area Traffic Study as required by the MTO; and carry out or financially contribute to the recommendations and any necessary mitigation to the satisfaction of the appropriate Ministry and Norfolk County.	AND FURTHER THAT prior to final plan approval, the Owner shall complete or participate in a revised Area Traffic Study as required by the MTO; and carry out or financially contribute to the recommendations and any necessary mitigation to the satisfaction of the appropriate Ministry and Norfolk County. The cost of this revised Area Traffic Study will be split three ways between: 1. Norfolk County 2. This development 3. The re-development of the Delhi Golf & Country Club	Revised to include cost sharing arrangement as per Lambert direction.
LAND TRANSFERS, RESERVES AND EASEMENTS		LAND TRANSFERS, RESERVES AND EASEMENTS	
19	AND FURTHER THAT prior to final plan approval, the Owner shall complete or participate in a revised required Area Traffic Study as required by the MTO; and carry out or financially contribute to the recommendations and any necessary mitigation attributed (in whole or in part) to the subdivision, to the satisfaction of the MTO and Norfolk County.	This condition intentionally deleted.	Deleted. Redundant given condition 18.
20	AND FURTHER THAT at the time of registration, all transfers, reserves, easements and agreements shall be granted to Norfolk County, and the appropriate utilities and authorities to the satisfaction of the Agreement Administrator. Additional transfers, reserves and easements may be required subject to final servicing decisions. In the event of any conflict with existing facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements and in cooperation of the respective owners.	AND FURTHER THAT at the time of registration, all transfers, reserves, easements and agreements shall be granted to Norfolk County, and the appropriate utilities and authorities to the satisfaction of the Agreement Administrator. Additional transfers, reserves and easements may be required subject to final servicing decisions. In the event of any conflict with existing facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements and in cooperation of the respective owners.	
21	AND FURTHER THAT the Owner shall ensure all road allowances be constructed and dedicated as public highways on the final plan to the satisfaction of the Agreement Administrator.	AND FURTHER THAT the Owner shall ensure all roads and road allowances be constructed and classified as local roads and dedicated as public highways on the final plan to the satisfaction of the Agreement Administrator.	Important to confirm all roads are local roads.
22	AND FURTHER THAT the Owner shall fulfill the following conveyances, at the expense of the Owner and free from all encumbrances, to the satisfaction of the Agreement Administrator	AND FURTHER THAT the Owner shall fulfill the following conveyances, at the expense of the Owner and free from all encumbrances to the satisfaction of the Agreement Administrator.	
	<ul style="list-style-type: none"> Block 1 Stormwater Management Facilities 	<ul style="list-style-type: none"> Block 1 Stormwater Management Facilities as part of registration of Phase 1. 	Now specified SWM in Phase One.
	<ul style="list-style-type: none"> Block 2 Park transferred as part of registration of Phase 1. Block 62 transferred as part of registration of Phase 4 	<ul style="list-style-type: none"> Block 2 Park transferred as part of registration of Phase 1. 	
	<ul style="list-style-type: none"> Part of Block 3 Servicing Easement 	<ul style="list-style-type: none"> Block 3 Servicing Easement 	
	<ul style="list-style-type: none"> Block 43-61 as 0.3 meter Exterior Side Yard Reserve Block 	<ul style="list-style-type: none"> 0.3-meter Exterior Side Yard Reserve Blocks 	
	<ul style="list-style-type: none"> Block 42 Future Right of Way 	<ul style="list-style-type: none"> Block 42 Future Right of Way 	
PARKLAND, TREE PLANTING, TRAILS AND WALKWAYS		PARKLAND, TREE PLANTING, TRAILS AND WALKWAYS	
23	AND FURTHER THAT the Owner provides parkland dedication to Norfolk County in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended, and By-Law 2016-126 to the satisfaction of Norfolk County Community Development Division	AND FURTHER THAT the Owner provides Block 2 as full and complete parkland dedication to Norfolk County in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended, and By-Law 2016-126 to the satisfaction of Norfolk County Community Development Division	Owner would like to leave specific reference to Blocks 2 as full and complete parkland dedication.
24	AND FURTHER THAT the Owner shall prepare and implement a Landscape Plan and Tree Planting Plan which includes at a minimum one tree per lot/unit and includes tree planting along the frontages to County roadways, prepared to the satisfaction of Norfolk County Community and Emergency Services	AND FURTHER THAT the Owner shall prepare and implement a Landscape Plan and Tree Planting Plan which includes at a minimum one tree per lot/unit and includes tree planting along the frontages to County roadways, prepared to the satisfaction of Norfolk County Community and Emergency Services.	
25	AND FURTHER THAT the Owner provides a payment to Norfolk County, in accordance with Norfolk County's User Fee By-Law, for the planting of 50 mm caliper sized trees, where such trees are proposed to be planted within the County's right of way.	AND FURTHER THAT the Owner provides a payment to Norfolk County, in accordance with Norfolk County's User Fee By-Law, for the planting of 50 mm caliper sized trees, where such trees are proposed to be planted within the County's right of way.	
26	AND FURTHER THAT the Owner shall prepare and implement a line of fencing in the following manner:	AND FURTHER THAT the Owner shall prepare and implement a line of fencing in the following manner:	
	a) 1.8 meter wooden privacy fencing adjacent to all existing residential lots (includes Lot 1, Lots 19-27, Blocks 12,13, 25, 26, 27) and adjacent to future residential units (Entry Feature between Blocks 7 and 8) to the satisfaction of Norfolk County Community Development.	a) 1.8-meter wooden privacy fencing adjacent to all existing residential lots (includes Lot 1, Lots 19-27, Blocks 12,13, 25, 26, 27) to the satisfaction of Norfolk County Community Development.	
	b) A 1.5-meter chain link fencing adjacent to all parklands, servicing easement blocks and storm water management facilities (includes Lots 28-38, Block 14, Block 15, Block 23, Block 24, Block 40, Block 41) to the satisfaction of Norfolk County Community Development.	b) A 1.5-meter chain link fencing adjacent to all parklands, servicing easement blocks and storm water management facilities (includes Lots 28-38, Block 14, Block 15, Block 23, Block 24, Block 40, Block 41) to the satisfaction of Norfolk County Community Development.	

27	AND FURTHER THAT the Owner shall agree to design and construct:	AND FURTHER THAT the Owner shall agree to design and construct:	
	a. a 1.5m wide concrete sidewalk along the north side of Dalton Road abutting the development lands, and	a. a 1.5m wide concrete sidewalk along the north side of Dalton Road along the frontage of the development lands (from Croton Ave to the east limit of Block 12)..	Clarification provided.
	b. 1.5m wide concrete sidewalk along the east side of Croton Avenue (from Dalton Road to the unopened road allowance of Crosier Street), and	b. a 1.5m wide concrete sidewalk along the east side of Croton Avenue (from Dalton Road to the unopened road allowance of Crosier Street), and	
	c. a 1.5m wide asphalt path along the south side of the unopened road allowance of Crozier Street (Croton Avenue to Main Street of Delhi Extension), and	c. a 1.5m wide asphalt path along the south side of the unopened road allowance of Crozier Street (Croton Avenue to Main Street of Delhi Extension), and	
	d. a 1.5m wide temporary asphalt pathway along the east side of the unopened road allowance for Main Street of Delhi and the active section of Main Street of Delhi (Street A to Imperial Street), and	d. a 1.5m wide temporary asphalt pathway along the east side of the unopened road allowance for Main Street of Delhi and the active section of Main Street of Delhi (Street A to Imperial Street), and	
	e. streetlighting along the sections a, b, c, and noted above.	e. streetlighting along the sections a, b, c, as noted above.	Corrected typo "and noted" to "as"
	NOTE: Should condition 51 result in the advancement of the design and construction of any of the roadways noted above, this condition may be set down in favour of condition 51.	NOTE: Should condition 51 result in the advancement of the design and construction of any of the reimbursable works noted therein, then this condition, or portions thereof as appropriate, may be set down. CONFIRM NUMBERING	Clarification provided.
28	AND FURTHER THAT the Owner shall agree to design and construct the park consistent with phasing of the development, at no cost to Norfolk County and to the satisfaction of Norfolk County Community Development Division and Parks Operation Division	This condition intentionally deleted.	Deleted. Redundant given conditions 22 & 23 & 29.
29	AND FURTHER THAT the Owner shall agree to design and construct a Community Park on Block 2. Details of which are to be approved by the County prior to implementation. The Community Park shall be built as part of the first phase of development on the subject lands and be completed within 12 months of commencing work on the Community Park	AND FURTHER THAT the Owner shall agree to design and construct a Community Park on Block 2. Details of which are to be approved by the County prior to implementation. The Community Park shall be built as part of the first phase of development on the subject lands and be completed within 12 months of commencing work on the Community Park.	
FIRE AND EMERGENCY SERVICES			
30	AND FURTHER THAT that Owner shall agree to provide adequate fire protection measures and the installation of fire hydrants, to the satisfaction of the Fire Chief for Norfolk County.	AND FURTHER THAT that Owner shall agree to provide adequate fire protection measures and the installation of fire hydrants, to the satisfaction of the Fire Chief for Norfolk County.	
31	AND FURTHER THAT the Owner shall agree that prior to final plan approval and registration of the plan in whole, or in part, that a fire flow testing report with recommendations regarding servicing of the development to achieve adequate water flow rates and pressures in the water mains for fire protection be prepared and implemented to the satisfaction of Development Engineering and the Fire Chief of Norfolk County	This condition intentionally deleted.	Deleted. Redundant given conditions 13 and 368 30. Flow testing is no longer performed given Norfolk County's use of computer models for this purpose.
32	AND FURTHER THAT the Owner shall identify temporary turning circles at all dead ends and cul-de-sac on roads to facilitate the safe turnaround of Norfolk County emergency services vehicles, to current design standards and to the satisfaction of Development Engineering and the Fire Chief of Norfolk County.	This condition intentionally deleted.	Deleted. Redundant given the draft plan design and condition 8.
ACCESSIBILITY			
33	AND FURTHER THAT that Owner shall agree to provide sidewalks that are equipped with curb cuts and tactical walking surface indicators at all curb ramp pedestrian crossings to the satisfaction of Norfolk County	AND FURTHER THAT that Owner shall agree to provide sidewalks that are equipped with curb cuts and tactical walking surface indicators at all curb ramp pedestrian crossings to the satisfaction of Norfolk County.	

	DEVELOPMENT ENGINEERING	DEVELOPMENT ENGINEERING	
34	AND FURTHER THAT A total allocation of 441 m3/day for water and 152 m3/day for wastewater shall be conditionally allocated to the Draft Approved lands and phased out to as follows:	AND FURTHER THAT A total allocation of 441 m3/day for water and 152 m3/day for wastewater (being sufficient allocation for the entire development) shall be conditionally allocated to the Draft Approved lands and phased out to as follows:	These are Norfolk's numbers for allocation.
	i. Phase 1 which must be registered by May 1, 2026 (12 months) and substantively built by May 1, 2028	DELETED	deleted given conditions 3, 4, 5, and 6
	ii. Phase 2 which must be registered by May 1, 2028 and substantively built by May 1, 2030,	DELETED	deleted given conditions 3, 4, 5, and 6
	iii. Phase 3 which must be registered by May 1, 2030 and substantively built by May 1, 2032	DELETED	deleted given conditions 3, 4, 5, and 6
	iii. Phase 4 which must be registered by May 1, 2032.	DELETED	deleted given conditions 3, 4, 5, and 6
	Substantively built is defined as 85% occupied by new residents. The County reserves the sole unfettered right to extend allocation should circumstances warrant or to allow the conditional allocation (or remaining uncommitted conditional allocation) to expire and not be committed to any Phase agreement should the registration and substantial build dates set out above not be achieved.	DELETED	deleted given conditions 3, 4, 5, and 6
35	AND FURTHER THAT the Owner shall agree to prepare engineering design drawings, including, but not limited to general plan of services, grading, drainage, sediment and erosion control, plan and profile design drawings, to the satisfaction of Norfolk County, as may be required for the subject lands in accordance with the most recent Norfolk County Design Criteria and the recommendations of the studies, reports and assessments.	AND FURTHER THAT the Owner shall agree to prepare engineering design drawings, including, but not limited to general plan of services, grading, drainage, sediment and erosion control, plan and profile design drawings, to the satisfaction of Norfolk County, as may be required for the subject lands in accordance with the most recent Norfolk County Design Criteria and the recommendations of the studies, reports and assessments.	
36	AND FURTHER THAT the Owner shall obtain any required Ministry approvals for the works approved by Norfolk County, and the Owner shall construct the works as approved by Norfolk County. The Owner shall enter into an agreement with Norfolk County regarding the construction of the works, the provision of financial security for the works, and the release of such securities and acceptance and assumption of all of the works.	AND FURTHER THAT the Owner shall obtain any required Ministry approvals for the works approved by Norfolk County, and the Owner shall construct the works as approved by Norfolk County. The Owner shall enter into an agreement with Norfolk County regarding the construction of the works, the provision of financial security for the works, and the release of such securities and acceptance and assumption of all of the works.	
37	AND FURTHER THAT the Owner shall agree, prior to final plan approval, to complete the engineering design of the water, wastewater and transportation infrastructure on external works to the satisfaction of Norfolk County. In addition, the Owner shall construct the accepted works required by this development, to the satisfaction of the Norfolk County	AND FURTHER THAT the Owner shall agree, prior to final plan approval, to complete the engineering design of the water, wastewater and transportation infrastructure on external works to the satisfaction of Norfolk County. In addition, the Owner shall construct the accepted works required by this development, to the satisfaction of the Norfolk County	
38	AND FURTHER THAT the Owner shall agree to obtain a road occupancy permit from Norfolk County prior to the commencement of any servicing or other works within any County Road right-of-way	AND FURTHER THAT the Owner shall agree to obtain a road occupancy permit from Norfolk County prior to the commencement of any servicing or other works within any County Road right-of-way	
39	AND FURTHER THAT the Owner shall agree, prior to the installation of any site servicing, to complete all required information and forms as identified in Norfolk County's Consolidate Linear Infrastructure Environmental Compliance Approval (CLI-ECA) transfer of review relating to the municipal water, sanitary and storm systems for the whole development or phase thereof.	AND FURTHER THAT the Owner shall agree, prior to the installation of any site servicing, to complete all required information and forms as identified in Norfolk County's Consolidate Linear Infrastructure Environmental Compliance Approval (CLI-ECA) transfer of review relating to the municipal water, sanitary and storm systems for the whole development or phase thereof.	
40	AND FURTHER THAT the Owner shall agree and acknowledges that all requirements of the Class EA are to be completed in order to qualify for exemption from the Class EA process.	This condition intentionally deleted.	Deleted. No Class EA required.
41	AND FURTHER THAT the Owner is to adhere to Ontario Soil Regulation O.Reg. 406/19. For inbound fill on lands to be conveyed to the County, the Owner is obliged to ensure that all fill placed on these lands is suitable for the type of land use in which the land is being conveyed to the County (Roads, Park, SWM). The Owner shall undertake the required testing and remediation (if necessary) to ensure the lands/soils are suitable for their intended use (i.e.. residential development) and that the lands will remain suitable if/when fill material is brought to the site.	AND FURTHER THAT the Owner is to adhere to Ontario Soil Regulation O. Reg. 406/19. For inbound fill on lands to be conveyed to the County, the Owner is obliged to ensure that all fill placed on these lands is suitable for the type of land use in which the land is being conveyed to the County (Roads, Park, SWM). The Owner shall undertake the required testing and remediation (if necessary) to ensure the lands/soils are suitable for their intended use (i.e. residential development) and that the lands will remain suitable if/when fill material is brought to the site.	
42	AND FURTHER THAT the Owner shall agree to carry out or cause to be carried out a well monitoring program to monitor water levels during construction of the development.	AND FURTHER THAT the Owner shall agree to carry out or cause to be carried out a private potable well monitoring program to monitor water levels on nearby/adjacent residential lands (within approx. 300m of the site) during construction of the development.	
43	AND FURTHER THAT the Owner shall provide Norfolk County with a copy of the LPRCA permit for the proposed storm water outlet to the natural tributary to Big Creek at the north-west limit of Croton Road, prior to construction of the proposed storm water management system. The Owner shall further confirm written acceptance by the Owner of 113 Croton Avenue of the placement of an upgraded storm water pipe and outfall within their landholdings and if necessary secure an easement for same in the name of Norfolk County. If required, in lieu of an easement the owner may seek to secure the necessary approval through the Drainage Act.	AND FURTHER THAT if engineering study determines that reconstruction of the existing storm sewer outlet is required to provide sufficient capacity for the development, then the Owner shall provide Norfolk County with a copy of the LPRCA permit for the proposed storm water outlet to the natural tributary to Big Creek at the north-west limit of Croton Road, prior to construction of the proposed storm water management system. If this storm sewer reconstruction is required, then the Owner shall further confirm written acceptance by the Owner of 113 Croton Avenue of the placement of an upgraded storm sewer and outfall within their landholdings and if necessary secure an easement for same in the name of Norfolk County. If required, in lieu of an easement the owner may seek to secure the necessary approval through the Drainage Act.	
44	AND FURTHER that the Owner shall construct the SWM pond according to the approved plans. The Owner shall provide the County with an Operational and Maintenance Manual for the pond prior to assumption. The Owner shall further monitor the storm water management pond during the development process and action any necessary cleaning if/when required to ensure the pond operates as designed, This period of monitoring shall extend to 2 years post full build out of the	AND FURTHER that the Owner shall construct the SWM pond according to the approved plans. The Owner shall provide the County with an Operational and Maintenance Manual for the pond prior to assumption. The Owner shall further monitor the storm water management pond during the development process and action any necessary cleaning if/when required to ensure the pond operates as designed, This period of monitoring shall extend to 2 years post full build out of the	

	subdivision, following which assumption of the pond may be requested. If necessary, the pond shall be cleaned out prior to assumption.	subdivision, following which assumption of the pond may be requested. If necessary, the pond shall be cleaned out prior to assumption.	
45	AND FURTHER THAT the Owner shall agree that during construction of the development, the stormwater Management facilities and access road, that all maintenance activities will be the responsibility of the Owner. Erosion and sediment control for the construction of the stormwater management facilities shall be in accordance with the engineering drawings that have been accepted by Norfolk County.	This condition intentionally deleted.	Deleted. Redundant given condition 44.
46	AND FURTHER THAT the Owner shall agree that the Storm Water Management pond shall be built according to the approved plans. Owner shall provide the County with an Operational and Maintenance Manual for the pond prior to assumption. The Owner shall further monitor the storm water management pond during the development process and action any necessary cleaning if/when require to ensure the pond operates as designed, This period of monitoring shall extend to 2 years post full build out of the subdivision, following which assumption of the pond may be requested. If necessary the pond shall be cleaned out prior to assumption.	This condition intentionally deleted.	Deleted. Redundant given condition 44.
47	AND FURTHER THAT the Owner shall agree that they will be responsible for the clean out of the sediment forebay which will involve removing all sediment and returning the forebay to its original design condition in conformance with the Ministry's Environmental Compliance Approval. Removal of the sediment is subject to the requirements of the Environmental Assessment Act, R.S.O. 1990, c. E. 18.	This condition intentionally deleted.	Deleted. Redundant given condition 44.
48	AND FURTHER THAT the Owner acknowledges and shall comply with the recommendations and procedures outlined in "Guidelines on surface runoff due to Erosion and Sediment Control for Urban Construction Site" (OMNR 1987).	AND FURTHER THAT the Owner acknowledges and shall comply with the recommendations and procedures outlined in "Guidelines on surface runoff due to Erosion and Sediment Control for Urban Construction Site" (OMNR 1987).	
49	AND FURHTHER that Owner agrees to design and construct and upgraded storm water pond and/or storm sewer pipe within Croton Avenue from Crozier Street to the outfall to accommodate the urbanization of and storm sewer servicing for Main Street of Delhi (First Ave to Crozier Street), Crozier Street (Main Street o Delhi to Croton Avenue and Croton Avenue (Dalton Road to its north limit) and Dalton Road (as appropriate based on topography and current storm water contribution).	AND FURTHER that Owner agrees that if engineering study determines that the existing storm sewer on Croton Ave has insufficient capacity to support the development, then the Owner shall design and construct an upgraded storm sewer pipe within Croton Avenue from Crozier Street to the outfall to accommodate the urbanization of and storm sewer servicing for Main Street of Delhi (First Ave to Crosier Street), Crosier Street (Main Street of Delhi to Croton Avenue and Croton Avenue (Dalton Road to its north limit) and Dalton Road (as appropriate based on topography and current storm water contribution).	
50	AND FURTHER that the Owner is required to design, construct and provide sidewalks and streetlighting as set out in condition 27 or as may be constructed per condition 52.	Norfolk County will enter into a Front Ending Agreement through which the Owner will be reimbursed for any costs that the Owner incurs that are of benefit to other land owners, but that are not addressed through condition 51. These costs could include, but not be limited to, installing sewers, road works or watermains that will provide services to other lands, oversizing or installing services at a lower elevation to accommodate adjacent lands, oversizing of a storm water pond or any other infrastructure, or any other cost that is of benefit to other development lands.	This is required to address costs to this developer to participate in a collaborative area servicing approach.

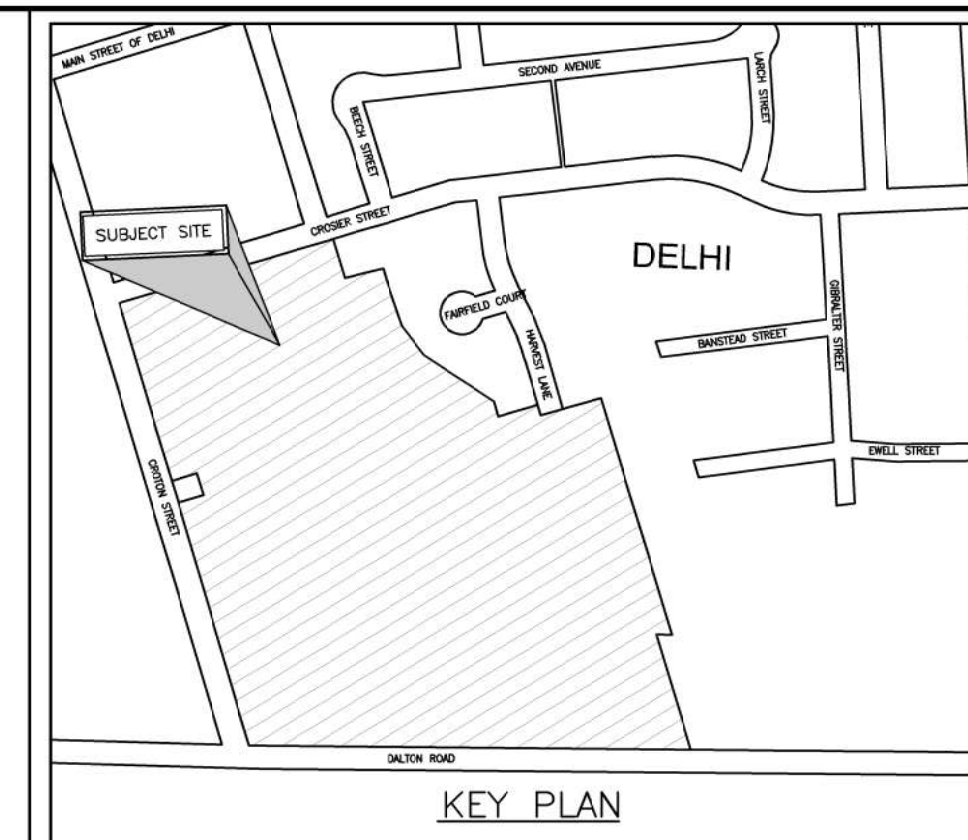
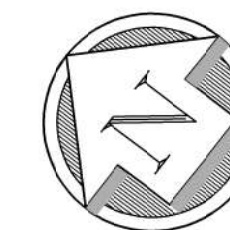
51	AND FUTURE that the Owner supports the consideration and inclusion of the following roads as part of the Norfolk County Development Charges Bylaw update planned for 2024. The Owner further acknowledges and accepts that should the following roads be included in the County's Development Charges Bylaw, that one or more of these roads will be designed and constructed by the Owner as a condition contained within the appropriate phasing agreement for the subject lands; these roads being:	AND FURTHER THAT the Owner supports the consideration and inclusion of the external servicing improvements as shown in the table below in the column titled "Reimbursable Works" as part of the Norfolk County Development Charges Bylaw updated planned for the year 2025. AND FURTHER THAT the Owner shall design and construct the external servicing improvements as shown in the table below in the column titled "100% Owner Cost."			This section re-worked in cooperation with Darnell Lambert.						
	a) the Main Street of Delhi and its extension (Imperial Street to Street A),	<table border="1"> <thead> <tr> <th data-bbox="1355 298 1606 374">Street Name</th> <th data-bbox="1606 298 1898 374">100% Owner Cost</th> <th data-bbox="1898 298 2219 374">Reimbursable Works</th> </tr> </thead> <tbody> <tr> <td data-bbox="1355 374 1606 596">Main Street of Delhi (Imperial Street to Crosier Street)</td> <td data-bbox="1606 374 1898 596">Watermain Sanitary sewer</td> <td data-bbox="1898 374 2219 596">Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer</td> </tr> </tbody> </table>	Street Name	100% Owner Cost	Reimbursable Works	Main Street of Delhi (Imperial Street to Crosier Street)	Watermain Sanitary sewer	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer			
Street Name	100% Owner Cost	Reimbursable Works									
Main Street of Delhi (Imperial Street to Crosier Street)	Watermain Sanitary sewer	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer									
	b) Crozier Street (Street A to Croton Road)	<table border="1"> <thead> <tr> <th data-bbox="1355 600 1606 677">Street Name</th> <th data-bbox="1606 600 1898 677">100% Owner Cost</th> <th data-bbox="1898 600 2219 677">Reimbursable Works</th> </tr> </thead> <tbody> <tr> <td data-bbox="1355 677 1606 899">Crozier Street (Main St of Delhi to Croton Ave)</td> <td data-bbox="1606 677 1898 899">Storm sewer upgrade if required to service subdivision</td> <td data-bbox="1898 677 2219 899">Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer</td> </tr> </tbody> </table>	Street Name	100% Owner Cost	Reimbursable Works	Crozier Street (Main St of Delhi to Croton Ave)	Storm sewer upgrade if required to service subdivision	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer			
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	c) Croton Road (Dalton Road to Crozier Street)	<table border="1"> <thead> <tr> <th data-bbox="1355 903 1606 979">Street Name</th> <th data-bbox="1606 903 1898 979">100% Owner Cost</th> <th data-bbox="1898 903 2219 979">Reimbursable Works</th> </tr> </thead> <tbody> <tr> <td data-bbox="1355 979 1606 1201">Croton Avenue (Crozier Street to Dalton Road)</td> <td data-bbox="1606 979 1898 1201">None</td> <td data-bbox="1898 979 2219 1201">Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer</td> </tr> </tbody> </table>	Street Name	100% Owner Cost	Reimbursable Works	Croton Avenue (Crozier Street to Dalton Road)	None	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer			
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Croton Avenue (Crozier Street to Dalton Road)	None	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer									
	d) Dalton Road (Croton Road to James Steet)	<table border="1"> <thead> <tr> <th data-bbox="1355 1205 1606 1282">Street Name</th> <th data-bbox="1606 1205 1898 1282">100% Owner Cost</th> <th data-bbox="1898 1205 2219 1282">Reimbursable Works</th> </tr> </thead> <tbody> <tr> <td data-bbox="1355 1282 1606 1503">Dalton Road (Croton Avenue to James Street)</td> <td data-bbox="1606 1282 1898 1503">Watermain from James St to Street A.</td> <td data-bbox="1898 1282 2219 1503">Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer</td> </tr> </tbody> </table>	Street Name	100% Owner Cost	Reimbursable Works	Dalton Road (Croton Avenue to James Street)	Watermain from James St to Street A.	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer			
Street Name	100% Owner Cost	Reimbursable Works									
Dalton Road (Croton Avenue to James Street)	Watermain from James St to Street A.	Granular Base Asphalt Curb & gutter, sidewalk Lighting Storm sewer									
		Should any/or all of the above works indicated in the column titled "Reimbursable Works" be included in the County DC Bylaw, the Owner accepts that the Owner may be directed by the County to design and construct, to County standards, any or all of these works; hereinafter referred to as the "assigned works".									
		The engineering and approvals cost plus the actual final construction cost of the works will be considered as the "cost of the assigned works." The engineering and approvals cost of the assigned works will be computed at 10% of the overall actual construction cost of the assigned works.									
		Norfolk County agrees to fully reimburse the Owner for the "cost of the assigned works". The Owner further accepts and agrees that reimbursement for the "cost of the assigned works", or any reasonable portion of the assigned works, may be through the issuance of Development Charge credits. In any event, Norfolk County shall fully reimburse the Owner for the total "cost of the assigned works", or the cost of any reasonable portion of the assigned works, through any combination of Development Charge credits and/ or cash payment to the Owner no later			Note slight wording changes to clean up and clarify this condition.						

		than three (3) months after the date of acceptance of the assigned work or any reasonable portion of the assigned work in accordance with the terms of the development agreement with Norfolk County. For clarity – DC credits (if and when used) will be attributed to the roads and related component of the Development Charge calculation only. Credits can not be assigned to elements of the charge that are not part of the reimbursable works.	
	Should any/or all of the above roads be included in the County DC Bylaw, the Owner accepts that they made be directed to proceed with the design and construction of any or all of the above roads and that DC credits on the DC eligible transportation component of the DC charge may be issued for their Page 160 of 388 construction (credits applied against building permits at time of application) AND/OR the Owner shall be reimbursed for the DC eligible component of these works no later than the year in which the final assumption of the entire subject property (all phases) is completed.	This condition intentionally deleted.	Deleted in favour of new wording.
	NOTE: Should condition 51 be directed into action, condition 27 (or portions thereof) may be set down.	NOTE: Should this condition be directed into action, condition 27 (or portions thereof) may be set down.	Confirm final numbering.
52	AND FURTHER THAT the Owner shall agree that Crosier Street be constructed to full urban standards to connect with the existing Croton Ave to the satisfaction of Norfolk County	This condition intentionally deleted.	Deleted in favour of the revised condition 51.
53	AND FURTHER THAT the Future ROW between Lots 7 and 8, known as Block 45 on the Draft Plan be dedicated to Norfolk County.	This condition intentionally deleted.	Deleted. Redundant given condition 22(e). Should refer to Block 42.
54	AND FURTHER THAT the Owner shall agree within each phase of the development, that any road that is not a through street at the completion of the phase will be terminated as a temporary turning circle in accordance with Norfolk County Design Criteria, to the satisfaction of Norfolk County.	This condition intentionally deleted.	Deleted. Redundant given conditions 32 & 8
55	AND FURTHER THAT the Owner agrees to install internal and external sidewalks to the satisfaction of Norfolk County.	This condition intentionally deleted.	Deleted. Addressed through the NDCD and conditions 27 and 51.
56	AND FURTHER that the Owner ensure all construction access during the development of the lands shall be from Dalton Road. The Owner will be required to monitor roadway conditions throughout the development of the lands and address safety issues to users. The Owner will be required to fully repave (based and top) Dalton Road from Highway 3 to the westerly access connection to Dalton Road from the development site as part of the final phase of the development of the subject lands.	AND FURTHER that the Owner ensure all construction access during the development of the lands shall be from Dalton Road. The Owner will be required to monitor roadway conditions throughout the development of the lands and address safety issues to users. If the Owner is not directed to reconstruct Dalton Avenue through condition 51, then the Owner will be required to fully repave (base and top) Dalton Road from Highway 3 (James Street) to Street A as part of the final phase of the development of the subject lands. This re-paving work shall consist of the following scope:	Changed repave to reconstruct
		i. 7.0 m width (edge of pavement to edge of pavement) asphalt pavement (40mm HL3 on 50mm HL8) on existing gravel base.	
		ii. No curb or gutter	
		iii. 1.5 m shoulders both sides	
		iv. Open ditches to remain.	
		v. No sidewalk construction.	
		vi. Existing lighting to remain.	
57	AND FURTHER THAT the Owner will be required to provide a construction access and management plan setting out how they will address issues of noise, mud tracking and dust management and to provide a 24/7 contact number for staff to access a responsible party whom has the authority to respond and resolve issues that may arise on these matters.	AND FURTHER THAT the Owner will be required to provide a construction access and management plan setting out how they will address issues of noise, mud tracking and dust management and to provide a 24/7 contact number for Norfolk County staff to access a responsible party whom has the authority to respond and resolve issues that may arise on these matters.	
58	AND FURTHER THAT the Owner shall agree to prepare engineering as-constructed drawings, to the satisfaction of Norfolk County in accordance with the most recent Norfolk County Design Criteria.	AND FURTHER THAT the Owner shall agree to prepare engineering as-constructed drawings, to the satisfaction of Norfolk County in accordance with the most recent Norfolk County Design Criteria.	
	BUILDING	BUILDING	
59	AND FURTHER THAT the Owner shall prepare and ensure that a comprehensive erosion and sediment control plan is in place and that fencing or other suitable barriers have been installed prior to site alteration and initiating of any grading or construction to prevent the unauthorized dumping of fill and to minimize erosion. The fencing or other suitable barriers should be kept in place until all grading and construction on lands and roadways have been completed.	AND FURTHER THAT the Owner shall prepare and ensure that a comprehensive erosion and sediment control plan is in place and that fencing or other suitable barriers have been installed prior to site alteration and initiating of any grading or construction to prevent the unauthorized dumping of fill and to minimize erosion. The fencing or other suitable barriers should be kept in place until all grading and construction on lands and roadways have been completed.	
60	AND FURTHER THAT the Owner shall ensure that the recommendations of the Geotechnical Investigation Report to the satisfaction of the Norfolk County's Chief Building Official.	AND FURTHER THAT the Owner shall ensure that the recommendations of the Geotechnical Investigation Report are implemented to the satisfaction of the Norfolk County's Chief Building Official.	Wording improvement.

	PLANNING	PLANNING	
61	AND FURTHER THAT the Owner shall provide documentation that the proposed lots and units are in conformity with the provisions and requirements of Zoning By-Law I-Z-2014, as amended, and certified by an Ontario Land Surveyor.	AND FURTHER THAT the Owner shall provide documentation that the proposed lots and units are in conformity with the provisions and requirements of Zoning By-Law 1-Z-2014, as amended, and certified by an Ontario Land Surveyor.	
62	AND FURTHER THAT the Owner shall agree that prior to offering any of the residential lots for purchase, to place a "Display Map" where possible, in a place visible to the public, which indicates the accepted location of all: sidewalks, trails, walkways, parks, schools, commercial lands, open space areas, environmental protection areas, watercourses, stormwater management facilities, community mailboxes, and surrounding land uses and to provide Norfolk County Planning with an electronic version of said map. The map must be in conformance with our current by-law to regulate Awnings, Canopies, Signs and Other Advertising Devices within Norfolk County.	AND FURTHER THAT the Owner shall agree that prior to offering any of the residential lots for purchase, to place a "Display Map" where possible, in a place visible to the public, which indicates the accepted location of all: sidewalks, trails, walkways, parks, schools, commercial lands, open space areas, environmental protection areas, watercourses, stormwater management facilities, community mailboxes, and surrounding land uses and to provide Norfolk County Planning with an electronic version of said map. The map must be in conformance with our current by-law to regulate Awnings, Canopies, Signs and Other Advertising Devices within Norfolk County.	
63	AND FURTHER THAT the Owner shall receive approval from Norfolk County Geographic Information Systems for any street name and subsequent civic addressing included within the development.	AND FURTHER THAT the Owner shall receive approval from Norfolk County Geographic Information Systems for any street name and subsequent civic addressing included within the development.	
64	AND FURTHER THAT the Owner agrees to satisfy all requirements, financial, and otherwise, of Norfolk County concerning installation, upgrading, maintenance, provision and dedication of roads, sidewalks, municipal water, sanitary sewer services including a sewage pumping station, utilities, stormwater facilities, street lighting, fencing, fire hydrants, etc. relating to the development.	AND FURTHER THAT the Owner agrees to satisfy all requirements, financial, and otherwise, of Norfolk County concerning installation, upgrading, maintenance, provision and dedication of roads, sidewalks, municipal water, sanitary sewer services including a sewage pumping station, utilities, stormwater facilities, street lighting, fencing, fire hydrants, etc. relating to the development.	
65	AND FURTHER THAT the Owner agrees to ensure payment of municipal taxes, development charges and any applicable capital charges.	AND FURTHER THAT the Owner agrees to ensure payment of municipal taxes, development charges and any applicable capital charges.	
66	AND FURTHER THAT the Owner shall agree to install a 1.5m wide concrete sidewalk through Block 62 to connect Street "E" with the exterior roads in Phase 4.	Deleted	Block 62 parkland deleted.
67	AND FURTHER THAT the Owner agrees to provide a landscape plan for both the parklands and storm water management blocks and agrees to implement the plan including all earthwork, topsoil, seeding, plantings, entry features (Block 62), walkways and fencing to the satisfaction of the satisfaction of Norfolk County.	AND FURTHER THAT the Owner agrees to provide a landscape plan for both the parkland and storm water management blocks and agrees to implement the plan including all earthwork, topsoil, seeding, plantings, walkways and fencing to the satisfaction of the satisfaction of Norfolk County.	Reference to Block 62 deleted.
	LONG POINT REGION CONSERVATION AUTHORITY	LONG POINT REGION CONSERVATION AUTHORITY	
68	AND FURTHER THAT the Owner shall agree to design and construct a legal and adequate Stormwater outlet as appropriate at the Owner's expense to the satisfaction of Norfolk County Development Engineering.	AND FURTHER THAT the Owner shall agree to design and construct a legal and adequate Stormwater outlet as appropriate at the Owner's expense to the satisfaction of Norfolk County Development Engineering.	
69	AND FURTHER THAT prior to final plan approval, the Owner shall complete, submit and carry out the recommendations and any necessary mitigation to the satisfaction of the Long Point Region Conservation Authority from the following reports and plans:	AND FURTHER THAT prior to final plan approval, the Owner shall complete, submit and carry out the recommendations and any necessary mitigation to the satisfaction of the Long Point Region Conservation Authority from the following reports and plans:	
	a. A detailed Stormwater Management Plan and report including:	a. A detailed Stormwater Management Plan and report including:	
	i. Design of the facility and report;	i. Design of the facility and report.	
	ii. Legal and adequate outlet for stormwater	ii. Legal and adequate outlet for stormwater.	
	b. A detailed Erosion Control Plan;	b. A detailed Erosion Control Plan.	
	c. A detailed Grading Plan;	c. A detailed Grading Plan.	
70	AND FURTHER THAT the Owner shall, prior to any site alteration, apply for any permits required under the Conservation Authorities Act, R.S.O. 1990, c. C.27, shall be obtained from the Long Point Region Conservation Authority.	AND FURTHER THAT the Owner shall, prior to any site alteration, apply for any permits required under the Conservation Authorities Act, R.S.O. 1990, c. C.27, shall be obtained from the Long Point Region Conservation Authority.	

	UTILITIES	UTILITIES	
71	AND FURTHER THAT the Owner shall contact and enter into an agreement with the appropriate service providers for the installation of utility services for the Lands.	AND FURTHER THAT the Owner shall contact and enter into an agreement with the appropriate service providers for the installation of utility services for the Lands.	
72	AND FURTHER THAT the developer shall consult with Canada Post to determine a suitable temporary and/or permanent location for the community mailboxes, concrete base pads, walkways and curb depressions and to identify these structures on the General Plan of All Services.	AND FURTHER THAT the developer shall consult with Canada Post to determine a suitable temporary and/or permanent location for the community mailboxes, concrete base pads, walkways and curb depressions and to identify these structures on the General Plan of All Services.	
73	AND FURTHER THAT the Owner shall provide a letter to the Agreement Administrator from Canada Post indicating their requirements have been satisfied.	AND FURTHER THAT the Owner shall provide a letter to the Agreement Administrator from Canada Post indicating their requirements have been satisfied.	
74	AND FURTHER THAT Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the abutting transmission station on the site plan. Drainage must be controlled and directed away from the abutting transmission station.	AND FURTHER THAT Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the abutting transmission station on the site plan. Drainage must be controlled and directed away from the abutting transmission station.	
75	AND FURTHER THAT Any development in conjunction with the site plan must not block vehicular access to any HONI facilities located on the abutting transmission station. During construction, there must be no storage of materials or mounding of earth, snow or other debris on / along the abutting transmission station.	AND FURTHER THAT Any development in conjunction with the site plan must not block vehicular access to any HONI facilities located on the abutting transmission station. During construction, there must be no storage of materials or mounding of earth, snow or other debris on / along the abutting transmission station.	
76	AND FURTHER THAT At the developer's expense, temporary fencing must be placed along the abutting transmission station prior to construction, and permanent fencing must be erected along the common property line after construction is completed.	AND FURTHER THAT At the developer's expense, temporary fencing must be placed along the abutting transmission station prior to construction, and permanent fencing must be erected along the common property line after construction is completed.	
77	AND FURTHER THAT The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the developer. The developer will be responsible for restoration of any damage to the abutting transmission station or HONI facilities thereon resulting from construction of the site plan.	AND FURTHER THAT The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the developer. The developer will be responsible for restoration of any damage to the abutting transmission station or HONI facilities thereon resulting from construction of the site plan.	
78	AND FURTHER THAT HONI requires the following be conveyed to the developer as a precaution: The abutting transmission station operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the Occupational Health and Safety Act, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that Page 163 of 388 the conductors can raise and lower without warning, depending on the electrical demand placed on the line.	AND FURTHER THAT HONI requires the following be conveyed to the developer as a precaution: The abutting transmission station operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the Occupational Health and Safety Act, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.	
79	AND FURTHER THAT The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.	AND FURTHER THAT The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.	
80	AND FURTHER THAT The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.	AND FURTHER THAT The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.	
	MINISTRY OF TRANSPORTATION (MTO)	MINISTRY OF TRANSPORTATION (MTO)	
81	AND FURTHER THAT prior to final approval, the owner(s) to submit to the Ministry of Transportation for review and approval, a copy of a Traffic Impact Study indicating the anticipated traffic volumes and their impact on Highway 3 through the following locations: a. Highway 3 and Dalton Road intersection	AND FURTHER THAT prior to final approval, the owner(s) to submit to the Ministry of Transportation for review and approval, a copy of a Traffic Impact Study indicating the anticipated traffic volumes and their impact on Highway 3 through the following locations: a. Highway 3 and Dalton Road intersection	
82	AND FURTHER THAT The Traffic Impact Study will be prepared in accordance with MTO's Traffic Impact Study Guidelines. The owner's transportation consultant shall be RAQS certified.	AND FURTHER THAT The Traffic Impact Study will be prepared in accordance with MTO's Traffic Impact Study Guidelines. The owner's transportation consultant shall be RAQS certified.	
83	AND FURTHER THAT prior to final approval, the owner should be aware that any highway improvements identified from our review and analysis of the Traffic Impact Study will be the responsibility, (financially and otherwise) of the owner. A Legal Agreement will be required to be entered into between the owner and MTO, whereby the owner agrees to assume financial responsibility for the design and construction of all necessary associated highway improvements.	AND FURTHER THAT prior to final approval, the owner should be aware that any highway improvements identified from our review and analysis of the Traffic Impact Study will be the responsibility, (financially and otherwise) of the owner. A Legal Agreement will be required to be entered into between the owner and MTO, whereby the owner agrees to assume financial responsibility for the design and construction of all necessary associated highway improvements.	
84	AND FURTHER THAT prior to final approval, the owner shall submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval.	AND FURTHER THAT prior to final approval, the owner shall submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval.	
85	AND FURTHER THAT Prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a draft copy of the M-Plan for this subdivision.	AND FURTHER THAT Prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a draft copy of the M-Plan for this subdivision.	
86	AND FURTHER THAT prior to final approval, the owners shall provide the Ministry of Transportation for review and approval, the Conditions of Draft Plan Approval and Draft Subdivision Agreement to ensure our requirements have been incorporated.	AND FURTHER THAT prior to final approval, the owners shall provide the Ministry of Transportation for review and approval, the Conditions of Draft Plan Approval and Draft Subdivision Agreement to ensure our requirements have been incorporated.	

OFFERS OF PURCHASE AND SALE AGREEMENTS		OFFERS OF PURCHASE AND SALE AGREEMENTS	
87	AND FURTHER THAT the Owner shall agree to include a clause within the Agreement that all Offers of Purchase and Sale Agreements for lots and/or units 1 to 19 and Block 12 and Block 13 will include a warning clause to prospective purchasers of lots adjacent to employment or industrial uses advising of the potential of odour and noise.	AND FURTHER THAT the Owner shall agree to include a clause within the Agreement that all Offers of Purchase and Sale Agreements for lots and/or units 1 to 19 and Block 12 and Block 13 will include a warning clause to prospective purchasers of lots adjacent to employment or industrial uses advising of the potential of odour and noise. This condition will not be required if the adjacent employment lands are re-designated to residential in the Norfolk County Official Plan.	Anticipated residential development on adjacent lands.
88	AND FURTHER THAT the Owner shall agree to include a clause within the Agreement that all Offers of Purchase and Sale Agreements for all lots and/or units will include a clause advising prospective purchasers that lot grading shall be maintained according to the Master Grading Plan and alterations shall require approval Norfolk County's Chief Building Official Division.	AND FURTHER THAT the Owner shall agree to include a clause within the Agreement that all Offers of Purchase and Sale Agreements for all lots and/or units advising prospective purchasers that lot grading shall be maintained according to the Master Grading Plan and alterations shall require approval Norfolk County's Chief Building Official Division.	
89	AND FURTHER THAT That the Owner/Developer must agree in the Development Agreement to notify all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease:	AND FURTHER THAT That the Owner/Developer must agree in the Development Agreement to notify all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease:	
	<i>i. "Despite the best efforts of the Grand Erie District School Board (GEDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students maybe accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."</i>	<i>i. "Despite the best efforts of the Grand Erie District School Board (GEDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."</i>	
FINAL PLAN APPROVAL		FINAL PLAN APPROVAL	
90	AND FURTHER THAT the Owner agrees that the final plans will be preapproved by Registry Office and the Agreement Administrator prior to execution and deposit.	AND FURTHER THAT the Owner agrees that the final plans will be preapproved by Registry Office and the Agreement Administrator prior to execution and deposit.	
91	AND FURTHER THAT the Owner agrees to enter into an Agreement, and any subsequent amending or supplementary Agreements thereto, and that the Agreements shall be registered on title to the subject lands, all at the Owner's expense.	AND FURTHER THAT the Owner agrees to enter into an Agreement, and any subsequent amending or supplementary Agreements thereto, and that the Agreements shall be registered on title to the subject lands, all at the Owner's expense.	
92	AND FURTHER THAT the Owner agrees to postpone any charges and/or mortgages to the County's Agreement, and that the Postponement of Interest shall be registered on title to the subject lands, all at the Owner's expense.	AND FURTHER THAT the Owner agrees to postpone any charges and/or mortgages to the County's Agreement, and that the Postponement of Interest shall be registered on title to the subject lands, all at the Owner's expense.	
93	AND FURTHER THAT the Owner agrees that prior to final plan approval; the Agreement Administrator is to be advised in writing how all conditions have been met with the submission of a comprehensive package that includes written approvals written acceptances, final reports and documentation to detail how each condition has been satisfied.	AND FURTHER THAT the Owner agrees that prior to final plan approval; the Agreement Administrator is to be advised in writing how all conditions have been met with the submission of a comprehensive package that includes written approvals written acceptances, final reports and documentation to detail how each condition has been satisfied.	
94	AND FURTHER THAT the Owner shall advise in writing how conditions 1 to 93 have been satisfied at least twenty one (21) days prior to the final plan approval of the development.	AND FURTHER THAT the Owner shall advise in writing how conditions 1 to 93 have been satisfied at least twenty-one (21) days prior to the final plan approval of the development.	
95	AND FURTHER THAT the Owner agrees that if there are violations of any draft plan conditions of approval for the development that the draft plan approval becomes null and void.	AND FURTHER THAT the Owner agrees that if there are violations of any draft plan conditions of approval for the development that the draft plan approval becomes null and void.	
NOTES TO DRAFT PLAN APPROVAL		NOTES TO DRAFT PLAN APPROVAL	
	That an application for draft plan of approval expiry date extension could result in a review of the draft plan and conditions of approval which may result in a redline development application requirement.	That an application for draft plan of approval expiry date extension could result in a review of the draft plan and conditions of approval which may result in a redline development application requirement.	
	That the development must be in compliance with Norfolk County's Design Criteria, as amended from time to time.	That the development must be in compliance with Norfolk County's Design Criteria, as amended from time to time.	
	That all development approvals provided can be superseded with the introduction of new design standards, technical requirements, policy guidelines, legislation and regulations. If a proposal does not meet the minimum design standards, technical requirements, policy guidelines, legislation and regulations in force and effect, a redline revision to the draft plan and additions, removal or modifications to these draft plan conditions may be required.	That all development approvals provided can be superseded with the introduction of new design standards, technical requirements, policy guidelines, legislation and regulations. If a proposal does not meet the minimum design standards, technical requirements, policy guidelines, legislation and regulations in force and effect, a redline revision to the draft plan and additions, removal or modifications to these draft plan conditions may be required.	



DRAFT PLAN OF SUBDIVISION
 OF PART OF
LOT 4, BLOCK 42
 OF REGISTERED PLAN 189
DELHI
 IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 DATED: _____

 ONTARIO LAND SURVEYOR

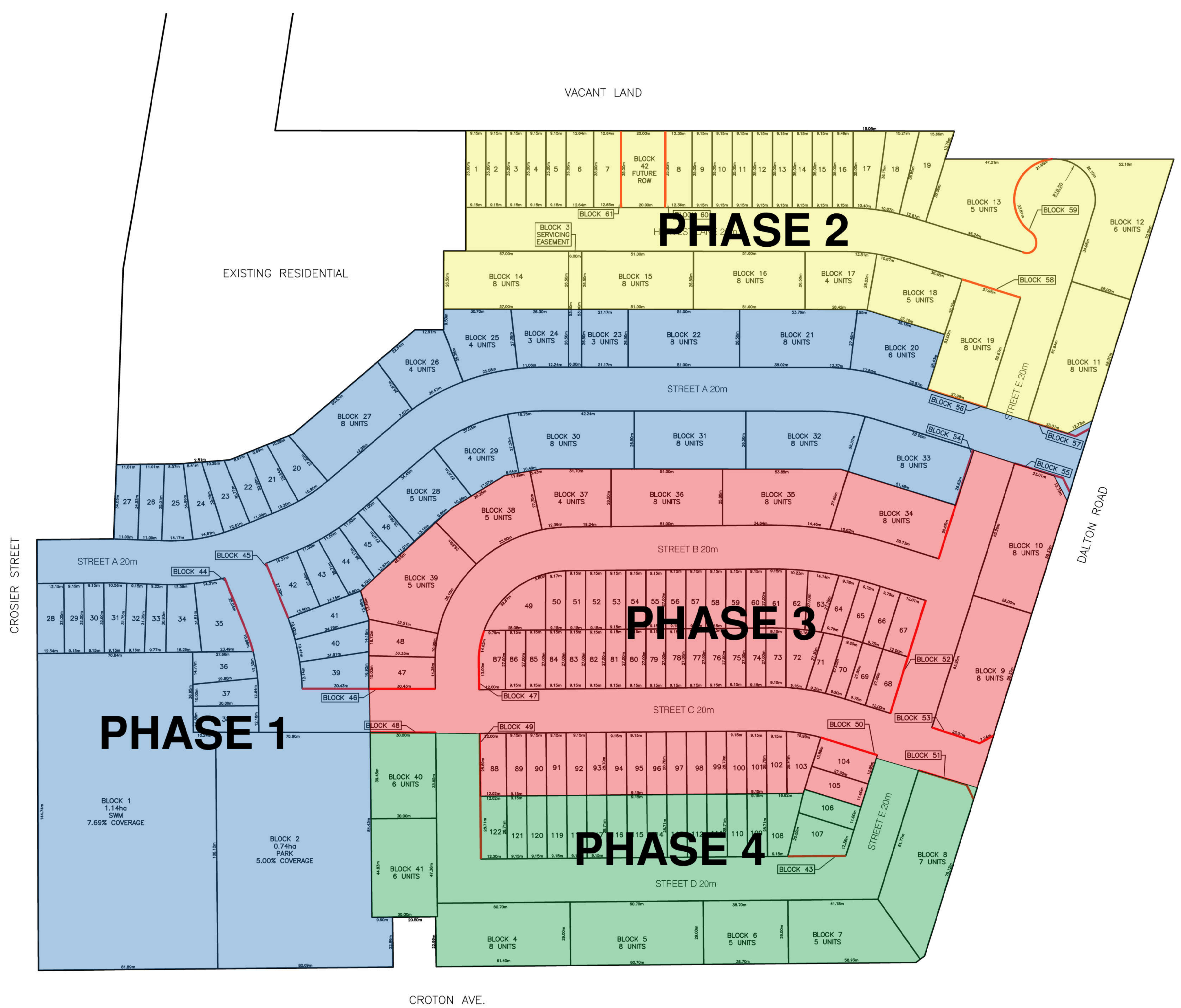
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DATE	REVISION
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2024-04-16	REVISED PER COUNTY COMMENTS
2024-05-03	REVISED PER COUNTY COMMENTS
2025-06-12	REDLINE APPLICATION

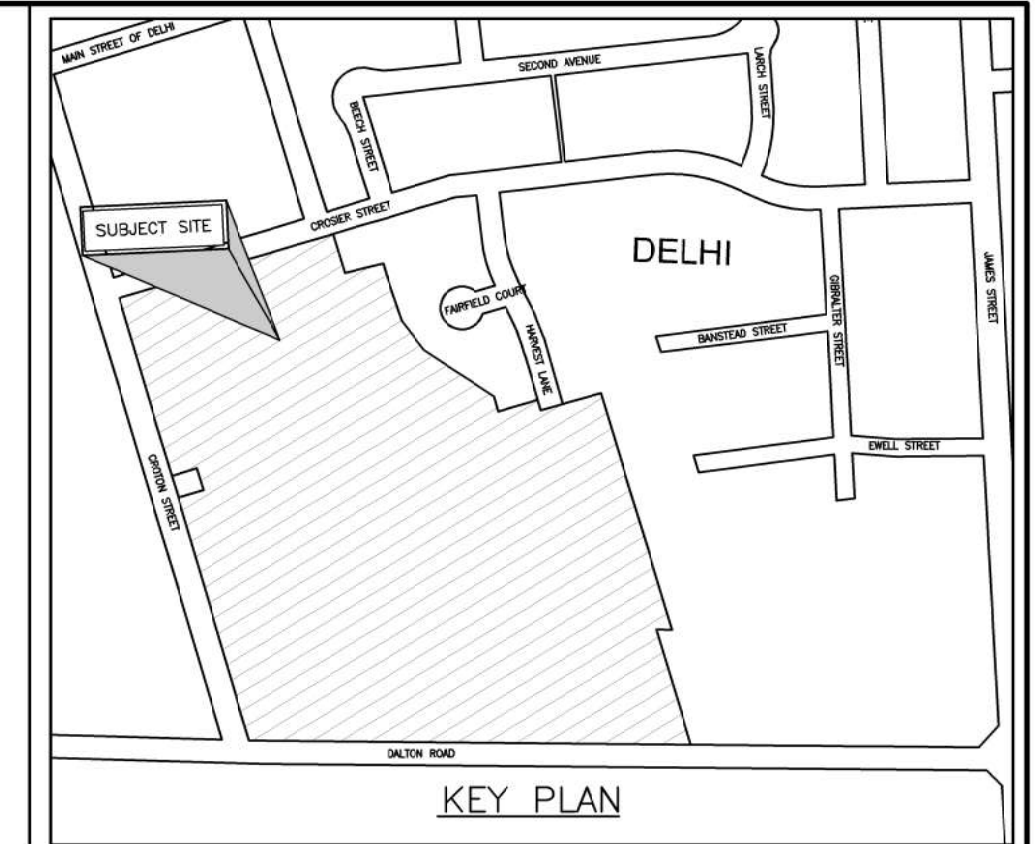
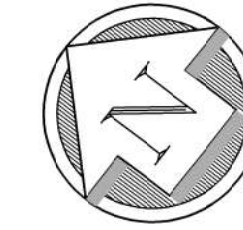
RYDER SUBDIVISION
DRAFT PLAN

TOWN OF DELHI

DRAWN BY: NBN/TJC	DESIGNED BY: NBN/TJC	CHECKED BY: JTI	SCALE: 1:1000
G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270			DATE: AUG 10/23 DRAWING NO.: 21-259-DP



CROTON AVE.



DRAFT PLAN OF SUBDIVISION

OF PART OF
LOT 4, BLOCK 42
 OF REGISTERED PLAN 189

DELHI
 IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

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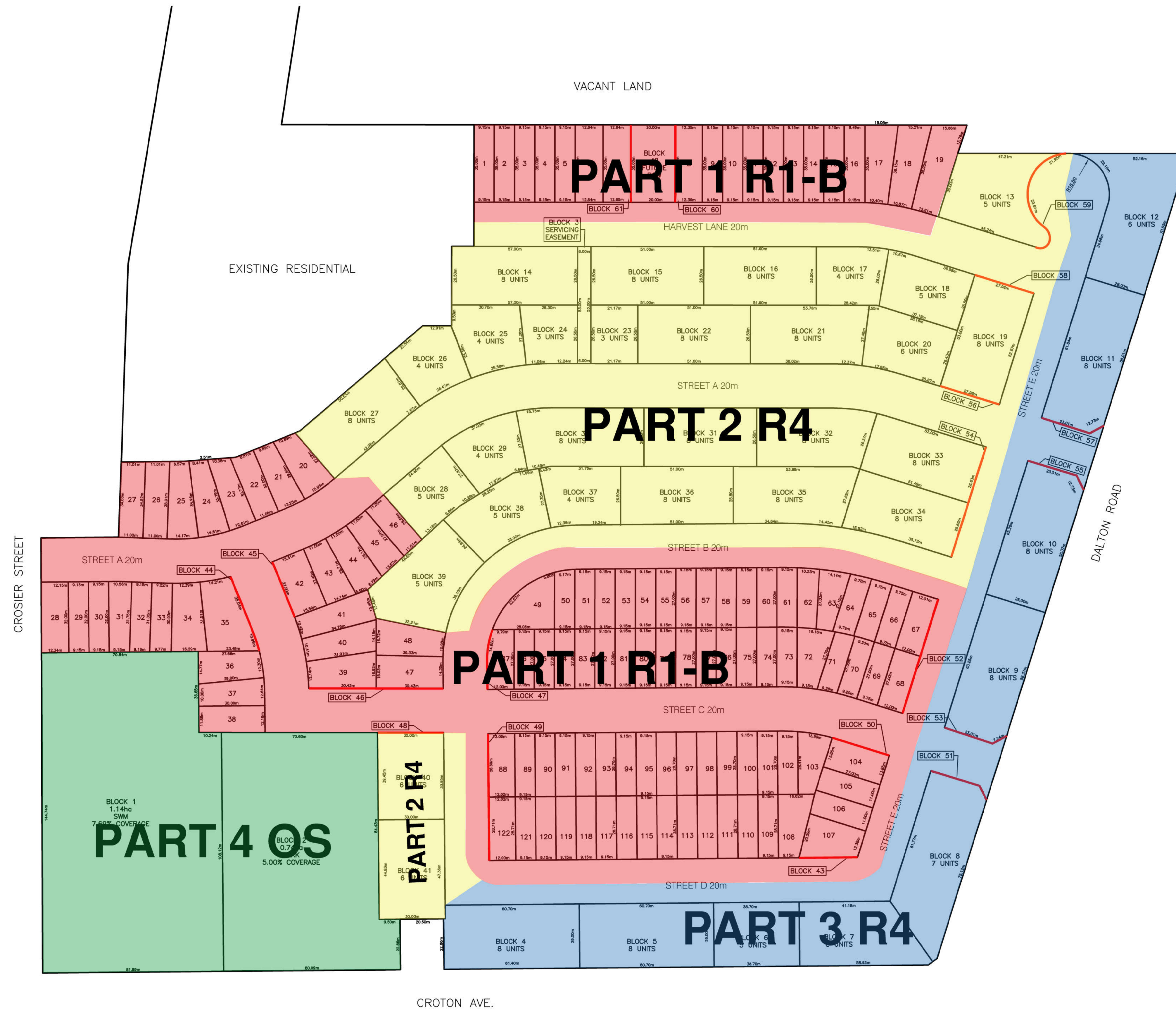
**RYDER SUBDIVISION
 DRAFT PLAN**

TOWN OF DELHI

DRAWN BY:	DESIGNED BY:	CHECKED BY:	SCALE
NBN/TJC	NBN/TJC	JTI	1:1000

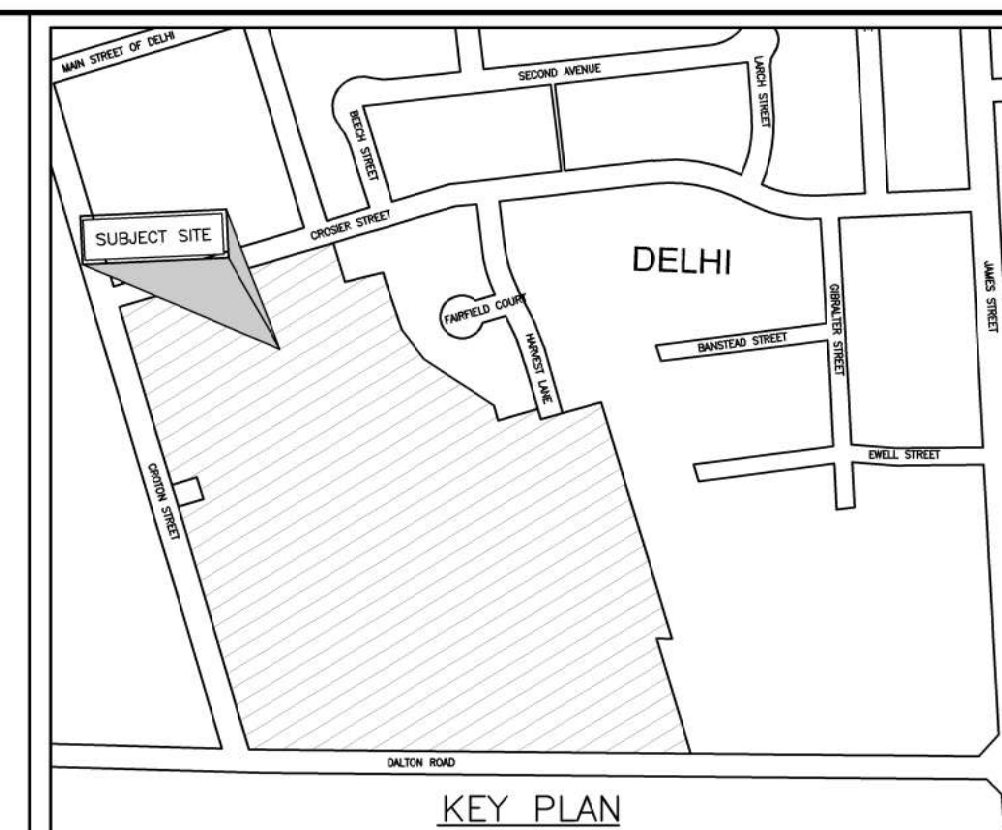
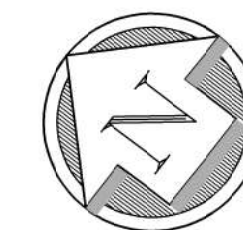
DATE	DRAWING NO.
AUG 10/23	21-259-DP

G. DOUGLAS VALLEE LIMITED
 2 TALBOT STREET NORTH
 SIMCOE, ONTARIO N3Y 3W4
 (519) 426-6270



ZONE	DESCRIPTION	INTERIOR LOT AREA		CORNER LOT AREA		INTERIOR LOT FRONTAGE		CORNER LOT FRONTAGE		FRONT YARD	REAR YARD	EXTERIOR SIDEYARD	INTERIOR SIDEYARD	BUILDING HEIGHT					
		MIN	PROP	MIN	PROP	MIN	PROP	MIN	PROP										
R1-B	SINGLE DETACHED DWELLINGS	360m ²	233m ²	450m ²	320m ²	12m	9.15m	15m	12m	6m	4.4m	7.5m	6.0m	6m	2m	1.2m	1.2m	11m	11m
R4	STREET TOWNHOUSE	156m ²	156m ²	264m ²	210m ²	8.5m	6m	11m	8.5m	6m	4.4m	7.5m	6.0m	6m	2m	1.2m	1.2m	11m	11m
R4	DUAL FRONTAGE TOWNHOUSES	156m ²	156m ²	264m ²	255m ²	6.5m	7.2m	11m	9.2m	6m	2m	7.5m	8m	6m	2m	1.2m	1.2m	11m	14m
OS	OPEN SPACE (SWM AND PARK)	1390m ²	7400m ²	1390m ²	11000m ²	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CROTON AVE.



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 OF PART OF
LOT 4, BLOCK 42
 OF REGISTERED PLAN 189
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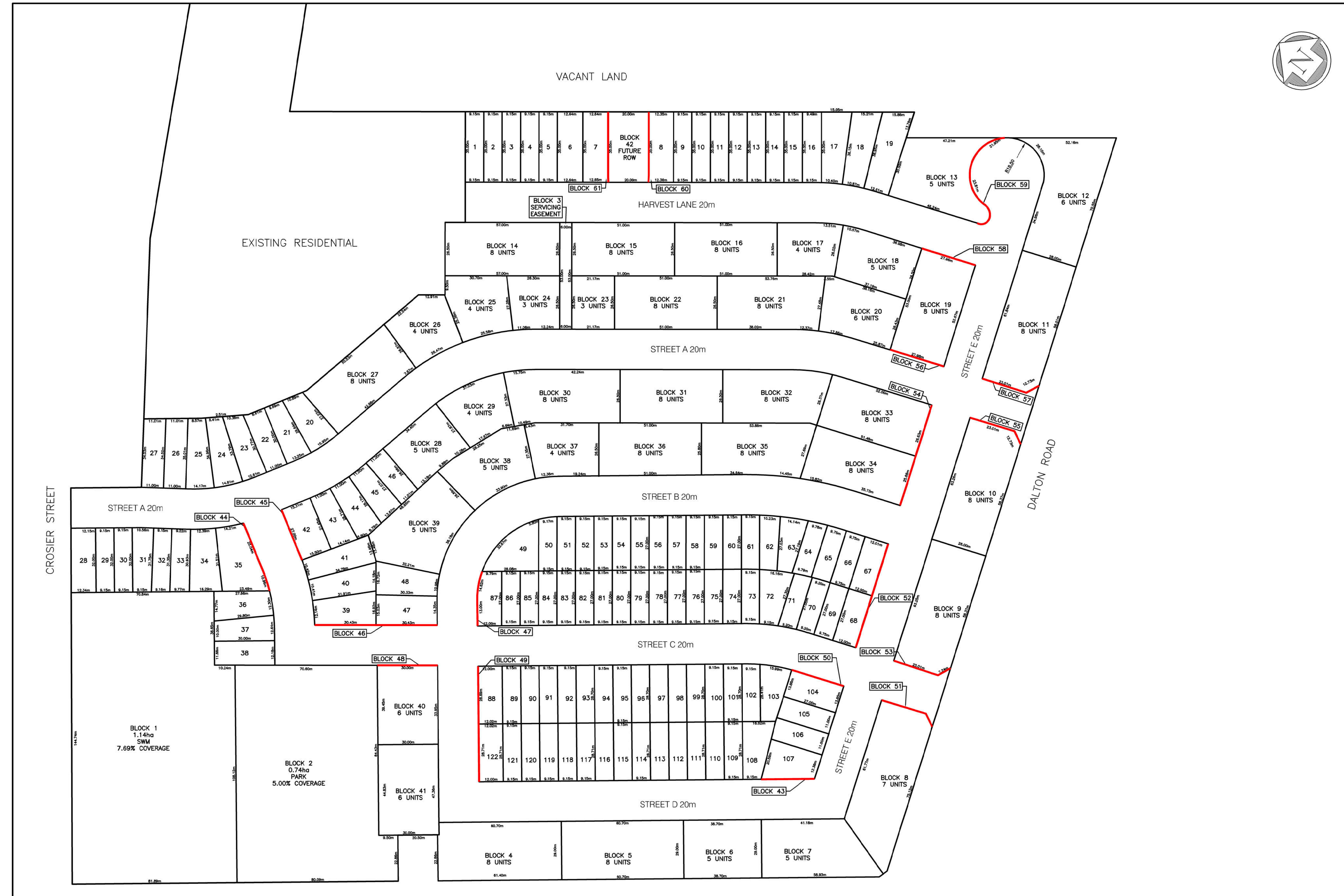
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**RYDER SUBDIVISION
DRAFT PLAN**

TOWN OF DELHI

DRAWN BY: NBN/TJC	DESIGNED BY: NBN/TJC	CHECKED BY: JTI	SCALE: 1:1000
G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270			DATE: AUG 10/23 DRAWING NO.: 21-259-DP



LEGEND:
 ——— 0.3m RESERVE

LOT OR BLOCK	PROPOSED LAND USE	AREA	UNITS
1 TO 123	SINGLE DETACHED	4.00ha (27.0%)	122
BLOCK 4-12	DUAL FRONTAGE TOWNHOUSES	1.14ha (7.7%)	63
BLOCK 13-41	TOWNHOUSES	3.52ha (23.7%)	181
BLOCK 1	STORMWATER	1.14ha (7.7%)	
BLOCK 2	PARK	0.74ha (5%)	
BLOCK 3	SERVICING EASEMENT	0.02ha (0.2%)	
BLOCK 42	FUTURE ROW	0.07ha (0.5%)	
BLOCK 43-61	0.30m RESERVE	0.024ha (0.1%)	
TOTAL RESIDENTIAL AREA		10.67ha (72%)	
TOTAL ROADS AREA		4.15ha (28%)	
TOTAL		14.82 ha	366

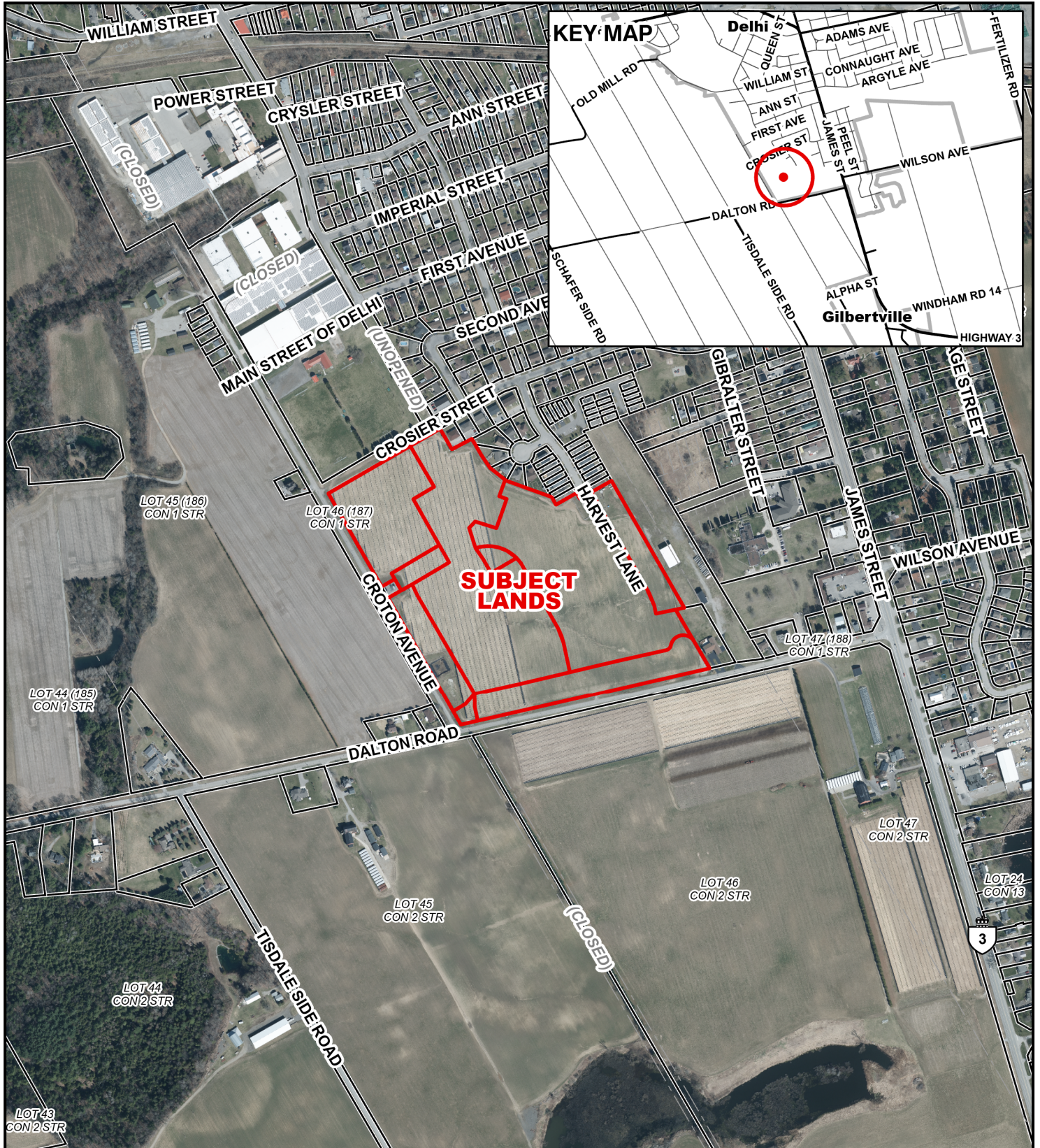
NOTE:
 ACCESS EASEMENTS REQUIRED FOR STREET TOWNS REAR YARDS. TO BE SHOWN ON M-PLAN

ZONE	DESCRIPTION	INTERIOR LOT AREA		CORNER LOT AREA		INTERIOR LOT FRONTAGE		CORNER LOT FRONTAGE		FRONT YARD		REAR YARD		EXTERIOR SIDE YARD		INTERIOR SIDE YARD		BUILDING HEIGHT	
		MIN	PROP	MIN	PROP	MIN	PROP	MIN	PROP	MIN	PROP	MIN	PROP	MIN	PROP	MIN	PROP	MAX	PROP
R1-B	SINGLE DETACHED DWELLINGS	360m²	233m²	450m²	320m²	12m	9.15m	15m	12m	6m	4.4m	7.5m	6.0m	6m	2m	1.2m	1.20.8m	11m	11m
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OS	OPEN SPACE (SWIM AND PARK)	1300m²	7400m²	1300m²	11000m²	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A


TOTAL 14.82 ha 366

MAP A
CONTEXT MAP
 Urban Area of DELHI

28TPL2025222
 ZNPL2025219

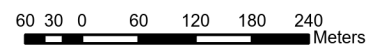
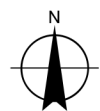


Legend

 Subject Lands

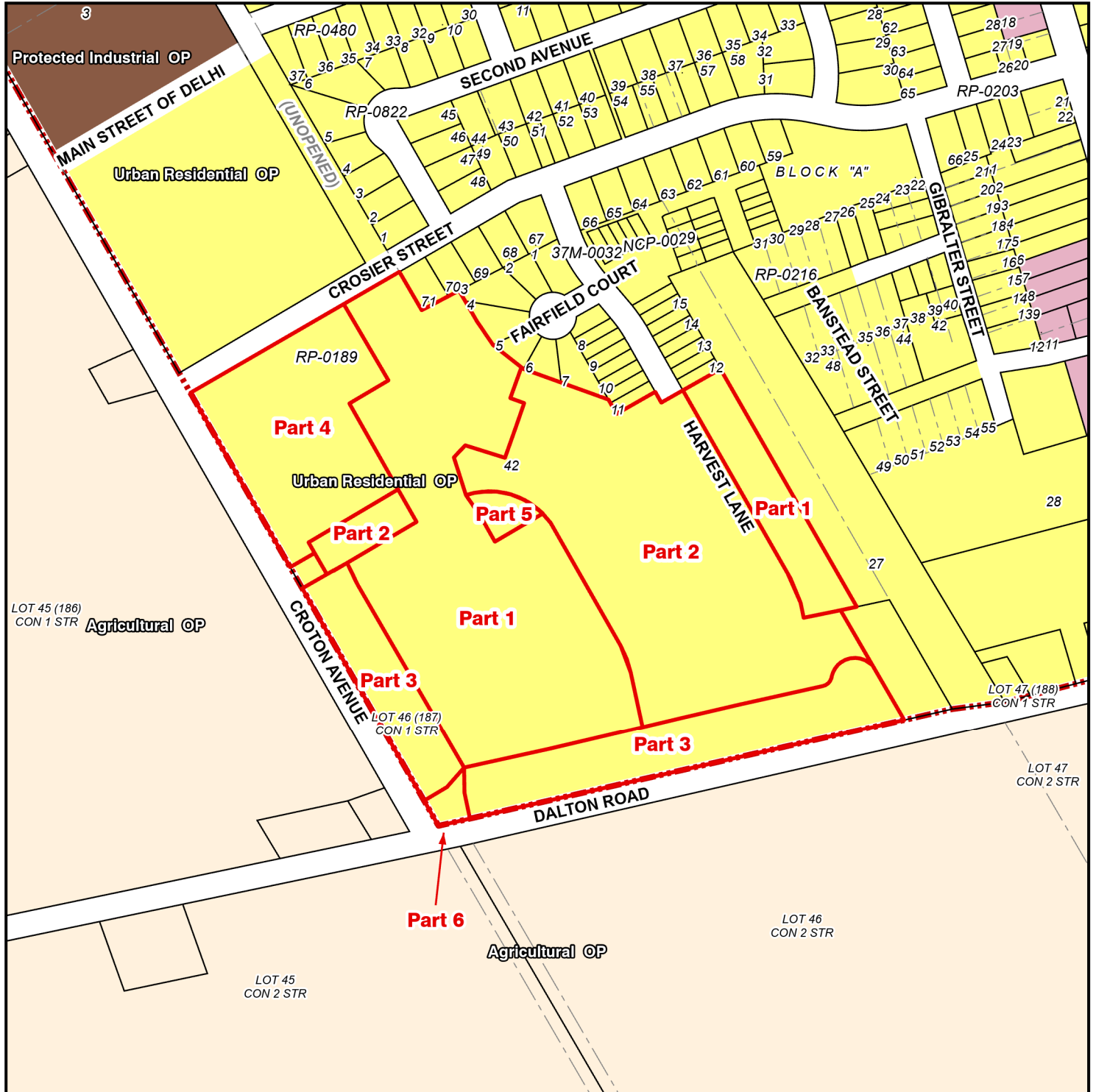
2020 Air Photo

7/8/2025



MAP B
OFFICIAL PLAN MAP
 Urban Area of DELHI

28TPL2025222
 ZNPL2025219



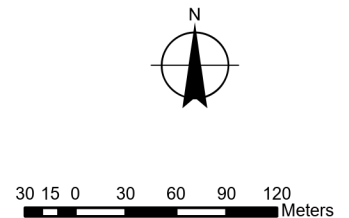
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Subject Lands

Official Plan Designations

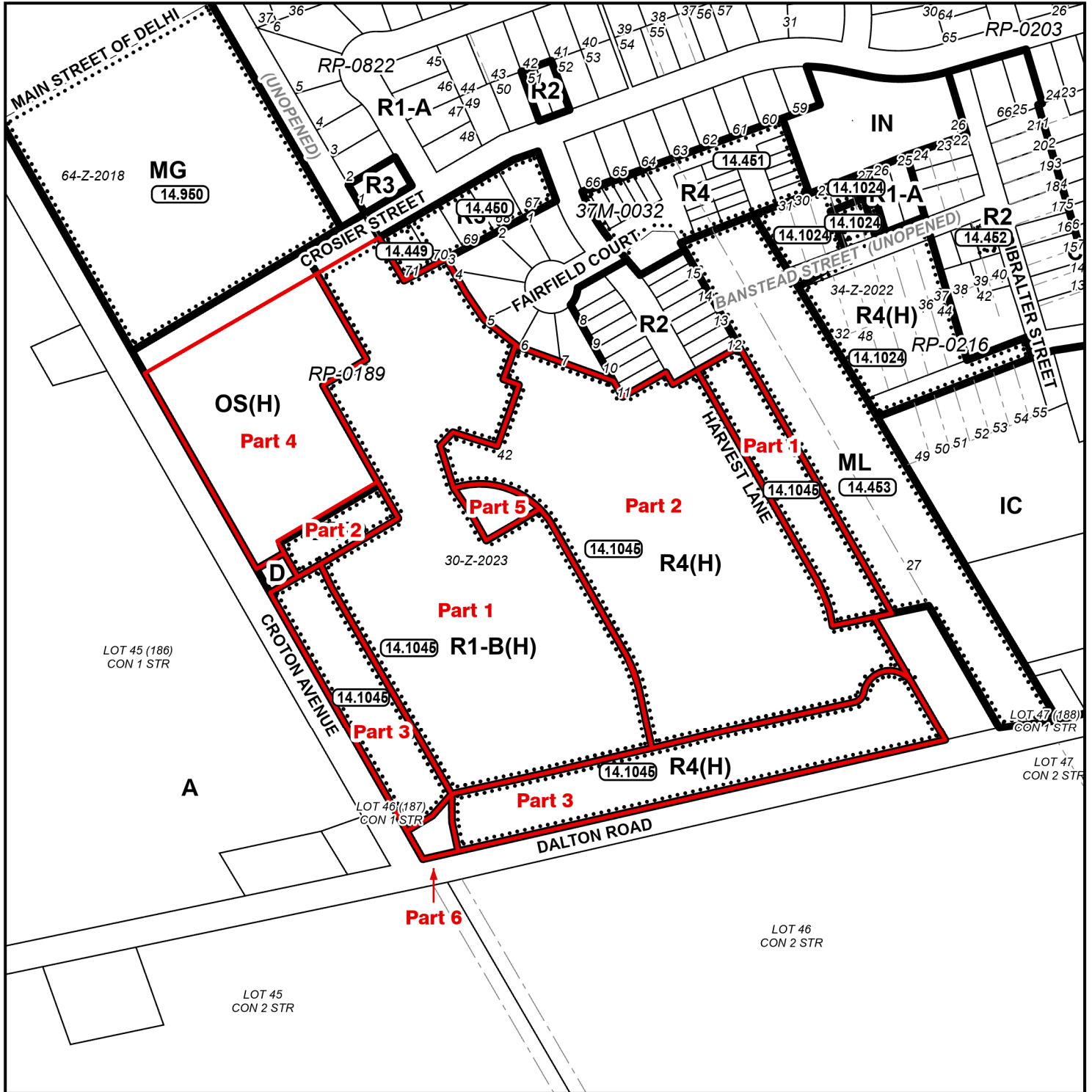
- | | | | |
|--|-------------------|--|----------------------|
| | Agricultural | | Protected Industrial |
| | Urban Residential | | Urban Area Boundary |
| | Commercial | | |

7/8/2025



MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
 Urban Area of DELHI

28TPL2025222
 ZNPL2025219



LEGEND

Subject Lands

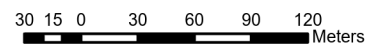
ZONING BY-LAW 1-Z-2014

- | | |
|-----------------------------------|---------------------------------------|
| (H) - Holding | IN - Neighbourhood Institutional Zone |
| A - Agricultural Zone | OS - Open Space Zone |
| CS - Service Commercial Zone | R1-A - Residential R1-A Zone |
| IC - Community Institutional Zone | R1-B - Residential R1-B Zone |
| D - Development Zone | R2 - Residential R2 Zone |
| MG - General Industrial Zone | R3 - Residential R3 Zone |
| ML - Light Industrial Zone | R4 - Residential R4 Zone |

Part 6:
From: OS (H)
To: R4 (H) With Special Provision

Part 5:
From: OS (H)
To: R1-B (H) With Special Provision

7/8/2025



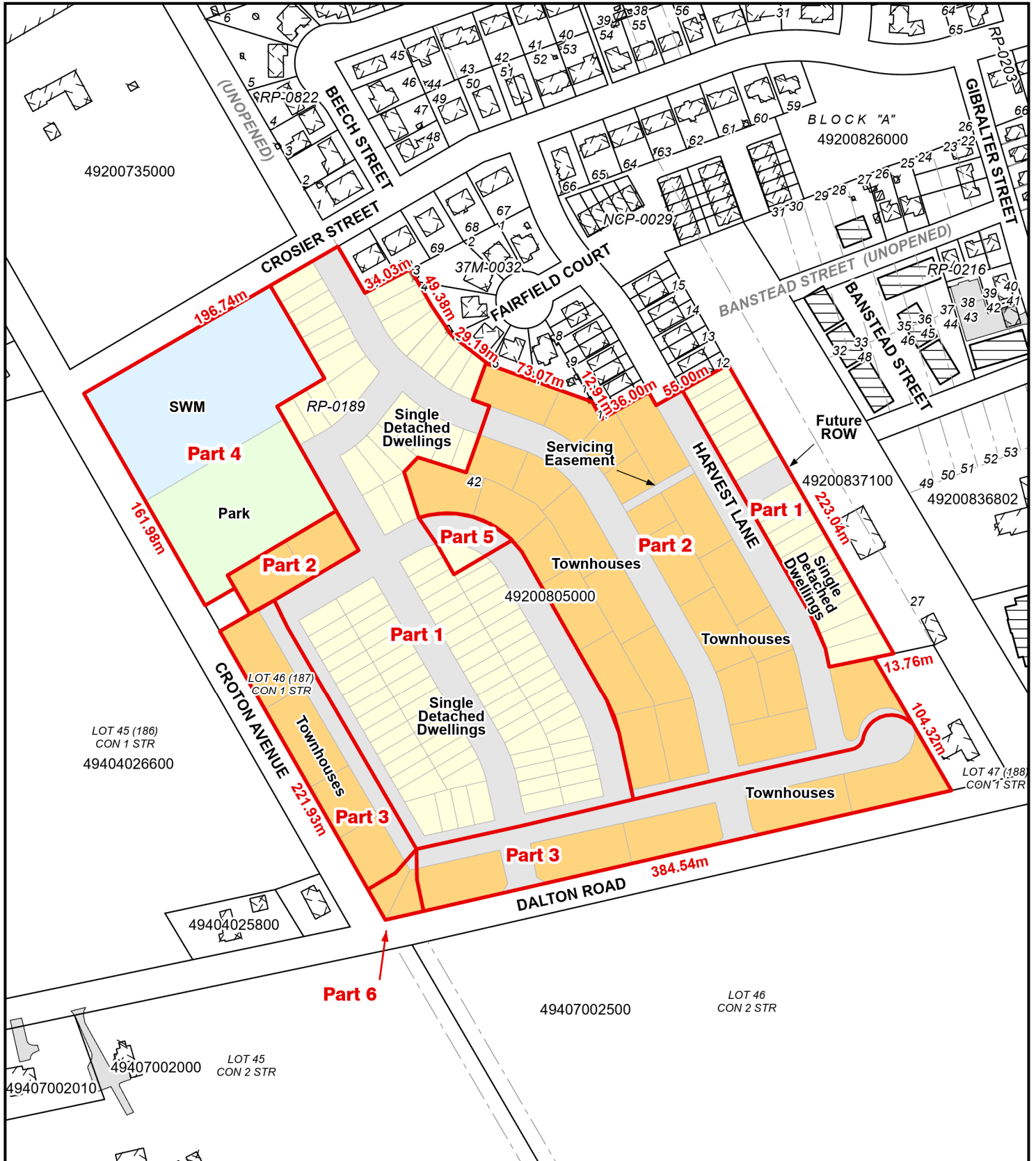
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Urban Area of DELHI

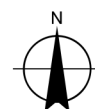
28TPL2025222

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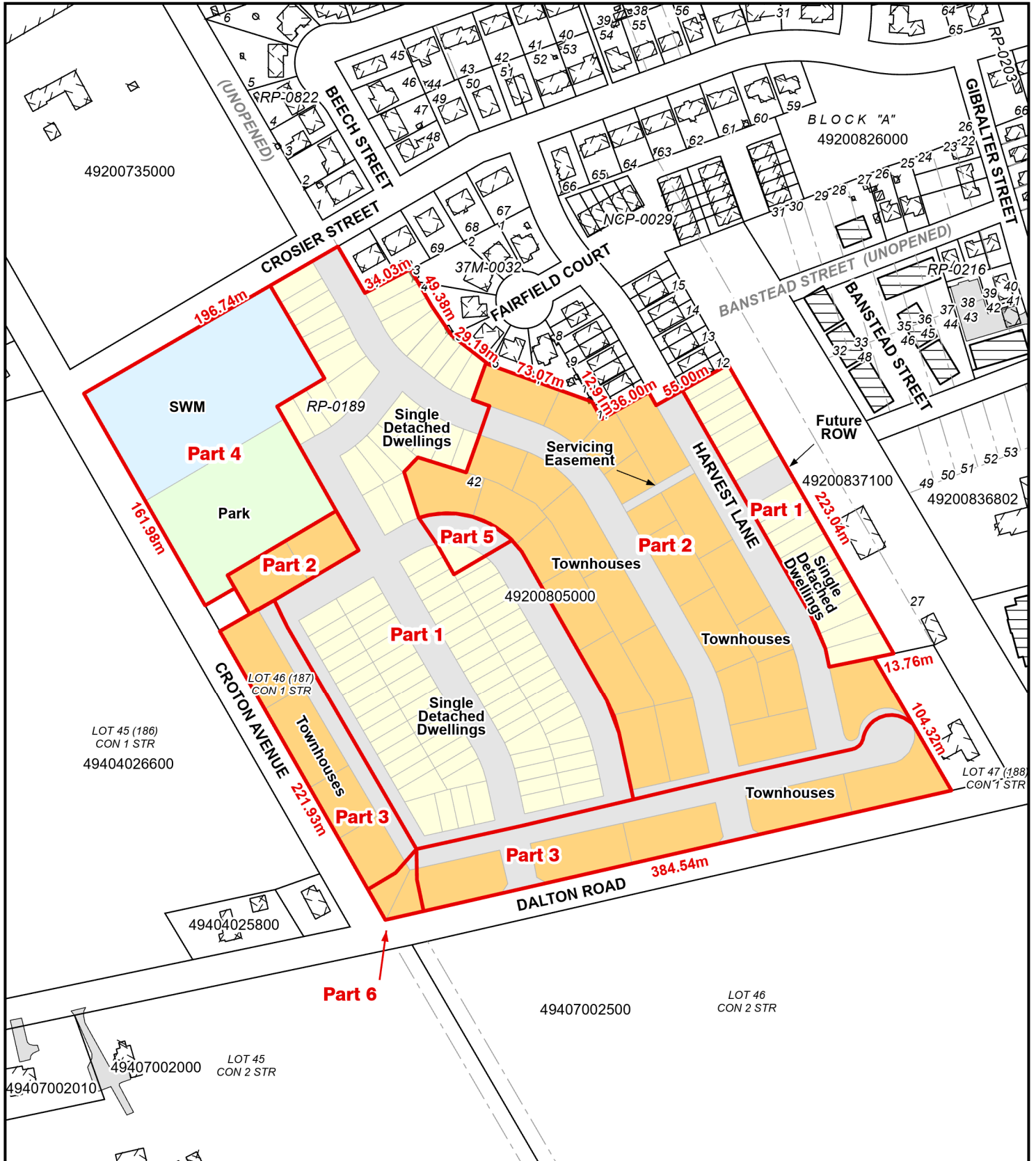
Legend

- Subject Lands
- Park
- Storm Water Management
- Single Family Dwelling
- Multi Family Dwelling
- Other



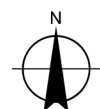
7/8/2025

25 12.5 0 25 50 75 100 Meters



Legend

- Subject Lands
- Park
- Storm Water Management
- Single Family Dwelling
- Multi Family Dwelling
- Other



7/8/2025

