Working together with our community

Special Council Meeting – April 16, 2024

Subject:	Municipal Comprehensive Review Phase 1 Official Plan Amendment
Report Number:	CD-24-053
Division:	Community Development
Department:	Planning
Ward:	All Wards
Purpose:	For Information

Recommendation(s):

That Report Number CD-24-053, Municipal Comprehensive Review Phase 1 Official Plan Amendment be received; and

That the Council provide direction on each of the schedules in respect to the Urban Boundary Changes attached hereto; and

That the Council provide direction on each of the schedules in respect to the Urban Area Settlement Boundary Expansions attached hereto; and

That Council considers all information received at this Special Council meeting, including input from members of the public, in order to provide direction on a final Official Plan Amendment to be brought back to a future meeting for Council consideration.

Executive Summary:

This report relates to Phase 1 of the County's Official Plan Update and Municipal Comprehensive Review. It provides a summary and direction for Norfolk County's growth needs and the Official Plan Amendment for land supply within the municipality's urban areas. Phase 1 of the Official Plan update focuses on the growth management policies and conformity requirements as they pertain to the GROW Norfolk project and the associated Council-approved forecasts, growth option and land needs assessments. It also includes updates to the urban boundaries, including proposed expansion area options.

The attached documents, including the proposed draft maps for each identified urban area and the draft by-law, including options, represent the technical interpretation to implement Council's approved Growth Option. Pending Council's acceptance of the staff report and acceptance in principle of the proposed Official Plan Amendment, with

direction on the preferred boundary expansion options to incorporate 'in principle', staff will work with the appropriate ministries, departments, and agencies to address any comments and any requirements for modifications. Once that work is complete, a final amendment will need to be brought to Council for final formal adoption prior to the Province giving its final decision. It should be noted that a significant amount of pre-consultation work has taken place with Ministry of Municipal Affairs & Housing (MMAH) staff on this body of work. It should be further noted that the current situation as well as the larger planning context has been in significant flux given the pandemic, provincial policy changes, nation-wide housing shortages, shifting economic trends and drivers, and shifting needs within the local community. Staff endeavored to keep the subject project, as well as those which contributed to its development, dynamic and flexible and will continue to do so in an effort to ensure the most appropriate and pertinent information is provided to the public and Council to make informed decisions.

Discussion

Background

In June of 2021, the County initiated the Growth Management Study, GROW Norfolk. At its November 21, 2023, meeting, Council approved the minutes for the November 15 Council in Committee meeting including the endorsement of the preferred directions and recommendations as they pertained to the GROW Norfolk project. These recommendations included the use of the Hybrid option as the preferred growth option for the County. Based on that direction, staff have completed the following actions:

1. Developed an evaluation process, including creating the evaluation criteria for the pass one with the technical team (more information on the process below).
2. Evaluated all parcels received by March 18, 2024, to be considered for inclusion in the Urban Area Settlement Boundary located within proximity to the County's urban areas utilizing the above-noted criteria and evaluation process.
3. Presented an update and gathered input from the Planning Advisory Committee on February 4, 2024.
4. Hosted a Public Information Centre (PIC) on February 8, 2024, to share preliminary findings of the first evaluation of the proposed boundary lands and to share and gather feedback regarding the identified evaluation process with the public. This also included draft boundary expansions with the purpose of gathering feedback and collecting additional technical feedback and information.
5. Following the PIC, staff hosted a series of stakeholder meetings to gather feedback regarding the requested urban area settlement boundary expansions (RUASBE). This included more than 14 hours of engagement with various parties on a small group or individual basis.
6. Additional documentation around the Pass 1 criteria was provided to the public.
7. Individual Pass 1 scores were provided to the property owners upon request.
8. A secondary evaluation of the proposed urban boundaries was completed, incorporating the additional information provided by the public and stakeholders

as well as additional technical information, including infrastructure related information, gathered as part of the overall project.

9. Maintained open communication with the Ministry of Municipal Affair and Housing through virtual meetings on January 31, March 1, and March 22.

This report represents the first of two reports prepared as part of the Municipal Comprehensive Review to facilitate an Official Plan Amendment (OPA). Furthermore, due to the nature of the proposed Official Plan Amendment, the proposed OPA is intended to function as an implementing tool for the recommendations deriving from the GROW Norfolk study, as Norfolk County's Growth Management study. As a part of report number CD 23-098, entitled GROW Norfolk Study (Municipal Comprehensive Review), Volume 5: Land Evaluation and Area Review & Volume 6: Preferred Directions and Recommendations, staff presented Volume 6: Preferred Directions and Recommendations and provided recommendations, which were accepted. Among those recommendations was the approval of the growth forecasts as completed by Watson and Associates in collaboration with staff and the endorsement of a "hybrid" growth option.

The Hybrid Growth Option is a blend of what was originally identified as Options 2B and 3 in Phase 2 Comprehensive Review: Growth Scenarios and Urban Land Needs Analysis, 2023 to 2048. More growth (than previously forecasted) is intended to be allocated to the urban, serviced areas – specifically Delhi, Simcoe, and Waterford. After opportunities for intensification within the existing built-up areas and the amount of potential development in existing approvals or land within the existing settlement areas are taken into account, there is still an identified need to consider additional land to accommodate residential and employment growth forecasts. This is particularly the case when looking at the individual urban growth areas. In the case of Port Dover and Port Rowan, the appropriate amount of growth is still allocated; however, both urban areas are going through infrastructure upgrades and should have sufficient land supply to accommodate development for the foreseeable planning horizon. Courtland is anticipated to see some moderate additional growth compared to previous forecasts, contingent upon the continued availability of servicing capacity for water and development on private wastewater systems (e.g., not at higher densities like other urban areas). Delhi, Simcoe, and Waterford all are identified to require additional lands to meet the growth requirements. The Hybrid growth option also includes employment growth, specifically in Delhi, Simcoe, and Waterford.

By the year 2051, the population of Norfolk is anticipated to grow from 69,400 (2021 census) to 92,700. Norfolk County is growing, and its needs as a community are diversifying. Therefore, understanding and planning the interrelationships and interdependencies of growth, regulation of development, and the regeneration of housing, employment, servicing, and community infrastructure needs are crucial. This means that to meet the themes and goals outlined in the GROW Norfolk project, Norfolk County's growth has to be **economically** and **environmentally** sustainable without jeopardizing the agricultural landscape and economy that shapes Norfolk's very existence.

To achieve these goals, the Municipal Comprehensive Review Official Plan update has been split into two phases. The first phase is intended to address the following:

- Policy updates in relation to growth forecasts (population and employment), growth targets such as density requirements, and types of developments.
- Identify locations for settlement area boundaries, including updating policies and mapping schedules.
- Identify changes to Protected Industrial locations, including updating policies and mapping schedules.
- Potential rationalizations of Urban Area boundaries to remove any land that would no longer be considered as part of an urban area and with no development potential for urban uses.
- Policy direction for future land use planning, land use designation amendments and servicing strategies for any lands to be added to the settlement boundary.
- Policy updates related to requirements for new development within any new area.
- Implement other recommendations from the GROW Norfolk Study and municipal comprehensive review.

The second phase of the proposed official plan amendment is intended to include:

- Completion of Land Evaluation and Area Review (LEAR), including a peer review of draft documents, with policy updates pertaining to a new land use designation, such as rural land uses.
- Recommendations pertaining to hamlet settlement areas and rural lands.
- Recommendations regarding policies and land use designations pertaining to Natural Heritage features and Hazard Lands.
- Other Provincial Policy Statement conformity policy and/or schedule amendments.

The purpose of this report is to introduce the final growth management and implementing Official Plan Amendment as it relates to Phase 1 of the project.

Overarching Growth Policies

Planning Act

The *Planning Act* is provincial legislation that sets out the authorities for land use planning in Ontario. Council in carrying out its responsibilities under the *Planning Act* shall have regard to, among other matters, matters of provincial interest. Matters of provincial interest include the adequate provision of employment opportunities, the protection of the financial and economic well-being of the province and its municipalities, and the appropriate location for growth and development.

The *Planning Act* sets out other requirements, such as the timing and process of official plan updates, direction on relevant population and employment growth forecasts, and requirements around the removal of land from areas of employment (i.e., an employment conversion). The Planning Act allows a municipality three years to update its zoning by-laws after amendments to the official plan are made.

Pursuant to Section 26 of the *Planning Act*, the County must review and revise its official plan no less than ten years after it comes into effect as a new official plan and every five years thereafter. The Minister of Municipal Affairs and Housing is the approval authority for the conformity exercise and MCR. There is no right to appeal the Minister's decision to the Tribunal. Recent amendments to the *Planning Act* through Bill 109, More Homes for Everyone Act, 2022, allow the Minister to refer official plan amendments or a part of an amendment for which the Minister is the approval authority to the Ontario Land Tribunal (OLT) for either a recommendation back to the Minister or to the OLT to make a decision.

Provincial Policy Statement (PPS) Commentary

Since the approval of the last five-year Review Official Plan update, there have been considerable changes to the PPS. According to the *Planning Act*, R.S.O. 1990, c.P,13, the five-year review of the Official Plan is required to ensure that it:

a) conforms with provincial plans or does not conflict with them;
b) has regard to matters of provincial interest as laid out in the Act; and
c) is consistent with policy statements issued under the Act.

A revised Provincial Policy Statement 2020 (PPS 2020) came into effect on May 1, 2020, replacing the previous Policy Statement approved in 2014. The PPS 2020 provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and the use of land in Ontario. A Municipal Comprehensive Review, such as the one being completed now, must be consistent with the PPS policies. While the PPS 2020 must also be read as a whole, the focus of this report is on the preparation of a growth strategy for the County, and only those policies that are pertinent to that objective will be discussed. Aspects of the PPS 2020 not dealt with in this report will be considered in Phase 2 of the work program. The policies outlined in Attachment A have a direct bearing on the growth strategy.

These policies state that the County should plan for a period of up to 25 years unless a provincial plan, such as the Growth Plan 2020, has an alternative time period. The planning horizon set in the PPS 2020 does not pertain to infrastructure and public service facilities nor to the planning for employment lands. A longer planning horizon may be applied to these facilities. However, the planning of infrastructure and major public service facilities must be done in concert with long range plans for the development of the community. The approach taken in this report is to plan for the next 25 years, that is, to 2048, to achieve conformity with the PPS 2020. Note: Population forecasts supporting this work were completed to 2051 in order to provide a buffer for the completion of the work and to better align with the census periods for evaluation and the initiation of future Official Plan Reviews and Municipal Comprehensive Reviews.

This report will focus on the growth-related policies outlined in the current version of the Provincial Policy Statement (2020) with a focus on the urban settlement areas of the County. Specifically, this report focuses on three main components: general growth conformity and PPS consistency changes, urban settlement expansion and related requested, and employment conversion requests.

Official Plan

The Norfolk County Official Plan was approved by County Council on May 9, 2006, and by the provincial Ministry of Municipal Affairs on December 23, 2008. On January 31, 2018, Norfolk County Council approved an amendment to the Official Plan (1-OP-2018) to bring the Plan into conformity with the policies of the Provincial Policy Statement, 2014. To facilitate and direct growth, the Official Plan contains policies that are consistent with or conform to the versions of the Provincial Policy Statement, 2014, in effect at the time of its approval by the province (October 5, 2018). Key growth-related policies in the Official Plan are focused within Section 6, including Section 6.4, which states that urban areas will incorporate the following:

i) a full range of housing types, including affordable and special needs housing;

ii) business opportunities at appropriate locations to provide a wide range of employment and services to residents, businesses and visitors;

iii) full municipal services, as feasible and appropriate, and an appropriate level of transportation infrastructure;

iv) a concentration of community services for the County, including social, cultural, entertainment, health, educational and other supporting facilities; and

v) an open space, natural heritage and recreational network that is integrated with open spaces throughout the County and provides appropriate passive, natural and active areas.

It further identifies that the *"County shall ensure through its planning activities that each Urban Area develops with efficient land use patterns that minimize the extension of municipal services and infrastructure and will sustain the community and financial well-being of the County over the long-term."*

The Official Plan also identifies how proposed expansion lands should be evaluated. It states that Proposals shall be considered in the context of whether:

i) the amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the

County as a whole and the Urban Areas on an individual basis, the population and household projections for the County, and the intended role of the Urban Area;

ii) the proposed expansion is a logical extension of the Urban Area and will be serviced by full municipal sewer and water services;

iii) the land is physically suitable for development, considering any constraints, such as Hazards Lands, or Natural Resource Areas;

iv) the proposed expansion will have a compact form, an appropriate mix of land uses, where practical, and densities that efficiently use land, infrastructure, and public facilities, while providing for adequate parks and open space;

v) the transportation network can reasonably accommodate the additional volume of traffic and demand for services;

vi) suitable community and public facilities are available, or can be provided to accommodate the expansion area;

vii) a suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;

viii) prime agricultural areas are only included within the expansion area if there are no reasonable alternative areas with lower priority agricultural land;

ix) opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Urban Area expansion;

x) the proposed expansion will not impact cultural heritage resources;

xi) the proposed expansion will not impact any Significant Natural Heritage Features as identified on Schedule “C” and/or Tables 1 or 2 of Section 3.5 (Natural Heritage Systems); and

xii) the proposed expansion satisfies the Province’s Minimum Distance Separation Formulae.

While not exhaustive, these policies helped shape the Phase 1 Official Plan Amendment work, which is further explored below.

Urban Settlement Expansion

Background

Land supply, density and built-form context vary by urban area, as does the ability to accommodate future growth within the existing urban area boundaries. Through the work completed through the GROW Norfolk study and the associated Land Needs Assessments (LNA), lands required for future development up to the next 25 years were identified. This need was identified in two groups: Employment land needs and Residential or Community Land needs.

In terms of the LNA, employment needs were assessed in terms of land requirements for Employment Areas as per the *Planning Act* and PPS. They are understood to be areas where the majority of employment (in industrial-type buildings) opportunities, with some office and population-related jobs, particularly those who provide service to the employment areas. Residential or community land needs focus on the land required to accommodate housing for the forecasted growth, as well as the majority of population-related jobs, most office jobs, and some employment land related jobs. This also includes land needs for supporting uses, such as commercial and institutional uses, like shopping areas or schools. Below is a table identifying the anticipated residential land needs by urban area, as outlined in Volume 6: Preferred Directions and Recommendations of the GROW Norfolk project.

Table 1. Residential Land Need by Urban Area

Urban Area	Land Need (Gross Ha)
Courtland	8
Delhi	77
Simcoe	-1
Waterford	34
Port Rowan	-64
Port Dover	-307

Additional land needs in terms of employment were also identified as in the table below.

Table 2. Employment Land Need by Urban Area

Urban Area	Land Need (Gross Ha)
Courtland	0
Delhi	10
Simcoe	20
Waterford	22
Port Rowan	0
Port Dover	0
TOTAL ADDITIONAL LAND NEEDS	**52**

In order to accommodate the additionally needed lands, the urban settlement boundary needs to be reconfigured to bring the additional lands into the respective communities to allow appropriate development.

Under the PPS (2020), a planning authority may “identify a settlement area...at the time of a comprehensive review”. Since the announcement of the project, a number of submissions have been received from landowners and proponents for consideration as part of the review regarding either settlement area boundaries or protected industrial land conversions (to residential).

Requests and Recommended Options

At the time of this report, a total of 61 written requests for individual parcels to be included in the settlement boundary expansion have been received by the Planning Department; 45 of which pertained to an urban area settlement boundary expansion, equating to more than 800 hectares (>2000 acres) of land. In terms of the requested urban area settlement boundary expansions (RUASBE), each has been carefully considered. In the majority of the RUASBEs, these written requests were utilized where technical information was included with the submission. However, there are instances where alternative RUASBE locations are proposed or where the proponent has requested a residential or community area, but an employment area is proposed. A full list of the written requests and staff proposed parcels is included in Attachment B. The table below summarizes the RUASBE by urban area.

Table 3. Proposed Urban Area Settlement Boundary Expansions by Area and Type

Urban Area	Residential/Community Lands		Employment Area Lands	
	Hectares	Acres	Hectares	Acres
Courtland	19.9	49.17	25	61.83
Delhi Option 1	81.5	201.34	23.84	58.90
Delhi Option 2	91.6	226.35	23.84	58.90
Simcoe	29.9	73.88	0	0
Waterford Option 1	33	81.58	16.1	39.78
Waterford Option 2	65	160.6	16.1	39.78
Port Rowan Option 1	0	0	0	0
Port Rowan Option 2	-35.1	-86.73	0	0
Port Dover	0	0	0	0
Norfolk North	N/A	N/A	23.2	57.33

Boundary Rationalization

This exercise considered a variety of factors, such as significant natural heritage (environmental) features and connectivity of the system, environmental buffers, infrastructure and utility areas, existing and potential land use patterns, cultural heritage resources, existing or potential road access, land size and potential compatibility, agricultural conservation and parcel continuity, and other aspects that may impact potential developability or reasons to consider revised settlement area boundary

configurations. This is part of a “rationalization” process within the comprehensive review.

Following review and analysis of all Urban and Hamlet settlement area boundaries within Norfolk, approximately 290 hectares (~716 acres) of land may be more appropriate to consider either removing from a settlement area for added conservation and contiguity with the agricultural area or held as future development area. This review demonstrates that there are lands within existing settlement boundaries that are not suitable for future development. Lands within the urban area which fell within this category are proposed to be removed in the Official Plan Amendment as identified in schedules 1 through 7 attached to this report.

Property Owner and Stakeholder Feedback

As a part of the public engagement program, stakeholders, including property owners, had the opportunity to submit any documentation they felt pertinent to the evaluation of the proposed urban boundary expansion lands. This could include or be in addition to any original submission material a property owner may have submitted to have their land included in the evaluation process initially. All material, including any self-submitted scoring for individual properties, was reviewed in detail and considered as part of the additional evaluation process.

Staff have considered the evaluation criteria and developed key thematic areas and, ultimately, the corresponding evaluation markers to evaluate proposed parcels. The methodology is further explored in Attachment C, while the Pass 1 scores are included in Attachment D.

Urban Settlement Boundary Expansion Options

A variety of lands for inclusion for residential and employment use are suggested for consideration, as well as some removals as a part of the boundary rationalization process. Areas and options for consideration are outlined below based on each urban area.

Courtland

2051 Forecasted Population[1]:	3,708
2051 Forecasted Employment[1]:	1,705
Additional Residential Lands identified through GROW Norfolk:	9 ha
Additional Employment Lands identified through GROW Norfolk:	0 ha
Proposed Community Area/ Residential UASBEs:	19.9 ha
Proposed Employment Area SABEs:	25 ha
Boundary Rationalization Removals	0 ha

Area Specific Considerations

Additions

Three segments of land are proposed to be added to the urban boundary of Courtland. The first portion proposed is 9.6 hectares in size and is located south of Highway 3 and west of Highway 59. The land is proposed to facilitate additional industrial development along the remaining rail line. A portion of land is proposed as an addition to a parcel with a portion already within the urban boundary. This portion is 19.9 ha and is intended to facilitate residential or community development. The final portion of proposed lands is located on the east side, south of Highway 3. These lands are proposed for further industrial development. The lands are abutting and adjacent to existing industrial uses and are anticipated to provide additional opportunities for industrial developments in a variety of sizes.

Removals

No lands are proposed for removal from the urban boundary.

Delhi

2051 Forecasted Population[1]:	19,467
2051 Forecasted Employment[1]:	7,502
Additional Residential Lands identified through GROW Norfolk:	77 ha
Additional Employment Lands identified through GROW Norfolk:	10 ha
Proposed Community Area/ Residential UASBEs:	81.5 ha/91.6 ha
Proposed Employment Area SABEs:	23.84 ha
Boundary Rationalization Removals	2.75 ha

Area Specific Considerations

Additions

Identifying a single recommended option as it pertains to Delhi is complex. Delhi has the potential to provide one of the best opportunities for logical employment expansions, conversely identifying additional lands for residential or community purposes that aligns with the approved project principles and goals to ensure growth that seamlessly integrates with the existing community is more complicated.

To this end, two potential options for incorporating additional residential land into the urban area of Delhi are proposed for Council consideration. The options and identified challenges are outlined below.

Option 1 would see the Delhi urban area boundary expand in all directions. This option includes a portion of what is colloquially known as the Delhi Golf Course. It also

[1] Population and employment numbers are based on the forecasted population for Norfolk County as a whole and the applicable allotment as identified in the preferred hybrid growth option approved and endorsed by Council.

includes expansions in the northwest with frontage along Highway 3 and Hawtrey Road. It includes a portion of existing vacant developable land being expanded to include an additional 22.5 ha in the northeast, as well as small additions to the southwestern boundary for residential purposes. A final component of land tucked in north of Wilson Avenue with an approximate size of 25.7 ha is also proposed to be included. See schedule 2A of this report for full details.

Option 2 would adjust the proposed expansion to focus on the portion of lands immediately abutting developments with frontage onto Brock Avenue and Waverly Street, north of Wilson Avenue (with frontage on Courtney Avenue, Smith Avenue, and Gage Street) and would incorporate the entire Delhi Golf Course lands. An application to amend the Official Plan was submitted along with an application to amend the Zoning By-law as well as for a Plan of Subdivision and a Plan of Condominium for two parcels which make up what is known as the Delhi Golf Course property. A public hearing for the proposed development was held with significant participation from the public, both during the public hearing meeting as well as in writing in response to the proposed development.

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Simcoe

2051 Forecasted Population[1]:	34,299
2051 Forecasted Employment[1]:	11,594
Additional Residential Lands identified through GROW Norfolk:	0 ha
Additional Employment Lands identified through GROW Norfolk:	22 ha
Proposed Community Area/ Residential UASBEs:	29.9 ha
Proposed Employment Area SABEs:	0 ha
Boundary Rationalization Removals	41.74

Area Specific Considerations

Additions

In many ways, Simcoe functions as the hub of Norfolk County with the most significant population and the most community infrastructure, such as the Norfolk General Hospital, schools, existing commercial areas, and other community components. When evaluating the existing urban area as well as the surrounding lands, Simcoe is not without its own specific challenges, with one being the existing Wellhead Protection Areas, which protect the town's current water source. Any proposed development was evaluated with the lens of ensuring the protection, conservation and careful management of the surface and groundwater resources in order to ensure safe drinking water supplies are maintained for however long they are needed.

29.9 ha are proposed to be added to the Simcoe Urban Boundary for the purposes of residential or community growth on the northeast side of the town. The lands, which consist of one parcel, are located south of Highway 3 on the east of Ireland Road. While the lands do represent Prime Agricultural lands as per the LEAR score, out of the lands proposed in the proximity of Simcoe, these lands were among the lowest ranking. The land is situated along an arterial road with access within close proximity to existing underground infrastructure. While the Land Needs Assessment did not identify an immediate need for residential land in Simcoe, staff noted a potential expanded opportunity for growth in Simcoe due to the Inter Urban Water Supply study priorities, timelines and a potential lag in servicing opportunities elsewhere in the community, putting additional pressure on Simcoe as the County's largest serviced town.

Removals

No additional lands are proposed for employment lands purposes, however 15.1 ha are proposed to be removed from the Protected Industrial Designation as a part of the rationalization component of the project. These lands are proposed to be removed due to their inability to be developed based on major constraints such as a lack of road frontage. Simcoe still currently has a supply of 53 net ha of land, and while a need for employment lands was identified for Simcoe, further review of the existing provincial and local employment land criteria identified that better opportunities exist elsewhere.

41.74 ha are proposed to be removed from the urban boundary of Simcoe. The lands consist of natural heritage areas, including hazard lands or lands which are landlocked with no road frontage or access. The intent of the removal of these lands is to ensure the urban boundary represents a developable area as outlined in the rationalization exercise.

Waterford

2051 Forecasted Population[1]:	14,832
2051 Forecasted Employment[1]:	5,115
Additional Residential Lands identified through GROW Norfolk:	34 ha
Additional Employment Lands identified through GROW Norfolk:	16.1 ha
Proposed Community Area/ Residential UASBEs:	33 ha/ 65 ha
Proposed Employment Area SABEs:	16.1 ha
Boundary Rationalization Removals	40.03 ha

Area Specific Considerations

Additions

Staff have elected to present two potential options for Waterford. They are articulated below:

Option 1 would see an urban boundary expansion of 23.8 ha for employment lands to the southwest of the existing Waterford Boundary. The proposed lands have frontage

on Thompson Road, an arterial road to which the lands are located south. Waterford is extremely limited in terms of the remaining employment lands, with less than 1 ha identified of net vacant employment land anticipated to support the forecasted local employment land need. These lands would bolster this limited land supply and support the continued growth of Waterford.

33.1 Ha of land would also be added to the urban boundary for residential purposes with 31.4 Ha located on the southeast side of Waterford on the east side of Old Highway 24 with frontage onto Blueline Road. The lands have been identified to have an opportunity for development with relatively limited constraints. While the lands fall within the prime agricultural lands definition, the lands, in combination with the servicing score, demonstrate the best opportunity to meet the provincial policy statement, Norfolk County's Official Plan and the project's identified areas of focus or themes.

The remaining 1.7 ha of lands proposed for inclusion in the urban boundary are proposed largely as a housekeeping item. As a part of a previous Zoning By-law Amendment and update, the lands were rezoned to an urban area residential zone outside of the urban boundary. The intent of the inclusion of these lands is to rectify the discrepancy.

Option 2 would see the same 23.8 ha of land added for the use of employment lands as identified in Option 1. It would also include the same 1.7 ha of land being included as a housekeeping item on the northwest side of the existing urban boundary. Whereas lands are proposed to the south of the urban boundary in Option 1, Option 2 would encompass a large area of land (63.3 ha) included to the north of Waterford. These lands also fall within the definition of prime agricultural land. The total land proposed as a part of this option would surpass the amount identified in the GROW Norfolk work by 29.3 ha. As a way to potentially offset the surplus of land proposed in this option, staff propose tying the option to Option 2 for Port Rowan (outlined below). This option would utilize the removal of lands from the urban boundary of Port Rowan in surplus of the need anticipated for next several decades and could be utilized to further support the inclusion of the larger amount of lands in Waterford. Commentary of Option 2 for Port Rowan is further explored later in this report.

<u>Removals</u>
40.03 ha of land is proposed to be removed from the urban boundary of Waterford. The lands consist of natural heritage areas, including hazard lands. The intent of the removal of these lands is to ensure the urban boundary represents developable area as outlined in the rationalization exercise.

Port Dover

2051 Forecasted Population[1]:	10,197
2051 Forecasted Employment[1]:	1,705
Additional Residential Lands identified through GROW Norfolk:	0 ha

Additional Employment Lands identified through GROW Norfolk:	0 ha
Proposed Community Area/ Residential UASBEs:	0 ha
Proposed Employment Area SABEs:	0 ha
Boundary Rationalization Amount	20.61 ha

Area Specific Considerations

Additions

The Land Needs Assessment indicated that sufficient land was available in Port Dover to accommodate growth both in terms of employment and residential/community uses. Additionally, given the IUWS study and related works, there is no need discrepancy created by additional capacity being added to the system. Therefore, no additional lands are proposed to be included in Port Dover.

Removals

20.6 Ha of land is proposed to be removed as a part of the land rationalization process. These lands are made up of natural heritage features including hazard lands that are not developable.

Port Rowan

2051 Forecasted Population[1]:	3,708
2051 Forecasted Employment[1]:	1,364
Additional Residential Lands identified through GROW Norfolk:	0 ha
Additional Employment Lands identified through GROW Norfolk:	0 ha
Proposed Community Area/ Residential UASBEs:	0 ha/ -35.1 ha
Proposed Employment Area SABEs:	0 ha
Boundary Rationalization Amount	0 ha

Area Specific Considerations

Additions

No land is proposed to be added to the Port Rowan urban area boundary. Through the LNA, substantial available land was identified, therefore mitigating any need for expansion.

Removals

Two options are proposed in terms of facilitating the identified growth for the County within Port Rowan.

Option 1 would see no lands being proposed for removal from Port Rowan.

Option 2 would include the removal of 35.1 ha from the urban settlement boundary of Port Rowan. These lands represent a surplus of lands well beyond the requirements of growth needs to 2048. The removal of these lands from the Port Rowan urban

settlement boundary will still leave Port Rowan with a surplus of 29.9 ha for residential lands to meet expected employment growth to 2048. The surplus residential lands can be transferred to other urban areas within Norfolk County where the demand and potential for residential need is greater.

Norfolk North

Area Specific Considerations

Additions

While Norfolk North is not an urban area, it functions as a supporting area for the neighbouring municipality of Tillsonburg. Lands, of approximately 23.2 ha, located directly abutting the boundary of Tillsonburg along Highway 3 are proposed for employment lands. The proposed inclusion of the lands was deemed post appropriate at this phase of the Official Plan Amendment process due to the intended Employment use for the lands. It was the opinion of staff that it was important to include the lands to accurately identify all potential changes to the employment lands landscape in Norfolk County, so to accurately be able to identify all future land needs and the appropriateness of any requested employment conversions. Employment conversions are explored later in this report in detail.

Potential Major Institutional Needs

In January of 2024, Norfolk General Hospital identified a potential interest in a donation of land to facilitate a “campus of care” including a hospital and nursing home, as well as other potential associated community uses. In March of 2024, it was identified formally to planning staff that there was an interest in developing the new campus of care, and that candidate sites were being proposed outside of the urban boundary and that multiple properties (including the lands explored in further detail in Appendix E) could be potential candidates for the site with no parcel having been confirmed as the preferred site to date.

It should be noted that this need within the community was not formally identified during the land needs assessment or the development of the conformity OPA process, including the initial evaluation process for proposed urban area settlement boundary expansions. A hospital and nursing care facility fall within the definition of a public service facility. Accordingly, section 1.1.1 g) of the PPS, 2020 would indicate that healthy, livable and safe communities are sustained by ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs. Given the Hospital’s own identification, that it is no longer possible with the existing Norfolk General Hospital and Norfolk Hospital Nursing Home, new sites are being pursued.

At the time of the writing of this report, only one submission had been received by the Planning Department which clearly identified the lands proposed for the use of a healthcare and education campus. The lands, located west of Simcoe, north and south of West Street, east of Hillcrest Road, include multiple parcels held by multiple property

owners. On behalf of the majority property owner, a planning justification report was submitted and reviewed by staff (Attachment E).

While the land was submitted for a specific purpose, the evaluation of the land for the purposes of a hospital and education campus largely falls outside of the scope of this project, as it was defined in the Terms of Reference. Within the current parameters of the project, the land can only be viewed through the residential or community land needs lens, which a campus of approximately 50 ha could have a significant impact on if utilized for large institutional uses versus the diverse residential and residential supporting land uses intended to be provided for under the original project scope. Accordingly, staff are not recommending the inclusion of these lands as a part of the residential land needs options due to the impacts of the additional 50 hectares on the overall scope of this project; however, further consideration by Council may be taken in regard to the potential inclusion of these lands for a Major Institutional use, which could be specifically bound by a special policy area under the unique circumstances. This approach would allow for further evaluation of this proposed location along with any other identified site proposed for this specific use, with detailed recommendations to Council. This alternative would still align with the Provincial Policy Statement, 2020 and Planning Act.

When will things be developed?

Proposed Urban Expansion Areas are intended to round out the County's land supply to accommodate the forecasted population and employment needs. Accordingly, the Proposed Urban Expansion Areas are anticipated to develop over a 25-year time frame.

Although landowners within the Proposed Urban Expansion Areas may wish to initiate studies, or may already have, to advance the development of their land, detailed local secondary planning through a Community Plan and a range of other technical studies, including but not limited to a Master Servicing Strategy, will be necessary following this work. This would update the official plan land use, policies, zoning and implement other associated matters for existing intensification areas and any newly added areas for each urban community through a county-led, consultative process.

As noted through the GROW Norfolk work and the concurrent work completed through the Inter Urban Water Supply Study, significant investments are needed in infrastructure, utilities, and other hard and soft services to facilitate the growth anticipated in Norfolk County over the next 25 years. Given the scale of the infrastructure needs, development will be staged and phased over time, with timing largely controlled by the provision of infrastructure.

Employment Land Conversions

As part of the municipal comprehensive review (MCR), the County evaluated the need for employment lands within Norfolk County. A need for 52 hectares of land was identified county-wide, with specific needs being identified within specific urban areas: Delhi, Simcoe, and Waterford.

Employment Areas are places of business and economic activity in the County that are vital for the County to maintain a healthy economy and accommodate future jobs and economic opportunities to meet Norfolk's employment forecast. Where non-employment land uses (such as residential or retail) are proposed, the merits and justification are reviewed through the MCR process.

As a part of this process, seven employment conversion requests were received, totaling more than 17.83 ha of employment lands. In the attached schedules, staff are proposing the inclusion of 10.35 ha through 3 sites.

Policy Context

Planning Act

The Planning Act defines "area of employment" as, an area of land designated in an official plan for clusters of business and economic uses including, without limitation: manufacturing uses; warehousing uses; office uses; retail uses that are associated with those uses; and facilities that are ancillary to those uses. A similar definition is provided in the PPS 2020.

PPS, 2020

Policies in the PPS 2020 emphasize that planning authorities should assess employment areas to ensure the planned function is appropriate and that industrial and manufacturing uses are separated from sensitive uses to maintain long term economic viability (PPS 1.3.2.2 and 1.3.2.3). These policies surrounding land use compatibility and transition sensitive uses are important additions that reflect the increasing pressures on employment areas resulting from cities' efforts to intensify adjacent lands. Section 1.3.2.4 identifies that the municipality may permit conversion of lands within employment areas to non-employment uses through a comprehensive review only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

The PPS also provides the caveat that lands within existing employment areas may be converted to a designation that permits non-employment uses under certain circumstances outside of the Official Plan Review or update process, which it outlines as a part of Section 1.3.2.5.

Official Plan

Norfolk County's Official Plan (Section 7.12.2 k)) identifies the specific criteria for evaluation of potential conversions of employment land as the following:

1. the total amount of land designated Protected Industrial in the County shall not substantially decrease, in total, as a result of a re-designation. Consequently, to re-designate Protected Industrial land, a Protected Industrial Designation should

be transferred to another appropriate location, subject to the policies of Section 4.7 (Employment Activity) of this Plan;

2. the land proposed for re-designation should be on the periphery of a protected Industrial area;
3. the proposed re-designation shall not jeopardize the planned role and function of other land use designations nor set a precedent for further redesignation;
4. there shall be a demonstrated need for the proposed use(s);
5. the new land use(s) shall not negatively impact the viability and stability of the remaining Protected Industrial land in the long-term;
6. the boundaries to be changed shall be logical and appropriate for the area, shall provide opportunities to minimize incompatibility between land uses, and shall create a defined edge which will be stable over the long term;
7. the new development shall be compatible within the context of the surrounding existing development in scale, height and built form;
8. the new development can be integrated and linked into the fabric of the surrounding community, where appropriate, such as through the provision of public streets, pedestrian walkways and the location of public parks;
9. the continued operation of existing Protected Industrial uses which remain in the area of a redevelopment can be encouraged through measures such as the phasing of development, the provision of on-site building setbacks, landscaped areas, intervening facilities, building and fencing, and the protection of trucking routes and driveways;
10. that adequate parkland, amenities, community facilities and social services can be provided for future residents;
11. that sufficient sewage treatment, water and transportation capacity can be provided to meet the needs of the redevelopment area; and
12. subject to the other policies of the Plan in this regard, the environmental conditions of the development area shall be suitable for the proposed land use(s).

Staff Evaluation

In staff's review of requests to convert lands within Employment Areas, both cumulatively and individually, careful consideration was given to whether the proposed conversion requests meet the evaluation criteria outlined for reviewing potential conversions of Protected Industrial designated lands in Norfolk County's Official Plan.

It is critical to ensure that Employment Areas, and specifically in the case of Norfolk County, Protected Industrial lands, provide certainty for businesses. The potential introduction of sensitive land uses into areas predominantly designated Protected Industrial can force industries to alter their operations, particularly when the environmental certificates that industries operate under are affected or complaints are lodged about adverse effects from industrial operations. This could have a cumulative impact on the overall viability of Protected Industrial designated lands and its planned function. Potential conversions were therefore carefully considered.

Of the requests that were reviewed, 2 requests are included for consideration:

- One request is to convert lands from Protected Industrial to Agricultural
- One request is to convert lands from Protected Industrial to Industrial with a site specific policy.

The analysis of these requests is provided in Attachment F.

Consultations

Engagement has been conducted throughout the study, following the engagement program as approved by Council in 2021, with various groups such as:

- Project Technical Internal Working Group
- Provincial and other Agencies
- Landowner/Development Industry Stakeholders
- Public
- Planning Advisory Committee

For the benefit of the public, staff hosted a Public Information Centre on February 9, 2024 on draft urban settlement boundaries and a draft mapping regarding proposed employment area conversions. More than 50 members of the public attended the event.

Following the meeting, staff also organized individual meeting slots to facilitate further discussion on the proposed draft changes. More than 12 stakeholder meetings were held, as well as additional telephone meeting sessions.

Interdepartmental Implications

As noted above and in previous related reports, a project technical working group of departmental representatives has provided input and review to the project. This included representatives from:

- Planning
- Strategic Innovation and Economic Development
- Heritage and Culture
- Recreation
- Financial Management and Planning
- Engineering

- Environmental Services
- Facilitates
- Social Services and Housing

The growth of Norfolk over the next 25-years will have implications to several departments. It is suggested that through reports on new development applications and the annual development monitoring report that additional steps to quantify the number of new lane kilometers, services, parks/stormwater/green space, and other aspects that would ultimately become part of the lifecycle maintenance and operation portfolio be tracked and some triggers developed as to when additional resourcing may become required.

Financial Services Comments:

There are no direct financial implications as a result of this report.

The Official Plan Amendment outlined in this report will aid in further investigation efforts and will provide additional clarification on anticipated growth locations and infrastructure requirements. The anticipated growth is projected to have a positive impact on future assessment growth and water / wastewater users, particularly relating to intensification opportunities. Growth related infrastructure should be paid for through the collection of development charges (DCs) and any future development that occurs on a re-zoned parcel may result in increased property assessment and tax revenue for the County.

As additional information is brought forward through the implementation of these updated policies and procedures, finance staff will continue to make recommendations related to funding requirements, grant opportunities and the overall financial impact of these growth related activities.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities.

Explanation: The work being completed as a part of the Municipal Comprehensive Review and the associated conformity and implementing Official Plan Amendments align with all three pillars of the “Building Norfolk” priority including:

- Ensure the health, safety and well-being of the community
- Provide a solid infrastructure foundation
- Ensure responsible growth policies and strategies

The implementation of the associated Official Plan Amendment realizes policies which foster responsible growth intended to facilitate the development of complete communities.

Conclusion:

To culminate the work completed through the Grow Norfolk study and to complete the Municipal Comprehensive Review and Official Plan update process, the implementing Official Plan Amendment will be split into two phases. The subject of this report, the Phase 1 Official Plan Amendment and associated work, is proposed to include minor amendments to the Official Plan to implement the growth management work and changes to implement the identified urban settlement boundaries, as identified through the options selected by Council.

The attached documents, including the proposed draft maps for each identified urban area, represent expansion options to consider for the implementation of Council's approved Growth Option. Pending Council's acceptance of the staff report and direction for a preferred growth option adopt the Official Plan Amendment 'in principle' staff will work with the Ministry of Municipal Affairs and Housing to address any Provincial comments and any requirements for modifications. Once that work is complete, a final amendment will need to be brought to Council for final formal adoption prior to the Province giving its final decision.

Attachment(s):

Attachment A -	Growth Management Policies – PPS 2020
Attachment B -	Requests for Urban Settlement Area Boundary Expansion
Attachment C -	Methodology
Attachment D -	Pass 1 Criteria Evaluation Scores
Attachment E -	Planning Justification Report – Proposed Health and Education Lands
Attachment F -	Employment Conversion Analysis
Attachment G -	Draft Official Plan Amendment
Attachment H -	Public Comments – Delhi Settlement Area Expansion OP Grow Norfolk – April 1 2024

Schedule (s):

Schedule 1 -	Proposed Boundary Changes – Courtland
Schedule 2A -	Proposed Boundary Changes – Delhi Option 1
Schedule 2B -	Proposed Boundary Changes – Delhi Option 2
Schedule 3 -	Proposed Boundary Changes – Simcoe
Schedule 4A -	Proposed Boundary Changes – Waterford Option 1
Schedule 4B -	Proposed Boundary Changes – Waterford Option 2
Schedule 5 -	Proposed Boundary Changes – Port Dover
Schedule 6 -	Proposed Boundary Changes – Port Rowan Option 2
Schedule 7 -	Proposed Boundary Changes – Norfolk North
Schedule 8 -	Urban Area Boundary Expansion Requests – Courtland
Schedule 9 -	Urban Area Boundary Expansion Requests – Delhi
Schedule 10 -	Urban Area Boundary Expansion Requests – Simcoe
Schedule 11 -	Urban Area Boundary Expansion Requests – Waterford

Schedule 12 - Urban Area Boundary Expansion Requests – Port Dover
Schedule 13 - Urban Area Boundary Expansion Requests – Port Rowan

Approval:

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Attachment A – Selected Growth Management Policies, PPS 2020

Note: The policies included in this attachement are a selection only and do not represent the Provincial Policy Statement as a whole, nor does the inclusion of them negate the need to read the PPS in its entirety to ensure all relevant policies are applied to each situation.

Section	Components
1.1.1	Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to *settlement areas*; e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society; g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs; h) promoting development and land use patterns that conserve biodiversity; and i) preparing for the regional and local impacts of a changing climate.
1.1.2	Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

	Within settlement areas, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*. Nothing in policy 1.1.2 limits the planning for *infrastructure, public service facilities* and *employment areas* beyond a 25-year time horizon.
1.1.3.1	*Settlement areas* shall be the focus of growth and development.
1.1.3.2	Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which: a) efficiently use land and resources; b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; c) minimize negative impacts to air quality and climate change, and promote energy efficiency; d) prepare for the impacts of a *changing climate*; e) support *active transportation*; f) are *transit-supportive*, where transit is planned, exists or may be developed; and g) are *freight-supportive*. Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.
1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.
1.1.3.4	Appropriate development standards should be promoted which facilitate *intensification, redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.
1.1.3.5	Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.
1.1.3.6	New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities.*

1.1.3.7	Planning authorities should establish and implement phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the *infrastructure* and public service facilities required to meet current and projected needs.
1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible. In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.
1.1.3.9	Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided: a) there would be no net increase in land within the settlement areas; b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality; c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.

1.1.4.1	Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; b) promoting regeneration, including the redevelopment of brownfield sites; c) accommodating an appropriate range and mix of housing in rural settlement areas; d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands; e) using rural infrastructure and public service facilities efficiently; f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; h) conserving biodiversity and considering the ecological benefits provided by nature; and i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.
1.1.4.2	In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
1.1.4.3	When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.
1.1.4.4	Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.
1.3.2.1	Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.
1.3.2.1	At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.
1.3.2.3	Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

	Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.
1.3.2.4	Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.
1.3.2.5	Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following: a) a) there is an identified need for the conversion and the land is not required for employment purposes over the long term; b) the proposed uses would not adversely affect the overall viability of the employment area; and c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.
1.3.2.6	Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.
1.3.2.7	Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.
1.4.1	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
1.4.3	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and

	affordable housing needs of current and future residents of the regional market area by: a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities; b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3; c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.
1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
1.6.3	Before consideration is given to developing new infrastructure and public service facilities:

	a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible.
1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
1.6.5	Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.
1.6.6.1	Planning for sewage and water services shall: a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible; b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment; c) promote water conservation and water use efficiency; d) integrate servicing and land use considerations at all stages of the planning process; and e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.
1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services
1.6.6.7	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater

	management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.
1.6.7.2	Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.
1.6.7.3	As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.
1.8.1	Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which: promote compact form and a structure of nodes and corridors; b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas; c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future; d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities; e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and g) maximize vegetation within settlement areas, where feasible.
2.1.1	Natural features and areas shall be protected for the long term.
2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
2.3.1	Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.
2.3.2	Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time. Planning authorities are

	encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.
2.3.5.1	Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.

Attachment B – Requests for Urban Settlement Area Boundary Expansion

Boundary Expansion ID	Urban Area	Land Area (Hectares)	Included in UASBE Option?
1	Simcoe	3.6	No
2	Simcoe	8.9	No
3	Delhi	23.5	Partial/Yes
4	Delhi	31.8	Partial/Yes
5	Waterford	0.4	No
6	Waterford	30.5	Yes/ No
7	Waterford	12.1	No/Yes
8	Waterford	50.3	No/Yes
9	Simcoe	27.7	Yes
10	Simcoe	32.0	No
11	Simcoe	9.8	No
12	Delhi	17.1	Partial/No
13	Simcoe	32.7	No
14	Simcoe	20.0	No
15	Waterford	31.6	No
16	Simcoe	1.1	No
17	Courtland	60.5	Partial
18	Delhi	24.0	Yes
19	Delhi	21.8	No
20	Delhi	0.1	No
21	Simcoe	5.1	No
22	Delhi	51.1	Partial/ No
23	Waterford	38.6	No
24	Waterford	57.8	No
25	Courtland	32.2	No
26	Courtland	34.3	No

27	Courtland	14.0	Yes
28	Delhi	11.7	Yes
29	Delhi	23.5	No
30	Delhi	18.6	Partial/ No
31	Delhi	46.8	No
32	Delhi	16.3	No
33	Simcoe	16.5	No
34	Waterford	14.6	No
37	Simcoe	57.1	No
46	Delhi	58.7	Partial
54	Simcoe	35.3	No
55	Delhi	68.62	No

Staff Suggested

38	Simcoe	0.35		No
39	Simcoe	1.8		No
40	Simcoe	4.0		No
41	Simcoe	1.2		No
42	Simcoe	1.2		No
43	Simcoe	4.0		No
44	Delhi	22.0		Yes
47	Delhi	2.39		No
48	Waterford	5.8		No
49	Waterford	16.1		Yes
51	Waterford	129.3		No
53	Delhi	1.8		Yes

Attachment C – Methodology

Project Design

The Urban Expansion Evaluation Process was designed to meet the objectives of the Provincial Policy Statement, 2020 and the themes of the GROW Norfolk, Growth Management Study which itself was derived from the Provincial Policy Statement, 2020; the goals and objectives laid out in Norfolk County's Official Plan; the project themes approved through the Terms of Reference and various technical papers (Volumes 1 to 6) and fine-tuned with the guidance of the 2022-2026 Strategic Plan, Our Future Norfolk. The priority of the evaluation process was to identified potential land for urban expansion within the context of the identified need derived from the Land Needs Assessment and GROW Norfolk project work. The key components of potential lands for expansion include: ensuring that the land that is not prime agricultural (or is of least viability and utility), that the land can be accessed and serviced economically by existing infrastructure where ever possible, and the land is close to existing community infrastructure to support a complete community.

Selecting Land

Land needs were identified in terms of gross employment land and gross residential community land. Gross employment land is identified in relation to the lands proposed to be protected as an Employment area, as defined in the PPS, 2020 and accordingly proposed to be designated Protected Industrial to solidify the intention of the land for that use. In addition to gross employment land, gross residential community land refers to land which dwelling, and all other uses that are normally found in new residential communities will be constructed, not including lands proposed for employment land use. Other uses found in the gross residential community land can include but is not limited to: neighbourhood commercial, parks, pathways, schools, community centers, churches, roads and infrastructure such as stormwater facilities.

Scoring Land

The overall objective of the evaluation was to identify the land which exemplified and leveraged the best use of existing infrastructure capacity and existing community resources in an area which reduced the impacts or removal of prime agricultural land to the extent feasible in order to address the County's interest in creating complete and well serviced communities which are financially viable long term. Noting that, the majority of lands within Norfolk County are prime agricultural and therefore, examination of the alternatives or reduced negative impacts were a part of the evaluation.

In order to review possible scenarios of lands that are proposed or requested to be part of an expansion area, , a multiple step evaluation system was created, using best practices and methodologies used in MCR's completed in other municipalities. This

system which generally consists of two “passes” or components was developed using a mixed methods approach. The first “pass” was developed with a quantitative lens. It took the identified priorities and themes of the project and created markers to measure the individual parcels against one another. The intent of establishing the criterion or markers was to try and identify the specific features that, in terms of the established themes and considerations of the larger project as well as the provincial policy statement, would indicate the potential for an ideal addition to the existing community framework. The criterion, as they pertained to the project themes and the overall policy framework of the comprehensive review, was established through the input of the project’s technical team made up of representatives from various departments and divisions including housing, development engineering, recreation and facilities.

Table 1. Project Themes and Associated Pass 1 Criteria

Themes	Criterion	Potential High Score
Complete Communities	Walkability	4
	Commercial Proximity	4
Agricultural	LEAR	8
Infrastructure	Connectivity	4
	Water	8
	Wastewater	8
	Storm sewer	4
Community Infrastructure	Transportation – EMS Score	4
	Childcare	4
	Medical Access	4
Institutional	County Facilities	4
	Institutional Access	4
Natural Heritage & Open Spaces	Parks	4
	Natural Heritage	4
	TOTAL	64

In addition to the criteria identified above, technical staff also reviewed each property for the presence of Heritage Designated Structures both on the site and on adjacent lands. Given that none existed on any of the sites, this specific component of the evaluation did not have any bearing on the scores.

As a part of the public engagement process, a supporting document titled "Phase One Municipal Comprehensive Review OPA – Urban Settlement Boundary Expansion Request Evaluations, Supplemental Evaluation Criteria Document” was provided. It is attached to this package. It provides an initial summary of the related policy and additional information on the individual criteria.

Nearly all the measurements included as a part of this component of the study were based on geospatial data pertaining to the individual parcels that were proposed. Guided by the PPS and Norfolk County’s Official Plan, one of the focuses of this project

was on complete communities. A complete community is one that meets the needs of residents' daily living throughout a lifetime, and is characterized by convenient access to jobs, local services, housing and other community amenities. As assumption of this process was that potential urban area boundary expansion lands do not yet have perfect access to services and community features; however, measuring the distance from proposed lands to the various identified components of a complete community can provide an indication of the ease in which the proposed lands can be integrated into the community to facilitate the creation of complete communities in a way that utilizes existing services and community infrastructure.

The majority of the scores from Pass 1 were established using a quintile system. EMS, Commercial and County Facilities were scored by driving distance to the nearest facility. Childcare, Medical Access, Institutional, Walkability and Parks were scored by the number of features within a distance from the proposed expansion land. Each criterion was then assigned to one of five groups based on where it ranks when compared to the scores from all other properties within the evaluation. These five groups were scored between 0 to 4. This scoring process is known as quintile scoring. For example, a dataset of drive distances contains the following values:

1km,1km,2km,3km,4km,5km,7km,8km,12km,13km

Dividing this dataset into 5 equal quintiles would yield the following scoring:

Score	Values
0	12km,13km
1	7km, 8km
2	4km, 5km
3	2km, 3km
4	1km, 1km

Quintile scoring helps eliminate bias by selecting break points between groups by the distribution of the data values rather than relying on arbitrary criteria set by individuals. Additionally, quintile scoring allows for nuanced evaluation between possible options

Infrastructure-related criteria were assessed in a slightly different manner. Due to the complexity of the data inputs necessary to evaluate servicing and infrastructure, an individual site evaluation was necessary. This evaluation was not scored using a quintile system. Instead, each parcel was reviewed by technical experts using a pre-established sub criteria evaluating water, wastewater, and stormwater. Scores were applied based on the ability of the existing infrastructure systems to accommodate any proposed development on the site with the minimum amount of necessary infrastructure investment. Accordingly, the highest score was allotted to a potential property where no infrastructure investment was required, with scores decreasing incrementally based on the level of investment required from there. Infrastructure scores were also allotted double the score to recognize the importance of infrastructure to the overall evaluation.

Limitations of Approach

Staff recognize that any evaluation approach comes with parameters and ultimately limitations. In developing the Pass 1 criteria and the overall evaluation process, one potential limitation that was identified was the use of parcels, based on roll numbers, as the evaluated unit for the proposed lands for inclusion. Due to amount of land identified as needed as a part of the Land Needs Assessment and the amount of land requested to be added to the urban boundaries, it was identified that the majority of land proposed would not be required. While staff were aware of partnerships between some property owners and at times shared ownership between parcels, the decision was made to evaluate individual parcels on their own merits through Pass 1 to ensure the most equitable application of the process. It was the opinion of staff that given the dynamic nature of land ownership and potential partnerships over the course of the project, it would be most appropriate to not assume any long-term relationships or continued partnerships, nor any potential property mergers without any formal notification from MPAC and base it on individual parcels only.

Part of the intent of the development of the Pass 2 evaluation was to address potential shortfalls in the Pass 1 evaluation. The potential limitation presented by the use of individual parcels was counteracted by the parcel-by-parcel review which occurred in Pass 2 by ensuring each score was reviewed along with components which could contribute or potentially alter scores. Staff noted that while property owners interpreted a potential benefit to larger parcels or groups of parcels for evaluations, larger parcels or groups of parcels (when tested) did not score as well as smaller parcels.

On a similar note, while in some instances, portions of parcels were proposed for addition to the urban boundary, Pass 1 provided a score for the whole parcel. Again, Pass 2 provided an opportunity to evaluate the score provided through the Pass 1 evaluation and further analyze the merits of the parcel or portion of the parcel as proposed. Pass 2 is further explained below.

Pass 2 Lands Evaluation

Following the scoring of lands through the Pass 1 evaluation, all parcels were reviewed through a second pass which was qualitative and iterative in nature. As noted previously, “Pass 2” served multiple purposes. Firstly, it addressed some potential shortfalls of the Pass 1 evaluation such as the evaluation being based on individual parcels and not groups of potential partnering parcels or portions of parcels as proposed. It was also intended to pair with the initial feedback component which was a part of the Public Information Centre and the following stakeholder meetings. As additional information was provided or clarified, those inputs could be evaluated along with the Pass 1 score to provide a better understanding of the proposed expansion lands.

Pass 2 property evaluations involved a review of the needs identified within each urban settlement area as per the GROW Norfolk Land Needs Assessment work and a further evaluation of the land proposed within Norfolk County as a whole. Parcels were evaluated and reevaluated based on additional information sources presented as a part of the public engagement process.

ExpansionID	Score	Area	Rank	Walkability	LEAR	County Facilities	EMS	Parks	Natural Heritage	Commercial	Medical	Childcare	Connectivity	Institutional	Water	Wastewater	Stormwater
27	25	Courtland	1	0	8	1	2	0	4	0	0	0	4	0	4	0	2
17	19	Courtland	2	2	4	1	2	0	2	0	0	0	0	2	4	0	2
25	15	Courtland	3	0	2	1	1	0	1	0	0	0	4	0	4	0	2
26	13	Courtland	4	0	2	0	1	0	0	0	0	0	4	0	4	0	2
20	47	Delhi	1	4	8	4	2	2	4	4	3	0	0	4	4	4	4
18	45	Delhi	Tied for 2	2	6	2	4	4	4	2	3	0	2	4	6	4	2
45	45	Delhi	Tied for 2	3	4	4	2	1	2	4	3	0	4	4	4	6	4
53	45	Delhi	Tied for 2	4	8	4	3	2	2	3	3	0	0	4	4	4	4
46	43	Delhi	5	2	4	2	2	2	4	1	3	0	1	4	6	8	4
47	43	Delhi	6	1	6	2	4	3	4	1	0	0	4	2	6	6	4
32	42	Delhi	7	4	4	4	2	1	0	4	3	0	4	4	4	4	4
12	41	Delhi	Tied for 8	2	4	3	4	4	3	3	3	0	2	4	4	2	3
22	41	Delhi	Tied for 8	3	4	4	2	1	2	4	3	0	4	4	4	4	2
52	41	Delhi	Tied for 8	1	6	2	4	4	1	2	3	0	2	4	6	4	2
19	34	Delhi	11	1	6	1	3	3	0	0	3	0	1	4	6	4	2
30	32	Delhi	12	0	6	3	0	1	4	2	3	0	1	2	4	4	2
28	31	Delhi	13	1	6	3	1	0	2	2	3	0	1	0	4	4	4
44	30	Delhi	14	1	4	2	0	0	3	2	3	0	3	0	4	4	4
4	28	Delhi	15	1	8	1	3	3	0	1	0	0	1	1	4	2	3
3	27	Delhi	16	1	8	1	3	3	0	0	0	0	1	1	4	2	3
29	18	Delhi	17	0	0	1	0	0	4	1	0	0	2	0	4	4	2
31	17	Delhi	18	0	0	2	0	0	1	1	0	0	3	0	4	4	2
9	44	Simcoe	1	1	4	1	2	3	4	4	4	2	3	2	6	4	4
38	43	Simcoe	2	2	6	4	3	4	1	3	4	4	0	4	4	4	0
14	42	Simcoe	3	1	0	1	2	4	4	3	4	3	3	3	6	4	4
1	41	Simcoe	4	2	6	4	2	4	1	2	4	4	0	4	4	4	0
10	40	Simcoe	5	3	6	3	2	2	2	4	0	3	3	2	4	4	2
37	39	Simcoe	Tied for 6	2	2	4	2	4	3	2	2	4	2	4	4	4	0
40	39	Simcoe	Tied for 6	2	8	2	2	2	3	4	0	2	3	1	4	4	2
41	39	Simcoe	Tied for 6	4	8	1	1	2	4	4	0	1	0	2	4	4	4
2	38	Simcoe	9	1	4	2	1	4	2	3	3	4	3	3	4	4	0
39	34	Simcoe	Tied for 10	2	0	3	1	4	4	2	1	3	2	2	4	4	2
54	34	Simcoe	Tied for 10	0	4	2	1	4	3	2	2	3	3	2	4	4	0
21	31	Simcoe	Tied for 12	3	0	3	1	4	4	1	0	3	1	1	4	4	2
42	31	Simcoe	Tied for 12	3	8	0	0	1	1	2	1	1	0	2	4	4	4
11	30	Simcoe	Tied for 14	4	2	2	1	3	2	1	0	3	1	1	4	4	2
16	30	Simcoe	Tied for 14	2	8	1	0	1	1	0	2	0	4	0	4	4	3
43	27	Simcoe	16	3	6	0	0	0	0	1	1	0	3	1	4	4	4
13	25	Simcoe	Tied for 17	4	2	0	0	1	1	1	1	0	3	0	4	4	4
33	25	Simcoe	Tied for 17	0	0	0	0	1	3	3	3	2	4	1	4	4	0
49	50	Waterford	1	3	8	3	4	2	4	3	1	2	3	4	6	4	3
5	41	Waterford	2	4	8	2	1	1	4	1	1	1	2	2	4	6	4
6	39	Waterford	Tied for 3	3	2	3	4	1	3	4	0	2	3	3	4	4	3
15	39	Waterford	Tied for 3	4	-2	3	4	2	4	3	1	2	3	4	4	4	3
51	33	Waterford	5	3	0	3	2	1	4	2	1	1	3	2	4	4	3
7	32	Waterford	6	3	0	3	2	1	4	2	1	1	3	1	4	4	3
48	30	Waterford	7	4	6	1	1	1	3	0	1	0	1	0	4	4	4
8	25	Waterford	8	4	-2	1	1	1	4	0	1	1	1	2	4	4	3
34	22	Waterford	9	0	2	1	3	0	3	2	0	0	1	1	4	4	1
24	16	Waterford	10	0	4	0	0	0	4	0	0	1	1	1	2	0	3
23	6	Waterford	11	0	-2	0	0	0	0	0	0	0	4	0	2	0	2

Hillcrest Road Farms Limited
Westwood Trail Development Inc.

Planning Justification Memo

The Norfolk County Hospital and Education Precinct

March 18th, 2024

Planning Justification Memo

Norfolk County Hospital and Education Precinct

March 18th, 2024

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Contents

1 Executive Summary v
2 Introduction 1
2.1 Report Organization 1
3 Site Description and Local Area Context 2
3.1 Site Location and Description 2
4 Proposal 4
5 Growth Management Study 4
6 Supporting Studies 8
6.1 Review of Available Site Servicing 8
6.2 Transportation Conceptual Review 8
7 Planning Policy Context 9
7.1 General Policy Framework 9
7.2 Planning Act, R.S.O. 1990, c. P.13 9
7.3 Provincial Policy Statement, 2020 11
7.4 Norfolk County Official Plan (“NCOP”) 12
8 Evaluation for Urban Boundary Expansion Requests 22
8.1 Review and Analysis 24
8.1.1 Settlement Expansion Criteria under Section 1.1.3.8 of the PPS 25
8.1.2 Urban Area Boundary Expansion Criteria under the NCOP 26
8.1.3 Complete Communities 27
8.1.4 Agriculture 28
8.1.5 Infrastructure 28
8.1.6 EMS Transportation 29
8.1.7 Institutional 30
8.1.8 Natural Heritage 31
9 Norfolk County Hospital and Education Precinct -Special Policy Area (“NHEP SPA”) 32
10 Conclusions 33

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Figures

Figure 3-1: Aerial View of Subject Lands, Retrieved from Norfolk County Interactive Map 2

Figure 3-2: Aerial View of Subject Lands and surrounding uses, Retrieved from Google Earth Pro 3

Figure 5-1: Proposed Urban Area Boundary Changes- Simcoe 7

Table 1: NCOP- Current Land Use Designations for the Subject Land 14

Figure 7-1: Norfolk Official Plan Schedule A-1 Community Structure 15

Figure 7-2: Schedule B-15 - Land Use Plan 17

Figure 7-3: Schedule C-4- Natural Heritage 18

Figure 7-4: Schedule D-6- Source Water Protection 19

Figure 7-5: Schedule E-2- Transportation 20

Figure 7-6: Schedule I-2 - Active Transportation 21

Figure 7-7: Schedule J-4- Natural Resources 21

Figure 8-1: Source: Excerpt of Figure 5 LEAR mapping as prepared by Colville Consulting Inc., 2022 25

Tables

Table 1: NCOP- Current Land Use Designations for the Subject Land 13

Appendices

APPENDIX A: Letter from NGH and NHNH
APPENDIX B: Site Photos Taken February 2024
APPENDIX C: Proposed Site Specific Plicy Area By-law
APPENDIX D: Supplemental Evaluation Criteria
APPENDIX E: Letter from Fanshawe Colleage
APPENDIX F: Review of Available Servicing: The Norfolk County Health and Education Precinct, Arcadis
APPENDIX E: Transporation Conceptual Review, Arcadis

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Acronyms and Abbreviations

LEAR	Land Evaluation and Area Review
MMAH	Ministry of Municipal Affairs and Housing
NCOP	Norfolk County Official Plan, consolidation February 2020
NGH	Norfolk General Hospital
NHEP	Norfolk County Health and Education Precinct
NHEP SPA	Norfolk County Health and Education Precinct - Special Policy Area
NHNH	Norfolk Hospital Nursing Home
OPA	Official Plan Amendment
OPR	Official Plan Review
PPS	Provincial Policy Statement, 2020
PSW	Provincially Significant Wetlands

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1 Executive Summary

The vision for the proposed Norfolk County Health and Education Precinct ("NHEP") is a response to a need identified by Norfolk General Hospital ("NGH") and Norfolk Hospital Nursing Home ("NHNH") to develop a new "Campus of Care" that will include a new state-of-the-art Long Term Care ("LTC") facility co-located with the hospital and nursing home, with additional opportunities to include allied health services and providers to be located in close proximity. As such, a letter was received from the NGH and NHNH identifying their vision for the Campus of Care as well as their ideal spatial location and land area requirements. The letter from the NGH and NHNH to the County of Simcoe is included as **Appendix A** of this report.

As such, through discussions with NGH and NHNH, the landowners of the proposed NHEP are prepared to make lands available on a part-purchase/part-donation basis toward the fulfillment of the Campus of Care vision, as well as additional community parkland amenities. NHEP has been identified as a prime candidate for the future location of these facilities identified by NGH, NHNH and other associated entities. If chosen as the preferred site, the NHEP will be anchored by the new LTC and hospital facility, and planning would commence to ensure that the NHEP becomes a fully integrated and complete community, enabling the potential to compliment health services with a post-secondary education campus.

It is the intent of the NHEP to foster innovation by promoting collaboration, interaction, and synergies between one of the largest employers of the County and a potential post-secondary institution. The precinct is proposed to provide a dynamic place where the diversity of health care needs such as a seniors' home, hospice, supportive medical and professional offices will mix with education facilities, student accommodations and residential uses to create a complete livable and walkable urban area.

The ongoing Norfolk Growth Study provided growth management principles to recommend growth options to accommodate industrial, employment, commercial and residential needs to 2046, however the Study did not review growth related needs for healthcare or educational land uses. The proposed Norfolk County Health and Education Precinct will address both of these needs.

In support of the proposed development, a high-level review of available site servicing and traffic impacts were completed by Arcadis for the NHEP area and are included in this report.

In terms of servicing infrastructure, Arcadis has identified opportunities to provide an efficient extension of existing services. The analysis reviewed the existing site servicing adjacent to and surrounding the site from a servicing feasibility perspective to produce a schematic servicing extension option that would service the site with municipal water, storm and wastewater. The completed analysis demonstrates that the proposed development can be serviced with municipal wastewater through the construction of a lift station and sanitary forcemain, which is proposed to connect to a sanitary main located within 1.2km from the NHEP lands. In terms of municipal water

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service, the location of the existing main is similarly located 1.2km east on West Street to provide municipal water to service the NHEP lands.

With regard to transportation, Arcadis prepared a high-level transportation analysis to review the anticipated urban expansion, including potential internal road placements, accesses, active transportation and integration into the current Norfolk Transit System. Through their analysis, Arcadis were of the opinion that the proposed site accesses configuration, conceptually can effectively accommodate future traffic conditions for the proposed NHEP. However, further technical assessments should be undertaken in the next planning stages, such as the preparation of a detailed traffic impact study. Additionally, the development of the NHEP would support active transportation through the development of sidewalks along the boundary streets, and planned road connections, which in turn will encourage active transportation modes. Arcadis further recommends that the future NHEP should be planned with additional bus-stops to enhance accessibility from the site and to promote transit services.

The conclusions of the high-level servicing and traffic analysis, as well as the recommendations contained within the report, are based on the evaluation of the policy direction within the Provincial Policy Statement, the Norfolk County Official Plan, Grow Norfolk study findings and the Urban Settlement Boundary Expansion Evaluation criteria adapted from Urban Settlement Boundary Expansion Request Evaluation criteria developed for residential and employment expansion requests. As such, the following key policy directions have been evaluated as a part of our review:

1. Review of matters of provincial interest within the Planning Act
2. Review and evaluation of applicable policies within the Provincial Policy Statement
3. Review and evaluation of applicable policies of the Norfolk County Official Plan
4. Review of the Growth Management Study recommendations
5. Review of Pass 1 Quantitative Criteria Areas for Complete communities

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2 Introduction

Hillcrest Road Farms Limited and Westwood Trail Developments Inc. (collectively referred to as the “owners”) are the majority owners of approximately 50-hectares of land, located west of the urban boundary for the Simcoe Urban Area and east of the Hillcrest Hamlet area and Hillcrest Road (herein referred to as the “subject lands”).

The proposed area for the Norfolk County Health and Education Precinct is generally bounded by:

- North: The Kent Creek, which is approximately 200.0 m north of West Street;
- East: Proposed Simcoe Urban Area expansion area, Westwood Park and Virginia Ave., Sunset and Dora Drive;
- South: The extent of the Hillcrest Road Farms Limited Lands; and,
- West: The Hamlet Area of Hillcrest, Hillcrest Road and further to the west is the Norfolk County Youth Soccer Park.

The proposed land area of approximately 50 hectares comprises of parcels east of Hillcrest Road, with an approximate area of 11 gross hectares north of West Street and 39 gross hectares south of West Street. Individual parcels north of West Street, proposed within the NHEP area, may not have provided representation during the ongoing Growth Norfolk Study period. As a result of our review, these parcels are proposed with the NHEP as they would contribute to the overall vision of the area to function as an efficient and complete community, bridging gaps between the existing Hamlet Area and the Simcoe Urban Area and encouraging active transportation.

Arcadis has been retained by the majority landowners to provide planning advice and procedural assistance for the proposed inclusion of the lands within the Simcoe Urban Boundary, implemented through the application of a Special Policy Area that would frame the development permissions for a Major Institutional Precinct (“NHEP SPA”). If approved, the proposed expansion to the Simcoe Urban Boundary to include the NHEP lands would be reflected in the future Official Plan Amendment policies being prepared by the County as a result of their ongoing County-led Growth Management Study.

2.1 Report Organization

This Planning Justification Analysis is organized as follows:

- Site description and local context analysis: Overview of the site and surrounding area with a locational analysis of existing land uses.
- Growth Management Study Review: A review of the Growth Management Study findings and an analysis of the proposed NHEP using qualitative evaluation criteria for urban expansion requests.
- Supporting Studies: An overview of the recommendations derived from a high-level analysis of traffic impact and servicing feasibility.

- Planning Policy Context: A review of relevant policies of the Provincial and County planning policy framework, which inform the proposed Site-Specific Policy for the NHEP.
- Urban Settlement Boundary Expansion Request Evaluation: A review of the proposed boundary expansion area utilizing the Supplemental Evaluation Criteria Document provided by the County.
- Discussion related to the proposed NHEP SPA.

3 Site Description and Local Area Context

The following subsections provide a review of the site context, existing uses and conditions of the subject lands and surrounding area. These elements frame the discussion on the proposed Special Policy Area, as well as the planning comments and justification.

3.1 Site Location and Description

The subject lands outlined in red on **Figure 3-1** are legally described as Part of Lots 16-19, Concession Gore Woodhouse, Norfolk County and are located north and south of West Street /County Road 1. West Street has a speed rating of 70km/hour and is identified as an Arterial Road designated to carry high volumes of traffic. Currently West Street is a two-way, two-lane rural road serviced with roadside ditches to convey stormwater, however, is intended to have the basic minimum road width of 36.0m as an Arterial Road. The intersection located at West Street and Hillcrest Road is a four-way signalized intersection with a turning lane provided at each of the intersection legs.

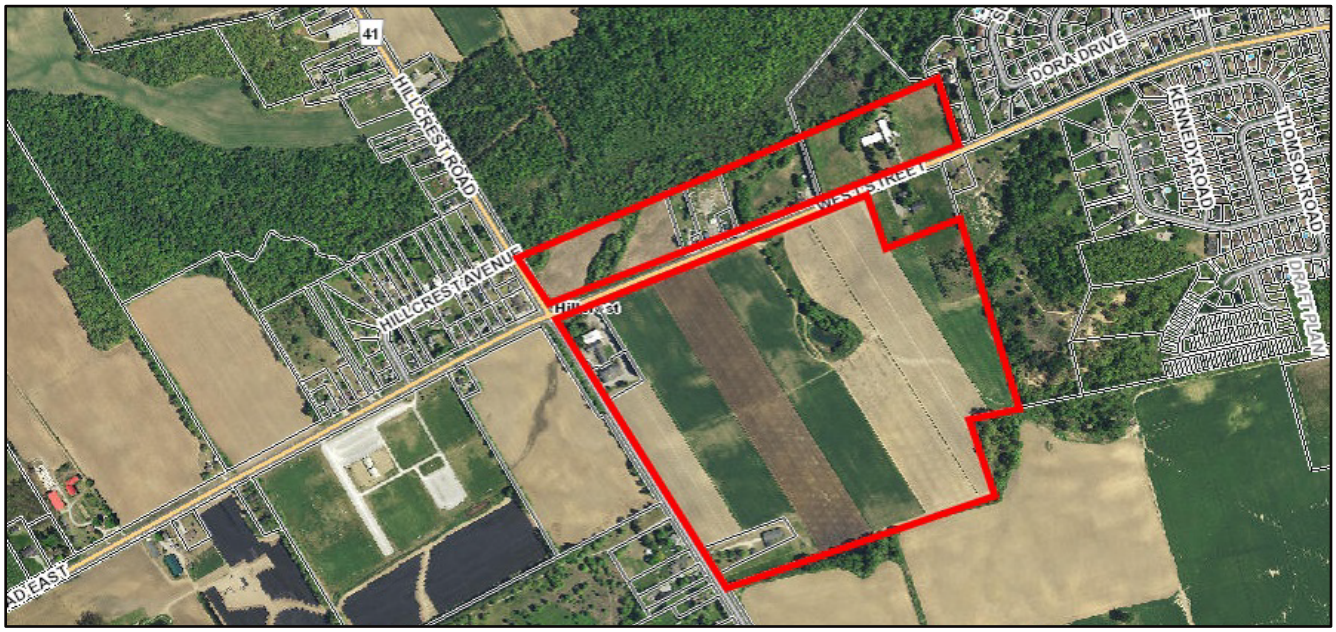


Figure 3-1: Aerial View of Subject Lands, Retrieved from Norfolk County Interactive Map

The subject lands are located at the western boundary of the existing Simcoe Urban Area boundary, north of Evergreen Hill Road, and east of Hillcrest Road. A reach of the Kent Creek corridor travels east to west adjacent to the proposed northern boundary of the NHEP area. The Hillcrest Hamlet Area is located northwest of the intersection of West St. and Hillcrest Rd., extending northerly towards Queensway West along Hillcrest Rd. The Hamlet area comprises of reaches of the Kent Creek and clusters of residential dwellings, commercial and employment uses currently serviced with private water and wastewater systems.

The majority lands are currently cultivated for agricultural purposes, specifically for tobacco farming. Some parcels within the study area contain existing residential dwellings, farm buildings and/or structures or commercial establishments. The subject lands are generally flat, falling in elevation as it moves northwards towards the Kent Creek. The lands south of West Street do not contain woodlots or natural heritage features; however, there is a small pond located approximately 200.0m south of West Street, which is likely used for agricultural drainage and irrigation purposes. An existing drainage ditch traverses north under West Street via a culvert towards Kent Creek. The lands on the north side of West St. are a mix of rural residential and commercial parcels that are serviced by private water and wastewater systems. Existing utilities such as electrical, natural gas and communication infrastructure are located along West St., extending further west past Hillcrest Road. A portion of the land's northeast of the intersection at Hillcrest Rd. are currently part of the Tallgrass Prairie Restoration and Conservation Effort, representing an education tool for the greater community which provides southern Ontario historical context.

Figure 3-2: Aerial View of Subject Lands and surrounding uses, Retrieved from Google Earth Pro

In terms of a greater locational context, **Figure3-2** above provides a contextual understanding of the surrounding land uses. The subject lands are located approximately 0.9 – 1.2km from the existing Norfolk General Hospital and approximately 1.5 km from Queen St. S., which is recognized as the western boundary for Simcoe's downtown commercial area. The subject lands are adjacent to existing and proposed urban residential area for Simcoe with Major Institutional Uses, such as the Ontario Provincial Police facilities and County facilities located north of the Kent Creek corridor along Queensway West. Existing community parks are located east and west of the subject lands with the Norfolk County Youth Soccer Park located west of Hillcrest Road, and the Westwood Park located to the east. Photographs of the site and surrounds are found in **Appendix B** of this report.

4 Proposal

Through the submission of this report, including a high-level traffic analysis and a high-level servicing analysis, the owners request that the County of Norfolk consider the expansion of the Urban Area Boundary for Simcoe to include the lands proposed as the NHEP. Moreover, to ensure for a comprehensive plan, the approval of the expansion area would result with the implementation of the NHEP Special Policy Area to identify the permitted land uses, with the primary use as Major Institutional. To that extent, and to ensure that this precinct will function as envisioned, specific policies would then require a detailed "Master Plan" for the NHEP, informed through a firm commitment by the major institutional uses intended to anchor the area. The special policies proposed will include a 3-year timeframe to secure the commitments from the institutions and finalize a detailed Master Plan. In the event that the required institutional commitments are not secured, the NHEP SPA designation would expire, leaving the underlying agricultural permissions in place. The proposed NHEP SPA is further discussed in **Section 9** of this report and appended as **Appendix C.**

5 Growth Management Study

In mid-2021, Norfolk County initiated their Growth Management Study ("Grow Norfolk") with a comprehensive review of existing and forecasted residential and employment growth with the objective of planning for Long-Term population and employment growth throughout the municipality. The comprehensive review of the existing growth study is be completed in multiple phases and utilized for multiple initiatives to provide the County, among other things, new forecasts and recommendations to manage growth for the next 25 years.

The final direction and recommendations resulting with the Grow Norfolk study work will, in turn inform the update to Norfolk's Official Plan ("NOP") as part of a formal Amendment to conform to the Provincial Policy Statement, 2020 ("PPS"). The Grow Norfolk study findings will form a component of the Municipal Comprehensive Review ("MCR") process under the PPS.

Grow Norfolk Study approved under the following Terms of Reference outlined 4 Phases:

- Phase 1: Project Initiation- Terms of reference, engagement strategy Land Evaluation Area Review ("LEAR") Working Groups;

- Phase 2A: Policy Scan & Technical Reports- Policy Review, Growth Management Strategy, Long Time Growth Analysis, Housing Technical Paper;
- Phase 2B: Growth Projections; Long Term Growth Analysis and Infrastructure Review; Additional Dwellings;
- Phase 3: Opportunities & Options- Land Study Background, Vacant Land Inventory, Intensification Level review, Industrial Land Inventory, Preliminary Settlement Boundary Review; and,
- Phase 4: Preferred Direction and Recommendations- Preferred Growth Management Strategy, Official Plan Amendments to complete the municipal.

Watson and Associates Economics Ltd. ("Watson") were retained by the County to complete the *Comprehensive Review; Phase 1: Long Term Growth Analysis*, December 2021. Through their analysis Watson identified the following key findings:

- The population base of Norfolk County is older on average and aging at a slightly faster rate than the Province as a whole, moreover that the County is highly attractive to empty nesters and retirees within the 55+ age group;
- An aging population places downward pressure on long-term population growth, resulting with an increased reliance on net migration as a source of population growth;
- The aging of the County's population is anticipated to drive the need for seniors' house and other forms of housing geared towards older adults;
- Norfolk County's employment base is forecast to grow to between approximately 31,200 to 34,100. This represents an increase of approximately 7,800 to 10,700 jobs between 2016 and 2051. In comparison to previous 2014 Norfolk County Projections Study, the County-wide employment forecast is approximately 5,000 jobs higher by the year 2041;
- To accommodate the Reference Population Growth Scenario, the County will require an additional 8,300 households over the 2021 to 2051 planning horizon;
- The urban area of Simcoe is expected to accommodate over one-third (36%) of County-wide employment growth over the 30-year forecast period, driven by the population-related employment growth, opportunities related to the Norfolk General Hospital and anticipated demand for industrial development; and,
- Norfolk County is anticipated to add approximately 2,000 jobs to its institutional employment sector over the 35-year forecast period, representing 21% of total employment growth. This includes employment growth in education, health and social services and other institutional facilities (i.e., cultural, religious). The County is expected to experience an increase in demand for seniors' health facilities and services, including retirement homes, as well as other institutional-related development due to a growing but aging population base. [1]

In mid-2022, the County retained Colville Consulting Inc. to prepare the Land Evaluation and Area Review ("LEAR") for the County to identify prime agricultural areas, which are to be recognized in NCOP to conform to the PPS. The study identified that the majority of lands within the County that are not in a settlement area are prime agricultural

[1] Norfolk County Comprehensive Review Growth Analysis - Final Draft Report, Dec 7, 2021.docx Watson Page 5-12

areas. The scores resulting from the LEAR study assisted in the evaluation of proposed location for urban growth for each of the urban areas.

As a result of their ongoing analysis, the County released Volume 6 of the Grow Norfolk technical studies in November 2023, that outlined final recommendations for a preferred Growth Option based on the Phase 2 Comprehensive Review prepared by Watson, which reviewed Growth Scenarios and Urban Land needs between 2023 to 2048. The preferred Growth Option recommends a high growth scenario directing more growth to urban areas with treatment plant servicing capacity (Delhi, Simcoe, Waterford), with long term growth directed to urban areas that require servicing updates/expansions and have sufficient lands (Port Dover, Port Rowan). Additional minor growth was also identified for smaller urban areas subject to partial servicing.

Population forecasting allocated 37% of the County's expected population growth to Simcoe as well as 34% of County's employment growth. Key in the Grow Norfolk study was the recommendation that Norfolk needs a wider range of housing and employment options considering the demographic and forecasted growth. The County also recognized in their report that residential development in the County historically has been low-density housing citing that the need for single detached housing is expected to decline as result of the aging population and the shift to medium and higher density building forms and impacts of housing affordability. The proposed housing mix in the preferred Growth Plan presents a target for the community to continue to shift towards more diversification of housing options, which will better meet the needs of all residents into the future.[2]

The overview of the County Employment Growth overview identifies that the Countywide employment growth is anticipated in commercial (30%), No Fixed Place of Work (18%), institutional (16%) and work from home (15%). For the institutional sector, Watson states that the County *"...is anticipated to add approximately 2,000 jobs to its institutional employment sector over the 35-year forecast period, representing 21% of total employment growth. This includes employment growth in education, health and social services and other institutional facilities (i.e., cultural, religious). The County is expected to experience an increase in demand for seniors' health facilities and services, including retirement homes, as well as other institutional-related development due to a growing but aging population base."* [3]

[2] Volume 6: Preferred Directions and Recommendations prepared by the Norfolk County Planning Department, November 2023.
[3] Phase 2 Comprehensive Review: Growth Scenarios and Urban Land Needs Analysis, 2023 to 2048

On February 8th, 2024, the County presented the Draft Proposed Urban Area Boundary Changes for each of the urban areas. The draft proposed urban area boundary changes are reflective of the areas that fit the County's qualitative evaluation for lands needed to meet future growth. As seen in **Figure 5-1** below, at this time, a total of 36.3 ha of residential land is proposed to be added to Simcoe's Urban Area and is reflective of the recommended intensification rate of 30% for an area that is fully serviced.

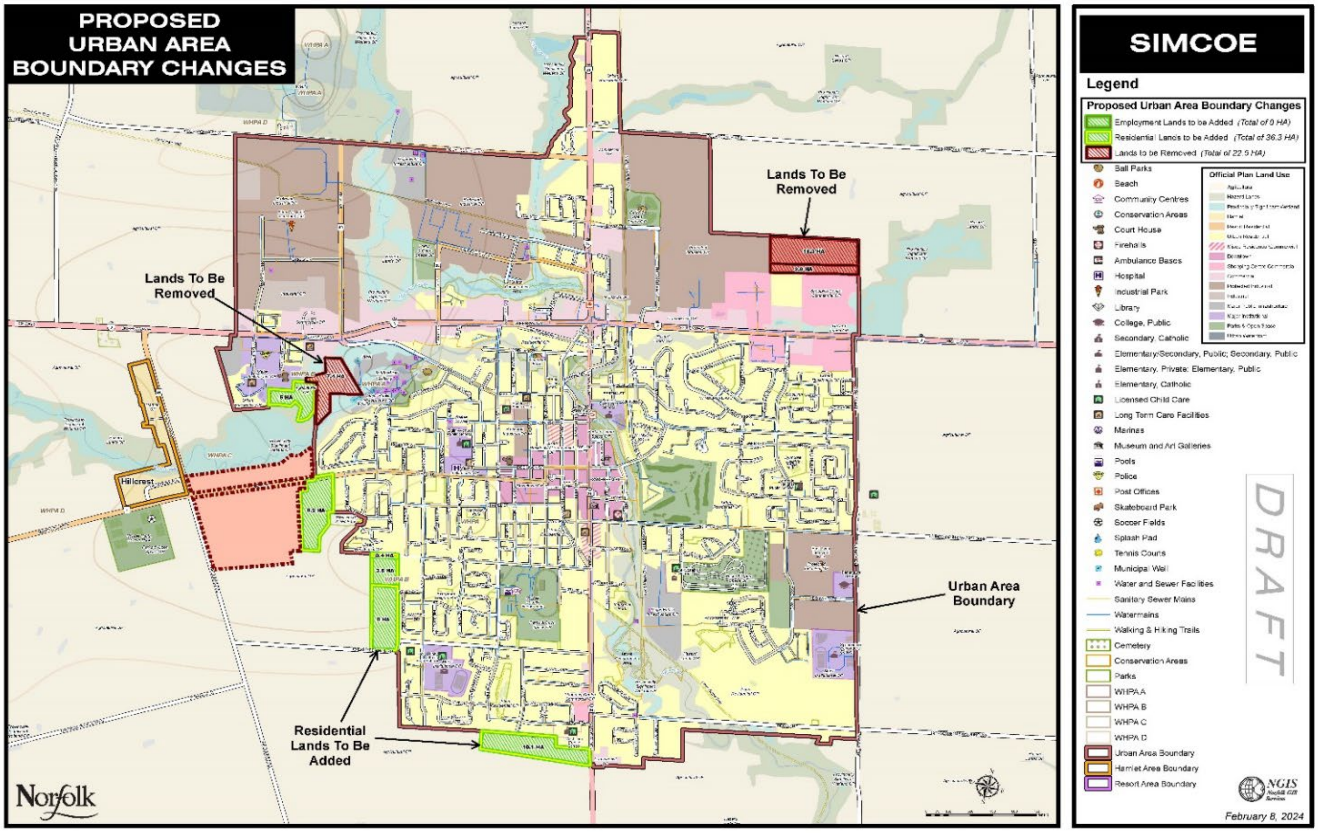


Figure 5-1: Proposed Urban Area Boundary Changes- Simcoe

Notably, the boundary changes for Simcoe proposed by the County did not include an expansion of the urban boundary to accommodate new employment lands, although Watson had identified that Employment Area lands are specifically needed in Delhi, Simcoe and Waterford. However, Watson recommends that the County explore expansions to areas that are comparable in size to existing small or to medium industrial areas within the county and surrounding region. This will help ensure that new employment areas offer critical mass to support the variety of industrial users by sector size and land use.[4]

Following the finalization of the proposed expansion lands, a municipally led Official Plan Amendment ("OPA") that ratifies the specific land / parcels as it relates to the boundary adjustments will be developed for public view and a decision by Council will be made. Following the approval of the OPA, the County will proceed with the necessary infrastructure analysis and land use plans for the new urban areas.

[4] Phase 2 Comprehensive Review: Growth Scenarios and Urban Land Needs Analysis, 2023 to 2048 [pg. 10-1]

6 Supporting Studies

In support of the request for the NHEP lands, Arcadis has provided a high-level analysis that assesses the proposed area in terms of anticipated traffic impacts and feasibility of available servicing and required servicing infrastructure, which is further discussed in the following subsections.

6.1 Review of Available Site Servicing

The Land Development Team within the Hamilton office has reviewed the as-built drawings for existing services adjacent to and surrounding the site from a servicing feasibility perspective. The team has provided a schematic (high level) servicing extension and exhibits to serve the site with sanitary sewer, storm sewer and water supply system. The intent of the analysis was to provide a high-level understanding of the required public infrastructure and extension that would be required to meet the needs of the NHEP area.

In terms of sanitary sewers, Arcadis has determined that is an existing 300mm sanitary sewer and 300mm watermain located approximately 1,200 m from the NHEP site, generally located at the intersection of West Street and Holden Avenue. In order to provide necessary infrastructure to service the NHEP lands and to service the existing land uses on West Street (Hillcrest Auto and Barry's Saltwater Conditioning), a local gravity sanitary sewer will be proposed to pick up the generated flows. This local sewer will in turn connect into the proposed lift station and discharge back to the existing sanitary sewer within West Street (Regional Road 1).

In order to provide for adequate designs of the water service and pressures, Arcadis proposes 2 options for a looped water system design with the extension of the 300mm watermain on West Street. Both options detailed within the Arcadis Memo detail that there are feasible options to ensure municipal water is provided for the site; however, further capacity analysis of the existing system would be completed during the detailed Functional Servicing Report.

With respect to storm sewer servicing, the Arcadis analysis has concluded that the site can be serviced to attenuate stormwater flows by maintaining the existing pond and culvert with modifications to meet the Norfolk County and Town of Simcoe Quality and Quantity control standards.

For further detail on the recommended servicing strategies, please see the details of the analysis which has been included as **Appendix F** to this report.

6.2 Transportation Conceptual Review

Arcadis has been retained by Hillcrest Road Farms Limited (the 'Client') to undertake a high-level transportation analysis in support of a proposed Simcoe Community Urban Boundary Expansion ("UBE") intended to develop a community health and education precinct. The intent of their analysis was to review potential placement of internal roads, accesses, active transportation facilities, and integration into current on-demand Norfolk County transit services.

The analysis identified that the area provides several transportation-oriented opportunities that would enhance mobility, active transportation networks and transit. As a part of the development of the NHEP lands, County policy for arterial roads would require sidewalks to be constructed on both sides of the road, providing safe pedestrian movement between this area, and areas to the east and west, encouraging enhanced walking and cycling routes. As a part of their Analysis, Arcadis developed a conceptual interior road layout to assess options for safe and efficient vehicular movement to and from the NHEP area.

The key conclusions of the Conceptual review include that:

- To support proposed development in terms of transportation, two accesses off West Street (County Road #1) and one access off Hillcrest Road were suggested.
- Development of sidewalks / bike lanes currently proposed along existing roadways and planned road connections to encourage active transportation modes.
- A bus-stop installation within the subject site was proposed to facilitate the access to planned facilities for the people who do not or cannot drive.

Reference should be made to the full Transportation Conceptual Review provided as **Appendix F**, for further detail of their findings.

7 Planning Policy Context

7.1 General Policy Framework

The *Planning Act*, R.S.O., 1990, the *Provincial Policy Statement*, 2020 and the *Norfolk County Official Plan* provide broad policy direction with respect to proposed expansions to urban areas to form part of settlement areas. Candidate parcels for urban boundary expansion must be consistent with the directions of the PPS and conform with the NCOP.

This section summarizes the applicable current key policy direction. However, reference should be made to the documents themselves for a complete understanding of the policies.

7.2 Planning Act, R.S.O. 1990, c. P.13

The *Planning Act* is a central piece of legislation governing land use planning in the province of Ontario. It describes how land uses may be controlled and provide for a planning process that is fair, transparent, accessible, timely and efficient. The intent of the Planning Act is to promote sustainable economic development in a healthy and natural environment integrating matters of provincial interest to planning decisions and ensuring that planning decisions are consistent with the PPS.

Part 2 of the *Planning Act* outlines the matters of provincial interest that the Council of a municipality among other things, shall have regard to:

a. the protection of ecological systems, including natural areas, features and functions;

b. the protection of the agricultural resources of the Province;

c. the conservation and management of natural resources and the mineral resource base;

d. the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

e. the supply, efficient use and conservation of energy and water;

f. the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

g. the minimization of waste;

h. the orderly development of safe and healthy communities;

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

i. the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

j. the adequate provision of a full range of housing, including affordable housing;

k. the adequate provision of employment opportunities;

l. the protection of the financial and economic well-being of the Province and its municipalities;

m. the co-ordination of planning activities of public bodies;

n. the resolution of planning conflicts involving public and private interests;

o. the protection of public health and safety;

p. the appropriate location of growth and development;

q. the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

r. the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

s. the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The *Planning Act* provides a foundation for a growth management study to ensure that matters of provincial interest, that direct the efficient utilization of land and infrastructure, sustainability, addressing climate change and promoting long-term financial responsibility are elements which will be incorporated into the objectives and principles of the ongoing Grow Norfolk study.

Therefore, while considering the growth and development of Norfolk County, the matters of provincial interest listed above will be incorporated into decisions relating growth management.

7.3 Provincial Policy Statement, 2020

Under the *Planning Act*, the Minister of Municipal Affairs and Housing may issue provincial statements on matters related to land use planning that are of provincial interest. The PPS applies province wide and contains policy direction related to:

- growth and development;
- the use and management of resources;
- the protection of the environment; and
- public health and safety.

More specifically, polices of the PPS provide direction related to the creation/ expansion of communities where:

"Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth" (Section 1.0 PPS).

The PPS builds on the policies of the *Planning Act* , providing more specific direction to growth management. Policy guidance found in Section 1.1.3.8 for the expansion of a settlement area boundary provide that the expansion of a settlement area can only be done at the time of a comprehensive review and only where it is demonstrated that:

a. *sufficient opportunities to accommodate growth and satisfy market demand are not made available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizons;*

b. *the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over the life cycle, and protect public health and safety in the natural environment;*

c. *in prime agricultural areas:*
    1. *the lands do not compromise specialty crop areas.*
    2. *alternative locations have been evaluated,*
        i. *and there are no reasonable alternatives which to avoid prime agricultural areas; and,*
        i. *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and,*

d. *the new or expanding settlement area is in compliance with the minimum distance separation formula; and,*

e. *impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to an extent feasible.*

Applicable policy direction to guide the evaluation of urban expansion lands was provided as a part of the County's Grow Norfolk evaluation criteria, which is further discussion in **Section 8** of this report.

7.4 Norfolk County Official Plan ("NCOP")

The Norfolk County Official Plan provides policy direction to evaluate and direct future growth, development and change in the County to meet their community vision outlined in the approved strategic plan. It is the principal tool used by the County to provide the policy framework to guide economic and social decisions that impact the use of land, promoting orderly growth and economic development through efficient and cost-effective distribution of lands that will safeguard health, convenience, and economic well-being. Among other things, it is the purpose of the NCOP to ensure that the needs of the community are met over a 20-year planning horizon. As noted in the PPS, municipal official plans are the most important vehicle for implementing its policies towards achieving comprehensive, integrated, and long-term growth.

The *Planning Act* requires planning authorities to develop and review official plans. An Official Plan Review ("OPR") is required within 10 years of the adoption of a new comprehensive OP or every five years after an update is completed. The NCOP was approved by the Ministry of Municipal Affairs and Housing ("MMAH") on December 23, 2008, with the last amendment approved my MMAH on October 5th, 2018. The ongoing Grow Norfolk Study will be used to inform the latest comprehensive review of the NCOP.

Health care facilities and recreational facilities are considered "Public Services" in the NCOP. Section 5.2 of the Plan notes that the County of Norfolk plays a role with other public services providers in defining where and how health care and educational facilities are provided in the County and notes that these services are fundamental to maintaining a healthy community and high quality of life. The NCOP states that "*it is beyond the scope of an official plan to deal with such matters as education, childcare, health care, social services or recreational programing*" [5] Instead, through its growth plan policies provides the framework to ensure that appropriate locations for these types of facilities are considered.

Key policies of the County related to accommodating Public Uses include that:

- The land use designations in each Urban Area and Hamlet Area accommodate an appropriate range of educational opportunities.
- The County shall work to attract higher-order educational and skills development facilities, including community college campuses and university campuses. In doing so, the County shall ensure that there are appropriate land use policies in place to accommodate such educational and skills development facilities in each Urban Area.
- The County shall ensure that facilities are located and designed to be publicly accessible and further, in locating a new building, strive to support growth management policies to prioritize Downtown Areas, Urban Areas and to a lesser extent, Hamlet Areas as the most suitable location for public facilities; and,
- The County shall encourage aging-in-place, ensuring that seniors and older adults have access to appropriate homes in proximity to supportive services and amenities.

[5] Section 5.2 Public Services, NCOP

In addition to Section 5.2, Section 7.14 provides policy direction for the Major Institutional Designation that recognizes that major institutional uses such as hospitals, specialized medical, educational, and governmental uses are a significant source of employment for the County. The NCOP recognizes that Major Institutional uses tend to be intensely built and attract high traffic volumes which generally results with an independent land use designation.

Permitted land uses for areas designated for Major Institutional under Section 7.14.1 of the NCOP permit a variety of uses including:

a. Hospitals, clinics and treatment facilities, secondary schools, post-secondary educational facilities, government offices, places of worship with a site area greater than 1 hectare, and government-operated institutions, subject to the policies of Section 7.14.2(e) (Major Institutional Designation – Land Use Policies);

b. Places of worship, nursing homes, housing for seniors, elementary schools, museums and other cultural facilities, service clubs and fraternal organizations are uses permitted principally in other land use designations, which shall also be considered as appropriate in the Major Institutional Designation.

c. Group homes with a correctional purpose and similar uses licensed under a Provincial or Federal statute, group homes, hostels, temporary shelters, emergency shelters and other similar forms of special needs housing shall be permitted in the Institutional Designation, subject to the policies of Section 5.3.2 (Special Needs Housing) of this Plan.

d. Ancillary uses which are of an appropriate scale and intended to service the main permitted use, such as a variety store, gift shop, financial institution, pharmacy, or residence; and,

e. Uses accessory to any of the permitted uses in the Institutional Designation.

Section 7.14.2 provide the land use policies to guide the development for Major Institutional Uses. Proposed additions or expansions of this designation must meet the land use criteria under Section 7.14.2 c), which evaluates the proposed area based on the impact and compatibility with the surrounding uses and the adequacy of social and physical services, including roads. Permitted uses under 7.14.1 a) listed above, identifies the land uses which are considered by the NCOP to be of “Larger scale”, therefore Section 7.14.1 e) provides additional land use policies which require that larger scale Major Institutional Uses be located, where there is direct access to an arterial road to discourage traffic from using local roads, and that the profile of the development shall relate to the adjacent building in terms of transition in height and scale where appropriate.

As described above, the subject lands are located in the western quadrant of the Simcoe Urban area and within 1.5 km from the former site and the downtown commercial corridor for the community. Being located slightly outside of the community takes advantage of existing infrastructure, including existing arterials roads that have the capacity to meet the traffic required to meet the needs of the intended uses without causing congestion on nearby local roads. In terms of compatibility, the location of the NHEP area minimizes concerns regarding traffic, building transition to existing areas and concerns with noise that are related to Larger Institutional Land Uses. In addition to the subject lands being representative of a logical extension to the Simcoe Urban Area, the subject lands also meet the locational and land use policy criteria of the NCOP larger scale Major Institutional Use proposals.

A table of applicable designations is found in **Table 1** below.

SCHEDULE	DESIGNATION
Schedule A-1 Community Structure	Rural Area
Schedule B-15 Land Use	Agricultural Hazard Lands
Schedule C-4 Natural Heritage	Adjacent Lands
Schedule D-1 Watersheds and Source Protection Areas	Lynn-Black Creek Watershed – Long Point Region Conservation Authority
Schedule D-4 Source Water Protection	Wellhead Protection Area: WHPA A – WHPA C – WHPA E
Schedule D-6 - Source Water Protection	Highly Vulnerable Aquifer
Schedule E-2 Transportation	West Street: Arterial Road Hillcrest Road: Arterial Road
Schedule I-2 Active Transportation	West Street & Hillcrest Road: Additional Routes being Considered
Schedule J-4 Natural Resources	Aggregate Resources: Buried Aggregate Resource Area

Table 1: NCOP- Current Land Use Designations for the Subject Land

The subject property is designated as 'Rural' in **Schedule A-1: Community Structure** of the NCOP and is located outside of the western boundary of the Simcoe Urban Area. Rural Areas play a significant component of Norfolk County's community structure. They include all the land outside of urban areas, Hamlets and Resource Areas.

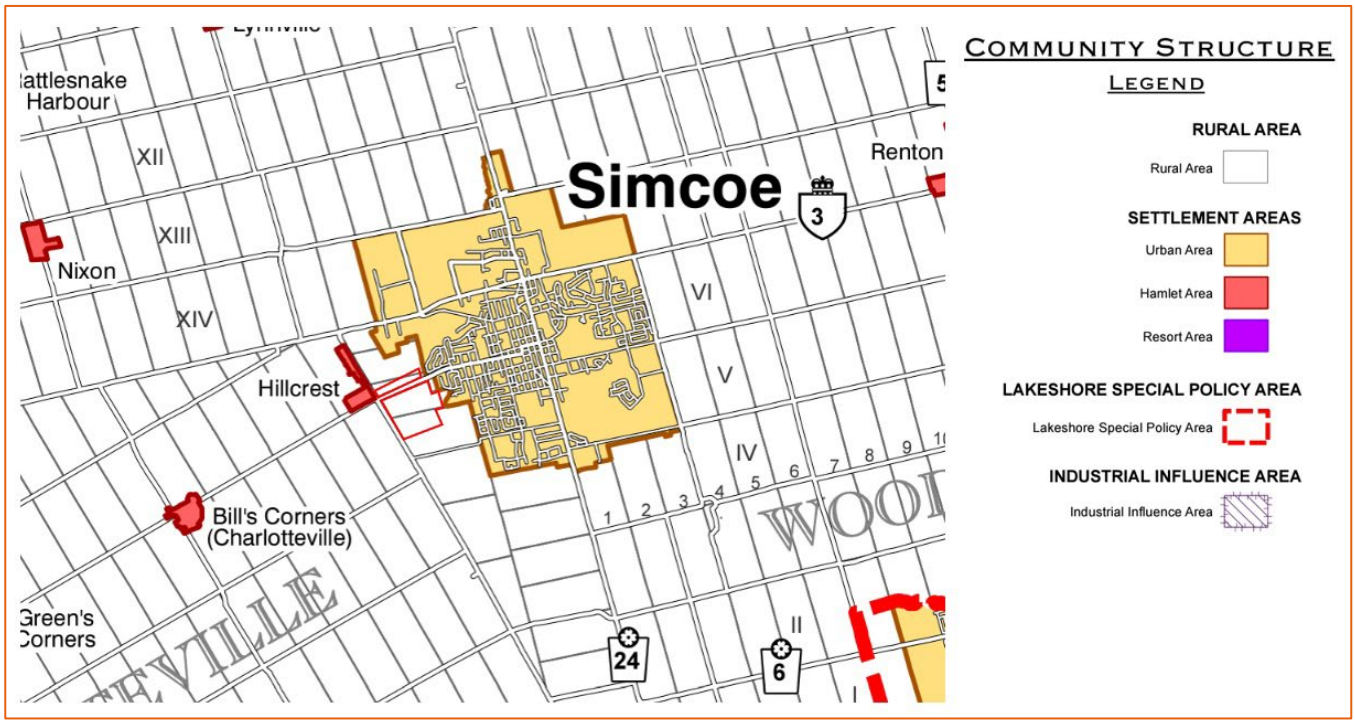


Figure 7-1: Norfolk Official Plan Schedule A-1 Community Structure

The Rural Area includes lands designated for:

- Agricultural
- Major Institutional
- Major Public Infrastructure
- Parks and Open Space uses
- Hazard lands
- Provincially Significant Wetlands ("PSW")
- Industrial Influence Area.

Section 6.7.1 of the NCOP states that it is one of the County's objectives to preserve and foster agricultural land in the Rural Areas and recognizes that the County predominantly contains Class 1 to 3 agricultural land. The County recognizes that where growth and development occur, that land with significant agricultural productivity will need to be utilized, therefore priority will be given to less productive agricultural land where feasible and practical to do so. Further Section 6.7.1 e) provides that new settlement area expansions on agricultural lands shall address the impact of the expansion on the surrounding agricultural operations and future farming options and provide mitigation measures, if necessary.

Section 6.7.4: Other Uses, of the NCOP identifies the other existing land uses that are located within the Rural Area including Major Institutional, Major Public Infrastructure, Parks and Open Spaces as well as Hazard Lands or PSWs. The redesignation of Rural Lands to uses listed in the section will require an Official Plan Amendment ("OPA"). The redesignation of Rural Lands to Other Uses will require that:

- The land does not comprise a specialty crop area;
- the proposed use complies with the minimum distance separation formulae;
- there is an identified need within the planning horizon for additional land to be designated to accommodate the proposed use;
- alternative locations have been evaluated;
- there are no reasonable alternative locations which avoid prime agricultural lands;
- there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands; and,
- the impacts of the proposed use on surrounding agricultural operations are be mitigated to the extent feasible

The subject lands are designated "Agricultural" on **Schedule B-15 Land Use Plan** of the NCOP. Section 7.2 of the NCOP echoes the statement that the majority of the County is designated as Agricultural, thereby reflecting the dominance of Agriculture. Policies contained in this section focus on the protection of Agriculture from the intrusion of incompatible uses that are sensitive to agricultural practices, provide policy direction to support agricultural related uses such as on-farm diversified uses farm accommodations as examples. Therefore, permitted uses in the Agricultural designation generally include those uses, which will add value to a farm operation and other uses provided that those uses do not conflict with existing farm operations.

Although Major Institutional uses are generally permitted in Rural Areas subject to criteria, land use policies contained Section 7.2.2 l) generally do not permit development of institutional uses for the purposes of developing a resource-based education facility in the Agricultural designation unless it can be demonstrated that:

i) there is a demonstrated need for the proposed facility and the proposed use cannot locate in an Urban Area or Hamlet Area because it must reasonably be located near to farming activities, Natural Heritage Features or other resources;

ii) the proposed use shall be serviced by an approved water supply and wastewater treatment facility;

iii) the proposed use shall be accessed via a Provincial Highway, subject to the approval of the Province, or an arterial or collector road, subject to the approval of the County;

iv) the proposed use complies with the minimum distance separation formulae;

v) there is a demonstrated need within the planning horizon of this Plan for the proposed use;

vi) Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

vii) the proposed use shall not be permitted in Provincially Significant Features, Hazard Lands, or any Natural Resource Areas identified on Schedules "B" or "J" to this Plan;

viii) the proposed use shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule "C" and/or Tables 1 and 2 of Section 3.5 (Natural Heritage Systems) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions,

ix) the proposed use shall be located on lower priority agricultural land;

x) the proposed use shall be subject to a Zoning By-law amendment; and,

xi) the proposed use shall be subject to site plan control.

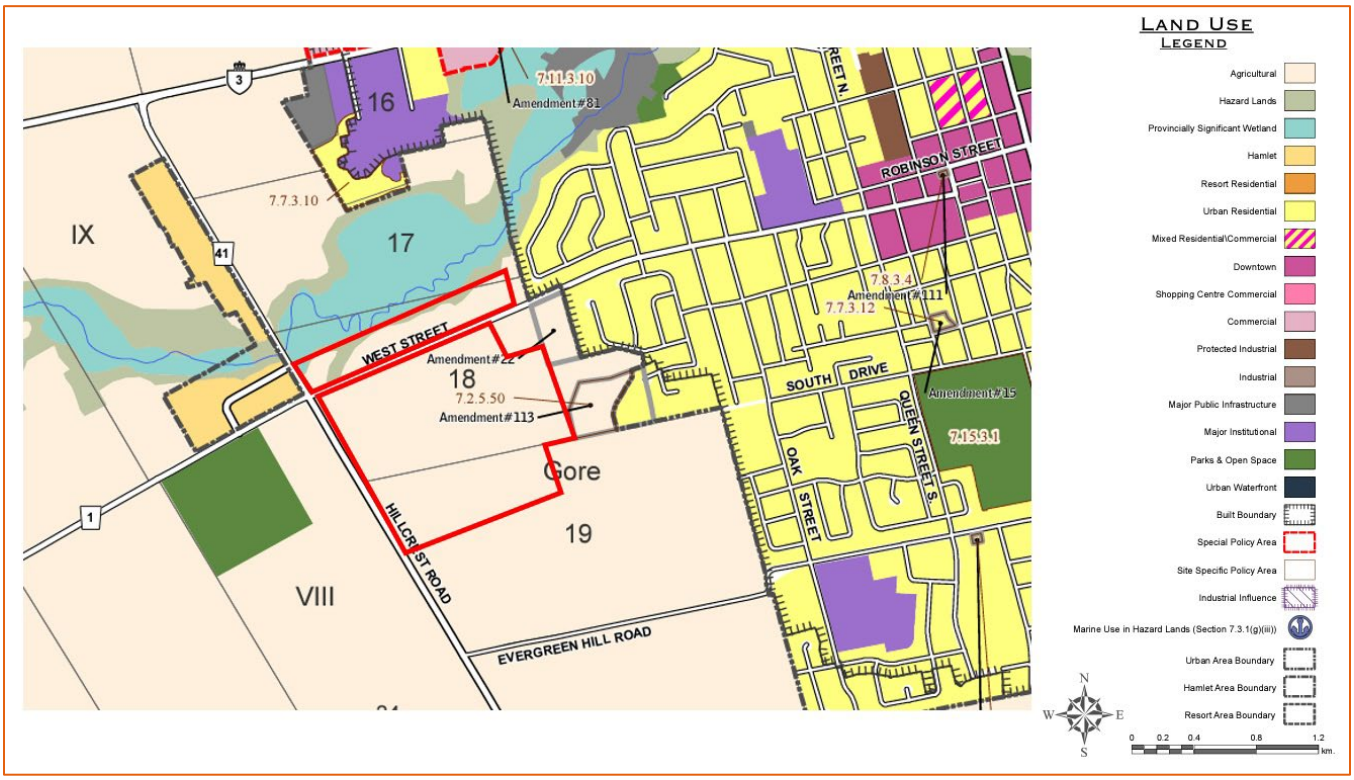


Figure 7-2: Schedule B-15 - Land Use Plan

The northern boundary of the NHEP lands is proposed to generally follow the lands designated as the associated hazard lands for the Kent Creek. Opportunities for a small-scale resource-based facility to incorporate the existing Tall Grass project and the Kent Creek system will be evaluated based on the criteria above.

The Kent Creek is designated on **Figure 7-3,** Schedule C-4-Natural Heritage as a PSW and the subject lands as "Adjacent Land". Section 9.11 Interpretation of the NCOP allows the boundaries of Natural Heritage Features to be further refined through an Environmental Impact Study ("EIS") and minor adjustments to the boundary can be determined without amendment to this Plan. Therefore, the total developable area of the lands of the proposed NHEP north of West Street would be determined through the EIS.

Areas designated under Schedule D will be subject to Section 3.3 of the NCOP as well as the Long Point Region Source Protection Plan policies provided in Chapter 4.0- Norfolk Source Protection Plan policies[6]. Proposed amendments to the NCOP for new or future uses within Source Protection areas will be required to meet the objectives of the *Clean Water Act*, 2006. It is anticipated that a Risk Management Plan and Hydrogeological Assessment will be required in future planning applications as well as a Section 59 Notice issued by the County's Risk Management Official, which will demonstrate that proposed uses will not create a drinking water threat.

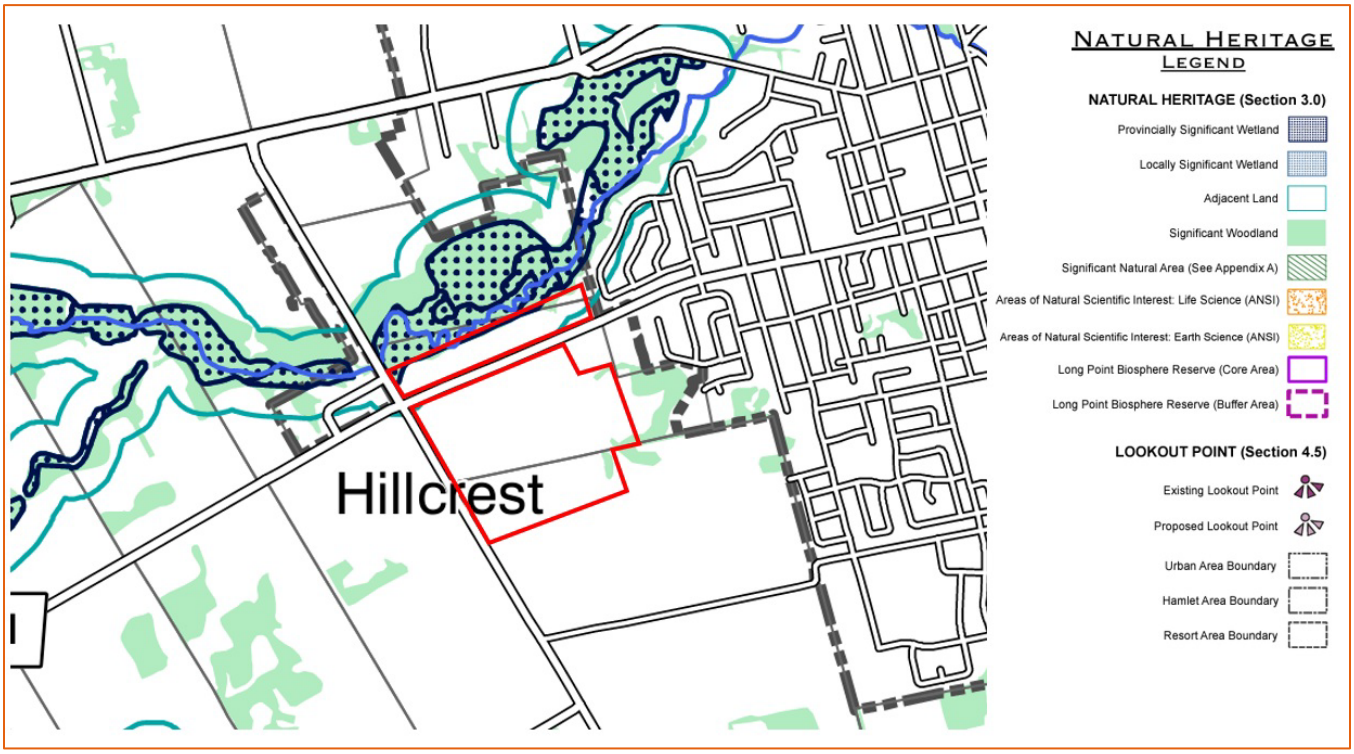


Figure 7-3: Schedule C-4- Natural Heritage

Schedule D-6 – Source Water Protection is provided as **Figure 7-4** and shows that approximately 80% of the County is designated as a "Highly Vulnerable Aquifer" area including the entirety of the subject lands. Section 3.4 of the NCOP provides the policy direction related to the protection of aquifer with the general objective to encourage that pre-development recharge is maintained where possible.

[6] Approved Source Protection Plan Volume 1 prepared under the Clean Water Act, 2006, and Volume 2, Chapter 4: Norfolk County.

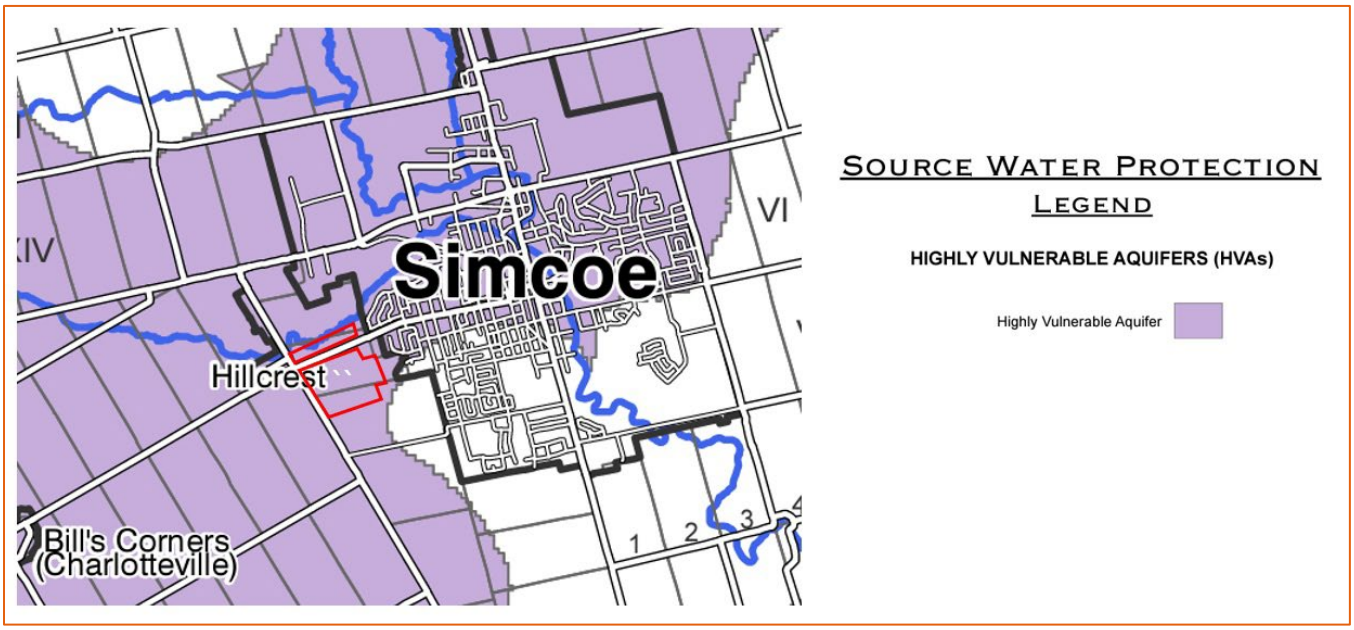


Figure 7-4: Schedule D-6- Source Water Protection

Arterial Roads identified on Schedule "E" Transportation and found in **Figure 7.5** of this report are roads designed to carry high volumes of traffic from Provincial Highways and other interregional roads to the collector road system, and vice-versa. Both West Street and Hillcrest Road are designated as Arterial Roads in the NCOP and have a minimum basic road right-of-way width of 36.0m. Proposed connections to arterial roads will comply with Section 8.2.2.3: Arterial Roads of the NCOP.

As noted in the transportation analysis prepared by Arcadis, County Policy requires that arterial roads provide for sidewalks on both sides. Future sidewalks on West Street would enhance safe pedestrian and cyclist movement between the greater Simcoe Area westward to the proposed NHEP lands and the hamlet of Hillcrest.

Currently Schedule I- Active Transportation found on **Figure 7-6** identify that additional active transportation routes are being considered for Hillcrest Road and West Street that are intended to interconnect to existing walking and bicycle networks to encourage alternative sustainable modes of travel. The County encourages the development of enhanced walking and cycling routes. It is anticipated that the County will encourage the enhancement of proposed active transportation routes would be included in the overall design of a future development application.

Further to Schedule J-4-Natural Resources of the NCOP, a small portion of the subject lands has been designated as Bedrock Resource Area. Notably the mapping of the designation includes all the lands within the Hamlet of Hillcrest including the Kent Creek corridor. Proposals for the redevelopment of these lands are not anticipated to restrict any existing aggregate resource operation or impact the ability to propose new extraction operation in the

area. Further, given the proximity of existing residential and hamlet residential land uses, it can be concluded that extraction operations will not be permitted for the small area designated on Schedule I, **Figure 6-7** below.

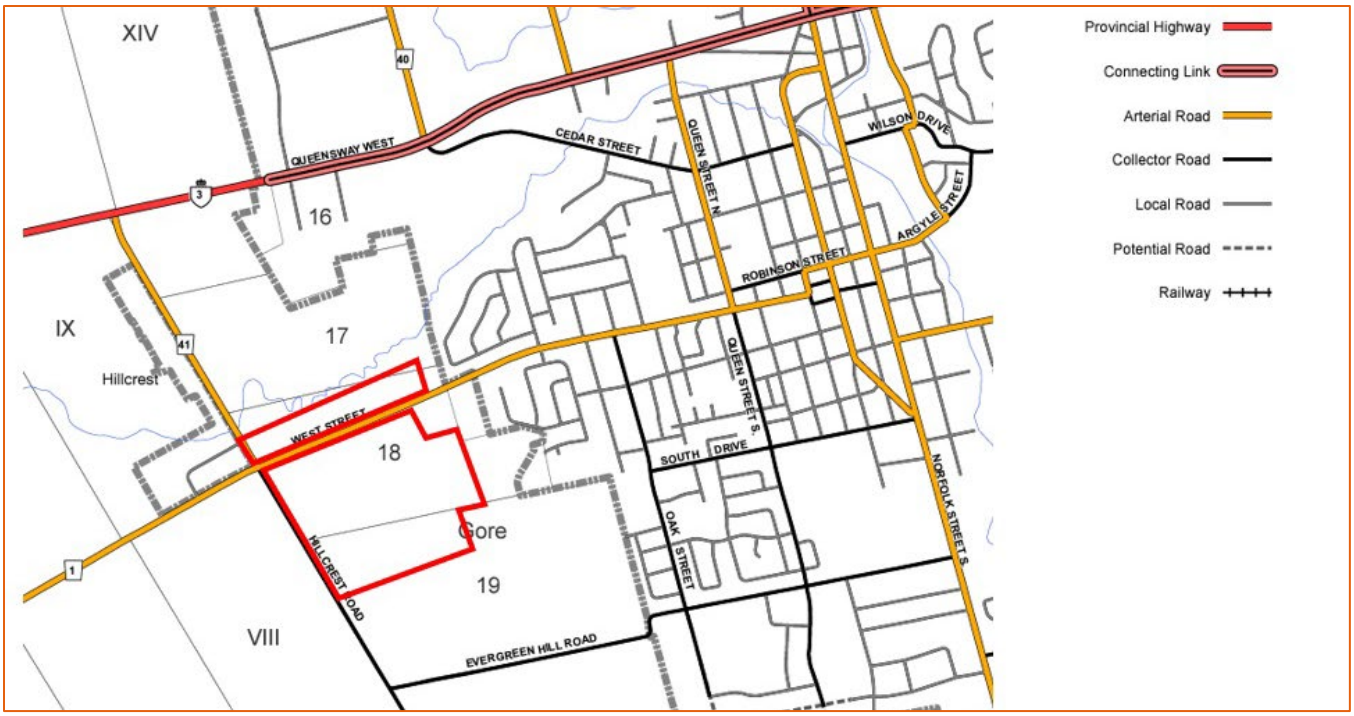


Figure 7-5: Schedule E-2- Transportation

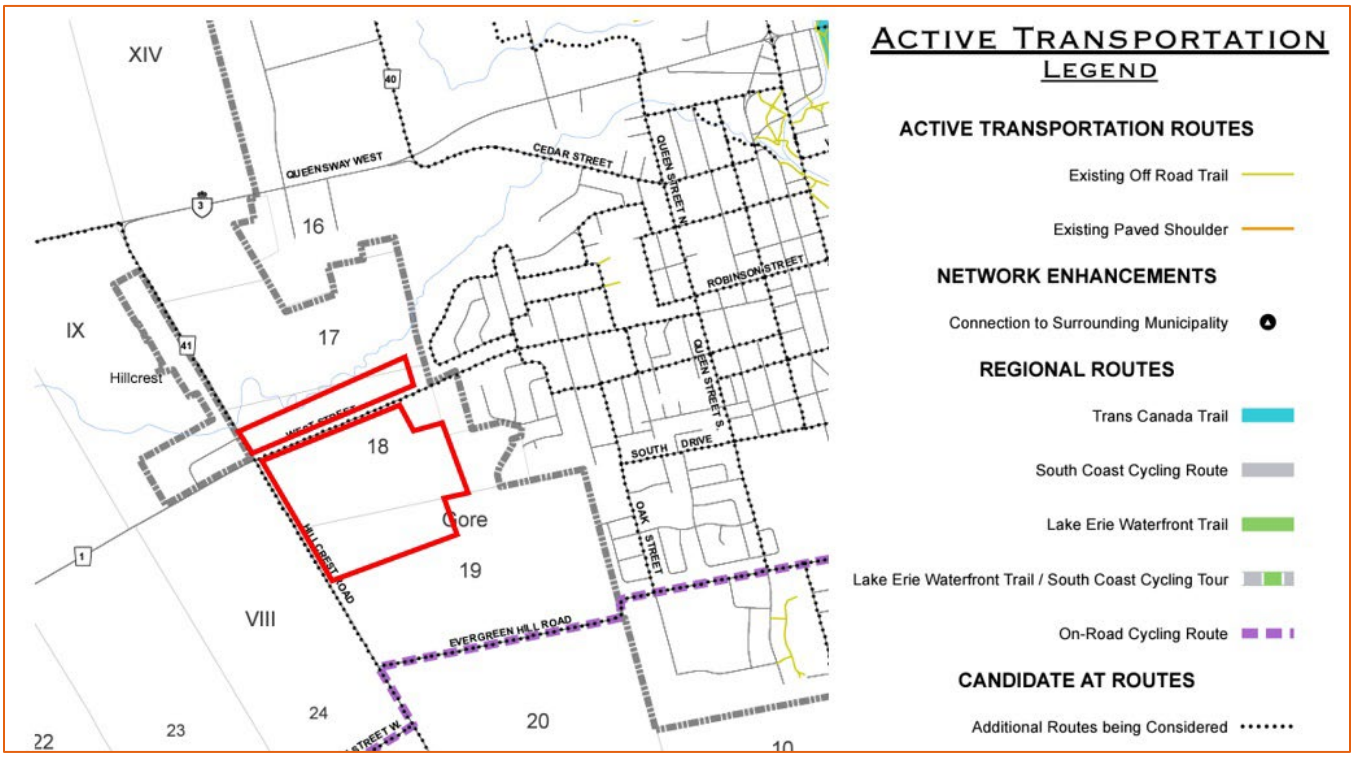


Figure 7-6: Schedule I-2 - Active Transportation

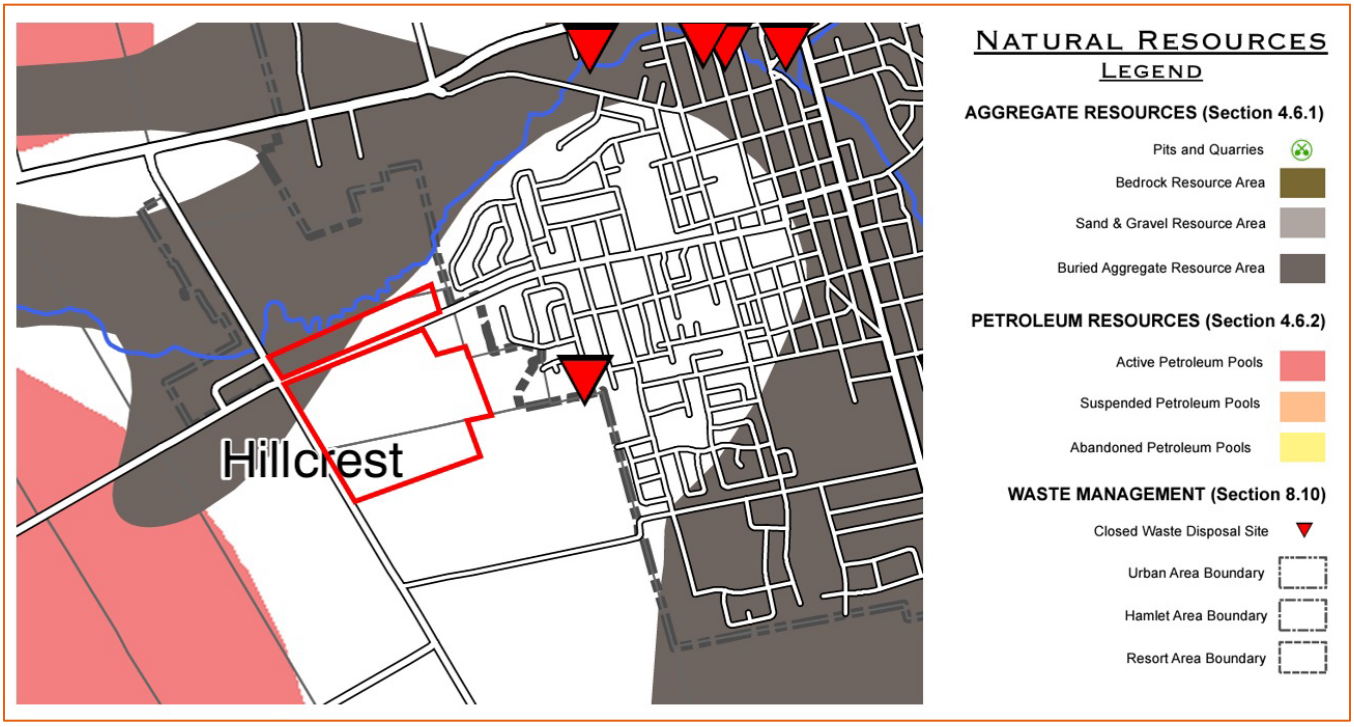


Figure 7-7: Schedule J-4- Natural Resources

8 Evaluation for Urban Boundary Expansion Requests

Evaluation Criteria was derived from key policies contained in the PPS, and the NCOP and project themes were developed and applied to provide a universal metric for the evaluation of candidate parcels for urban boundary expansions. The metrics that were applied at the first evaluation- Pass 1, provide an initial ranking for the second evaluation or Pass 2.

Policy guidance for proposed expansions to settlement area are found in Section 1.1.3.8 of the PPS where it states that, "*A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:"*

a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment, and designated growth areas to accommodate the projected needs over the identified planning horizon;

b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;

c) in prime agricultural areas:

1. the lands do not comprise specialty crop areas;

2. alternative locations have been evaluated, and

i. there are no reasonable alternatives which avoid prime agricultural areas; and

ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible

Building on the direction within Section 1.1.3.8 the PPS, additional policy guidance for proposed expansions can also be found in Section 6.4 of the NCOP where it states:

f) Subject to the policies of this Plan, the boundaries of the Urban Areas shall be permitted to expand as needed, based on a demonstrated lack of available designated land and development trends. Proposals to expand the boundaries of an existing Urban Area shall be considered through a comprehensive review of this Plan. Proposals shall be considered in the context of whether:

i) the amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the County as a whole and the Urban Areas on an individual

basis, the population and household projections for the County, and the intended role of the Urban Area;

ii) the proposed expansion is a logical extension of the Urban Area and will be serviced by full municipal sewer and water services;

iii) the land is physically suitable for development, considering any constraints, such as hazards Lands, or Natural Resource Areas;

iv) the proposed expansion will have a compact form, an appropriate mix of land uses, where practical, and densities that efficiently use land, infrastructure, and public facilities, while providing for adequate parks and open space;

v) the transportation network can reasonably accommodate the additional volume of traffic and demand for services;

vi) suitable community and public facilities are available, or can be provided to accommodate the expansion area;

vii) a suitable plan for phasing, financing, and construction of the infrastructure for the expansion area is developed;

viii) prime agricultural areas are only included within the expansion area if there are no reasonable alternative areas with lower priority agricultural land;

ix) opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Urban Area expansion;

x) the proposed expansion will not impact cultural heritage resources;

xi) the proposed expansion will not impact any Significant Natural Heritage Features as identified on Schedule "C" and/or Tables 1 or 2 of Section 3.5 (Natural Heritage Systems); and

xii) the proposed expansion satisfies the Province's Minimum Distance Separation Formulae.

Pass 1 Supplemental evaluation criteria established by the County and their technical team was posted on www.Engagenorfolk.ca/Growth-management-study webpage. The evaluation criteria outlined project themes directed from the PPS and NCOP as well as approved through the Terms of Reference, various technical papers and strategic direction taken from the County's *2022-2026 Strategic Plan, Our Future Norfolk*. These metrics were universally applied to evaluate candidate parcels and provide an overall score to be further evaluated through the Pass 2 process.

As the request from NGH and NHNH was made after the completion of the Pass 1 analysis, we have provided our own independent analysis using the criteria provided. It is to be noted that the criteria analysis focuses on the appropriate expansions for residential and employment needs of the County as per the approved Terms of Reference for the Grow Norfolk Study. As noted previously, the Grow Norfolk Study does not specifically focus on major institutional land requirements, and we can surmise that requests for lands to accommodate for major

institutional requests are largely determined when the need and desire has been identified. The NGH and NHNH have now identified the need to consider appropriate locations for a new and expanded facility to improve service facilities to address improved health care services and associated services, as well as all forms of housing to address the living requirements for the seniors and the County's aging population and to accommodate for post-secondary education opportunities. As such, the current Grow Norfolk and County comprehensive review is the appropriate time and planning process to evaluate the proposed NHEP as a candidate for future expansion lands.

Noted earlier, evaluation criteria reference specific policies found within the PPS and the NCOP; the policy direction is discussed in in the evaluation discussion provided below however the full version of the policies are provided as **Appendix D** to this report. As such, the Pass 1 Criteria evaluates a parcel of land using the following key factors:

- Complete Communities: Walkability, Commercial Proximity and Heritage Designated Structures.
- Agricultural: LEAR evaluation
- Infrastructure: Connectivity, Water, Wastewater and Storm sewer
- Community Infrastructure: Transportation, EMS Score, childcare, medical access
- Institutional: County Facilities; Institutional Access
- Natural Heritage and Open Space: Parks and Natural Heritage areas

8.1 Review and Analysis

The following list summarizes the key evaluation factors listed in **Section 8** of this report, which were used in the planning evaluation for the proposed NHEP lands and discussed in the following subsections:

1. Settlement expansion criteria under Section 1.1.3.8 of the PPS
2. Urban Area Boundary expansion criteria under the NCOP
3. Creating complete communities: Applicable policies related to walkability, commercial proximity, and the presence of designated heritage features
4. Agriculture: discussion of the County's 2022 LEAR Study as it relates to applicable agricultural policies
5. Infrastructure: existing road, stormwater, water, and wastewater infrastructure
6. EMS Transportation: existing healthcare services, childcare and medical access
7. Institutional: proximity to schools, parks, open spaces, and recreational facilities
8. Natural Heritage: protection of natural heritage features

8.1.1 Settlement Expansion Criteria under Section 1.1.3.8 of the PPS

Section 1.1.3.8 of the PPS permits the expansion of settlement boundaries to accommodate growth only at the time of a comprehensive review and directs that proposed settlement areas have opportunities to be serviced by public service facilities, which are existing or planned and will not negatively impact agricultural operations.

As noted earlier, the County of Norfolk is currently undergoing a comprehensive municipal review that in part will be informed through the results of the Grow Norfolk Study. Section 5 above noted that the Growth Management Study will determine the County's land needs assessment for the next 25 years, forecasting population and employment growth for each of the County's urban areas. Key findings of the Grow Norfolk Study forecast that Simcoe as a fully serviced urban area, will accommodate 37% of the County's expected residential growth and 34% of the County's employment growth. As such, the County has addressed policy direction related to the need to accommodate growth through expansions of their urban areas including Simcoe. Furthermore, through the Grow Norfolk Study, the County is anticipated to add approximately 2,000 jobs to its institutional facilities over the next 35 years, including employment growth in education health and social services to accommodate for the increase in demand for seniors and health facilities for the growing and aging population. The proposed NHEP lands will meet this need through the development of a precinct area that will be anchored by major institutional uses.

As part of the Grow Norfolk Study, a Land Evaluation and Area Review ("LEAR") study was conducted. As seen on **Figure 8-1** below, the subject lands north have been shown as below the LEAR threshold established in the study. Further, these lands are not designated as specialty crop area.

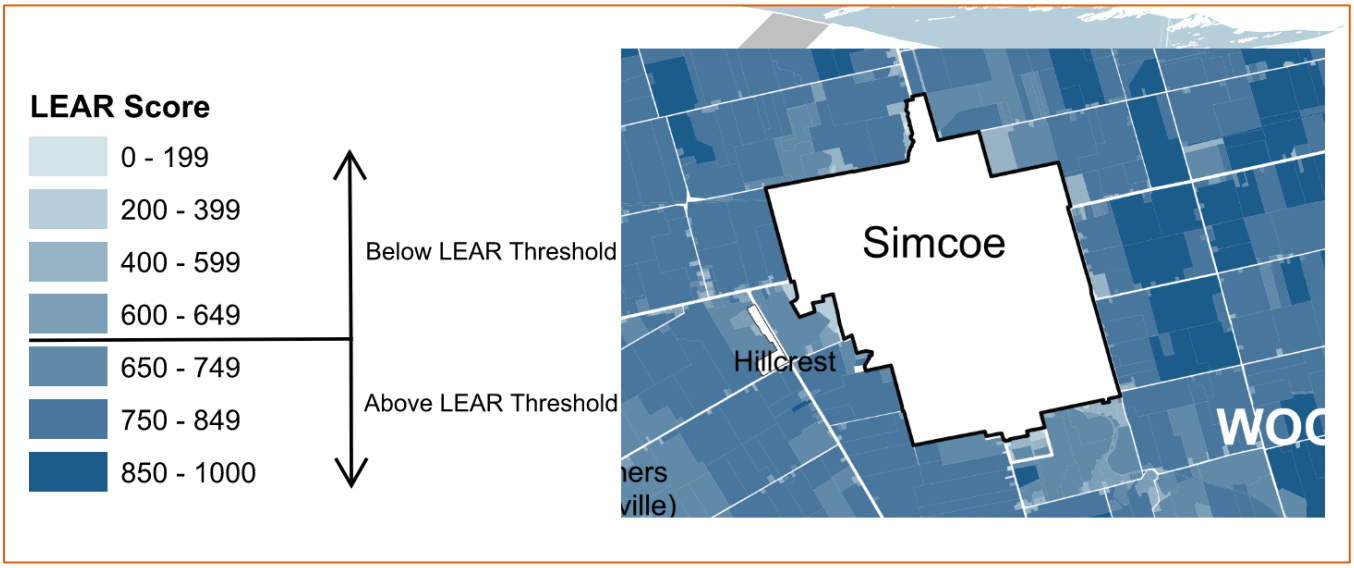


Figure 8-1: Source: Excerpt of Figure 5 LEAR mapping as prepared by Colville Consulting Inc., 2022

The subject lands are surrounded on the north, east and west sides with urban development or urban uses. There are no existing livestock barns, that would trigger the application of the minimum distance separation formulae, however we anticipate that this will be confirmed through the future development applications.

Considering the above, the proposed inclusion of the subject lands is consistent with and conforms to the expansion criteria provided in the PPS and is an appropriate location for urban growth to meet opportunities presented by the Norfolk General Hospital and anticipated institutional sector growth.

8.1.2 Urban Area Boundary Expansion Criteria under the NCOP

Policies within Section 6.4 of the NCOP and detailed above provide for expansion criteria, that carry forward the PPS direction to ensure the efficient use of land and development patterns to support sustainable growth and development through the wise use of land and the protection of the environment. Therefore, proposed expansion areas among other factors should be a logical extension of the urban area and be physically suitable for development, have access to appropriate transportation infrastructure to accommodate additional volumes and result with negative impacts to the existing natural heritage features, cultural features, or agricultural operations.

The subject properties are located at the western boundary of the existing urban area for Simcoe and adjacent to lands proposed for urban area expansion. The purpose of the NHEP is to establish a planning precinct that is focused on the relocation of the Norfolk General Hospital to permit expansion and growth. The location of the property represents an addition of urban uses that would bridge the Hillcrest Hamlet area to Simcoe's Urban Area and is a logical extension of the Simcoe Urban Area. Existing community and commercial services are located east on West Street with the Simcoe downtown corridor less than 1.5km away. The subject lands are located at the intersection of two County Arterial Roads, which are designated in the NCOP to have a basic Right-of-Way width of 36.0m, providing for appropriate transportation infrastructure that can accommodate additional traffic volume for growth and emergency service requirements. Intended as an area that will house an improved Hospital facility, the subject lands are located within 1.2km of the existing site, reducing concerns with emergency service EMS timing in comparison to its current location.

Further discussed in **Section 9** of this report, the NHEP is proposed via a Special Policy Area ("NHEP SPA") that will require the development of a Master Plan to guide future development and ensure that the major institutional focus is implemented. Suitable plans for phasing and the construction of infrastructure expansions will be addressed through the approval of the future Master Plan. Additionally, through the preparation of the proposed Master Plan, land use permissions will require a mix of commercial, institutional, and residential land uses focusing on compact built form, mixed use buildings, and community services. The proposed NHEP SPA will be informed though technical studies to delineate constraints related to the Natural Heritage System through the preparation of an Environmental Impact Study, a Functional Servicing Study and Stormwater Management study to identify servicing needs and phasing. Additionally, a Transportation Impact Study will assess existing road infrastructure and provide recommendations to encourage active transportation and upgrades to the existing boundary road network. Furthermore, a Hydrogeological Study will ensure that municipal wells are protected from future development.

The proposed expansion to the Simcoe Urban Area to include the proposed NHEP lands into the urban area meet the policy direction found under Section 6.4 of the NCOP and represents an opportunity to meet the employment, residential and institutional needs of the County.

8.1.3 Complete Communities

Complete communities are listed as a Pass 1 Criteria Area in the County's evaluation criteria. Specific policies to evaluate an expansion parcel based on the Complete Communities criteria include walkability, commercial proximity, and the presence of Heritage Designated Structures. Policy direction from the PPS and the NCOP for these 3 factors are identified in **Appendix D** of this report, while applicable policies to the proposed NHEP have been highlighted.

Transportation policies within 1.6.7 of the PPS require safe and efficient movement of people and goods, land use patterns that include a mix of densities and promote opportunities for active transportation reducing the dependence on vehicular movement. The PPS policies promote communities that are transit supportive and designed to promote the use of active transportation to shorten commute journeys and decrease transportation congestion.

The County currently operates an on-demand transit service - Ride Norfolk Transit that has available bus service on weekdays between 7:30am to 6:00pm. This operates as a bus-stop to bus-stop service providing connections within the County and to the fixed Brantford service route. Currently there is no fixed route for Ride Norfolk Transit. A review of the existing transit network is included in the Transportation Conceptual Review found in **Appendix F** of this report. The proposed NHEP however promotes a mix of densities and opportunities to walk to employment, post-secondary education and community services. Anticipated County wide growth, in addition to the proposed NHEP major institutional area will be designed through the future master plan to be transit supportive and can be designed to be transit ready. As described in the 2.1 and 7.1.2 above, the subject lands are well located between two existing urban/hamlet areas with existing utility services located along West St., a designated arterial road. The development of these lands for the proposed NHEP represent a compact and efficient land use pattern that will meet the growth needs of one of the largest employers for the County (the Norfolk General Hospital) and provide improved health care and seniors housing services County-wide. As seen on Schedule I of the NCOP and described in Section 7.3 of this report, the County has identified Hillcrest Road as a as an additional active transportation route intended to interconnect existing walkway and bicycle networks and encourage alternative sustainable modes of travel. The development of the master plan for the subject lands will include opportunities to strengthen active transportation networks connecting the urban area of Simcoe with the Hillcrest Hamlet. Existing neighborhood parks are located both east and West of the subject lands, and opportunities for additional parklands can be planned for in the future master plan for this precinct.

The NHEP SPA proposes permitting uses that provide for a mix of land uses and densities, with the major institutional focus being the relocated Norfolk General Hospital and the potential for a satellite post-secondary college. The existing commercial center for Simcoe is located approximately 1.5 kilometers away from the subject lands, providing access to community, cultural, commercial and institutional uses in close proximity. However, it is anticipated that the mix of uses proposed within the precinct will enhance employment and commercial patterns for the community and provide an opportunity for the reuse or redevelopment of the former hospital lands for compact mixed-use development. To ensure for a successful precinct supporting residential student accommodation, professional offices, and commercial uses are proposed as permitted uses within the special policy area, creating a synergy between these uses that will achieve a high quality and cost-effective development pattern to meet the County's growth management needs.

Currently, there are no identified designated cultural heritage buildings or landscapes within the subject lands, however as described in Section 2.2 of this report, a portion of the lands north of West St. contains a Tall Grass Prairie Restoration Area, which is proposed to be conserved to provide educational opportunities regarding the historical landscape for Southwestern Ontario. Opportunities to provide trail connections to the Kent Creek trail system interconnected through the subject lands can be developed at the master planning stage for the overall precinct. As required under Section 2.6 of the PPS and 5.7.5 of the NCOP, an archaeological investigation will be required through field work prior to any development taking place. This will ensure any archaeological findings would be identified, documented and or protected as per Ministry requirements.

8.1.4 Agriculture

As discussed in Section 8.1 above, the subject lands are identified in the Colville LEAR study with a rating below the recommended threshold for parcels that are candidates for a prime agricultural designation. The subject lands are not identified as a specialty crop area in accordance with the guidelines developed by the province, and there are currently no known livestock barns that would justify the need for the minimum distance formula to be applied.

To support the future Master Plan, it is anticipated that an Agricultural Impact Study may be required to identify the impacts of the lands being removed from the overall agricultural system. The subject lands are located between two existing urban/hamlet areas, which could cause incompatibility issues between farming operations and residential land uses. The rounding off of the community to include the lands is not anticipated to impact the agricultural operations or expansion of existing farms in the area. Further analysis of impacts will be determined through the future Agricultural Impact Study.

8.1.5 Infrastructure

Described in Section 8.1.3 above, the proposed precinct plans for land use pattern that provides for a mix of density and uses, that would propose the efficient use of land and be transit supportive. Active transportation and connections to existing transportation and active transportation routes can be enhanced and further encouraged through these lands to connect to existing urban areas, parks, trails and open spaces. As a proposed expansion area, the subject lands are located at the edge of the existing settlement boundary, however the location of the subject lands are within 1.5 kilometers of the existing downtown area for the Simcoe Urban Area. Additionally, the subject lands are supported by two existing Arterial Roads, that are identified as the main corridor into the Simcoe community. As described earlier, it is the intent of the NHEP to contribute to the overall community health of the county through excellence in community design, including a mix of institutional, commercial, employment, and residential land uses and densities that would be interconnected through existing active and vehicular connections. The proposed master plan to implement the major institutional focused precinct, that will identify, among other things appropriate community design and land use pattern.

In addition to the existing water and wastewater mains located east on West Street, natural gas, hydro and communication utilities extend further west along West St. to service the existing hamlet of Hillcrest. The hamlet of Hillcrest is a partially serviced Hamlet Area in close proximity to an existing municipal wellhead protection area. Extending sanitary services, as recommended in the analysis by Arcadis and described in **Section 6** of this report,

presents opportunities to service the hamlet and thereby eliminate concerns regarding groundwater contamination within wellhead protection areas. It is anticipated that the expansion of municipal services will be planned as a part of the next phases of the municipal comprehensive review. Opportunities to extend the services to Hillcrest Rd. would result with the decommissioning of individual septic systems along West Street and if possible, within the Hillcrest Hamlet Area, resulting with a net improvement for the municipal wells under the Source Water Protection Plan.

As discussed in **Section 6.2** of this report, Arcadis has provided a Transportation Conceptual Review, that speaks to the existing transit system. In the review, Arcadis has provided that there are opportunities to improve the current transit network by planning for additional bus-stops within the NHEP to facilitate access to planned facilities for people who cannot or choose not to drive.

8.1.6 EMS Transportation

Policies within the PPS require that infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of the changing climate while accommodating projected needs of the County. Policy Direction under Section 1.6.1, 1.6.3 and 1.6.4 of the PPS requires that planning authorities plan for infrastructure and public service facilities that are financially viable and available to meet current and projected needs. Before consideration is given to developing a new public service facility, the use of the existing facility should be optimized and opportunities for adaptive reuse should be considered where feasible. Additionally, Policy 1.6.4 of the PPS requires that infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of Emergency Management services.

Section 7.14 of the Official Plan identifies that Major Institutional Uses tend to be intensely built and attract high traffic volumes. Through their Transportation Review, Arcadis has prepared a high-level interior road layout that, in their opinion, effectively accommodate future traffic conditions. Further review of the existing boundary network and the final proposed interior road pattern will be part of the detailed Traffic Impact Study prepared during the Master Plan phases for the development.

The subject lands are strategically located within 1.5km away from the existing Norfolk Hospital location and commercial area with access to two existing Arterial Roads. The need for expansion for hospital services has been identified by NGH and NHNH, who have identified the subject lands as one of the candidates being considered for the relocation of their facilities. The proposed NHEP master plan is planned to accommodate the proposed Hospital relocation and enhance the facility with supportive office, employment, commercial and residential uses. The Watson report discussed in **Section 5** of this report identified that the aging of the County's population is anticipated to drive the need for seniors' housing and other housing forms geared to older adults (e.g. assisted living, affordable housing, adult lifestyle housing) that are not available, or cannot be provided for, in the County's Hamlets and the surrounding rural area.[7]

[7] Watson Page 82

As such, the proposed NHEP SPA proposes a mix of uses that will support the Hospital as the primary land use function, which will also include the following key land use permissions:

- Hospice
- Nursing Home(s)
- Long Term Care Home(s)
- EMS/Fire/Police Station
- Group Home(s)
- College/University
- Public/Private Schools
- Student accommodations
- Medical and Professional Offices
- Research and Development Facilities
- X-Ray and Laboratories
- Community Center/Cultural and Recreational Facilities
- Medium and High Density Residential
- Mixed Use Commercial and Residential

The overall master plan, as required under the policies of the Special Policy Area, will identify appropriate land use patterns, phasing, connections, and infrastructure improvements required to ensure the orderly progression of development to meet forecasted growth and the range of human services provided by the County. Although Section 5.2 of the NCOP states that it is beyond the scope of an official plan to deal with such matters as education, childcare, health care, social services or recreational programming, the proposed NHEP attempts to accommodate these needs through the collaborative effort to develop the overall master plan.

8.1.7 Institutional

The evaluation criteria provided by the County state that living in proximity to parks, trails, and private recreation al facilities are related to recreational physical activity. Good quality recreational facilities also positively correlate to recreational walking and activity.

Policy direction found in the PPS related to County facilities and institutional access direct planning authorities to identify appropriate locations, that are transit supportive with an opportunity to accommodate a significant range of housing options considering among other things, the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Further, policy direction in the PPS require that infrastructure and public service facilities will be provided in an efficient manner to meet current needs in a financially viable strategy. Consideration of adaptive re-use should be considered where feasible in considering new infrastructure and service facilities, and that public service facilities should be co-located in hubs where appropriate to promote cost effectiveness and integration.

It is the intent of the NHEP master plan to integrate institutional within a master planned area geared towards healthcare and education. Although the primary focus of the NHEP is the Hospital, some supportive residential should be contemplated to foster a complete and sustainable community. The subject lands are adjacent to a proposed urban expansion area adjacent to the Westwood Park. Opportunities to provide for interconnected streets and pedestrian trailways is preferred and will be a requirement of the future Master Plan. Existing community facilities within 1.5 km from the subject lands include the Annaleise Carr Aquatic Centre, Elgin Avenue Public School, St. Mary's Parish, Immanuel Christian Reformed Church, Ontario Provincial Police Station, Service Ontario and Holy Trinity Catholic Highschool.

As stated in the NCOP, it is the policy of the County to plan for education childcare, health care, social services o recreational programing through its growth management and land use polices. It is the policy of the County to attract higher order education and skills development facilities including community campuses and university campuses and ensure that there are appropriate policies in place to accommodate such uses. Through the growth management policies, the County will promote Downtown Areas, Urban Areas and to a lesser extent, the Hamlet Areas as the most suitable locations for public facilities.

The subject lands are well located adjacent to the Simcoe Urban Area and its downtown area and represents the urban uses, that will bridge the existing Simcoe Urban Area to the Hillcrest Hamlet Area. It is the intent of the future NHEP masterplan to also integrate an educational facility to service the County, focusing on health education that would support the NGH. Currently, Fanshawe College in partnership with the NGH provides programs for Personal Support Workers and Practical Nursing programs. Through recent discussion for a future collaboration, Fanshawe Collage has expressed interest in discussing further opportunities to support additional educational facilities. A letter of support from the Associate Dean for the Norfolk Regional Campus is included as **Appendix E** of this report.

As described in **Section 6.1** above, Arcadis has outlined recommendations for the efficient extension of municipal infrastructure to adequately service the NHEP area. As a result, opportunities to extend existing water and particularly wastewater may result with the decommissioning of several private septic system, that are currently located within the WHPA area of a County owned drinking water supply. Decommissioning of existing sanitary septic systems within a WHPA area is desirable from a Source Water Protection perspective and would be considered as a positive net gain for the WHPA area.

8.1.8 Natural Heritage

Following the policy direction of the PPS related to developing healthy, livable and safe communities, the Natural Heritage policies contained within the evaluation criteria identify parks and access to greenspaces as a positive health metric to foster an active lifestyle, leading to greater health impacts and therefore, access to existing parkland promotes a more compact and compatible development.

The northern boundary of the subject lands generally follows the buffer limits to the Kent Creek Natural Heritage Corridor. As a part of fostering a healthy and active lifestyle for the proposed nursing home and hospital, and seniors' accommodations, it is the intent of the future master plan to delineate an interconnected trail system, that would link the Kent Creek trails located further east, to the greater Simcoe and County trail network. Opportunities to link to future active transportation routes along Hillcrest Road and West St., which will encourage the

development of enhanced walking and cycling routes through the NHEP are important in linking to the Kent Creek Trail system. The existing Tall Grass Conservation project located on the northside of west street will foster community understanding and education for the historical landscape that dominated the area.

In additional to recreational trails and parkland, it is the policy of the County to protect and enhance the natural environment. Section 2.2.2 outlines policy criteria towards the protection and enhancement of natural heritage, surface water and ground water resources. As shown on Schedule D of the NCOP, the subject lands are adjacent to the existing natural heritage area for the Kent Creek and contains some areas that are designated as within the wellhead protection areas of the County's drinking supply well located to the east of the subject lands. As such, coordination with the County Risk Management Officer will be required as a part of any proposal for development including the proposed Master Plan. A detailed technical analysis will be required as part of the master plan process to determine appropriate development measures that meet the policies contained within the NCOP and the Source Water Protection Plan for Norfolk County. However as noted above, a proposed expansion to municipal services to service the proposed NHEP area may lead to several existing septic systems currently located within the WHPA area to be decommissioned, leading to a net improvement for the overall capture area for the Municipal well.

Additionally, as mentioned previously, the proposed northern boundary is adjacent to the existing Kent Creek Natural Heritage System and as such, the NHEP SPA will require that an Environmental Impact Study be prepared to delineate the significant natural heritage features and their buffers to ensure the long-term health and function of the feature. Opportunities to improve biodiversity and enhance the urban canopy can also be addressed through the proposed Master Plan.

9 Norfolk County Hospital and Education Precinct - Special Policy Area ("NHEP SPA")

The proposed NHEP SPA included as **Appendix C** to this report provides the policy direction that proposes to:

- Establish land use permissions to create a mixed-use community centered around healthcare and education;
- Establish the requirement for a Master Plan for the Special Policy Area to ensure that the major institutional uses are the focus of the precinct;
- List the key objectives for the future Master Plan;
- List specific studies that will be completed to inform the future Master Plan; and,
- And establish a 3-year timeframe.

A firm commitment by a Major Institutional use is an imperative component to ensuring the success of the NHEP. As such, the proposed NHEP SPA text includes a 3-year timeframe in which to gain the necessary commitment and complete the Master Plan process. Beyond the 3-year timeframe, the proposed policy permits Council to reconsider the establishment of the NHEP and can lift the entirety of the NHEP SPA area or reduce the size of the area.

10 Conclusions

With regard to the above analysis, it is our professional planning opinion that the proposed NHEP will address a need, that has been identified by Norfolk Health Services. It will foster an innovative and complete community, contribute to, and strengthen to the overall economic health of the County, support improved health services, support education, create more job opportunities, and support the County's aging population and seniors living.

The proposed expansion of the Simcoe Urban Area as contemplated through the approval of the NHEP represents good planning, that is in the public interest as the NHEP:

- Accommodates the need identified by Norfolk Health Services;
- Assists with accommodating the forecasted employment and residential growth, identified in the Grow Norfolk Study;
- Has regard to provincial interests outlined in Part 2 of the Planning Act;
- Conforms to the expansion criteria provided within the PPS;
- Conforms to policy direction of the NCOP;
- Could contribute to the decommissioning of existing individual wastewater systems in a County WHPA;
- Has demonstrated feasible and efficient options to provide municipal water, wastewater and storm water services; and
- meets the tests of the evaluation criteria for Urban Boundary Expansion Evaluation developed by the County and informed by the PPS and NCOP regarding the following key factors for evaluation:
  - Creating complete communities:
  - Agriculture
  - Infrastructure
  - EMS Transportation
  - Institutional
  - Natural Heritage

As such, we respectfully ask that the proposed urban expansion include the NHEP to the Urban Area of Simcoe and that the Site-Specific Policy be approved and implemented.

APPENDIX A:

LETTER FROM NGH AND NHNH

Norfolk GENERAL HOSPITAL

365 West Street
Simcoe, ON
N3T 1T7
Telephone: 519-426-0750
Main Fax: 519-429-6998

March 8, 2024

Mr. Brandon Sloan, General Manager
Norfolk County Administration
Community Development Division
185 Robinson Street
Simcoe, ON N3Y 5L6

Dear Mr. Sloan

SUBJECT: NORFOLK GENERAL HOSPITAL AND NORFOLK HOSPITAL NURSING HOME CAMPUS OF CARE VISION

The Norfolk General Hospital (NGH) and Norfolk Hospital Nursing Home (NHNH) have been a beacon for healthcare and a source for hope, comfort and caring for 99 years and 49 years respectfully. Each has a deep and rich heritage of excellence.

We are poised to embark on authoring the next chapter in the proud history of NGH and NHNH with the creation of a compelling vision to create a “Campus of Care”. The 30,000 square foot NHNH was constructed in 1975 while the NGH was constructed over a variety of different eras (dating back to 1925) and is 207,000 square feet. We are in the process of navigating through the Ministry of Long-Term Care capital planning process as we prepare for the development of a new state of the art 160 bed LTC facility. Given a variety of compelling reasons, building on the existing site is not feasible.

We are pleased to announce that we have begun planning for two new state-of-the-art facilities on a new greenfield site.

Our current site, while serving us well, is too small to support: a) the scale of facilities required to meet the increasing demand, b) the addition of a variety of healthcare services needed in our community and, c) space required and expected for modern healthcare and long-term care facilities. Therefore, we are actively seeking a suitable plot of land ranging from 25-plus acres to establish a comprehensive campus of care that will allow the continued co-location and integration of both the hospital and nursing home, and which will allow space for other supporting allied health services and providers to join the campus of care. As a first step in implementing this vision, our intent is to commence construction of a new nursing home in late 2024/early 2025, having already received Ministry of Long-Term Care approval for more long-term care beds at the nursing home.

At the same time, Norfolk General Hospital is actively involved in a Master Plan initiative, with the goal of presenting a pre-capital proposal to the Ministry of Health by the end of the fiscal year. This proposal marks the initial stage of our capital planning process which will advance through various phases guided by the Ministry of Health.

Our vision is to create a healthcare campus that not only meets the highest standards of medical care but also provides a serene and welcoming environment for our patients and their families. Our goal is to make the hospital and the nursing home the preferred choice for those seeking care and the preferred choice for health care professionals seeking opportunities in a great community and in great organizations.

Over the course of the past several months we collaborated with senior staff at the County in an attempt to identify a viable, County owned property to serve as the greenfield site for the "Campus of Care". Only one property was identified by County staff – located on West Street that was considered viable. However, after County staff performed greater due diligence, the site was deemed to be no longer in play. As a result, we issued a statement to the public on January 8, 2024 seeking a donation of land. Since that time, various land owners have come forward expressing interest in potentially partnering with us on our journey. I am pleased to share that we are in discussions with several land owners. These individuals recognize the profound impact they can have on the collective health and wellbeing of the community. The degree of pride these individuals have in NGH and NHNH is humbling as they wish to be a partner in helping to shape the future of healthcare. Their potential support via provision of land is inspiring.

At this time, we have not concluded discussions/negotiations with any of the interested parties. I understand that a few of the land owners have made or may make application for their land to be included in the urban boundary zone. At this juncture, we understand that in order to proceed they will require a change in the urban boundaries of Simcoe so as to bring the designated land into the properly zoned area.

This is an exciting time in the planning of the future for NGH and NHNH and I thank you for your ongoing support of the vision for a new campus of care. Please do not hesitate to contact me to address any questions regarding the viability and desirability of any parcel of land in serving the needs for a campus of care.

Sincerely,

Todd Stepanuik,
President & CEO

/ts

c A. Meneses, CAO - Norfolk County
S. Pongracz-Clarysse, Board Chair – NGH
K. Robb, Board Chair - NHNH

APPENDIX B:

SITE PHOTOS TAKEN FEBRUARY 2024

SITE PHOTOS- Taken February 2024

Looking southwest from West Street

Looking south from West Street

Looking west towards Hillcrest Road

Existing commercial uses at West St. and Hillcrest Road.

APPENDIX C:

PROPOSED SITE-SPECIFIC POLICY AREA BY-LAW

NHEP Draft Special Policy Area

Special Policy Area as designated on Schedule “xx” shall be subject to the following:

1. In addition to permitted uses permitted in the Major Institutional Designation under Section 7.14.1 of the Norfolk County Official Plan; additional permitted uses within the Special Policy Area include the following:

    - EMS/Fire/Police Station
    - Group Home(s)
    - Private Schools
    - Student accommodations
    - Medical and Professional Offices
    - Research and Development Facilities
    - X-Ray and Laboratories
    - Limited Retail
    - Restaurants
    - Libraries
    - Day Care
    - Medium and High Density Residential
    - Mixed Use Commercial and Residential

2. Prior to establishing any of the uses permitted above Council shall approve a Master Plan for the entire Special Policy Area to guide the future development and to ensure that the major institutional focus is implemented.

3. Prior to the preparation of the Master Plan the County, in consultation with other agencies, shall approve detailed Terms of Reference which Terms shall identify the required studies and plans required, and the scope thereof, as well as public and agency notice, consultation, review and approval requirements and anticipated timelines for approval of the Master Plan.

4. No applications proposing development (other than land assembly severances) shall be approved unless the Master Plan has been completed and approved by County Council. Council may however allow the concurrent processing of land development applications during the Master Plan review and approval process.
5. The Master Plan should:
    - i) Illustrate the detailed land uses including the location, type, area, and approximate dimensions of each land use.
    - ii) Identify the location, distribution and land areas required for community facilities, parks, trails and open spaces.
    - iii) Be accompanied and supported by appropriate studies and reports as identified by the Terms of Reference.

6. Specific Studies shall include but shall not be limited to the following:
    i) A Functional Servicing Report identifying existing municipal infrastructure and confirmation of capacities together with recommended servicing of the entire Special Policy Area.
    ii) An Environmental Impact Study to delineate and confirm the boundaries of any Natural Heritage features and required buffers.
    iii) A Stormwater Management strategy that includes the proposed location and sizing of storm water management facilities and low impact development measures, preliminary grading and coordination with areas external to the Special Policy Area.
    iv) A Hydrogeological Study to establish development design criteria for lands within and adjacent to municipal wells and to establish an appropriate infiltration and overall water balance to ensure that future development will not impact existing County wells.
    v) A Transportation Impact Study that provides an assessment of existing roads and intersections and connections proposed thereto, as well as timing and phasing of upgrades to existing roads and intersections. Active transportation, walkways and connectivity with the existing built-up area of Simcoe shall also be included.

7. Council may approve the Master Plan by resolution and while it does not need to be included as an amendment to the County Official Plan it shall be used as a general guide to the overall development of this Special Policy Area and can be further refined and amended by Council, as necessary.

8. The primary focus of this Special Policy Area is to establish a health and education precinct. These institutional uses must constitute the majority of the land area within the Special Policy Area. Non institutional uses shall not constitute the majority of the land area however for the purpose of this policy student accommodations shall be considered as an institutional use.

9. The Master Plan process must be completed within 3 years of the date that Council approves this Special Policy Area designation in the Official Plan. The Master Plan must also include a firm commitment by major institutional uses to the satisfaction of Council. Should the Master Plan process not be completed within this 3-year time frame Council may reconsider the establishment of the health and education precinct and can either remove the Special Policy Area designation entirely or reduce the size of the precinct.

APPENDIX D:

SUPPLEMENTAL EVALUATION CRITERIA

Evaluation Criteria	Planning Instrument	Section	Policy
COMPLETE COMMUNITIES			
Walkability	PPS, 2020		
		1.6.7.1	Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs
		1.6.7.2	Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible
		1.6.7.3	As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries
		1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.
		1.8.1	Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which: a) promote compact form and a structure of nodes and corridors; b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas; c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future; d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities; e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and g) maximize vegetation within settlement areas, where feasible.

	NCOP	2.2.3 2.2.3.2	*Maintaining and Enhancing the Rural and Small Town Character* *Objectives* e) Develop land use patterns in the Urban Areas that are compact and efficient
		2.2.5 2.2.5.2	*Upgrading and Expanding Infrastructure* *Objectives* g) Maintain and expand active transportation options for walking, cycling and public transit.
		5.4	*Community Design* The following shall be the policy of the County: j) The County may require the provision of certain pedestrian, cycling and trail linkages through the development approvals process
		5.6.1.2	*Neighbourhood Parks* General Size: 2 to 4 hectares Minimum Standard: 1 hectare per 1,000 population Minimum Size: 2 hectares
			Neighbourhood parks should be designed to accommodate the recreational needs of local residents. Facilities should be tailored more specifically to the particular needs and composition of the neighbourhood, and linked to other public neighbourhood uses. **Neighbourhood parks should be centrally located within safe and convenient walking distance of the majority of neighbourhood residents, with an optimum service radius of 800 metres or a 10-minute walking distance.** The park should be designed with extensive street frontage for visibility and safety and should be coordinated with elementary school sites where possible. Back lotting onto neighbourhood parks will be discouraged. Neighbourhood parks may include a limited amount of off-street parking. Neighbourhood parks should be of sufficient size to accommodate a variety of recreational facilities. These may include, but are not limited to junior sports fields (softball, soccer), outdoor rinks, multi-purpose courts, playground equipment, paved areas for informal games and shaded areas for passive recreation. Sports fields within neighbourhood parks should not be lit due to the potential impacts on adjacent residential areas. Trails and paths through neighbourhood parks and linking public uses may be lit. **[Emphasis added]**

Commercial Proximity			
	PPS, 2020	1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
		1.1.1	Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society; g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; h) promoting development and land use patterns that conserve biodiversity; and i) preparing for the regional and local impacts of a changing climate
		1.1.2	Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon
	NCOP	5.1	*Introduction*

			Maintaining a high quality of life has been fundamental to the evolution of the existing communities that comprise Norfolk County. In Norfolk County, the residents have identified many factors that combine to define their healthy community and their high quality of life. Healthy communities are not only economically strong but also protect natural and cultural heritage, ensure the appropriate provision of housing, provide recreational and leisure services and amenities, develop attractive and safe neighbourhoods, provide efficient movement of people and goods, encourage diversity and encourage participation in decision-making and support a healthy food system. This Plan recognizes the connection between land use planning policy and the health of communities and quality of life. Coupled with the sections of this Plan dealing with natural heritage, economic vitality, land use, growth management and infrastructure, the policies of this Section promote healthy communities through public services, community design, recreation, social planning, cultural heritage, housing and access to healthy food
		5.8	*Access to Healthy Food* a) The County recognizes community gardens as valuable community resources that provide open space and a local food source, offer recreational and educational opportunities, and build social connections. The County may permit community gardens as an interim use in industrial areas, parks and recreation areas, institutional lands, urban residential areas and in Hamlet Areas. b) The County may support initiatives that increase access to healthy food, such as: i) promoting the awareness of community gardening; ii) where appropriate, offering County-owned lands as new community garden sites, such as undeveloped parcels and closed road right of ways; iii) encouraging backyard, roof top, and workplace gardening, as well as edible landscaping and fruit bearing trees to complement community gardens. c) The County will encourage the establishment of farmers' markets and the further development of existing farmers' markets in or near the downtowns of each of the Urban Areas. Farmers markets may also be permitted in Hamlet Areas. d) The sale of farm produce at the farm gate will be encouraged as an on-farm diversified use. e) The County will encourage the retention of existing food stores in each of the urban areas, particularly in underserviced locations where they can be easily accessed by walking from existing residential neighbourhoods
		6.4	*Urban Areas*

			The following shall be the policy of the County: b) It is the policy of this Plan that the Urban Areas will incorporate the following: iv) a concentration of community services for the County, including social, cultural, entertainment, health, educational and other supporting facilities
Presence of Heritage Designated Structures			
	PPS, 2020	2.6 2.6.1	*Cultural Heritage and Archaeology* Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
		2.6.2	Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
		2.6.3	Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
		2.6.4	Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
		2.6.5	Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources
	NCOP	5.7.2	*Norfolk Heritage Committee* Formerly known as a Local Architectural Conservation Advisory Committee, a Municipal Heritage Committee, herein referred to as the “Norfolk Heritage Committee”, may be established and maintained pursuant to the Ontario Heritage Act to advise and assist Council on matters related to the Act and other matters of heritage conservation. Additionally, Council may elect to expand the role of the Heritage Committee to advise and assist Council on other matters of cultural heritage conservation. The following shall be the policy of the County: a) The County shall form a Heritage Committee to advise and assist on matters of heritage conservation. The Norfolk Heritage Committee may prepare, publish and monitor an inventory of heritage resources within the County, and generally advise on

			heritage matters. The County shall consult its Heritage Committee on decisions to designate a property or part thereof under the Ontario Heritage Act. b) The Norfolk Heritage Committee may maintain an inventory of the County's heritage resources to be used as a guide for policy formulation. The province has set out criteria for determining cultural heritage value or interest in O. Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest but the following criteria may be used: i) the architectural significance of any building or structure in terms of its form, massing and/or cultural relevance; ii) the historical value of the site, building or structure from a social, environmental, cultural or economic perspective; iii) the integrity and present condition of the heritage resource; and iv) the natural and built environmental condition of the site.
		5.7.3	*Heritage Properties and Heritage Conservation Districts* The County may choose to designate certain properties or districts under the Ontario Heritage Act. The following shall be the policy of the County: a) The County shall utilize the Ontario Heritage Act to conserve, protect and enhance the cultural heritage resources of the County, through the designation of individual properties, heritage conservation districts containing significant cultural heritage landscape characteristics and archaeological sites. The province has set out criteria for determining cultural value or interest in O. Regulation 9/06: Criteria for Determining Cultural Value or Interest but the County may consider the following criteria: i) the property or structure contributes to the identity of the community or cultural landscape; ii) the property or structure is identified as a landmark within the community; iii) the property or structure is associated with an historic event or person; iv) the property or structure has architectural significance or distinguishing artistic or cultural value; and v) the property or structure contains substantial remaining original materials, architectural features, workmanship and siting. b) The County may designate one or more areas as a Heritage Conservation District in accordance with Part V of the Ontario Heritage Act.

			c) Before designating a Heritage Conservation District or a Cultural Heritage Landscape, the County shall complete a study that meets the requirements of the Ontario Heritage Act and follows provincial guidance documents. The study shall be prepared by a qualified heritage conservation professional who is a full member of the Canadian Association of Heritage Professionals. d) The County may pass a bylaw to designate the area of interest a Heritage Conservation District Study Area for a period of up to one year while the study is being completed and require development applicants within the Study Area to complete a heritage impact statement as part of a complete development application that is submitted during that time. e) Heritage Roads and bridges that have a distinctive character will be given special consideration by the County, and may be distinguished as Cultural Heritage District Study Area under the Ontario Heritage Act. On land adjacent to a Heritage Road and bridges, designated as a Heritage Conservation District, all development, road allowance changes or Class Environment Assessments associated with proposed road improvements shall be reviewed by the County, giving a high priority to the appropriate conservation of the scenic, natural and cultural amenities in proximity. f) The County may pass by-laws providing for the making of a grant or loan to the owner of a property designated under the Ontario Heritage Act, for the purpose of paying for the whole or any part of the cost of maintenance, preservation, restoration or alteration of such designated property, on such terms and conditions as Council may prescribe. g) The County may prepare District Planning Guidelines, which may include policies to advise Council as to the approval of applications for new development and building alterations on properties located within a Heritage Conservation District
		5.7.5	*Development Policies* The following shall be the policy of the County: a) Applications for development of a Listed or Designated heritage resources having known cultural heritage value, or adjacent to a property having known cultural heritage value, will require a Heritage Impact Assessment prepared by a qualified professional who is a full member of the Canadian Association of Heritage Professionals. The requirement to prepare a Heritage Impact Assessment may also apply to unknown or recorded heritage resources that are discovered during the development application stage or construction. The Heritage

			Impact Assessment shall demonstrate how the heritage values, attributes and integrity of the property are to be conserved and how any impacts may be mitigated. b) The character of an individual heritage designated property as defined through a Heritage Impact Assessment shall be maintained or enhanced through the careful consideration of plans for additions, alterations, renovation and restoration. It is the intent of the County to conserve and enhance cultural heritage resources in their original place, wherever possible. The proposed alteration, relocation, removal or demolition of designated structures and the development of new structures on a designated property shall be subject to the provisions of the Ontario Heritage Act. c) New development and redevelopment shall have regard for cultural heritage resources and shall, wherever feasible, incorporate these resources into any plan that may be prepared for such new development or re-development within the County. d) Council shall encourage the conservation and protection of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources through conditions of consent, subdivision and condominium approval and agreements. e) In areas considered to be of cultural heritage value or interest, Council shall encourage the conservation of those cultural heritage resources to be included in proposals for redevelopment, intensification or infill. f) Council may consider amendments to the Zoning By-law, including increased density provisions, that would facilitate the restoration of a cultural heritage resource. g) Council shall, when appropriate for specific development proposals, consider excluding designated heritage properties from the parking requirements of the Zoning By-law to facilitate the retention of heritage resources. h) The County shall ensure that it has accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and reuse when considering demolition applications for designated heritage properties. i) The County shall ensure that all cultural heritage resources to be demolished or significantly altered are documented for archival purposes with a history, photographic record and measured drawings prior to demolition or alternation and that such documentation shall be the responsibility of the applicant in consultation with the Norfolk Heritage Committee and the Ministry of Tourism, Culture and Sport. j) The County shall ensure that development and site alteration on land adjacent to a designated heritage property is evaluated and that it is demonstrated that the cultural heritage value or interest of the designated heritage property shall be conserved.

AGRICULTURAL			
L.E.A.R.	PPS, 2020	1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible
		2.3.1	Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.
		2.3.2	Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time. Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network
		2.3.5.1	Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.

	NCOP	4.1	*Introduction* Maintenance of economic vitality and fostering economic development are critical underlying components of the planning framework of this Plan. In order to respond to changing economic conditions, this Plan maintains an appropriate land use framework to accommodate evolving land use needs as they relate to economic activity. The County encourages economic development across the County in a manner that balances social, cultural, natural environment and other initiatives. This Plan recognizes the pre-eminence of agriculture as the principal economic activity in the County. This Section of the Plan addresses broad areas and influences of economic activity, including agriculture, tourism, natural resources and resource-related activities, employment activities, and the redevelopment of potentially contaminated sites.
		4.2	*Link to Economic Development* In order to provide an advantageous environment for economic activity in Norfolk County, the land use policies need to be linked with the economic development plan. This strategic link provides opportunities for innovation, technological advancement and changing employment trends to be accommodated in the existing planning policy framework. In order to achieve this strategic link, the following shall be the policy of the County: a) This Plan provides links to Norfolk County's Tourism and Economic Development Strategy to foster emerging economic development opportunities within the existing planning policy framework. Specifically, the policies of this Plan shall support the objectives of the Tourism and Economic Development Strategy which include: i) enhancing the profile of the County and its Urban Areas as investment opportunities; ii) identifying growth sectors and new economic opportunities for the County in the land use policies of this Plan; iii) ensuring that the land use policies of this Plan maintain the pre-eminence of agriculture as the principal economic activity in the rural components of the County; iv) strengthening the County's economic base through a greater diversification of available business and employment land; v) improving opportunities for local industries and businesses, especially small businesses within the County;

			vi) addressing the role of tourism in the County's economic base; vii) promoting the County as a destination for tourists; viii) acknowledging the role of the Urban Areas in influencing the County's economy; ix) setting out general development and servicing constraints for commercial and industrial uses; and x) addressing the distribution and demand for serviced industrial land
		4.4	*Promoting Agriculture* Agriculture is the dominant use of land in the County. Although tobacco was once the predominant crop grown in Norfolk, agricultural production has diversified significantly. Norfolk is a top producer in Ontario and Canada for a wide variety of vegetables, fruits, ginseng and other crops. Agricultural production in Norfolk will continue to evolve. Norfolk County has a rich agricultural land base with approximately 85 per cent considered to be prime agricultural lands consisting of Class 1, 2 and 3 soil capability for agriculture. Agricultural production contributes significantly to the County's economic vitality. The total market value of all farm capital assets amounts to several billion dollars. Agriculture is a significant source of income and employment within the County. Agricultural purchases of equipment, supplies and services contribute significantly to many other sectors of the local economy. The growth of the local winery industry and agricultural related tourism experiences are examples of how agriculture can contribute to the growth and diversity in the County's economy. It is important to protect prime agricultural land which is the resource base upon which the local agricultural economy depends. It is the policy of this Plan to promote the further development of Norfolk County's agricultural industry and to provide support to local farmers. To support this policy, the County may undertake the following measures: a) Protect the agricultural land base and discourage or prohibit those uses that unnecessarily take agricultural land out of production or which may conflict with farm operations; b) Prohibit the expansion of urban, hamlet and resort areas on to prime agricultural lands without a comprehensive review indicating the need for such expansion and demonstrating that lower quality lands are not available or practical for such expansion; c) Facilitate the development of on-farm diversified businesses, in accordance with provincial guidelines, that provide the opportunity for farm operators to earn a

			supplementary income in a manner that minimizes the use of prime productive agricultural lands; d) Encourage the development of agriculture-related activities that store, distribute, process, mill, or sell farm produce or which repair farm machinery or directly sell supplies to farmers; e) Ensure that there is capacity in the County's industrial areas for the establishment of manufacturing and warehouse operations that further clean, process, store and distribute agricultural produce at a scale or volume that cannot be carried out at the farm level; f) Encourage the establishment of services that support the agricultural community at locations that best serve agricultural operations; g) Encourage the establishment of farm-gate sales as an on-farm diversified use; h) Encourage the establishment of on-farm overnight tourist accommodations for visitors to the County's rural areas; i) Encourage the establishment of on-farm experience and educational activities in a manner that does not conflict with farm operations; j) Encourage the establishment of farmers' markets in the urban and hamlet areas of the County to provide opportunities for residents and visitors to purchase fresh farm produce directly from the producer; k) Maintain and support an Agricultural Advisory Board to identify issues of concern to the local agricultural community and to advise Council on agricultural matters; l) Support research activities by Ontario Ministry of Agriculture, Food and Rural Affairs, the University of Guelph, Fanshawe College and other educational and research institutions to identify potential new crops that can be grown on County lands, to improve productivity and to improve agricultural operations and practices; m) Work with Ontario Ministry of Agriculture, Food and Rural Affairs and farm marketing boards to identify new and expanding markets for Norfolk's agricultural products; n) Provide support to farm operators through small business consulting services and to facilitate training and the dissemination of information relating to best practices for farm operations; o) Provide access to community improvement grants or loans to assist in the cost of capital up-grades and investments relating to farm operations, on-farm diversification activities and for the installation of green energy accessory to and in support of farm operations;

			p) Work with farm operators to improve soil and Nutrient Management Activities and to minimize the impact of farm operations on sensitive natural areas or features. The erection of tree buffers to prevent soil erosion will be encouraged; q) Support conservation authorities in the development and implementation of rural water quality programs that protect water quality. The County may further support such programs by providing additional financial assistance to farm operators through community improvement programs; r) The County will minimize the impact of non-agricultural related uses on farm operations and may require an Agricultural Impact Assessment (AIA) in accordance with provincial guidelines, including appropriate mitigation measures, in support of applications for non-agricultural related developments on sites near farm operations; s) The County supports the "Right to Farm" principle in the Rural Area of the County; t) The County supports and encourages the expansion and improvement of telecommunications services, including high-speed internet service throughout the Rural Area; and u) The County will work with the local agricultural community to develop strategies to respond to changes in weather and other potential climate change impacts on food production.
		6.7.1	*Agricultural Land* One of the primary components of the County's economy and heritage is the extensive area of productive agricultural land, which covers most of the County. The County will preserve and foster, as one of its primary objectives, a thriving agricultural industry and the associated rural lifestyle. The land base dedicated to agricultural production must, therefore, be protected and the use of the land must be predominantly agriculturally oriented, with natural resource extraction as an important secondary component. The main threat to the preservation of the rural character lies in the potential influx of large numbers of incompatible uses into the agricultural areas. Although a certain degree of rural non-farm growth provides benefits to the community, the extent of such development should be limited. The agricultural land in the County is predominately Class 1 to 3, or prime agricultural land. These classifications of agricultural land are fundamentally important in considering possible future expansions of the Urban Areas and Hamlet Areas.

			The following shall be the policy of the County: a) The County is committed to the protection of prime agricultural land. The County recognizes, however, that where growth and development occur, it is likely that land with significant agricultural productivity will need to be utilized. Priority shall be given to less productive agricultural land for non-agricultural development, where it is feasible and practical to do so. b) Unless otherwise designated, use of prime agricultural land shall be subject to the policies of Section 7.2 (Agricultural Designation) of this Plan. New nonagriculturally related uses on prime agricultural land shall not be permitted, unless otherwise specifically permitted by this Plan. c) New lots shall only be permitted in accordance with the agricultural consent and consolidation policies of Section 7.2.3 (Lot Creation and Lot Adjustment Policies). d) The County will undertake an evaluation of its agricultural lands in accordance with guidelines established by the Province, and in consultation with the community, to determine the appropriateness of designating specialty crop areas. The designation of any specialty crop areas and the addition of any associated policies will be through an amendment to this Official Plan once Provincial Guidelines are available. e) Where a new settlement area or the expansion of an existing settlement area or the development of a non-agricultural use in the Agricultural Designation is proposed, the impact on agricultural operations shall be assessed and appropriate mitigation measures identified. Such assessments shall include a description of the agricultural areas and uses, identify agricultural operations that may be impacted including potential limitations on future farming options, identify mitigation measures to avoid or reduce impacts and identify the potential net impact on agriculture
INFRASTRUCTURE			
Connectivity	PPS, 2020	1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation
		1.8 1.8.1	*Energy Conservation, Air Quality and Climate Change* Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

			a) promote compact form and a structure of nodes and corridors; b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas; c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future; d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities; e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and g) maximize vegetation within settlement areas, where feasible.
	NCOP	5.4	*Community Design* Safe and attractive neighbourhoods contribute to the overall community health of the County. Excellence in community design is essential to creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn. The following policies relate to the physical design of communities, including new applications within the County for development, such as plans of subdivision, infill development proposals, and site plans. The following shall be the policy of the County: j) The County may require the provision of certain pedestrian, cycling and trail linkages through the development approvals process.

Water	PPS, 2020	1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
		1.1.3.7	Planning authorities should establish and implement phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
		1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

		1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
		1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible.
		1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
		1.6.6.1	Planning for sewage and water services shall: a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible; b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment; c) promote water conservation and water use efficiency; d) integrate servicing and land use considerations at all stages of the planning process; and e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

		1.6.6.2	
	NCOP	2.2.5.2	*Objectives* a) Provide adequate and efficient water supply and distribution, waste water collection and treatment, stormwater management and waste management systems b) B
		2.2.6.2 g)	
		3.2 j)	
		3.3.2.1	
		6.4 b) iii)	It is the policy of this Plan that the Urban Areas will incorporate the following: iii) full municipal services, as feasible and appropriate, and an appropriate level of transportation infrastructure
		6.4 i)	i) Development of vacant land within the Urban Area boundary on the edge of the existing built-up portions of the Urban Areas shall include efficient provision of water supply, sanitary sewers, roads, parks, schools, and other public, community and municipal services. Development shall proceed in a staged and sequential manner, considering the existing pattern of the Urban Area.

Waste Water	PPS, 2020	1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
		1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
		1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible.

		1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
		1.6.6.1	Planning for sewage and water services shall: a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible; b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment; c) promote water conservation and water use efficiency; d) integrate servicing and land use considerations at all stages of the planning process; and e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.
		1.6.6.2	
	NCOP	2.2.5	*Objectives* a) Provide adequate and efficient water supply and distribution, waste water collection and treatment, stormwater management and waste management systems
		2.2.6.2	e)
		2.2.6.2	g)
		3.3.2.3	
		6.4	b) It is the policy of this Plan that the Urban Areas will incorporate the following: iii) full municipal services, as feasible and appropriate, and an appropriate level of transportation infrastructure

		6.4	i) Development of vacant land within the Urban Area boundary on the edge of the existing built-up portions of the Urban Areas shall include efficient provision of water supply, sanitary sewers, roads, parks, schools, and other public, community and municipal services. Development shall proceed in a staged and sequential manner, considering the existing pattern of the Urban Area.
Storm Sewer	PPS, 2020	1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
		1.1.3.6	New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
		1.1.3.7	Planning authorities should establish and implement phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

		1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
		1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
		1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible.

		1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
		1.6.6.1	Planning for sewage and water services shall: a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible; b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment; c) promote water conservation and water use efficiency; d) integrate servicing and land use considerations at all stages of the planning process; and e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.
		1.6.6.7	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development

	NCOP	2.2.5.2	a) Provide adequate and efficient water supply and distribution, waste water collection and treatment, stormwater management and waste management systems
		6.4	b) It is the policy of this Plan that the Urban Areas will incorporate the following: iii) full municipal services, as feasible and appropriate, and an appropriate level of transportation infrastructure i) Development of vacant land within the Urban Area boundary on the edge of the existing built-up portions of the Urban Areas shall include efficient provision of water supply, sanitary sewers, roads, parks, schools, and other public, community and municipal services. Development shall proceed in a staged and sequential manner, considering the existing pattern of the Urban Area.
COMMUNITY INFRASTRUCTURE			
Transportation- EMS Score	PPS, 2020	1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
		1.1.3.7	Planning authorities should establish and implement phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

		1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
		1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
		1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible.

		1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
	NCOP	5.1	Maintaining a high quality of life has been fundamental to the evolution of the existing communities that comprise Norfolk County. In Norfolk County, the residents have identified many factors that combine to define their healthy community and their high quality of life. Healthy communities are not only economically strong but also protect natural and cultural heritage, ensure the appropriate provision of housing, provide recreational and leisure services and amenities, develop attractive and safe neighbourhoods, provide efficient movement of people and goods, encourage diversity and encourage participation in decision-making and support a healthy food system. This Plan recognizes the connection between land use planning policy and the health of communities and quality of life. Coupled with the sections of this Plan dealing with natural heritage, economic vitality, land use, growth management and infrastructure, the policies of this Section promote healthy communities through public services, community design, recreation, social planning, cultural heritage, housing and access to healthy food.
Childcare	PPS, 2020	1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
		1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
		1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible

		1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
		1.6.5	Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation
	NCOP	2.2.4.2	b) Support the maintenance and development of public service resources, such as education facilities, community-based care facilities and programs, and leisure and recreation opportunities in the County.
Medical Access		1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs
		1.1.3.6	New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
		1.1.3.7	Planning authorities should establish and implement phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
		1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;

			b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
		1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
		1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible
		1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
	NCOP	5.2	In addition to infrastructure services such as roads, water and sewers, the County provides a range of human services such as recreational facilities, homes for the aged and social housing, in addition to core municipal services. The County also plays a role, with other public service providers, in defining where and how health care and educational facilities are to be provided in the County. All of these services are fundamental to maintaining healthy communities and a high quality of life. It is beyond the scope of an official plan to deal with

			such matters as education, child care, health care, social services or recreational programming. However, through its growth management and land use policies, this Plan provides the framework to ensure the necessary levels of service and appropriate locations for facilities required in the County. The following shall be the policy of the County: f) The County shall encourage the integration and design of arts, cultural and recreational facilities with local businesses, health and social services facilities, schools, parks, civic buildings and other appropriate public uses. Priority shall be given to arts and cultural facilities that locate within the Downtowns, and recreational facilities that locate within the Urban Areas or Hamlet Areas. Where appropriate, community services will be encouraged to locate in community hubs, preferably in or near Downtowns, where the congregation of diverse services will be beneficial to client groups and where efficiencies may be gained through the sharing of facilities and resources.
INSTITUTIONAL			
County Facilities	PPS, 2020	1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs
		1.1.3.6	New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
		1.1.3.7	Planning authorities should establish and implement phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

		1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
		1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
		1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible
		1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.

		1.6.5	Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation
	NCOP	2.2.4.2	b) Support the maintenance and development of public service resources, such as education facilities, community-based care facilities and programs, and leisure and recreation opportunities in the County. e) Provide for a wide variety of recreation opportunities, including active, passive, indoor, outdoor and targeted leisure activities. h) Ensure that all public buildings and facilities and new development are accessible to all members of the public including people with disabilities.
		5.1	Maintaining a high quality of life has been fundamental to the evolution of the existing communities that comprise Norfolk County. In Norfolk County, the residents have identified many factors that combine to define their healthy community and their high quality of life. Healthy communities are not only economically strong but also protect natural and cultural heritage, ensure the appropriate provision of housing, provide recreational and leisure services and amenities, develop attractive and safe neighbourhoods, provide efficient movement of people and goods, encourage diversity and encourage participation in decision-making and support a healthy food system. This Plan recognizes the connection between land use planning policy and the health of communities and quality of life. Coupled with the sections of this Plan dealing with natural heritage, economic vitality, land use, growth management and infrastructure, the policies of this Section promote healthy communities through public services, community design, recreation, social planning, cultural heritage, housing and access to healthy food.
		5.2	*Public Services* In addition to infrastructure services such as roads, water and sewers, the County provides a range of human services such as recreational facilities, homes for the aged and social housing, in addition to core municipal services. The County also plays a role, with other public service providers, in defining where and how health care and educational facilities are to be provided in the County. All of these services are fundamental to maintaining healthy communities and a high quality of life. It is beyond the scope of an official plan to deal with such matters as education, child care, health care, social services or recreational programming.

			However, through its growth management and land use policies, this Plan provides the framework to ensure the necessary levels of service and appropriate locations for facilities required in the County. The following shall be the policy of the County: a) For the purposes of this Section of the Plan, government and County facilities, museums, theatres, cultural facilities, places of worship, health care facilities, schools and other educational facilities and recreational facilities shall be considered public services, buildings and facilities as they all provide important human services. b) The County shall work with the School Boards to ensure that all areas of the County are appropriately served with education facilities. Consequently, the land use and growth management policies of this Plan shall ensure that the land use designations in each Urban Area and Hamlet Area accommodate an appropriate range of educational opportunities. c) In consultation with the School Boards, the need for new schools shall be identified. When schools are closed, the County shall not consider applications for redevelopment until all opportunities for reuse as an educational, training, skills development or apprenticeship facility have been exhausted and the school has been clearly deemed to be surplus to the long-term needs of the School Board. Where closure and sale of a school is proposed, the open space component of the school may be retained or incorporated in a redevelopment proposal, but should generally not be lost. d) The County shall work to attract higher-order educational and skills development facilities, including community college campuses and university campuses. In doing so, the County shall ensure that there are appropriate land use policies in place to accommodate such educational and skills development facilities in each Urban Area. Additionally, to facilitate specialized training facilities by taking advantage of unique local environments, a land use policy basis is established in Section 7.2.2 (Agricultural Designation – Land Use Policies) to locate such facilities outside of the Urban Areas by way of an amendment to this Plan. e) The County shall ensure that all public buildings and facilities are located and designed to be broadly accessible. Furthermore, in locating new public buildings, the County shall strive to support the growth management policies by promoting, in order of priority, the Downtown Areas, Urban Areas and, to a lesser extent, the Hamlet Areas as the most suitable locations for public facilities.

			f) The County shall encourage the integration and design of arts, cultural and recreational facilities with local businesses, health and social services facilities, schools, parks, civic buildings and other appropriate public uses. Priority shall be given to arts and cultural facilities that locate within the Downtowns, and recreational facilities that locate within the Urban Areas or Hamlet Areas. Where appropriate, community services will be encouraged to locate in community hubs, preferably in or near Downtowns, where the congregation of diverse services will be beneficial to client groups and where efficiencies may be gained through the sharing of facilities and resources. g) The provision of social services shall be encouraged within the existing community and in major development proposals. The County may facilitate the provision of such services by allowing for increased development height or density where a development proponent provides certain facilities, in accordance with Section 37 of the Planning Act h) The County shall encourage aging-in-place for seniors and older adults such that individuals living in an independent environment will have access to services and amenities without having to relocate as their circumstances change. Where seniors and older adults require assisted living, skilled nursing, or continuing care, appropriate residences shall be encouraged in proximity to services and amenities. i) In accordance with the Ontarians with Disabilities Act (ODA 2001), Accessibility for Ontarians with Disabilities Act (AODA 2005) and Integrated Accessibility Standards Regulation (IASR) the County shall: i) continue to maintain an Accessibility Advisory Committee to address accessibility issues in the County; ii) Improve opportunities for persons with disabilities and provide for their involvement in the identification, removal and prevention of barriers; iii) prepare Multi-Year Accessibility Plans and Annual Status updates; and iv) ensure that all public buildings and public spaces are accessible and inclusive to all members of the public, including people with disabilities. New development and ongoing maintenance and improvements of public buildings and public spaces should recognize this goal; v) The approval of new development and redevelopment shall consider access and proximity to, and availability of existing public services.

			j) New development shall be served with adequate emergency services. Stations for emergency vehicles will be designed to minimize noise, traffic and other impacts on any adjacent land uses that may be sensitive to such nuisances
		5.6	The following shall be the policy of the County: c) The County shall encourage private recreation development to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.
		6.4	b) It is the policy of this Plan that the Urban Areas will incorporate the following: iv) a concentration of community services for the County, including social, cultural, entertainment, health, educational and other supporting facilities;
Institutional Access	PPS, 2020	1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.
		1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible
		1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
		1.6.5	Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation
	NCOP	2.2.4.2	b) Support the maintenance and development of public service resources, such as education facilities, community-based care facilities and programs, and leisure and recreation opportunities in the County. e) Provide for a wide variety of recreation opportunities, including active, passive, indoor, outdoor and targeted leisure activities. h) Ensure that all public buildings and facilities and new development are accessible to all members of the public including people with disabilities

		5.1	Maintaining a high quality of life has been fundamental to the evolution of the existing communities that comprise Norfolk County. In Norfolk County, the residents have identified many factors that combine to define their healthy community and their high quality of life. Healthy communities are not only economically strong but also protect natural and cultural heritage, ensure the appropriate provision of housing, provide recreational and leisure services and amenities, develop attractive and safe neighbourhoods, provide efficient movement of people and goods, encourage diversity and encourage participation in decision-making and support a healthy food system. This Plan recognizes the connection between land use planning policy and the health of communities and quality of life. Coupled with the sections of this Plan dealing with natural heritage, economic vitality, land use, growth management and infrastructure, the policies of this Section promote healthy communities through public services, community design, recreation, social planning, cultural heritage, housing and access to healthy food.
		5.4	Safe and attractive neighbourhoods contribute to the overall community health of the County. Excellence in community design is essential to creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn. The following policies relate to the physical design of communities, including new applications within the County for development, such as plans of subdivision, infill development proposals, and site plans. The following shall be the policy of the County: f) A high quality of architecture and site design for institutional uses such as schools, places of worship, libraries and other public service buildings is encouraged
		6.4	i) Development of vacant land within the Urban Area boundary on the edge of the existing built-up portions of the Urban Areas shall include efficient provision of water supply, sanitary sewers, roads, parks, schools, and other public, community and municipal services. Development shall proceed in a staged and sequential manner, considering the existing pattern of the Urban Area.
NATURAL HERITAGE AND OPEN SPACE			
Parks	PPS	1.1.1	Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit

			housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society; g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; h) promoting development and land use patterns that conserve biodiversity; and i) preparing for the regional and local impacts of a changing climate.
		1.5	Healthy, active communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; b) planning and providing for a full range and equitable distribution of publiclyaccessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; c) providing opportunities for public access to shorelines; and d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas
	NCOP	2.2.4.2	d) Provide for the development of a multi-purpose trail system through a linked open space system, respecting the needs and privacy of private landowners and the agricultural community. e) Provide for a wide variety of recreation opportunities, including active, passive, indoor, outdoor and targeted leisure activities

		4.5	This Plan encourages growth in tourism and travel to the County, particularly to the Urban Areas, the Lake Erie shoreline, resort and recreation areas, and areas of agricultural, rural and natural amenity. The following shall be the policy of the County: e) The development and promotion of scenic, recreational and educational parkways with well signed and interesting attractions along the Lake Erie shore and throughout the County shall be supported by the County. f) The County shall consider opportunities to establish the existing lakeshore roads as a parkway, providing a multi-purpose route along the waterfront.
		5.4	b) Through the review of development applications, including plans of subdivision, site plans and other development proposals, the County: iii) shall promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks; h) A high quality of park and open space design is strongly encouraged. The land for parkland dedication shall be carefully selected to facilitate their use as a central focal point for new or existing neighbourhoods.
		5.6	The provision of a variety of recreational opportunities is critical to maintaining healthy communities in Norfolk County. The Plan strives to ensure that sufficient recreational, open space and park facilities are provided within the County to meet the leisure needs and desires of the present and future residents, businesses, as well as visitors to Norfolk County. The following shall be the policy of the County: a) The County shall promote appropriate recreational development in parks, open spaces, and other similar areas of the County that provide opportunities for active, passive and programmed community recreation and leisure, and contribute to the preservation and protection of open space and the natural environment. g) The County shall ensure that all parks and recreation facilities are accessible to all members of the public, including persons with disabilities.

		5.6.1	The County shall carry out programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies. Parks, community recreation centres and trails should be located so that they are easily accessible from residential neighbourhoods, preferably by walking. The following shall be the policy of the County: a) The County shall secure the maximum benefit of the Planning Act with respect to parkland dedication from development. Parkland dedication shall be conducted in accordance with Section 9.10.5 (Parkland Dedication) of this Plan. b) Provision for parks shall generally be in accordance with the standards provided in Section ..5.6.1.1, 5.6.1.2, 5.6.1.3, and 5.6.1.4. c) Where parks are located adjacent to existing and proposed residential areas, appropriate measures may be taken to minimize potential adverse effects associated with recreation activity areas and parking areas. d) Waterfront park needs shall be considered in conjunction with future recommendations and planning activities associated with the Lakeshore Special Policy Area and the major river valley systems
		5.6.2	As a component of the County initiative to undertake a Natural Heritage System Strategy, in accordance with Section 3.5.3 (Natural Heritage System Strategy), it is the County's intention to create a linked parks and open space system, where possible. In addition to those options for the acquisition of land outlined in Section 6.4.3 (Natural Heritage System Strategy), the County may create linked open space through the integration of: a) Natural Heritage Features in public ownership, including land owned by the County, LPRCA, GRCA, Provincial and Federal Ministries and land trusts; b) abandoned rail lines in public ownership; c) existing rights-of-way; d) established and proposed service and utility corridors; e) existing parkland; f) linkages provided through the draft plan of subdivision approval process and site plan control process; g) agreements with private land owners; h) retention or acquisition of access easements; and i) land acquisition.

Natural Heritage	PPS, 2020	1.1.3.8	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
		2.1.1	Natural features and areas shall be protected for the long term.
		2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
	NCOP	2.2.2	2.2.2 Protecting and Enhancing the Natural Environment 2.2.2.1 Goal Protect and enhance the quality of the natural environment through a planning framework that conserves and enhances the diversity and connectivity of the natural forms, features and functions of Norfolk's natural heritage, surface water and ground water resources, and that minimizes and mitigates impacts on air quality. 2.2.2.2 Objectives

			a) Establish the policy framework that supports the preparation of a Natural Heritage System Strategy for the County. b) Identify, protect and enhance the natural heritage features and functions, including surface and groundwater functions, where possible and appropriate. c) Protect Provincially Significant Wetlands and Coastal Wetlands, and the habitat of endangered and threatened species protected by provincial or federal legislation. d) Ensure that development proceeds in a manner that recognizes and respects land with inherent environmental hazards such as flood susceptibility, erosion, steep slopes, or any other physical condition that could endanger human life or property. e) Ensure that, through redevelopment, existing and potential sources of pollution including contaminated soil are corrected and brought into compliance with acceptable standards as established by the Ministry of the Environment and Climate Change.
		2.2.3.2	i) Protect and conserve those natural and cultural landscape features that contribute to the County's unique character.
		3.0	In partnership with the Long Point Region Conservation Authority (LPRCA), the Grand River Conservation Authority (GRCA) and the Province, the County strives to protect the natural environment. It is a priority of this Plan to protect, enhance and restore significant natural features and functions, and to reduce the risk to public safety and property from natural hazards, such as flooding and unstable slopes.
		3.5	It is the policy of this Plan to conserve Natural Heritage Features and functions and protect such features and areas from incompatible development, wherever possible. The Official Plan separates land-based environmental considerations into three categories: a) Provincially Significant Features, as described in Section 3.5.1 (Provincially Significant Features), and Section 7.4 (Provincially Significant Wetlands Designation); b) Natural Heritage Features, as described in Section 3.5.2 (Natural Heritage Features), and identified on Schedule "C" to this Plan; and c) Hazard Lands, as designated and described in Section 7.3 (Hazard Lands Designation) and designated on Schedule "B" to this Plan. If development occurs without regard to these constraints and considerations, degradation of the natural environment may result and public safety may be jeopardized. Delineation of these Natural Heritage Features is based on data provided by the Natural Areas Inventory, Long Point Region Conservation Authority, the Grand River Conservation Authority and the Ministry of Natural Resources and Forestry. These features shall be protected for the long-

			term and given due consideration in the development, redevelopment and alteration of land within the identified areas. The delineation of these environmental considerations may be refined through the preparation of a detailed Environmental Impact Study (EIS), pursuant to Section 9.7.1 (Environmental Impact Study) of this Plan. Norfolk County shall work in coordination with its Environmental Advisory Committee and Heritage Committee to document, conserve, protect and enhance these lands; and educate the public regarding the County's natural heritage systems. The Norfolk Environmental Advisory Committee shall also be responsible for EIS review on behalf of the County, and development application pre-consultation where the natural heritage systems are potentially impacted.
		4.6.3	Forestry makes an important economic and environmental contribution to the County. Large quantities of lumber are exported annually from Norfolk County to markets within southern Ontario and world-wide. With good forestry management practices, the sustainable harvest of wood products can support local forestry and value-added forest industries, and provide income to woodland owners. The following shall be the policy of the County: h) The holistic use of woodlands for the Natural Heritage System, water management purposes, diversity and source water protection shall be promoted. i) The County shall encourage landowners to plant native trees and shrubs adjacent to road allowances, water bodies, wetlands and land containing Natural Heritage Features
		5.1	Maintaining a high quality of life has been fundamental to the evolution of the existing communities that comprise Norfolk County. In Norfolk County, the residents have identified many factors that combine to define their healthy community and their high quality of life. Healthy communities are not only economically strong but also protect natural and cultural heritage, ensure the appropriate provision of housing, provide recreational and leisure services and amenities, develop attractive and safe neighbourhoods, provide efficient movement of people and goods, encourage diversity and encourage participation in decision-making and support a healthy food system. This Plan recognizes the connection between land use planning policy and the health of communities and quality of life. Coupled with the sections of this Plan dealing with natural heritage, economic vitality, land use, growth management and infrastructure, the policies of this Section promote healthy communities through public services, community design, recreation, social planning, cultural heritage, housing and access to healthy food.

		5.5	*Urban Forests* Urban forests are green infrastructure that is important to maintaining healthy communities. Urban forests are comprised of trees on public and private lands, on residential streets, in parks and small natural areas. The urban forest provides significant ecological, social and economic benefits including improved air and water quality, reduced erosion and storm water runoff, energy conservation, habitat and food for wildlife, improved health and quality of life, enhanced liveability, shade aesthetic and heritage value. g) The interface of new development with the county's natural heritage system can serve to expand tree cover in new landscapes. The County may, as a condition of the approval of a planning application, require the following to be prepared by a qualified professional: i) a vegetation management plan which may include a complete Biophysical Inventory consistent with Section 9.7.1 (Environmental Impact Study) of this Plan, proposed vegetation alteration or removal and proposed tree protection measures during and after construction; and ii) a tree planting or landscape plan.

APPENDIX E:

LETTER FROM FANSHAWE COLLEGE

March 1, 2024

Fanshawe College has enjoyed a presence in Norfolk County for more than forty years. During that time, the campus has transitioned from an "Adult Training" facility offering primarily trades-based training to a full-service post-secondary institution with a diverse student body offering programs designed to meet the labour market needs of our local and regional community. Fanshawe College's Simcoe/Norfolk Regional Campus currently supports over 500 full-time and 900 part-time post-secondary students each year who come to us from across the region, across the province, and around the world.

We are excited about the vision of Norfolk General Hospital to create a Health and Education Precinct for our community consisting of new, modern, larger facilities designed to expand health care services available to the residents of Norfolk County. Fanshawe College welcomes this initiative and looks forward to opportunities to expand our partnership with Norfolk Hospital beyond the Personal Support Worker and Practical Nursing Programs currently in place. The facility being proposed provides many opportunities for partnership in health care and education and we fully support this initiative.

We are also aware of the expression of interest of a collective of local land owners bordering West Streets and Hillcrest Road in Simcoe whose goal is to create a major new institutional focus in west Simcoe that could accommodate a new Hospital, Nursing Home, Hospice and EMS Services with additional educational facilities that could support post-secondary programming and student residences. A development of this scope and direction is most welcome by Fanshawe College for the opportunities it will create to develop and expand training and educational offerings into the future as well as the additional benefits and synergies that would be created for our community.

We are pleased to encourage and support the planning of such initiatives as Norfolk County looks ahead to create a healthy and positive future.

Donna Gates

Donna Gates
Associate Dean, Simcoe/Norfolk Regional Campus

634 Ireland Rd. Simcoe, Ontario N3Y 4K2

519-426-8260 | fanshawec.ca

APPENDIX F:

REVIEW OF AVAILABLE SITE SERVICING

THE NORFOLK COUNTY HEALTH AND EDUCATION PRECINCT

Memo

SUBJECT
Review of Available Site Servicing for The Norfolk County Health and Education Precinct
West Street Urban Expansion Application
Simcoe, Norfolk County, Ontario

DATE
March 18, 2024

DEPARTMENT
Land Engineering

COPIES TO
J.Jenkins, P.Eng. P.E.

TO
Carmen Jandu, MCIP RPP
Associate, Senior Planner
Arcadis Professional Service (Canada) Inc

PROJECT NUMBER
146248

NAME
Imad Qneibi, P.E.ng

Referencing the above noted project, the Land Development team within the Hamilton office has reviewed the as-built drawings for existing services adjacent to and surrounding the site from a servicing feasibility perspective. The team has provided a schematic (high level) servicing extension and exhibits to serve the site with sanitary sewer, storm sewer and water supply system.

This review of the site servicing was carried out in support of the West Street Urban Expansion Application.

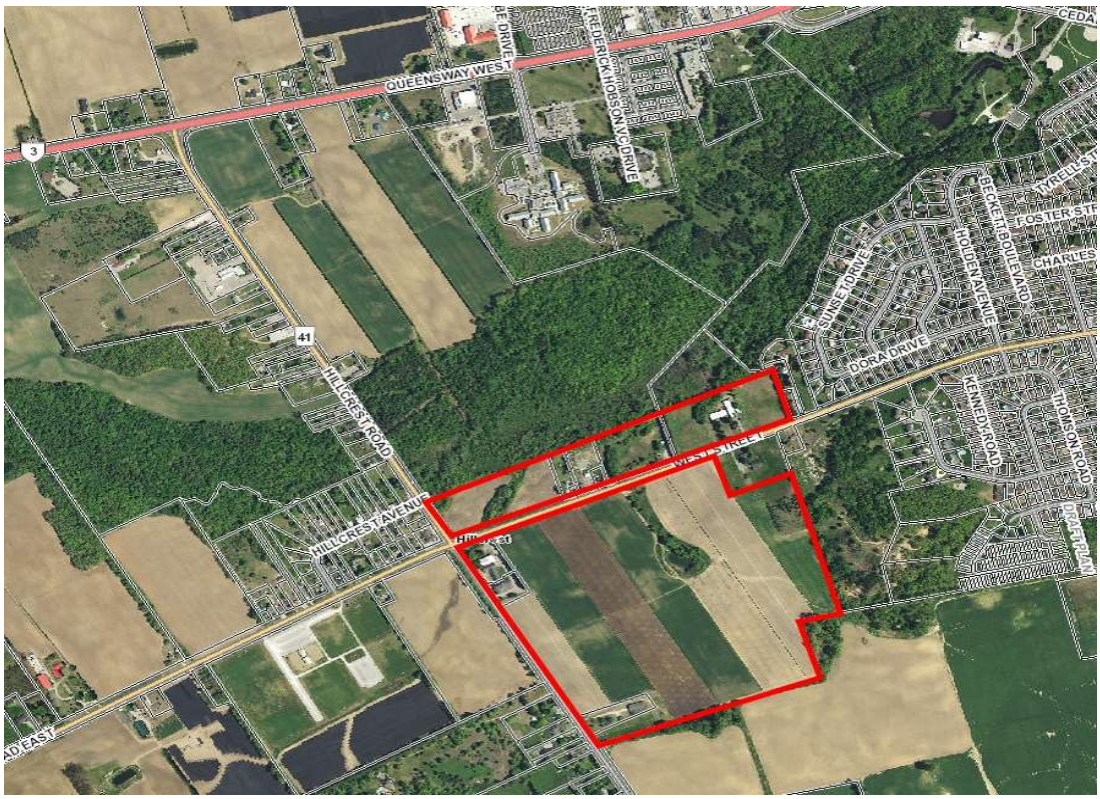


Figure 1: Location Plan- The Norfolk County Health and Education Precinct

Sanitary Sewer

An existing 300 mm sanitary sewer is located approximately 1,200 meters to the east of the site, located at the intersection of West Street and Holden Avenue. Future development can be accommodated by providing a lift station and a force-main to connect from the existing sanitary sewer within West Street (Regional Road 1) to the site boundary.

The invert elevation of the existing sanitary manhole at the connection point is at 230.36 and the existing site elevations (based on Google Earth) is at approximately +/-222. Additionally, to service the existing development north of West Street, Hillcrest Auto south of West Street, and Barry's Saltwater Conditioning sites, a local gravity sanitary sewer will be proposed to pick up the generated flows. This local sewer will in turn connect into the proposed lift station and discharge back to the existing sanitary sewer within West Street (Regional Road 1).

Available capacity within the existing system will need to be reviewed and confirmed in a future study by conducting a downstream analysis of the sanitary sewer system.

Refer to the attached Exhibit 1 for more details.

Storm Sewer

An existing irrigation pond is located within the subject site, as well as an existing culvert beneath West Street. The size of the culvert and its corresponding capacity will be reviewed in a future detailed SWM study.

In the proposed condition, the existing irrigation pond will be modified to be utilized for stormwater attenuation, with a swale connecting it to the existing headwall. Efforts will be made to maintain the pond location; however, this may change due to the topography of the existing site, which will be confirmed during detailed design. Modifications shall be made as necessary in order to accommodate the additional flows generated by the development and the existing outlet for the site. The post-development storm flows will be controlled to pre-development flows as per the Town of Simcoe, Norfolk County and the Lake Point Region Conservation Authority guidelines. Additionally, quality control will need to be provided in accordance with the Norfolk County and Town of Simcoe Standards.

Refer to the attached Exhibit 2 for more details.

Water Supply System

An existing 300 mm PVC water line is located approximately 1,200 meters east of the site and is located at the intersection of West Street (Regional Road 1) and Holden Avenue. The site can be supplied with water service by extending the existing 300 mm water service westerly from West Street (Regional Road 1) to the site boundary.

To provide an adequate design of the water service and pressures, the proposed water system will need to be looped. To achieve this, the following options are to be presented to the client and the County.

<u>Option 1</u>

Extend the 300 mm water main from Serviceberry Lane West to Hillcrest Road, and then north to West Street ultimately connecting to the existing 300 mm PVC water main at the intersection of West Street and Holden Avenue. The overall length of the proposed pipe is approximately 2,700 meters. This option will require the establishment of a service easement for the water main within the subject site.

Option 2

Extend the 300 mm water main through Hillcrest Road to Evergreen Hill Road ultimately connecting into the existing 300 mm ductile iron pipe at the intersection of Evergreen Hill Road and Oak Street. The overall length of the proposed pipe is approximately 3,600 Meters.

The available capacity within the existing system would be reviewed and confirmed in a future study by conducting a Hydraulic Analysis of the proposed and existing water services.

Refer to the attached Exhibit 3 for more details.

Conclusion

Sanitary Sewer

As demonstrated above, the proposed development can be serviced by providing a lift station, sanitary force-main to connect into the existing sanitary sewer within the intersection of West Street and Holden Ave. The proposed sanitary service will provide connections for the subject site and for the existing development north of West Street, Hill Crest Auto south of West Street, and Barry's Saltwater conditioning.

Storm Sewer

The site can be serviced to attenuate stormwater flows by converting the existing irrigation pond to a stormwater pond and culvert with modifications to meet the Norfolk County and Town of Simcoe Quality and Quantity control standards.

Water Supply System

The site can be supplied with water service by extending the 300 mm water main through West Street and looping the proposed water service through option 1 or option 2 in order to maintain adequate pressure and water quality.

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.

Imad Qneibi, P.Eng,
Sr. Project Manager
Land Engineering

Enc. [Enclosures]

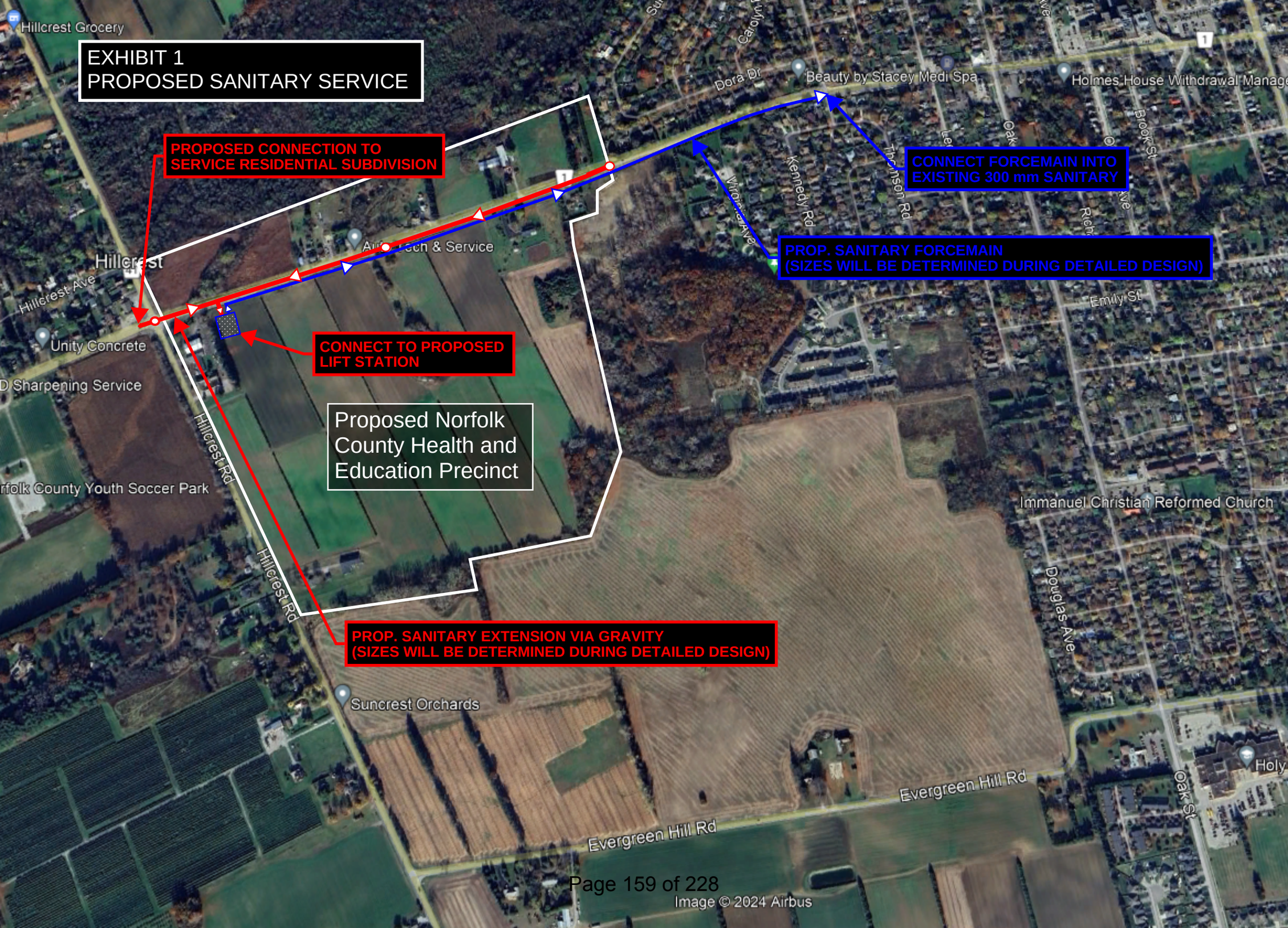


EXHIBIT 1
PROPOSED SANITARY SERVICE
PROPOSED CONNECTION TO SERVICE RESIDENTIAL SUBDIVISION
CONNECT FORCEMAIN INTO EXISTING 300 mm SANITARY
PROP. SANITARY FORCEMAIN (SIZES WILL BE DETERMINED DURING DETAILED DESIGN)
CONNECT TO PROPOSED LIFT STATION
Proposed Norfolk County Health and Education Precinct
PROP. SANITARY EXTENSION VIA GRAVITY (SIZES WILL BE DETERMINED DURING DETAILED DESIGN)
Hillcrest Grocery
Beauty by Stacey Medi Spa
Holmes House Withdrawal Manage
Hillcrest
Hillcrest Ave
Unity Concrete
D Sharpening Service
rfolk County Youth Soccer Park
Hillcrest Rd
Kennedy Rd
Thompson Rd
Emily St
Immanuel Christian Reformed Church
Douglas Ave
Suncrest Orchards
Evergreen Hill Rd
Oak St
Holy
Image © 2024 Airbus

EXHIBIT 2
PROPOSED STORM SERVICING
EX. CULVERT
(ANY MODIFICATION WILL BE REVIEWED
DURING A FUTURE DETAILED DESIGN)
CONNECTION TO BE MADE
INTO EXISTING HEADWALL
EX. POND (TO REMAIN AS IS)
ANY MODIFICATION WILL BE REVIEWED
DURING A FUTURE DETAILED DESIGN
Proposed Norfolk
County Health and
Education Precinct
Hillcrest Grocery
Beauty by Stacey Medi Spa
Holmes House Withdrawal Manage
Auto Tech & Service
Hillcrest
Hillcrest Ave
Unity Concrete
D Sharpening Service
rfolk County Youth Soccer Park
Hillcrest Rd
Hillcrest Rd
Immanuel Christian Reformed Church
Suncrest Orchards
Evergreen Hill Rd
Evergreen Hill Rd
Oak St
Chapel St
Richard Ave
Orchard Ave
Brook St
Emily St
Douglas Ave
Virginia Ave
Kennedy Rd
Dora Dr
Image © 2024 Airbus

EXHIBIT 3 (OPTION 1)
PROPOSED POTABLE WATER SERVICE
Proposed Norfolk County Health and Education Precinct
PROP. POTABLE WATER EXTENSION
CONNECT INTO EXISTING 300 mm WATER MAIN
CONNECT INTO EXISTING WATER MAIN
PROP. WATER MAIN EASEMENT
Hillcrest
Hillcrest Ave
Hillcrest Rd
Auto Tech & Service
Unity Concrete
Sharpening Service
Norfolk County Youth Soccer Park
Suncrest Orchards
Beauty by Stacey Medi Spa
Holmes House Withdrawal Manage
Dora Dr
Kennedy Rd
Virginia Ave
Thomson Rd
Lee Ave
Oak St
Chapel St
Orchard Ave
Brook St
Emily St
Douglas Ave
Evergreen Hill Rd
Image © 2024 Airbus

EXHIBIT 3 (OPTION 2)
PROPOSED POTABLE WATER SERVICE
Proposed Norfolk County Health and Education Precinct
CONNECT INTO EXISTING 300 mm WATER MAIN
PROP. POTABLE WATER EXTENSION
CONNECT INTO EXISTING 300 mm WATER MAIN
Beauty by Stacey Medi Spa
Holmes House Withdrawal Manage
Auto Tech & Service
Hillcrest
Hillcrest Ave
Unity Concrete
D Sharpening Service
rfolk County Youth Soccer Park
Westwood Park
Immanuel Christian Reformed Church
Suncrest Orchards
Evergreen Hill Rd
Oak St
Chapel St
Emily St
Kennedy Rd
Thomson Rd
Lee Ave
Virginia Ave
Orchard Ave
Brook St
Douglas Ave
Dora Dr
Image © 2024 Airbus

APPENDIX G:

TRANSPORTATION CONCEPTUAL REVIEW

Memo

SUBJECT
Transportation Conceptual Review – Community Health and Education Precinct, Simcoe, Norfolk County, ON

DATE
March 18 2024

DEPARTMENT
-

COPIES TO
Mr. Rick and Chris Kichler (Hillcrest Road Farms Limited)

TO
Hillcrest Road Farms Limited

OUR REF
146248 Simcoe Urban Boundary Expansion

PROJECT NUMBER
146248

NAME
Hugo Chan
Hugo.chan@arcadis.com

1. Introduction

Arcadis has been retained by Hillcrest Road Farms Limited (the 'Client') to undertake a high-level transportation analysis in support of a proposed Simcoe community urban boundary expansion (UBE) intended to develop a community health and education precinct. The proposed development lands are located in mainly agricultural lands with some small business commercial. The location is west of Simcoe's current urban boundary perimeter, bounded by the east side of Hillcrest Road, and includes the north and south areas of West Street, with the total land area of approximately 110 acres. The proposed development lands are illustrated in **Exhibit 1**.

Exhibit 1: Proposed Development Location

Based on the lands anticipated for urban expansion and the initially proposed land uses, the primary objective of this document is to review potential placement of internal roads, accesses, active transportation facilities, and integration into current on-demand Norfolk County transit services.

2. Proposed Development Concept

The proposed urban expansion is generally between the current urban boundary to the east and Hillcrest Road to the west. The northerly boundary is the Kent Creek waterway while the southerly boundary falls upon the south limit of the Kichler lands.

In this initial planning stage, the subject lands are foreseen to accommodate predominantly health care and educational uses. It is recognized that there is significant interest by the Norfolk General Hospital to relocate its existing nursing home and hospital complex upon these lands and could also add hospice and other facilities.

Additional supplemental private health care/clinics, research and development facilities and educational support services including residential, commercial and office support is anticipated for the subject lands. This will create a comprehensive health care campus in West Simcoe.

Lastly, there is also potential for Fanshawe College to also establish a presence on these lands that could involve student accommodations.

3. Existing Conditions

This section documents the transportation network in the proposed development vicinity in 2024, including existing roadways, traffic control measures, walking and cycling facilities, and transit operations.

3.1 Existing Road Network

The roadways in the proposed development immediate vicinity include the following facilities:

- **West Street (County Road #1)** is a two-lane, east-west county road, classified as an arterial road, which runs between Norfolk Street South (Highway #24) to the east and Highway #59 to the west, with the length of approximately 25 km. The speed limit of 70 km/h is in effect along the analyzed road segment.
- **Hillcrest Road** is a two-lane, north-south road that runs between West Street at the north and Saint John's Road West to the south, with the length of approximately 4 km. The speed limit of 70 km/h is in effect along the analyzed road segment.
- **Hillcrest Road (County Road #41)** is a two-lane, north-south county road which runs between Highway #3 to the north and West Street (County Road #1) to the south, with the length of approximately 1 km. The posted speed limit of 60 km/h is in effect along the road segment that is part of the analysis in this document.

The Hilcrest Road / West Street intersection is signal controlled, with exclusive left turn lane provided at each intersection leg.

3.2 Active Transportation Network

As depicted in **Exhibit 3**, cycling facilities are provided nearby on Evergreen Hill Road and on Delhi Rail Trail (which is part of the Trans Canada Trail). Westwood Park, located east of the subject lands, contains paths suitable for biking and walking.

Presently, the road segments adjacent to the subject lands do not include pedestrian nor bicycle facilities. The proposed development is an opportunity to introduce the sidewalks and bike lanes along the road segments that are part of the analysis in this document.

3.3 Public Transit Assessment

Simcoe community is located within an area served by “Ride Norfolk”, which operates an on-demand shared-ride transit service. The service that lets riders request trips through a mobile app, website, or over the phone. The service is available on bus-stop-to-bus-stop basis and the riders are required to select a pickup point and destination. Nearest bus stops to the proposed development are at the West Street and Hillcrest Road (County Road #41), as depicted in **Exhibit 2**.

Exhibit 2: Existing Bus Stops

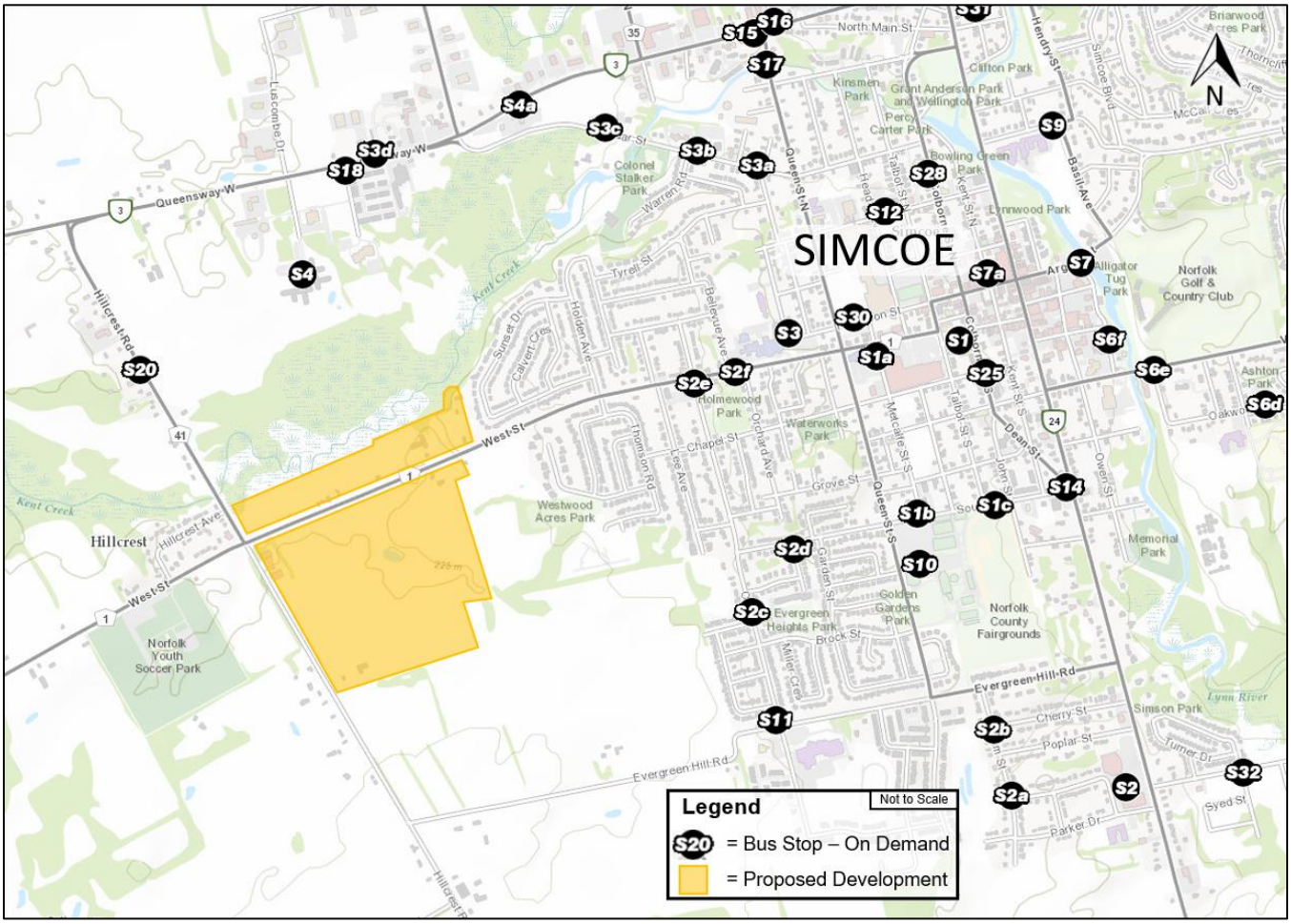


Image Source: County of Norfolk. Retrieved March 14, 2024 from https://norfolk.maps.arcgis.com/apps/webappviewer/index.html?id=cda0be595e304ea0b4906d7943d23963

3.4 Opportunities for Improvement

Public transportation is recognized as an opportunity to enhance the mobility options for people who do not or cannot drive to access goods, services, amenities, and local attractions. As such, the County policy indicates that

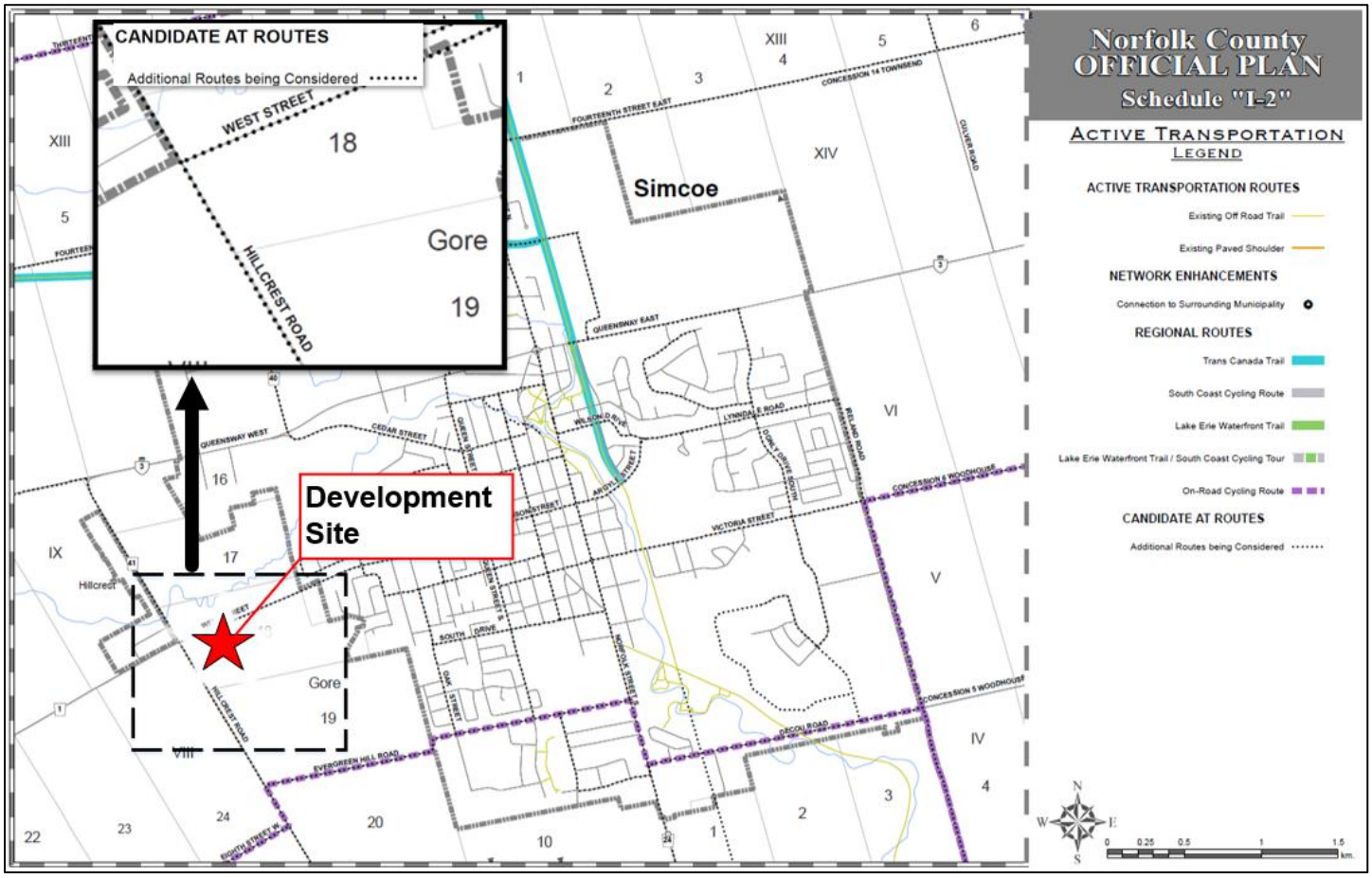
the development within Urban Areas shall, where appropriate, take into consideration the safe and convenient provision of transit services.

Regarding **active transportation** at arterial roads in the Urban Areas, the County policy require sidewalks to be constructed on both sides of the road.

By review of the ***Norfolk County Official Plan*** (Consolidated to January 1, 2021) and its policies, along with the ***2016 Norfolk County Integrated Sustainable Master Plan*** and the **2016 Norfolk County Active Transportation Strategy**, the County encourages the development of enhanced walking and cycling routes designed for people of all ages and abilities.

The Official Plan Schedule "I" shows that specifically, in the subject lands area, additional active transportation routes are being considered along West Street and Hillcrest Road, as depicted in **Exhibit 3**.

Exhibit 3: Active Transportation

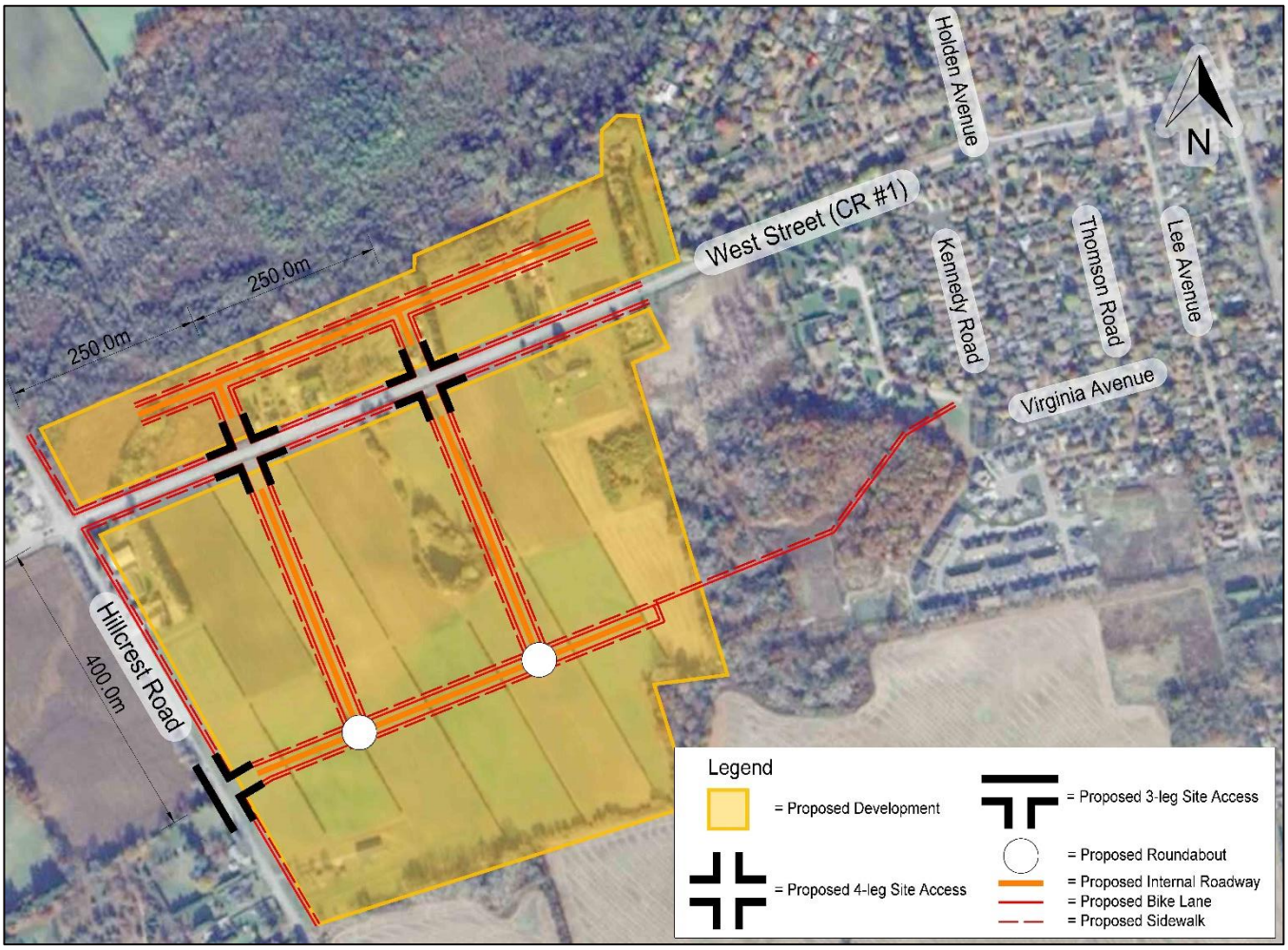


Additionally, it is noted that the opportunity to change, re-route, remove, or add off-road trails without amending the Official Plan are allowed via future development activity.

4. Transportation Concept

Transportation considerations discussed in this section with regards to road layout and Javier development best practices are summarized graphically into below transportation concept illustrated in **Exhibit 4**.

Exhibit 4: Proposed Transportation Concept



This conceptual layout is based on a review of vehicular access placements, “hierarchy of roads” best practices, public transit considerations, and anticipated active transportation desire lines to adjacent existing residential communities.

4.1 Accesses Location Analysis

The proposed site accesses of the subject lands shall provide safe and efficient way of accessing the proposed facilities. To determine an optimal layout of accesses for the lands, a review process based on the cardinal directions are discussed below.

South: The subject lands are bounded by the agricultural lands from the south perimeter. The nearest road from the south perimeter is Evergreen Hill Road, at the distance of approximately 0.5 km. Roads to the Evergreen Hill

Road provision would require agricultural lands conversion to paved roads, while this access provides direct connection only to the southern part of Simcoe community.

East of the subject lands, the nearest road network is approximately 0.3 km away. Access provision from the subject lands' eastern side requires part of Westwood Park land to be converted to paved roads, while the additional traffic generated by the site might create safety concerns along residential streets without sidewalks and crossing facilities.

North: The subject lands' **northern** part fronts West Street, providing immediate site access possibilities. Accesses off West Street provides connections to the Simcoe downtown area (to the east) and existing road network to the west.

At the **west**, the site is fronting Hillcrest Road, also providing possibilities for direct site access, which would further provide a straight connection to existing and future County amenities north and south of proposed development.

From the above, we suggest the site accesses to be provided along the north side of the subject lands (i.e. off West Street) and at its west perimeter (i.e. off Hillcrest Road).

From the subject lands' location, it is logical to assume that the majority of travel desire paths from the trips generated by the proposed development will be oriented to and from the Simcoe downtown area (i.e. to the east). As such, based on general area land use observations and existing road network characteristics, we recommend two site accesses installation off West Street (County Road #1).

Based on the review of Transportation Association of Canada's (TAC) ***Geometric Design Guide for Canadian Roads*** (June 2017) in Section 9.2.4.1, a typical minimum intersection spacing along arterial roadways is 200 m. With respect to this TAC's requirement, the proposed development site accesses were proposed at distances of 250 m along West Street and 400 m along Hillcrest Road (exceeding the TAC requirements), as depicted in **Exhibit 4**.

The proposed site access locations were selected also based on the desktop review of its abilities to fulfill the TAC standards with regard to sight lines requirements. It should be noted that for the sight lines review we have assumed posted speed limit of 50 km/h along West Street, as this is expected to occur once the urban boundary is expanded up to Hillcrest Road.

Our further recommendation is related to exclusive left turn lane provision at each intersection leg of proposed accesses. Left turn lane provide a space for the left turning vehicle stopped while waiting for the gap in opposing flow and clear the way for a through traffic to proceed without obstruction.

The emergency access to the future relocated hospital should be provided directly off West Street, independent of other site accesses, for the vehicles accessing the institution during emergency at as straight as possible direction.

With regards to the intersection's configuration at the subject lands' internal road network, depicted in **Exhibit 4**, we recommend roundabouts implementation. This type of intersection can effectively contribute to maintaining desirable safe operating speeds at internal roads, while discouraging cut-through traffic to bypass the Hilcrest Road / West Street intersection.

As the West Street divides the subject lands from its northern and southern parts, we suggest locating any unrelated uses amongst those divided development lands (i.e. the uses that do not necessitate physical communication by its nature). For example, if the hospital and nursery homes are located at the southern portion, the dentistry and medical related offices might be located at the northern part of the development.

We are of the opinion that the proposed site accesses configuration conceptually can effectively accommodate future traffic conditions. However, further technical assessments should be undertaken in the next planning stages to verify these preliminary assessments, such as a detailed traffic impact study. Part of the detailed analysis can

also involve a comparative review of alternative land use layouts within the subject lands, with corresponding suitable intersection configuration and control types (stop controlled, signal, roundabout) at proposed site accesses.

4.2 Active Transportation Connections

To support the policies set by Norfolk County encouraging alternative sustainable modes of travel we recommend the following pedestrian / bike lanes to be installed:

- Along West Street, active transportation facilities (sidewalks / exclusive bike lanes / multi-use paths) to be installed at both sides of the roadway fronting proposed development;
- Along Hillcrest Road, active transportation facilities (sidewalks / exclusive bike lanes / multi-use paths) to be installed at the east side of the roadway fronting proposed development;
- Active transportation facilities (sidewalks / exclusive bike lanes / multi-use paths) installed along proposed development's major internal roadways; and
- Active transportation facilities (sidewalks / exclusive bike lanes / multi-use paths) installed between proposed development and Kennedy Road & Virginia Avenue intersection.

These proposed active transportation facilities need to be well lit and accessible for all users, including people with disabilities.

4.3 Public Transit

To integrate proposed development into the on-demand transit services we propose a bus-stop installation within the subject development. Based on its nature, the proposed development is likely to create higher concentration of people who cannot drive due to its age or medical condition. Hence, bus-stop located at the close vicinity to the medical facilities would enhance the institution accessibility. The bus-stop location and its integration need to be further coordinated with Ride Norfolk at the latter planning stages.

Conclusions

The high-level transportation analysis undertaken concluded the following:

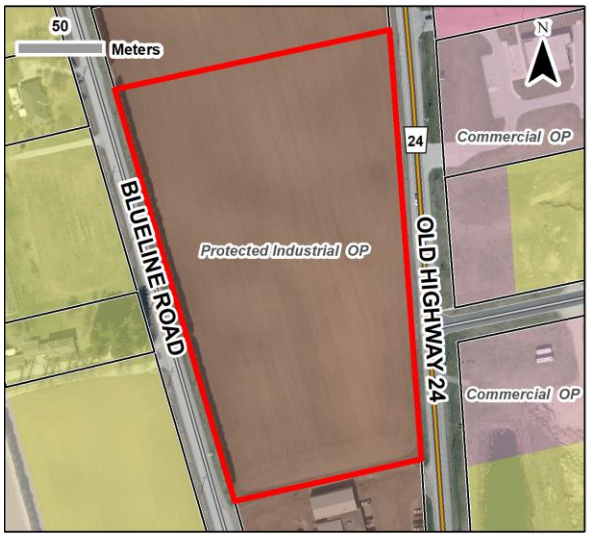
- The proposed urban boundary expansion (UBE) is intended to develop a Community Health and Education Precinct, between current Simcoe urban boundary and Hillcrest Road, south and north of West Street (County Road #1).
- The Community Health and Education Precinct is expected to accommodate relocated Norfolk General Hospital, along with private health care/clinics, research and development facilities, educational support services including residential, commercial, and office support.
- To support proposed development in terms of transportation, two accesses off West Street (County Road #1) and one access off Hillcrest Road were suggested.
- Development of sidewalks / bike lanes currently proposed along existing roadways and planned road connections to encourage active transportation modes.
- A bus-stop installation within the subject site was proposed to facilitate the access to planned facilities for the people who do not or cannot drive.
- Future Master Plan will determine phasing as infrastructure and transportation can accommodate.

Attachment F – Employment Conversion Request Analysis

Waterford

Waterford area has three requests for employment conversions. Waterford currently has one remaining area with Protected Industrial designated lands. It is located to the south abutting Old Highway 24 and Blueline Road. The land is partially occupied by industries, while the remaining portion is largely vacant and is currently utilized as agricultural land. Watson's land need assessment identified a need in of 22 hectares of employment lands, with only 1 hectare of gross vacant employment lands available.

Request 1 – Waterford (CR1WA)



The subject lands are located in the south end of Waterford between Blueline Road and Old Highway 24. The property is between two properties also designated Protected Industrial to the North and South. Urban Residential designated properties are located to the east and west, with a small portion of commercial uses adjacent to the property on its east side. The parcel itself is approximately 3 hectares (8.24 acres) in area and is currently utilized as a farm field. As a part of this request, no other land was proposed for the transfer of the Protected Industrial designation.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

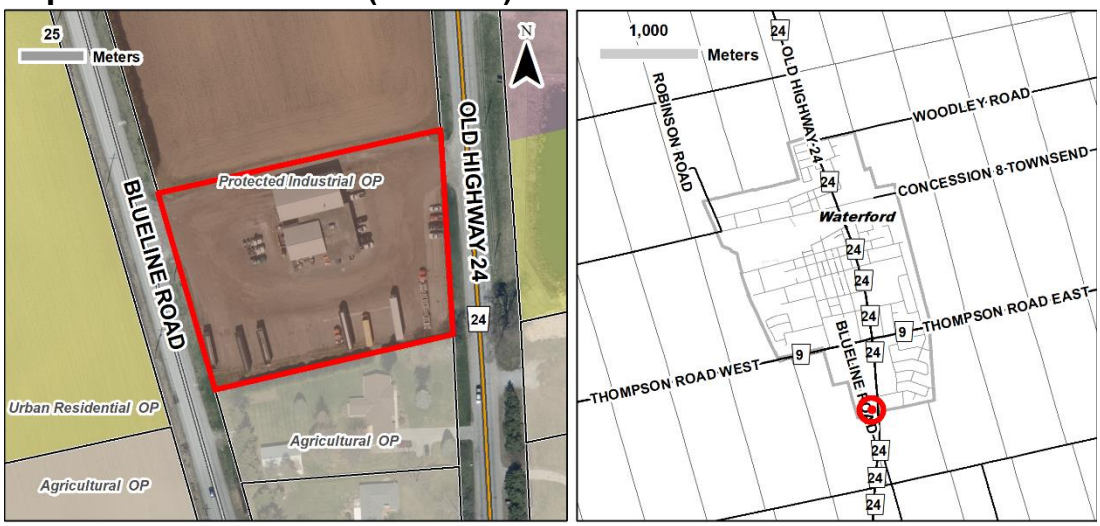
- The parcel is not on the periphery of the Protected Industrial area, as an additional property exists to the south of the subject lands.
- The removal of the subject lands from the Protected Industrial designation into another use, could limit the existing industrial facilities to the north by introducing additional sensitive uses. Additional incompatibilities with the existing industrial

uses are more likely with a conversion, and the conversion would limit the viability of the existing vacant industrial land in the area.

- While there is an identified need for residential land, previous reports by staff and supporting documentation identify the need for functional employment areas to support residential needs in the community. Both are required for a healthy community, and both are needed in equal parts in Waterford.
- Development of residential land adjacent to this site has been impacted by existing industrial uses, which are currently undergoing expansion. Due to proximity of this site to existing industrial, residential development would be minimal and subject to additional study to ensure appropriate distances were achieved from existing and expanding industrial uses.
- The site is located between an Arterial and Local road.

Conversion of this property is not recommended.

Request 2 – Waterford (CR2WA)



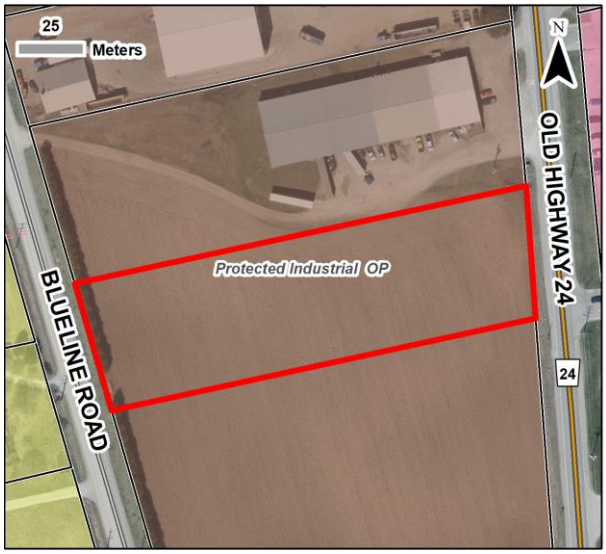
The subject lands are located in the south end of Waterford between Blueline Road and Old Highway 24. The property is the last property designated Protected Industrial in a line of parcels heading south on the south end of Waterford. Urban Residential designated properties are located to the east and west, with a small portion of commercial uses adjacent to the property on its east side. The parcel itself is approximately 0.78 hectares (1.94 acres) in area and is currently utilized for a truck and trailer business. As a part of this request, no other land was proposed for the transfer of the Protected Industrial designation.

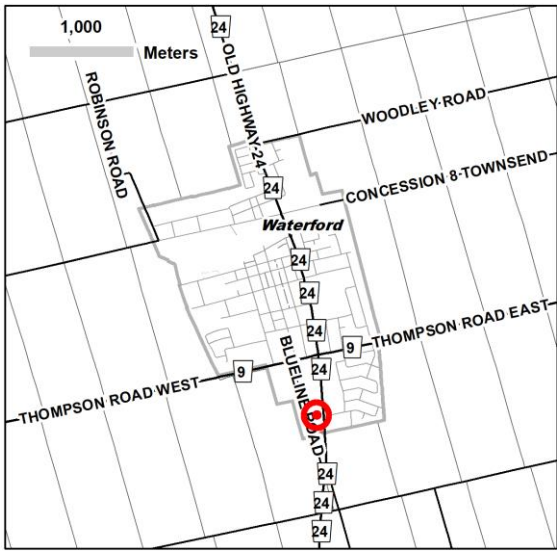
In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is on the periphery of the Protected Industrial designated area

- The removal of the subject lands from the Protected Industrial designation into another use, could limit the existing industrial facilities on site for future development or redevelopment. It could also limit the industrial uses to the north by introducing additional sensitive uses. Additional incompatibilities with the existing industrial uses are more likely with a conversion, and the conversion would limit the viability of the existing vacant industrial land directly north of this site.
- While there is an identified need for residential land, previous reports by staff and supporting documentation identify the need for functional employment areas to support residential needs in the community. Both are required for a healthy community, and both are needed in equal parts in Waterford.
- The site is located between an Arterial and Local road.

Conversion of this property is not recommended Request 3 – Waterford (CR3WA)





The subject lands are located in the south end of Waterford between Blueline Road and Old Highway 24. The property is between multiple properties also designated Protected Industrial to the North and South. Urban Residential designated properties are located to the east and west, with a small portion of commercial uses adjacent to the property on its east side. The parcel itself is approximately 0.8 hectares (2.0 acres) in area and is currently utilized as a farm field. As a part of this request, no other land was proposed for the transfer of the Protected Industrial designation.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is not on the periphery of the Protected Industrial area, as an additional property exists to the south of the subject lands.
- The removal of the subject lands from the Protected Industrial designation into another use, could limit the existing industrial facilities to the north by introducing

additional sensitive uses. Additional incompatibilities with the existing industrial uses are more likely with a conversion, and the conversion would limit the viability of the existing vacant industrial land in the area.

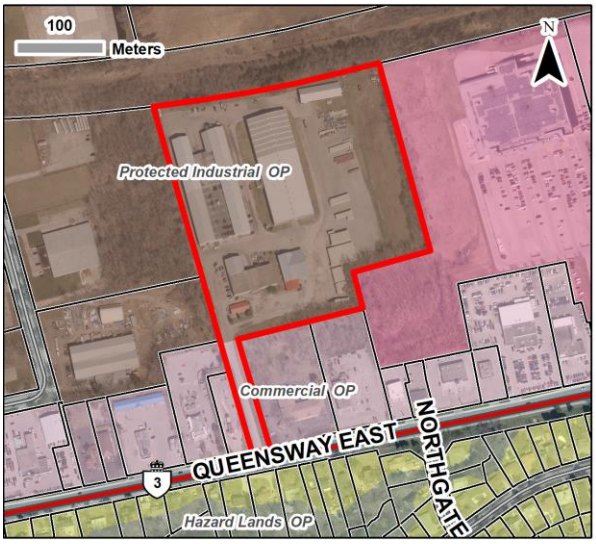
- While there is an identified need for residential land, previous reports by staff and supporting documentation identify the need for functional employment areas to support residential needs in the community. Both are required for a healthy community, and both are needed in equal parts in Waterford.
- The site is located between an Arterial and Local road.

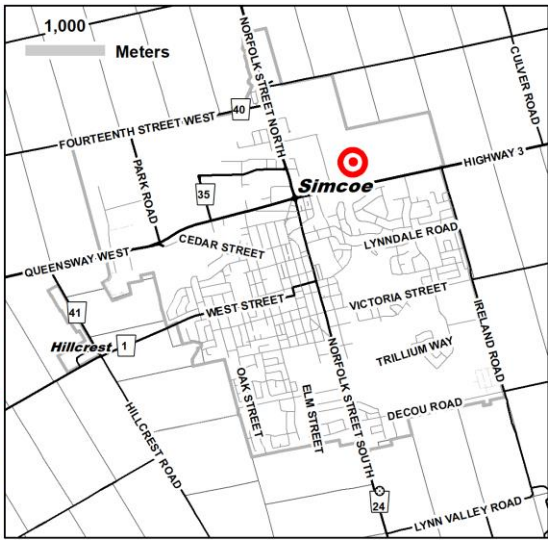
Conversion of this property is not recommended

Simcoe

Simcoe currently contains the majority of the County's vacant industrial lands. Protected Industrial or Employment lands are generally located in four areas, three located in the North of Simcoe and one located to the southwest. These lands include the Judd Industrial Park, lands occupied by large businesses and employers, such as Toyotetsu and Good Humor- Breyers. With the forecasted growth in the community, the land needs assessment further identified an additional need of 22 ha.

Request 4 – Simcoe (CR4SI)





The subject lands are located in Simcoe, east of Norfolk Street Noth and north of Queensway East, with frontage onto Queensway East. The site is located on the edge of a larger Protected Industrial or Employment area and is approximately 6.8 ha (16.89 acres) in size. It functioned as an agricultural production processing facility up until recently. When this site was established, it was located at the periphery of the Simcoe urban area, since then, the commercial uses have expanded around the site. As a part

of this request, no other land was proposed for the transfer of the Protected Industrial designation.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

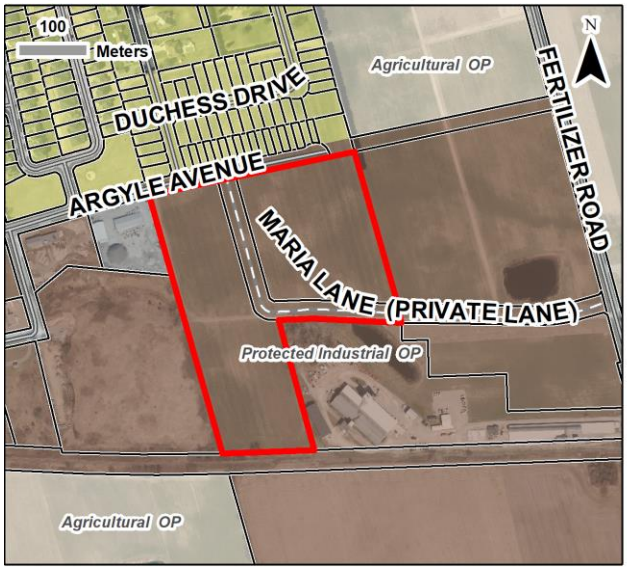
- The parcel is on the periphery of the Protected Industrial area with established commercial uses abutting the property along the Queensway and to the east of the property.
- The potential of the removal of the subject lands from the Protected Industrial designation to another use limiting the nearby existing industrial facilities is limited due to an existing buffer to the north created by the old railway lands owned by Norfolk County.
- The site has frontage along a Provincial Highway, however the access point and corresponding frontage is relatively limited. This can negatively impact the use of the site in the future for other employment uses.

Staff recommend conversion of this property to allow for consideration of uses more appropriate on this site.

Delhi

Currently, Delhi's Protected Industrial lands are focused to the southwestern quadrant, with two blocks of Protected Industrial lands supporting existing industries on the west side. In Delhi, the current gross vacant employment land (designated Protected Industrial) is estimated at 45.06 hectares. Given this and the identified land needs as per the GROW Norfolk project, Delhi is anticipated to have a deficit of 10 hectares during the forecasted growth period.

Request 5 - Delhi (CR5DE)



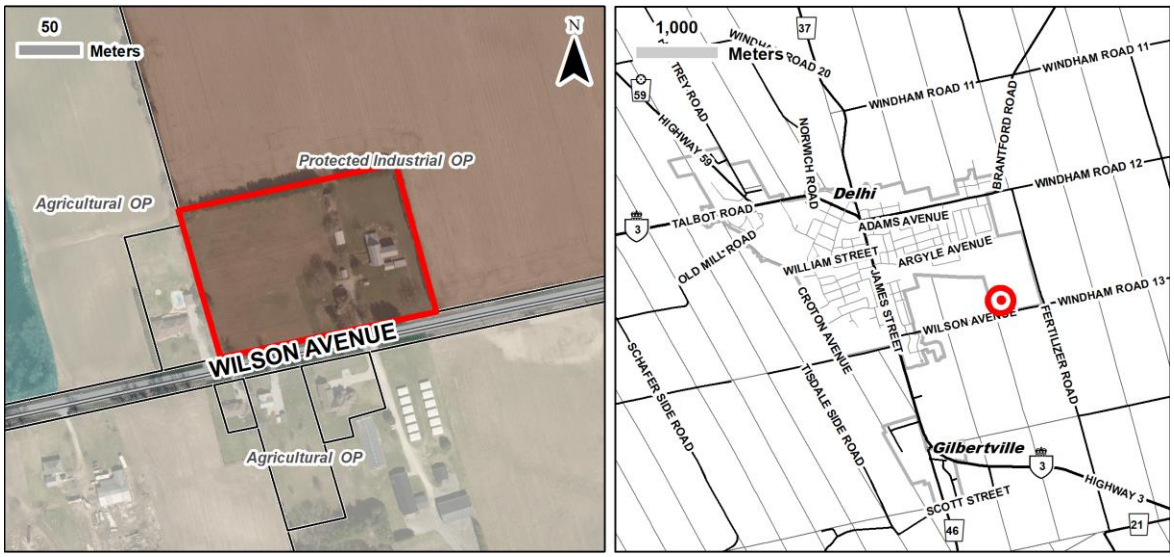
The subject lands are located on the east side of Delhi, with frontage on a collector road (Argyle Avenue) and a proposed private lane transecting the lands. The lands are surrounded by Protected Industrial lands to the west, south and east, with Urban Residential lands to the north. The parcel is identified as approximately 9 hectares (22 acres).

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is not on the periphery of an area of lands designated Protected Industrial.
- The potential of the removal of the subject lands from the Protected Industrial designation to another designation could limit the development of the lands to the east, west and south and present further compatibility issues for the surrounding lands.
- The site has frontage along a collector road.
- The lands abut a parcel of land designated Protected Industrial and zoned Disposal Industrial which is identified as a former landfill.

Staff do not recommend conversion of this property.

Request 6 – Delhi (CR6DE)



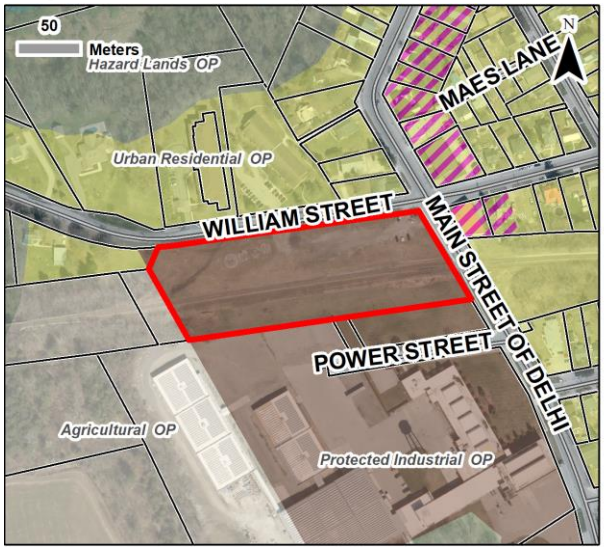
The subject lands are located in the northeast corner of Delhi and are approximately 1.9 hectares (4.9 acres) in size. They currently contain a residential dwelling and some legacy agricultural accessory structures. The site abuts Protected Industrial lands to the east and north, with Agricultural lands to the south and west. Included in the abutting agricultural lands are multiple farm dwelling severance lots, bringing multiple sensitive land uses in close proximity to this parcel.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is on the periphery of the Protected Industrial area with existing farm severance residential lots in close proximity to the subject lands.
- The potential of the removal of the subject lands from the Protected Industrial designation to another use limiting the potential of the abutting Protected Industrial lands is limited due to the already existing limitations presented by multiple residential uses in close proximity to the parcel.
- The site is sufficient in size as per the Norfolk County Zoning By-law to facilitate the keeping of livestock (subject to MDS)
- The site has frontage along a local road with no direct access to major transportation routes or roads of higher classification.

Staff recommend conversion of this property via removal from the urban boundary to be returned to agricultural use.

Request 7 – Delhi (CR7DE)



The subject lands are located on the southwest side of Delhi. The lands have frontage on William Street and the Main Street of Delhi. The lands abut Protected Industrial designated lands to the south, agricultural designated lands to the west, and predominantly urban residential designated to the north and east. The parcel is 1.65 hectares (4 acres) in size and includes a small section which juts out into the neighboring property to the south.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is on the periphery of the Protected Industrial area and directly abuts urban residential lands
- The potential of the removal of the subject lands from the Protected Industrial designation could limit the expansion of the industrial lands to the south, however additional lands to the west of the current urban boundary are being proposed to

be added to the Protected Industrial area effectively creating a net change in the designated lands.

- The lands are inclusive of rail lands which may need to be mitigated prior to any sensitive land use development.
- The site has frontage along a local road and a collector road.

Staff recommend conversion of this property.

The Corporation of Norfolk County

By-Law XX-OP-2024

Being a By-Law to Adopt Amendment Number XXX to the Norfolk County Official Plan affecting all lands within Norfolk County in the name of Norfolk County

AND WHEREAS Norfolk County deems it expedient to implement a Growth Strategy for the urban communities in Norfolk County by amending urban boundaries, amending and adding land use designations, amending and adding Employment Area designations, and by amending and adding site specific policies,

Whereas the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 26; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number XXX to the Norfolk County Official Plan as set out in the text and Schedule “A” attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this xx day of xx 2024.

Mayor: A. Martin

County Clerk: G. Scharback

Amendment Number xx to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number xx to the Norfolk County Official Plan is to implement a Growth Strategy for the urban communities in Norfolk County by amending urban area boundaries, amending and adding land use designations, amending and adding Employment Area designations, and by amending and adding site specific policies.

Location of the Lands Affected

The amendment is applicable County-wide. The lands affected are illustrated on

attached Schedules “X” to “X”, attached hereto.

Basis of the Amendment

Council approved the Norfolk County Official Plan on May 9, 2006 and the Ministry approved the Plan on December 28, 2008. An Official Plan Review was completed in 2015 which was Ministry approved that same year. To support this work, a Municipal Comprehensive Review was initiated in 2021 in an effort to update the Official Plan to ensure conformity with the Planning Act and to ensure that the plan:

a) conforms with provincial plans or does not conflict with them, as the case may be;
b) has regard to the matters of provincial interest listed in section 2; and
c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).

The Municipal Comprehensive Review (MCR) of the Plan was officially launched on June 8, 2021 when Council-in-Committee was presented CS 21-47, Growth Management Study Kick-off and Terms of Reference. The review process was divided into two phases. Phase 1 was to develop a Growth Strategy for the County’s six urban areas. Phase 2 of the review process is to deal with all other matters relating to the Official Plan not covered in Phase 1, including but not limited to hamlet area boundary reviews.

This amendment implements the recommendations resulting from the Official Plan Review work completed under the GROW Norfolk project umbrella as documented in CD 23-098, GROW Norfolk Study (Municipal Comprehensive Review), Volume 5: Land Evaluation and Area Review & Volume 6: Preferred Directions and Recommendations.

Phase 1 is intended to bring the County's Official Plan into conformity with the growth policies of the Provincial Policy Statement 2020 (PPS 2020).

Public input for Phase 1 of the Municipal Comprehensive Review work was obtained through a Public Information Centre held at Talbot Gardens on February 8th, 2024. In addition to this, stakeholder meetings were available in person and virtually following the event via a link provided on the project's Engage Norfolk page and via contacting the project team via the project email. Throughout this component of the project and in advance of recommendations going before Council, information regarding the population, household forecasts for the County and for each of the six urban areas was available on the Engage Norfolk website. Draft mapping showing potential changes to urban area boundaries and proposed changes to land use designations was provided following the PIC, with updated mapping being provided in advance of the Special Council Meeting held on April 16, 2024. Various background reports relating to the proposed Growth Norfolk study were also made available on this website.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Map Schedule Amendment

Courtland

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be "added" on 'Schedule "XX"' attached to and a part of this amendment to be within the "Urban Area" Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as "Protected Industrial – add" on Schedule "XX"' attached to and a part of this amendment with the Protected Industrial Designation.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as "Protected Industrial – remove" on Schedule "XX"' attached to and a part of this amendment as Industrial.

Delhi

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be "added" on 'Schedule "XX"' attached to and a part of this amendment to be within the "Urban Area" Settlement

Area boundary.

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “removed” on ‘Schedule “XX”’ attached to and a part of this amendment to be removed from the “Urban Area” Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – add” on Schedule “XX”’ attached to and a part of this amendment with the Protected Industrial Designation.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – remove” on Schedule “XX”’ attached to and a part of this amendment as Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – remove” and “removed” from the boundary on Schedule “XX”’ attached to and a part of this amendment as Agricultural.

Waterford

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “added” on ‘Schedule “XX”’ attached to and a part of this amendment to be within the “Urban Area” Settlement Area boundary.

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “removed” on ‘Schedule “XX”’ attached to and a part of this amendment to be outside the “Urban Area” Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – add” on Schedule “XX”’ attached to and a part of this amendment with the Protected Industrial Designation.

Simcoe

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “added” on ‘Schedule “XX”’ attached to and a part of this amendment to be within the “Urban Area” Settlement Area boundary.

DRAFT

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “removed” on ‘Schedule “XX”’ attached to and a part of this amendment to be removed the “Urban Area” Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – remove” on Schedule “XX”’ attached to and a part of this amendment as Industrial.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – remove” and “removed” from the boundary on Schedule “XX”’ attached to and a part of this amendment as Agricultural.

Port Dover

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “removed” on ‘Schedule “XX”’ attached to and a part of this amendment to be removed the “Urban Area” Settlement Area boundary.

Port Rowan

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “added” on ‘Schedule “XX”’ attached to and a part of this amendment to be removed from the “Urban Area” Settlement Area boundary.

Norfolk North

That Schedule A-1, Community Structure, in the Norfolk County Official Plan is amended by identifying all the lands shown as the lands to be “added” on ‘Schedule “XX”’ attached to and a part of this amendment to be within the “Urban Area” Settlement Area boundary.

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as “Protected Industrial – add” on Schedule “XX”’ attached to and a part of this amendment with the Protected Industrial Designation.

Text Amendment

1. That the following text be deleted from Section 1.1 Purpose of the Official Plan:

DRAFT

The Norfolk County Official Plan is the principal land use planning tool used to manage growth and development within the County to the year 2036. The purpose of the Plan is to provide a policy framework to guide economic, environmental and social decisions that have implications for the use of land. The County Official Plan is also expected to provide a guide to senior levels of government and other public agencies in the preparation of plans having an impact on Norfolk County. Private interests shall also be guided by the land use and development policies of this Plan.

The purpose of the Official Plan is to:

a) Provide an overall policy framework to guide and manage the maintenance, rehabilitation, growth and development of Norfolk County to ensure a sustainable living environment that meets the needs of the community over a 20-year planning horizon. It is recognized, however, that there are certain very long-term planning goals set out in this Plan that may take longer than 20 years to achieve.

b) Promote the orderly growth and economic development of Norfolk County through the logical, efficient and cost-effective distribution of land uses that will safeguard the health, convenience and economic well-being of residents, businesses and visitors.

c) Reduce uncertainty in the public and private sectors regarding future development by establishing clear development principles and policies, and land use designations.

d) Provide guidance to Council in determining the appropriate future actions relating to physical change, development and improvement within the County.

e) Recognize the financial position of the County and promote a satisfactory, long-term balance in assessment and, to the extent possible, ensure the financial sustainability of the County.

f) Establish goals, objectives and policies to: reconcile existing conditions; maintain the ability of the County to provide appropriate services; and respond to local aspirations in consideration of variables such as population and economic change.

g) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan, including such matters as amendments to this Plan, secondary plans, community improvement plans, the Zoning By-law, plans of subdivision and condominium, consents to sever land, site plan control, infrastructure and servicing.

h) In conjunction with adjacent municipalities and other authorities, assist in coordinating and integrating planning activities with cross-jurisdictional implications, such as ecosystem, shoreline and watershed planning; natural heritage planning; management of resources; transportation and infrastructure planning; regional economic development; cultural heritage planning, air and water quality monitoring; and waste management.

And by substituting in its stead the following:

The Norfolk County Official Plan is the principal land use planning tool used to manage growth and development within the County to the year 2048. The purpose of the Plan is to provide a policy framework to guide economic, environmental and social decisions that have implications for the use of land. The County Official Plan is also expected to provide a guide to senior levels of government and other public agencies in the preparation of plans having an impact on Norfolk County. Private interests shall also be guided by the land use and development policies of this Plan.

The purpose of the Official Plan is to:

a) Provide an overall policy framework to guide and manage the maintenance, rehabilitation, growth and development of Norfolk County to ensure a sustainable living environment that meets the needs of the community over a 25-year planning horizon. It is recognized, however, that there are certain very long-term planning goals set out in this Plan that may take longer than 25 years to achieve.

b) Promote the orderly growth and economic development of Norfolk County through the logical, efficient and cost-effective distribution of land uses that will safeguard the health, convenience and economic well-being of residents, businesses and visitors.

c) Reduce uncertainty in the public and private sectors regarding future development by establishing clear development principles and policies, and land use designations.

d) Provide guidance to Council in determining the appropriate future actions relating to physical change, development and improvement within the County.

e) Recognize the financial position of the County and promote a satisfactory, long-term balance in assessment and, to the extent possible, ensure the financial sustainability of the County.

f) Establish goals, objectives and policies to: reconcile existing conditions; maintain the ability of the County to provide appropriate services; and respond to local aspirations in consideration of variables such as population and economic change.

g) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan, including such matters as amendments to this Plan, secondary plans, community improvement plans, the Zoning By-law, plans of subdivision and condominium, consents to sever land, site plan control, infrastructure and servicing.

h) In conjunction with adjacent municipalities and other authorities, assist in coordinating and integrating planning activities with cross-jurisdictional implications, such as ecosystem, shoreline and watershed planning; natural heritage planning; management of resources; transportation and infrastructure planning; regional economic development; cultural heritage planning, air and water quality monitoring; and waste management.

2. That the following text be deleted from Section 1.2 Context of the Official Plan:

a) Norfolk County (the County) was established on January 1, 2001, and consists of the western portion of the former Regional Municipality of Haldimand-Norfolk. The creation of Norfolk County brought together the Townships of Norfolk and Delhi, the Town of Simcoe, and the westerly portion of the City of Nanticoke. Norfolk County forms part of the southern coast of Ontario on Lake Erie, and abuts the Six Nations of the Grand River Territory

and Haldimand County to the east, Brant and Oxford Counties to the north and Elgin County to the west.

b) In 2002, Norfolk County began a process to prepare a new Official Plan. The new Official Plan consolidated and replaced the five official plans in effect at the time of the amalgamation of the County, but also incorporated the results of a comprehensive visioning and strategic planning exercise to address issues and challenges facing the County. The Plan was approved by Council on May 9, 2006 (By-law 6-OP-2006) and approved by the Ministry of Municipal Affairs and Housing, with modifications, on December 28, 2008. Section 11, the Lakeshore Special Policy Area Secondary Plan was adopted by Council in 2009 as part of the Official Plan. The Plan has also been amended by Council in response to applications submitted by property owners, to deal with specific planning issues and in response to legislative updates.

c) In January 2015, Norfolk County began the process of reviewing the Official Plan, in accordance with Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. Following an extensive public consultation program as well as the statutory public meeting mandated by the *Planning Act*, review by provincial ministries and agencies, the Plan has been updated to address current community challenges and issues.

And by substituting in its stead the following:

a. Norfolk County (the County) was established on January 1, 2001, and consists of the western portion of the former Regional Municipality of Haldimand-Norfolk. The creation of Norfolk County brought together the Townships of Norfolk and Delhi, the Town of Simcoe, and the westerly portion of the City of Nanticoke. Norfolk County forms part of the southern coast of Ontario on Lake Erie, and abuts the Six Nations of the Grand River Territory and Haldimand County to the east, Brant and Oxford Counties to the north and Elgin County to the west.

b. In 2002, Norfolk County began a process to prepare a new Official Plan. The new Official Plan consolidated and replaced the five official plans in effect at the time of the amalgamation of the County, but also incorporated the results of a comprehensive visioning and strategic planning exercise to address issues and challenges facing the County. The Plan was approved by Council on May 9, 2006 (By-law 6-OP-2006) and approved

by the Ministry of Municipal Affairs and Housing, with modifications, on December 28, 2008. Section 11, the Lakeshore Special Policy Area Secondary Plan was adopted by Council in 2009 as part of the Official Plan. The Plan was also amended by Council in response to applications submitted by property owners, to deal with specific planning issues and in response to legislative updates.

c. Beginning in 2015, the Official Plan underwent review, in accordance with Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. This was adopted and approved in 2018. Further to this update, a municipal comprehensive review was initiated in 2021, in accordance with Section Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. This comprehensive review was paired with a broader growth management study entitled "GROW Norfolk" which completed in 2023. Following an extensive public consultation program as well as the special council meeting mandated by the *Planning Act*, review by provincial ministries and agencies, the Plan has been updated to address the needs of Norfolk County both present and future, based on this extensive body of work.

3. That the following text be deleted from Section 1.3 Basis for the Official Plan:

The basis for the Official Plan is outlined as follows:

a) This Plan is based on sustainability principles, which rose out of visioning and strategic planning sessions. The principles of sustainability applied to this Plan ensure an interconnected and balanced approach to public policy, focussing on efforts to ensure continued economic vitality, maintain healthy communities and enhance the County's natural heritage and the relationship of these matters to growth management and land use planning. The goals, objectives, and policies of the Plan, while divided into distinct sections, represent a balanced approach to planning, designed to promote the vital link between community, economy and environment.

b) This Plan is based on background information and analysis relating to growth management including transportation, housing, community facilities and servicing; land use; agriculture; economic development; commercial and industrial activities; cultural heritage and the natural environment. This information was developed and presented at a visioning workshop which led to the preparation of background reports

including the County's vision document entitled *Norfolk County in 2026 – A Scenario*, leading to Council's adoption of the Official Plan in 2006. A Five-Year Review of the Official Plan was completed in 2017. In support of the Five-Year Review, background reports were prepared on population and employment growth, agricultural land, commercial and industrial activities, residential land needs, the County's strategic planning documents, and a review of the Provincial Policy Statement.

c) This Plan, as originally approved by County Council, was based on the results of a comprehensive visioning, strategic planning and community engagement program involving Norfolk County community members throughout the process. Community Engagement was an integral component of the Five-Year Official Plan Work Program. The engagement opportunities included stakeholder interviews, workshops, surveys, newsletters, social media, website updates, sharing of information, calls for submissions and formal public meetings as required under the *Planning Act*.

d) This Plan is based on a 20-year planning period to the year 2036. However, in accordance with the requirements of the *Planning Act*, the County will review the Plan at a minimum of 5-year intervals to determine if amendments are required.

e) As the basis for development and growth policies, County Council has endorsed population and employment forecast of approximately 70,900 residents and 24,900 jobs for 2036, based on the Population Projection Study, 2014. The population and employment forecasts will be reviewed on a regular basis so that the County can respond to changing circumstances and conditions. A conservative approach has been used to assess the financial implications of expected population and employment changes so that the County's financial policies are appropriate and to ensure financial sustainability.

f) The Plan provides a policy framework to manage the growth and development of the County to ensure a sustainable living environment that meets the needs of the community over a 20-year planning timeframe. It is recognized, in the policies of this Plan, however, that some planning activities require a much longer view than the 25-year horizon permitted by Provincial policy. The Plan promotes the logical, efficient and cost effective distribution of land uses and services to safeguard the health,

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convenience and economic well-being of residents, businesses and visitors.

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

h) This Plan encourages orderly development, redevelopment, infill and intensification and discourages the undue extension of municipal services and expansion of urban boundaries.

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

j) This Plan supports minor infilling within the Hamlet Areas, subject to servicing and environmental appropriateness to maintain and enhance these communities as support centres for rural and agricultural activities.

k) This Plan promotes and protects the agricultural character and economy of the County by providing for the continued viability of agricultural areas, the agricultural industry, and agricultural communities. This Plan supports agricultural practices and provides opportunities for farmers to supplement their incomes through diverse on-farm activities that are secondary to farm operations. This will be accomplished in part through the minimization of land use conflicts and the prevention of non-agricultural urban uses outside of the Urban Areas. Furthermore, the Plan seeks to minimize the expansion of urban uses, and the establishment of non-agricultural uses in prime agricultural areas.

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l) This Plan provides the basis for the development of secondary plans to address growth and development issues unique to specific areas of the County, such as the lakeshore area and the Urban Areas.

m) Land subject to environmental hazards and/or physical limitations such as poor drainage, organic soils, flood susceptibility, erosion, and steep slopes are protected in order to preserve and conserve the interconnected features of the natural environment and to avoid the potential for loss of life and economic investment.

n) This Plan is based on ensuring the protection, enhancement, diversification and connectivity of Norfolk's Natural Heritage Features, natural heritage functions, and species habitat, as well as the protection of water quality and quantity.

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

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

And by substituting in its stead the following:

The basis for the Official Plan is outlined as follows:

a) This Plan is based on sustainability principles, which rose out of visioning and strategic planning sessions. The principles of sustainability applied to this Plan ensure an interconnected and balanced approach to public policy, focusing on efforts to ensure continued economic vitality, maintain healthy communities and enhance the County's natural heritage and the relationship of these matters to growth management and land use planning. The goals, objectives, and policies of the Plan, while divided into distinct sections, represent a balanced approach to planning, designed to promote the vital link between community, economy and environment.

b) This Plan is based on background information and analysis relating to growth management including transportation, housing, community facilities and servicing; land use; agriculture; economic development; commercial and

industrial activities; cultural heritage and the natural environment. This information was developed and presented at a visioning workshop which led to the preparation of background reports including the County's vision document entitled *Norfolk County in 2026 – A Scenario*, leading to Council's adoption of the Official Plan in 2006. A Five-Year Review of the Official Plan was completed in 2017. In support of the Five-Year Review, background reports were prepared on population and employment growth, agricultural land, commercial and industrial activities, residential land needs, the County's strategic planning documents, and a review of the Provincial Policy Statement.

c) This Plan, as originally approved by County Council, was based on the results of a comprehensive visioning, strategic planning and community engagement program involving Norfolk County community members throughout the process. Community Engagement was an integral component of the Five-Year Official Plan Work Program. The engagement opportunities included stakeholder interviews, workshops, surveys, newsletters, social media, website updates, sharing of information, calls for submissions and formal public meetings as required under the *Planning Act*.

d) This Plan is based on a 25-year planning period to the year 2048. However, in accordance with the requirements of the *Planning Act*, the County will review the Plan at a minimum of 5-year intervals to determine if amendments are required.

e) As the basis for development and growth policies, County Council has endorsed population and employment forecast of approximately 92,700 residents and 34,100 jobs for 2051, based on the Comprehensive Review, 2021-2024. The population and employment forecasts will be reviewed on a regular basis so that the County can respond to changing circumstances and conditions.

f) The Plan provides a policy framework to manage the growth and development of the County to ensure a sustainable living environment that meets the needs of the community over a 25-year planning timeframe. It is recognized, in the policies of this Plan, however, that some planning activities require a much longer view than the 25-year horizon permitted by Provincial policy. The Plan promotes the logical, efficient and cost effective distribution of land uses and services to safeguard the health, convenience and economic well-being of residents, businesses and visitors.

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

h) This Plan encourages orderly development, redevelopment, infill and intensification and discourages the undue extension of municipal services and expansion of urban boundaries.

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

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l) This Plan provides the basis for the development of secondary plans to address growth and development issues unique to specific areas of the County, such as the lakeshore area and the Urban Areas.

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m) Land subject to environmental hazards and/or physical limitations such as poor drainage, organic soils, flood susceptibility, erosion, and steep slopes are protected in order to preserve and conserve the interconnected features of the natural environment and to avoid the potential for loss of life and economic investment.

n) This Plan is based on ensuring the protection, enhancement, diversification and connectivity of Norfolk's Natural Heritage Features, natural heritage functions, and species habitat, as well as the protection of water quality and quantity.

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

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

4. That the following text be deleted from Section 6.2 Targeting Growth :

Norfolk County's population has historically increased at a very moderate rate. The population, household and employment forecasts in this Plan are based on achieving the County's proactive economic development and tourism objectives.

Projections of population and employment growth are based on assumptions relating to historic population and demographic patterns, fertility and mortality rates, migration trends, housing-related demographic trends and employment levels. County-wide population, household and employment forecasts to 2036 are provided in Table 3.

Changes in the economy or federal immigration policies can have a significant impact on the population and employment forecasts. The policies of the Plan recognize that the forecasts are partially dependent on factors outside of the County's control. Consequently, the County's planning and growth management activities will ensure flexibility to accommodate growth, but will avoid inefficient and costly development patterns.

Table 3: Population, Household and Employment Forecasts to 2036

	2036
Population	70,900
Households	29,450
Employment	24,750

And by substituting in its stead the following:

Norfolk County's population has historically increased at a very moderate rate. The population, household and employment forecasts in this Plan are based on achieving the County's proactive economic development and tourism objectives.

Projections of population and employment growth are based on assumptions relating to historic population and demographic patterns, fertility and mortality rates, migration trends, housing-related demographic trends and employment levels. County-wide population, household and employment forecasts to 2051 are provided in Table 3.

Changes in the economy or federal immigration policies can have a significant impact on the population and employment forecasts. The policies of the Plan recognize that the forecasts are partially dependent on factors outside of the County's control. Consequently, the County's planning and growth management activities will ensure flexibility to accommodate growth, but will avoid inefficient and costly development patterns.

Table 3: Population, Household and Employment Forecasts to 2051

	2051
Population	92,700
Households	38,625
Employment	34,100

5. That the following text be deleted from Section 6.3 d) Basis for the Official Plan:

Population, household and employment forecasts to 2036 for each of the six urban areas and for the combined hamlet and rural areas of the County are provided in Table 5. The forecast growth to 2036, as allocated in Table 5, can be accommodated within each of the urban areas and the combined hamlet and rural areas.

And by substituting in its stead the following:

Population, household and employment forecasts to 2051 for each of the six urban areas and for the combined hamlet and rural areas of the County are provided in Table 5. The forecast growth to 2051, as allocated in Table 5, can be accommodated within each of the urban areas and the combined hamlet and rural areas.

6. That the following text be deleted from Table 5:

Table 5: Population, Households and Employment Forecasts by Settlement Areas, 2036

	2036 Forecasts		
Settlement Area	**Population**	**Households**	**Employment**
Courtland	1,080	430	515
Delhi	5,345	2,290	2,690
Port Dover	9,380	4,320	2,500
Port Rowan	1,905	900	290
Simcoe	17,210	7,600	10,290
Waterford	4,850	2,000	1,225
Hamlets and Rural Areas	31,160	11,850	7,240
Norfolk County	70,930	29,390	24,750

And by substituting in its stead the following:

Table 5: Population, Households and Employment Forecasts by Settlement Areas, 2051

Settlement Area	Population	Households	Employment
Courtland	3,708	1,545	1,705
Delhi	19,467	8,111	7,161
Port Dover	10,197	4,249	1,705
Port Rowan	3,708	1,545	1,364
Simcoe	34,299	14,291	11,594
Waterford	14,832	6,180	5,115
Hamlets and Rural Areas	6,489	2704	5,115
Norfolk County	92,700	38,625	34,100

Part C: Additional Information

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.

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Ms. Nicole Goodbrand
Project Lead, Long Range Planning and Special Projects
Norfolk County Department
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Monday, April 1, 2024

Re: Proposed Urban Area Boundary Changes - Delhi

Dear Ms. Goodbrand,

Thank you to the Norfolk County Planning Division for all your work and dedication to the Grow Norfolk project. A new Official Plan is a large undertaking and a daunting task which you are conducting with professionalism and transparency. Thank you.

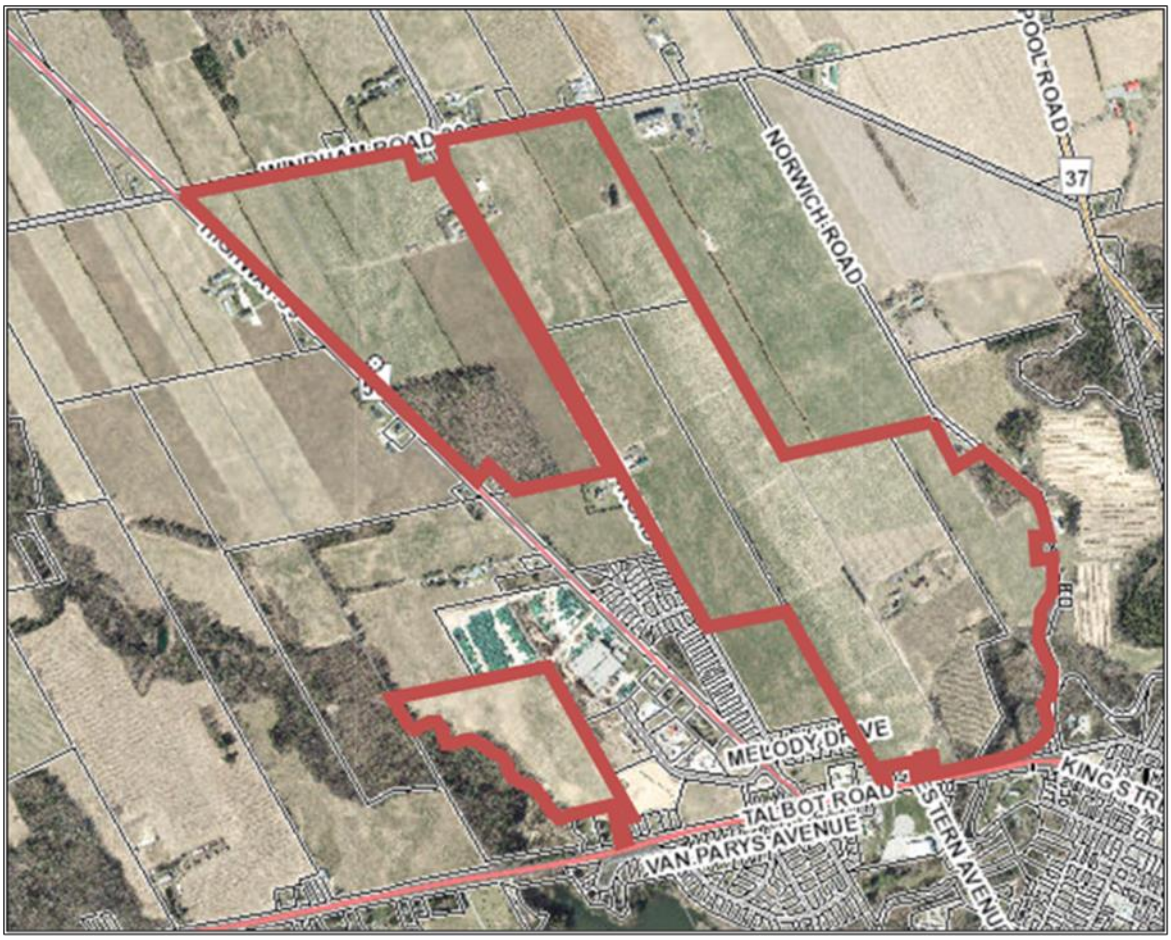
As Norfolk County continues to experience increased pressure to grow it is important that the urban boundaries are planned appropriately for residential and economic growth. The land needs assessment, draft proposed protected industrial designation changes and urban boundary expansion particularly for Delhi are thought out and well received.

It is understood that a combination of Option 2B (Higher Growth and Allocations Aligned to Available Servicing Capacity) and Option 3 (Higher Growth and High Intensification) including an intensification rate of 35% focusing on medium and high-density forms is being recommended. These options will include approximately 45 residents per hectare and 20 jobs per hectare.

It is also understood that a total of 23.8 hectares (58.8 acres) of employment lands and 59 hectares (145.8 acres) of residential lands are to be added to the urban area of Delhi while 3.3 hectares (8.2 acres) are to be removed.

On behalf of my client Mr. Bob Kowtaluk, we submitted a formal request for the addition of 6 abutting properties to be included in the urban boundary of Delhi totally 165.9 hectares (410 acres) as outlined in **Figure 1**.

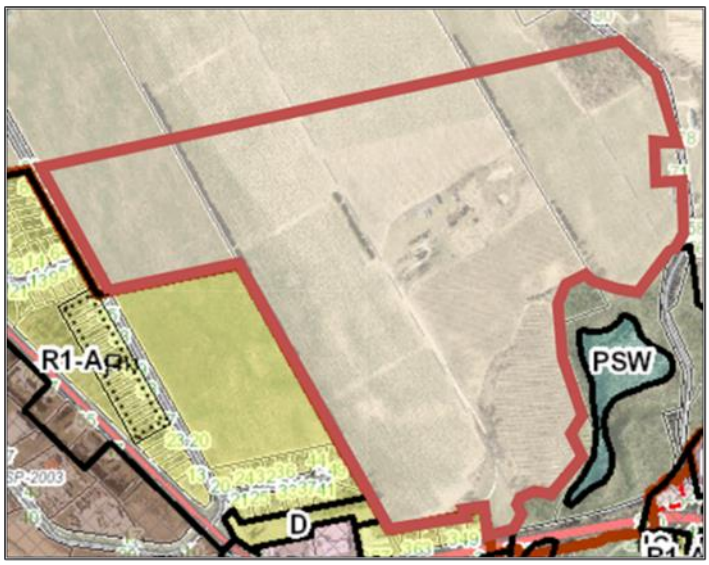
Figure 1: Proposed Location of Subject Lands



Although the requested lands to be added to the Delhi urban were totalling 165.9 hectares (410 acres) and would all represent a logical extension, it was identified that a smaller portion of the lands may be more applicable than all the requested lands. 443 Talbot Road was considered the highest priority parcel, as it presents an opportunity to logically expand the existing industrial park as shown in **Figure 2**. The second priority was the area that would "square off" the urban boundary of Delhi and include a portion of 124 Hawtrey Road, 349 Talbot Road, and roll number 49404004900, as shown on **Figure 3**.

Figure 2: Proposed Priority Industrial Lands Expansion

Figure 3: Proposed Priority "Squared off" Urban Boundary Expansion



Of the 165.9 hectares (410 acres) of lands proposed by my client, only 30.5 hectares (75.4 acres) are recommended by Norfolk County staff to be include in the urban area of Delhi as outlined below in **Figure 4** and further described in **Chart 1**.

Figure 4 – Proposed Location of Subject Lands/ Norfolk County Recommendations

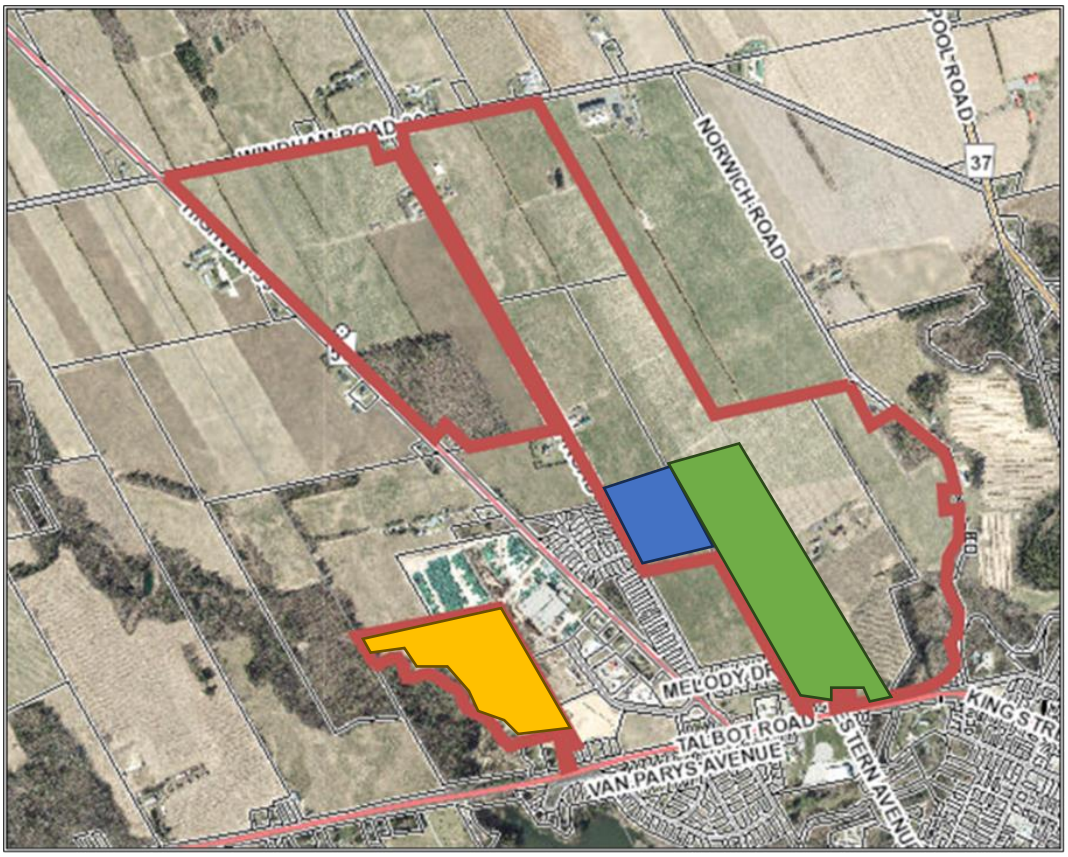


Chart 1 – Proposed Subject Lands and Norfolk County Recommended Lands

Property Description	Proposed Lands	Recommended Lands
443 Talbot Road (roll number 4904009910)	10.9 hectares (27 acres)	10.9 hectares (27 acres) Industrial - yellow
124 Hawtrey Road (roll number 49404006600)	18.2 hectares (45 acres)	4.8 hectares (11.8 acres) Residential - blue
349 Talbot Road (roll number 49404005100)	50 hectares (123.5 acres)	14.8 hectares (36.7 acres) Residential - green
224 Hawtrey Road (roll number 49404006700)	24.3 hectares (60 acres)	0
225 Hawtrey Road (roll number 49904006800)	46.3 hectares (114.5 acres)	0
Talbot Road (no civic address) (roll number 49404004900)	16.2 hectares (40 acres)	0

We are grateful that a portion of these priority lands are being recommended by Norfolk County Planning staff to be included in the Delhi urban area boundary. Thankyou. This makes logical sense as the urban boundary of Delhi is expected to grow and both industrial and residential lands are required.

The proposed lands to be included in the urban area of Delhi as noted above, are located near several recreational and cultural amenities, including the Delhi Tobacco Museum, Quance Park, Delhi Community Centre Arena, a splash pad, and an outdoor pool. Each of these amenities is vital to the community and the proposed expansion is within walkable distance to all of them as well as the downtown of Delhi.

However, we would like to ask for your further consideration to include some additional lands at 349 Talbot Road (roll number 49404005100) outlined in purple on **Figure 5**.

Figure 5 – Further Lands to be Considered at 349 Talbot Road

Access to the existing dwelling and barns at 349 Talbot Road is currently included through the portion of the property to be included in the urban area expansion, however the driveway can be reallocated to accommodate the existing proposal.

The farmlands as outlined in purple would also be challenging to farm between the proposed residential lands and the ravine due to the steep topography. The natural lands abutting the ravine could not be utilized for residential lands due to their topography,

natural features and the Long Point Regional Conservation Authority Regulated Area. However, the lands could create opportunities for neighbourhood walking trails and connections to the proposed and existing residential areas of Delhi.

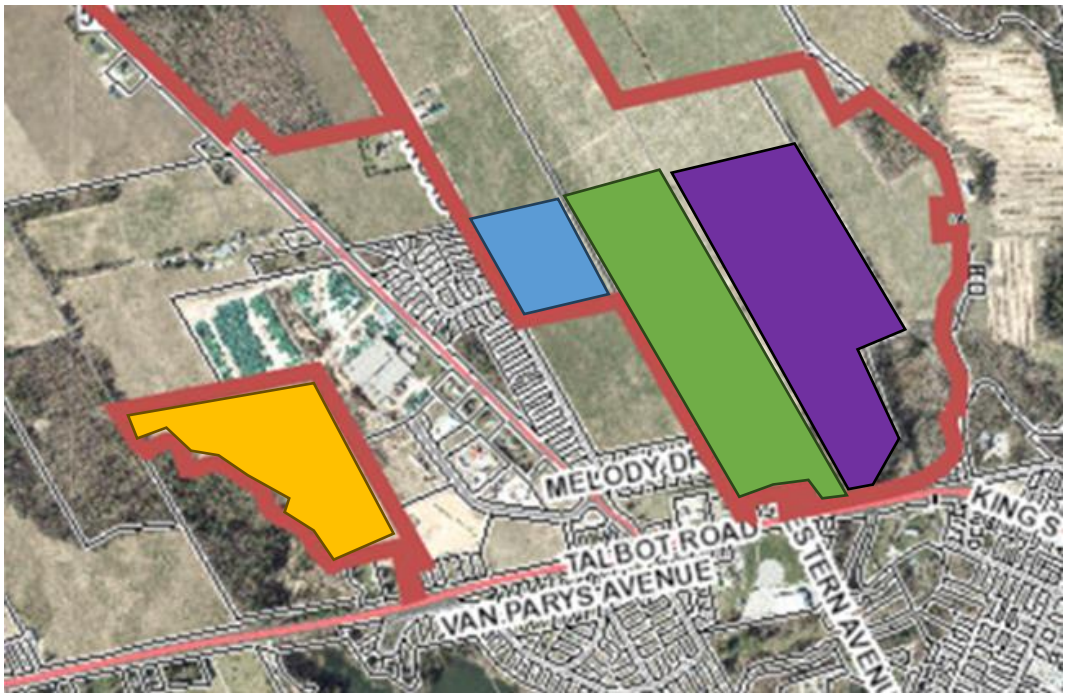
It is also important that road frontage on Talbot Road be included in the recommended urban area lands to provide access to Talbot Road as opposed to only accessing these residential lands from Hawtrey Road. The remaining lands outlined in purple could provide additional opportunities and access to Talbot Road.

Finally, 349 Talbot Road could also present excellent opportunities for new commercial business establishments along Talbot Road. Delhi will inevitably need a larger grocery store and other larger format amenities as the community grows and expands. The lands along Talbot Road could create multi-use opportunities for both commercial and residential that would be a natural extension of the Delhi downtown and museum/ recreation area.

Overall, there is a great opportuntiy to include the additional lands at 349 Talbot Road as outlined in purple to the urban area of Delhi for additional residential purposes.

Figure 6 below illustrates the Norfolk County proposed urban area land expansion (yellow, blue and green) and the further proposed additional lands at 349 Talbot Road (purple) which would total approximately 16.6 hectares (41 acres) of additional lands.

Figure 6 – Norfolk County Recommendation / Proposed Additional Lands

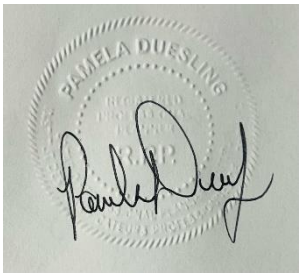


For the reasons outlined above, it is my professional planning opinion that the subject lands at 349 Talbot Road are exceptional for the expansion of the urban area of Delhi and should also be included as future residential opportunities.

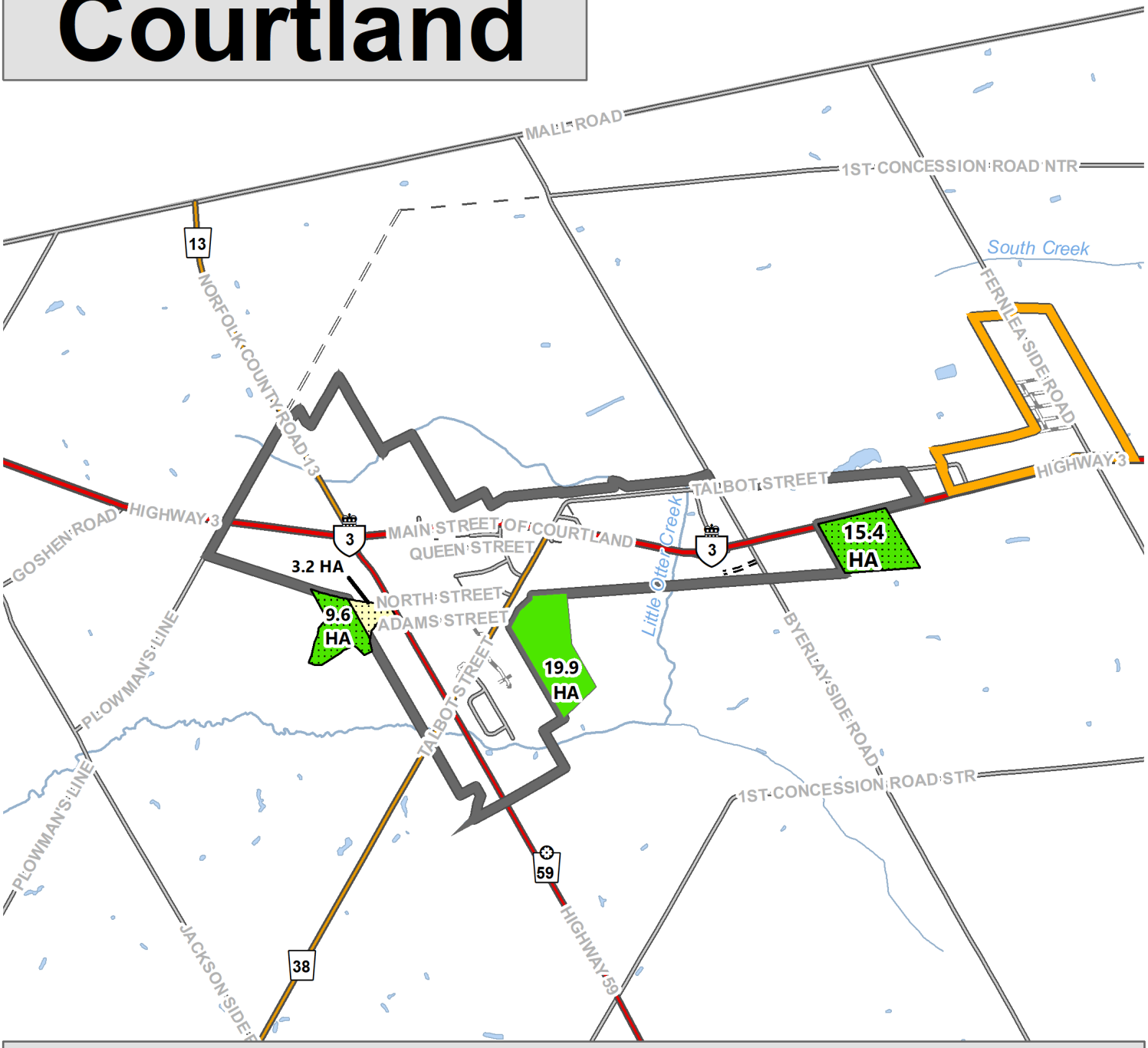
Please do not hesitate to contact me should you have any questions. I look forward to hearing from you on this project and request that Alamac Planning Inc. be advised of next steps within the “Grow Norfolk” Growth Management Study and New Official Plan.

Sincerely,

Pamela Duesling, PhD., RPP, MCIP, Ec.D
Alamac Planning Inc.



Courtland



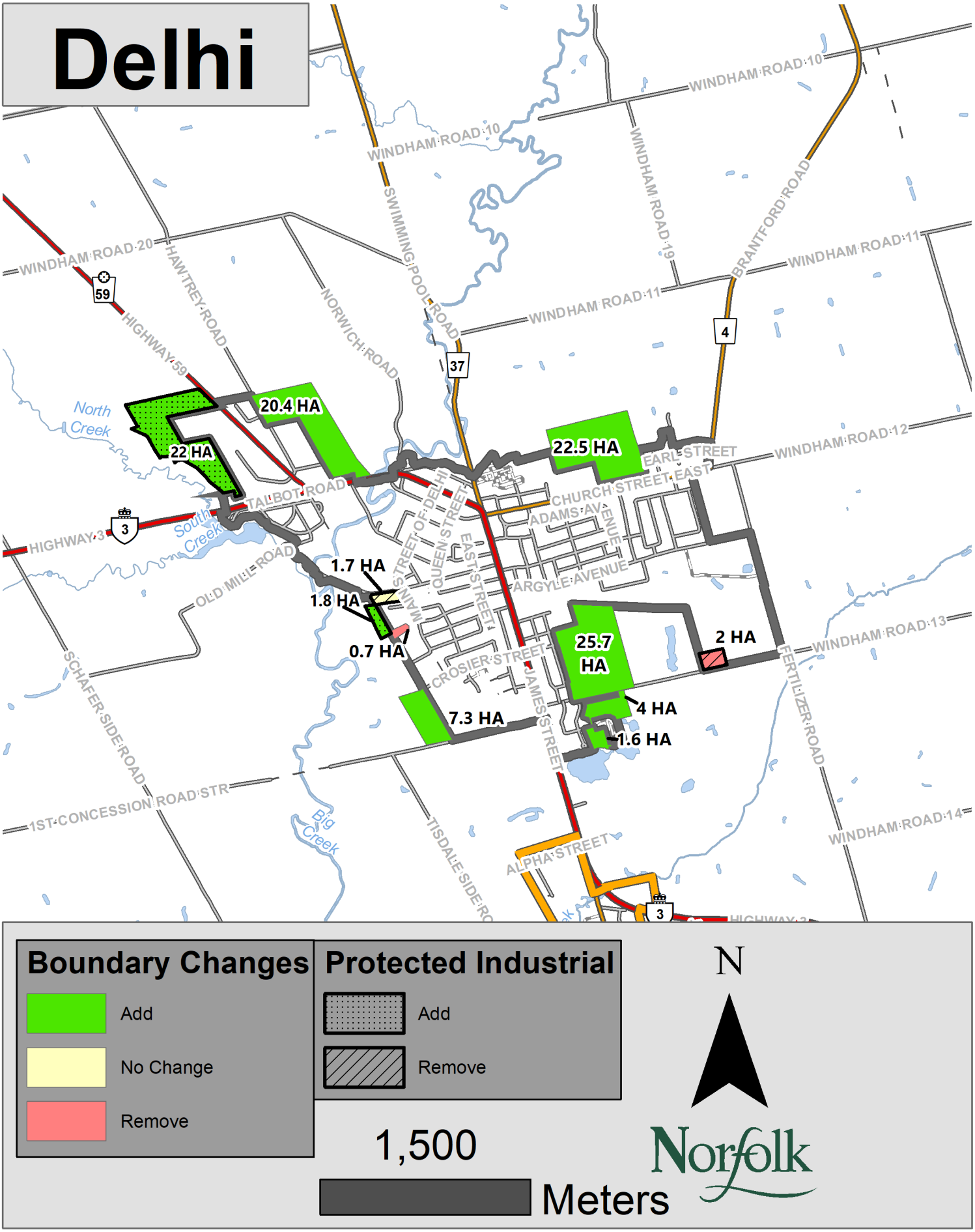
Boundary Changes	Protected Industrial
Add	Add
No Change	Remove
Remove	

N

1,500 Meters

Norfolk

Delhi


WINDHAM ROAD 10
WINDHAM ROAD 20
WINDHAM ROAD 11
WINDHAM ROAD 12
WINDHAM ROAD 13
WINDHAM ROAD 14
HIGHWAY 59
HAWTREY ROAD
NORWICH ROAD
SWIMMING POOL ROAD
WINDHAM ROAD 19
BRANTFORD ROAD
EARL STREET
CHURCH STREET EAST
ADAMS AVENUE
ARGYLE AVENUE
TALBOT ROAD
HIGHWAY 3
OLD MILL ROAD
STREET OF DELHI
QUEEN STREET
MAIN STREET
EAST STREET
CROSIER STREET
JAMES STREET
SCHAFER SIDE ROAD
1ST CONCESSION ROAD STR
TISDALE SIDE RO
ALPHA STREET
FERTILIZER ROAD
North Creek
South Creek
Big Creek
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Boundary Changes
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No Change
Remove
Protected Industrial
Add
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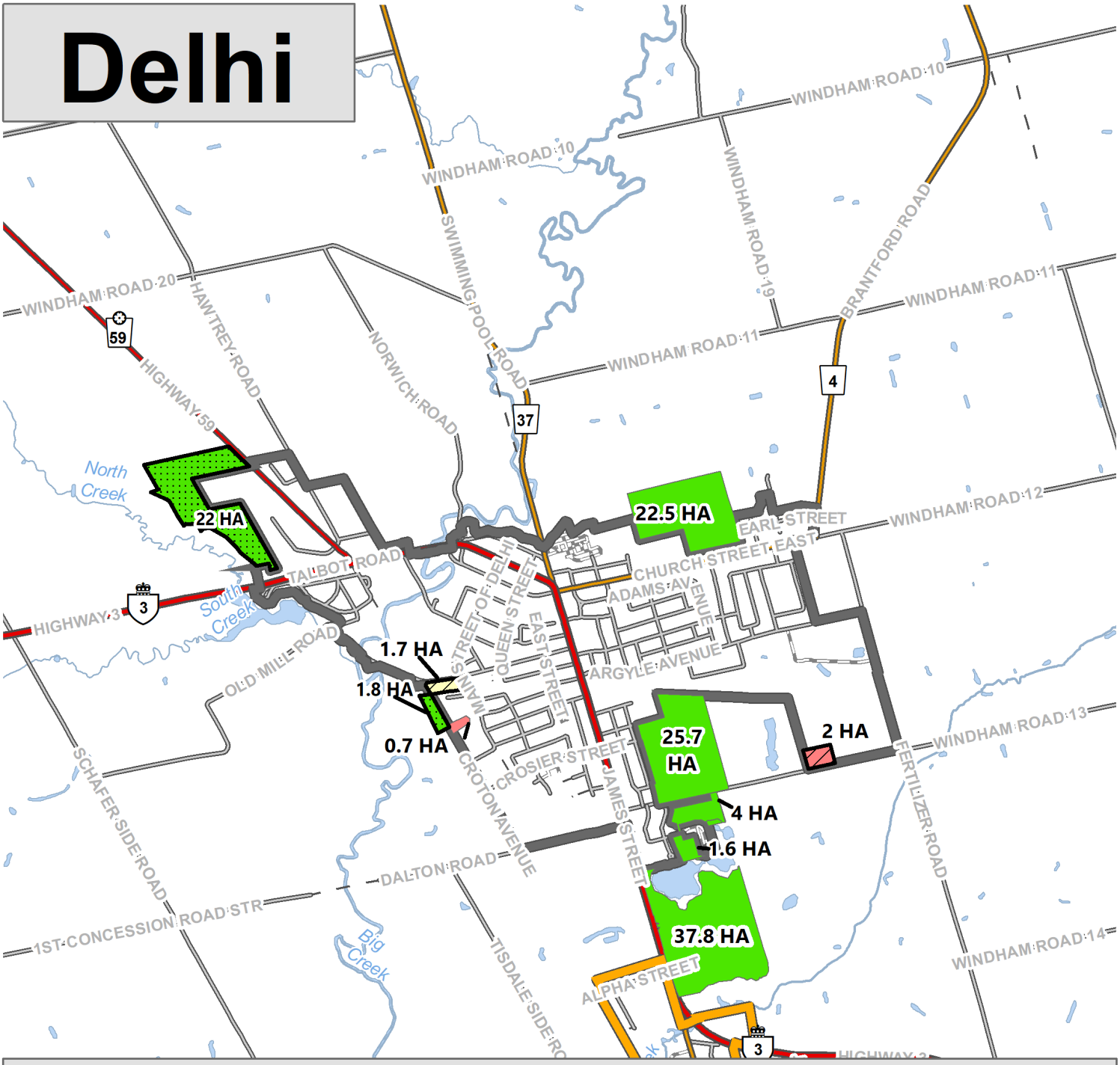
Norfolk

Delhi



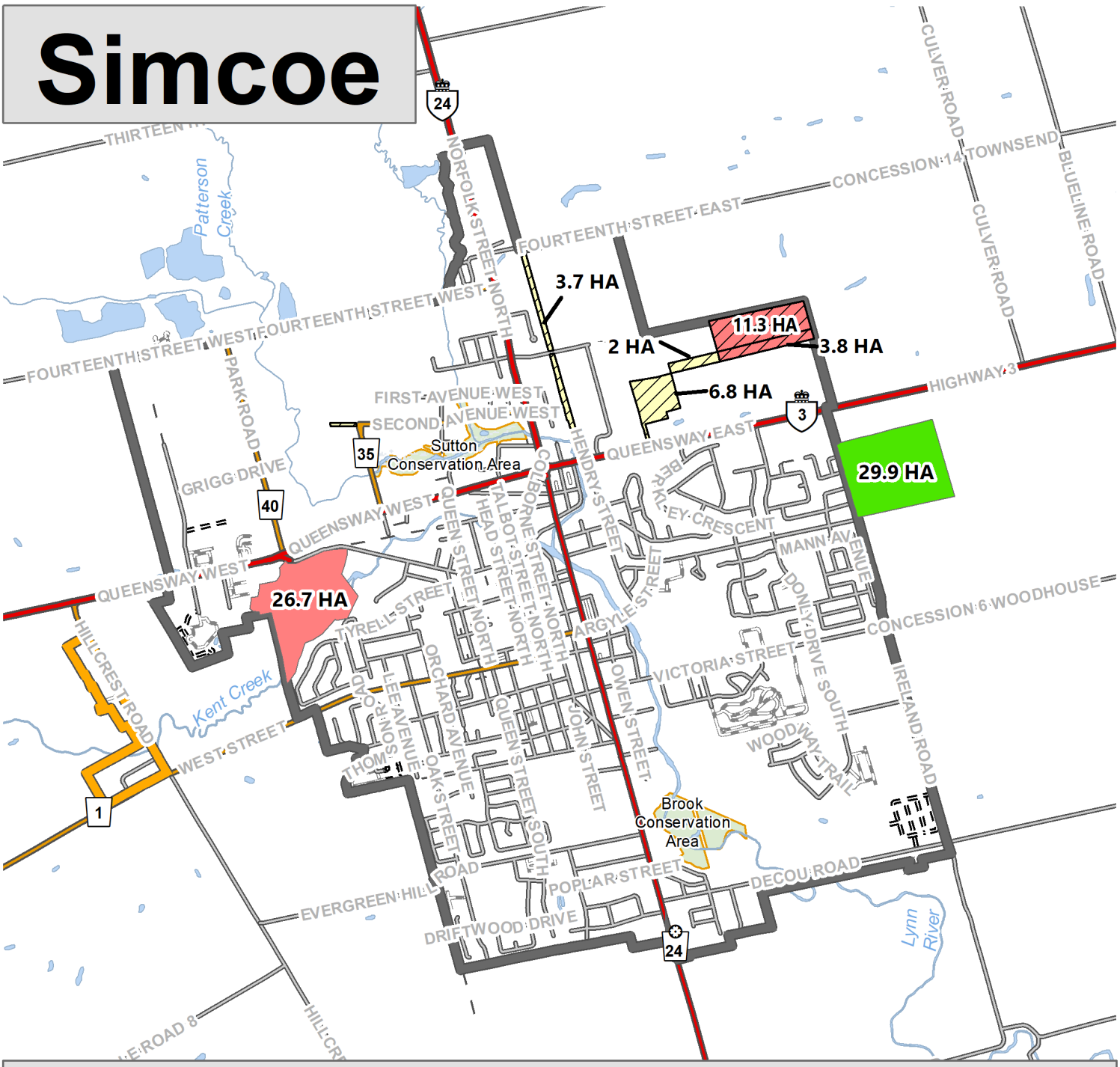
Boundary Changes	Protected Industrial
Add	Add
No Change	Remove
Remove	

N

1,500 Meters

Norfolk

Simcoe



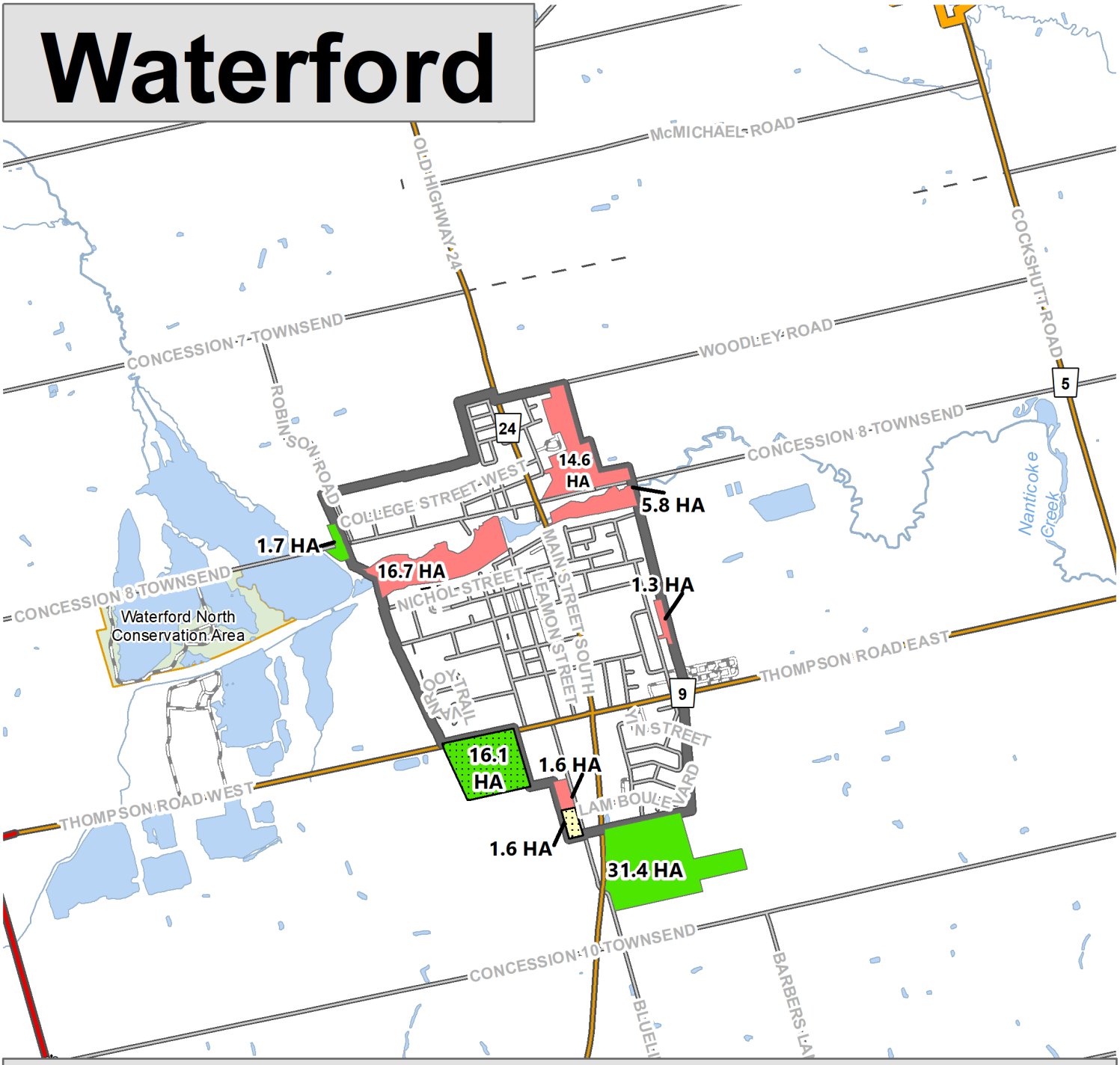
Boundary Changes	Protected Industrial
Add	Add
No Change	Remove
Remove	

N

1,500 Meters

Norfolk

Waterford



Boundary Changes

- Add
- No Change
- Remove

Protected Industrial

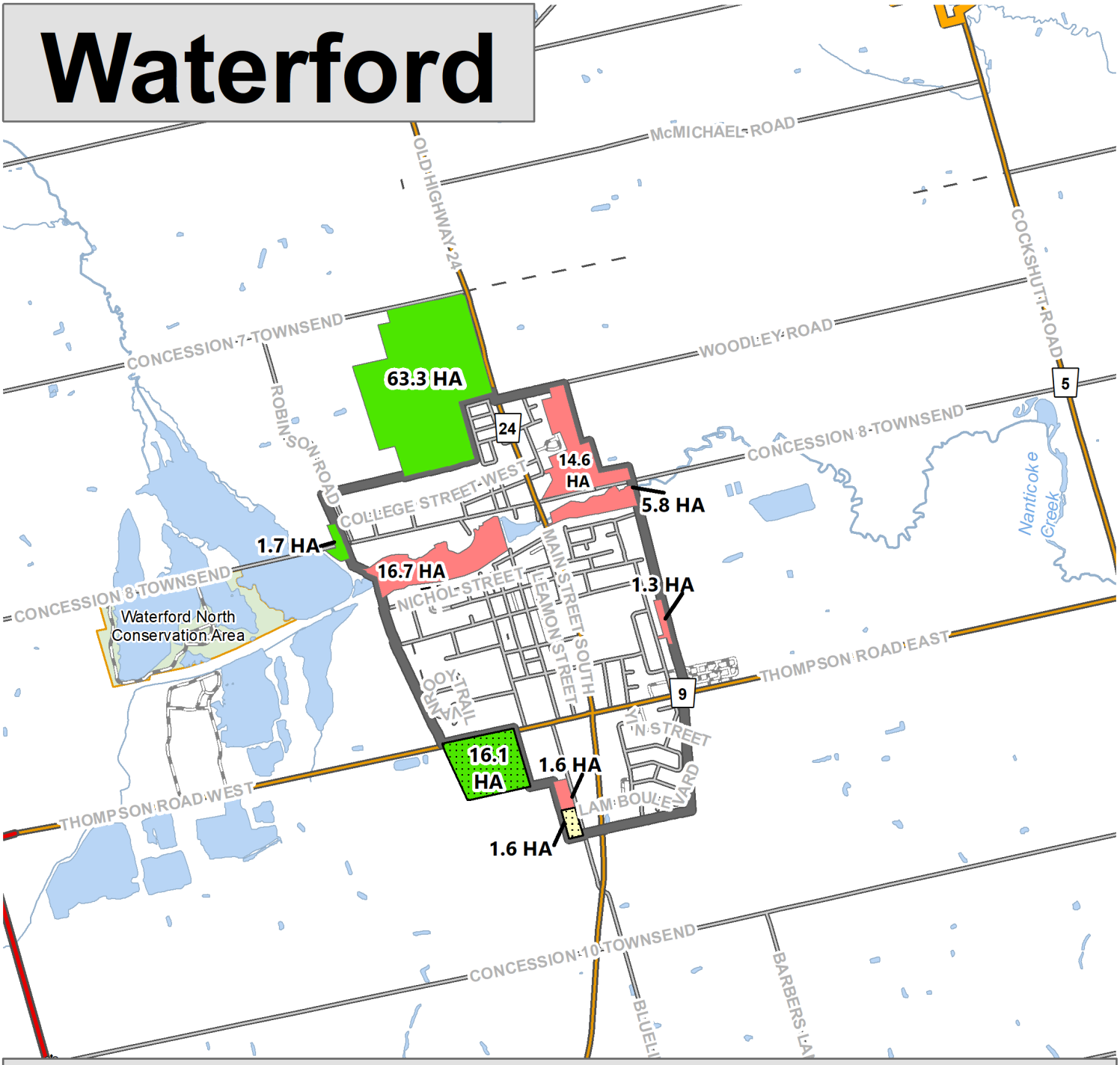
- Add
- Remove

1,500 Meters

N

Norfolk

Waterford



Boundary Changes

- Add
- No Change
- Remove

Protected Industrial

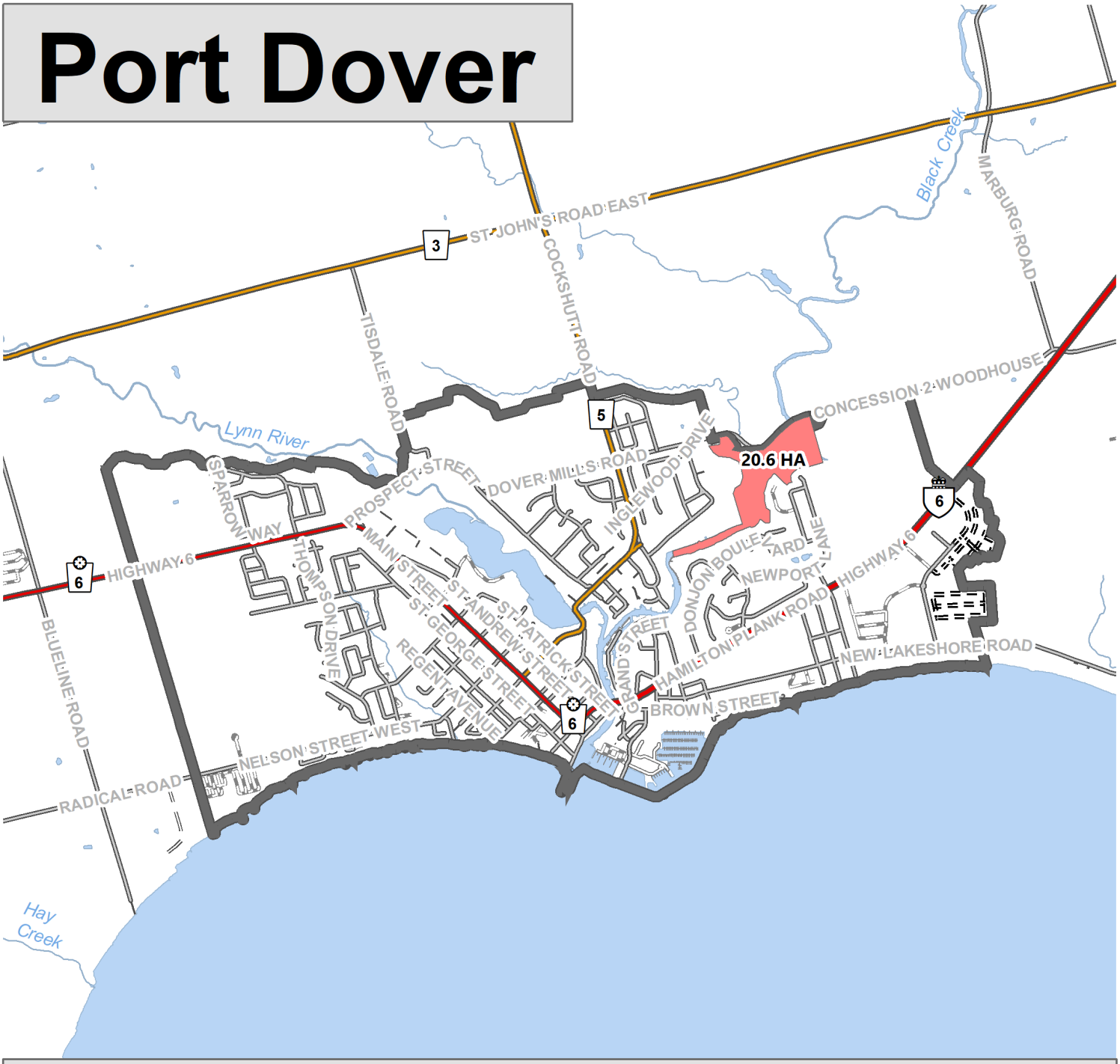
- Add
- Remove

N

1,500 Meters

Norfolk

Port Dover



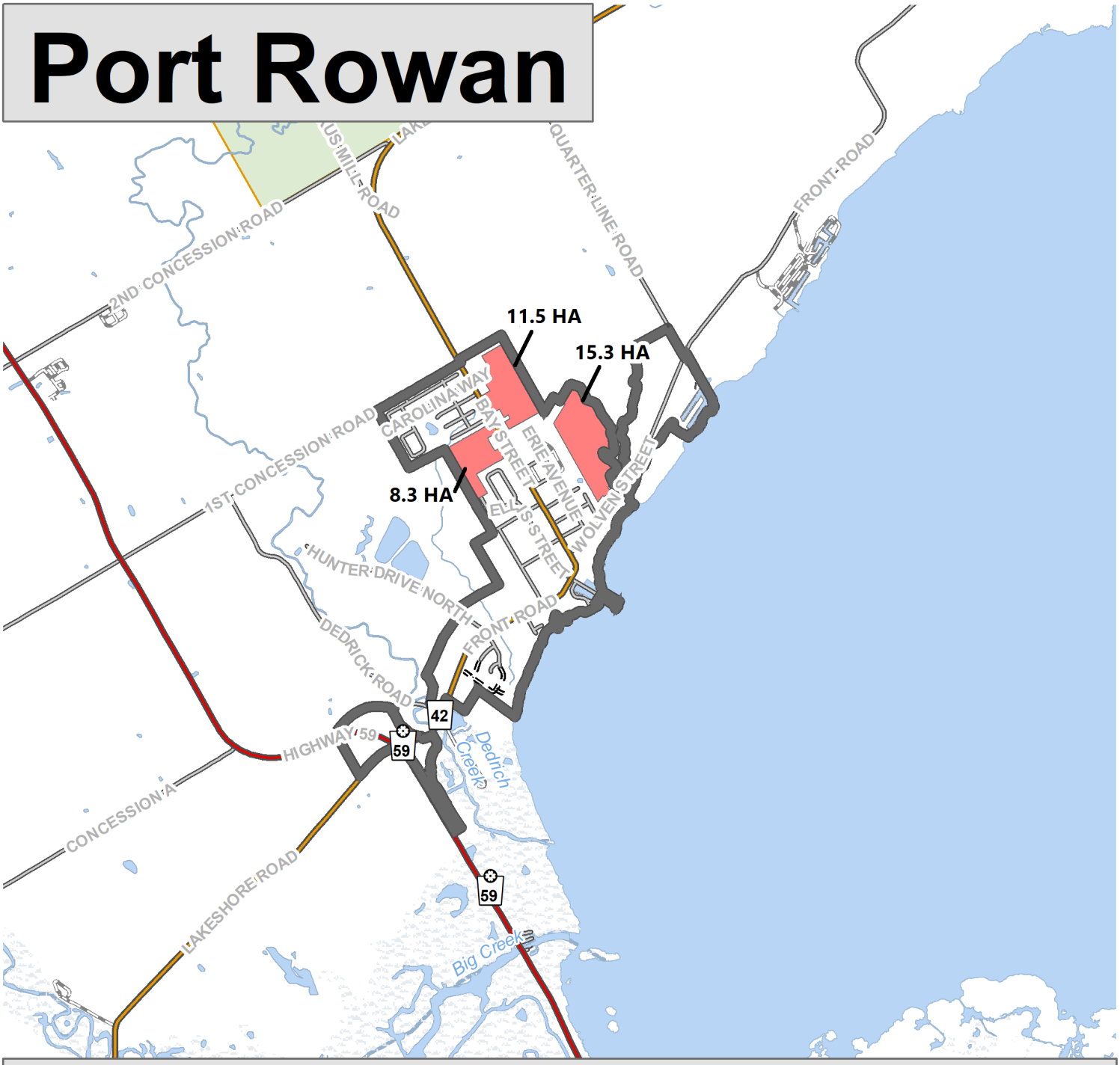
Boundary Changes	Protected Industrial
Add	Add
No Change	Remove
Remove	

N

1,500 Meters

Norfolk

Port Rowan



Boundary Changes

- Add
- No Change
- Remove

Protected Industrial

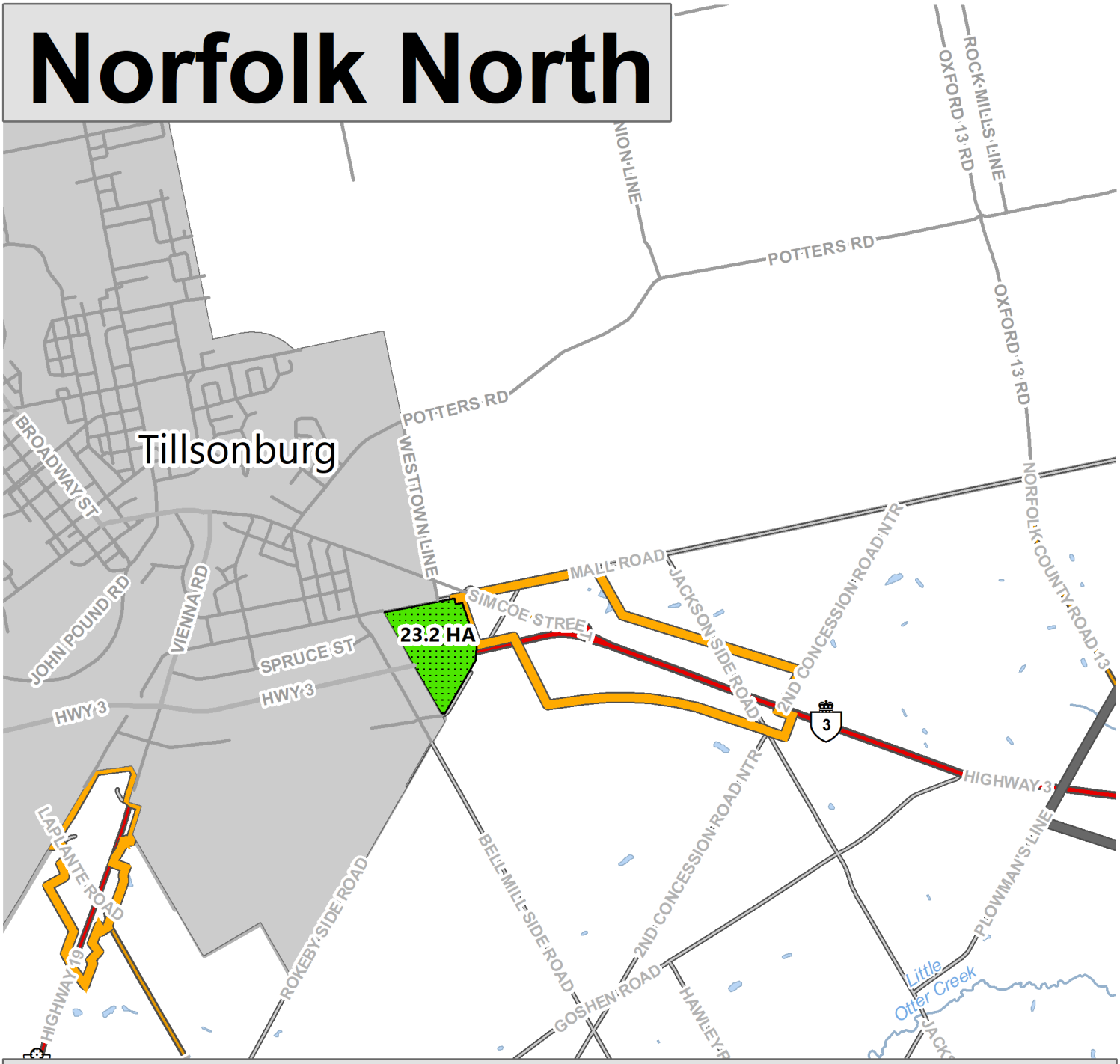
- Add
- Remove

N

1,500 Meters

Norfolk

Norfolk North



Boundary Changes

- Add
- No Change
- Remove

Protected Industrial

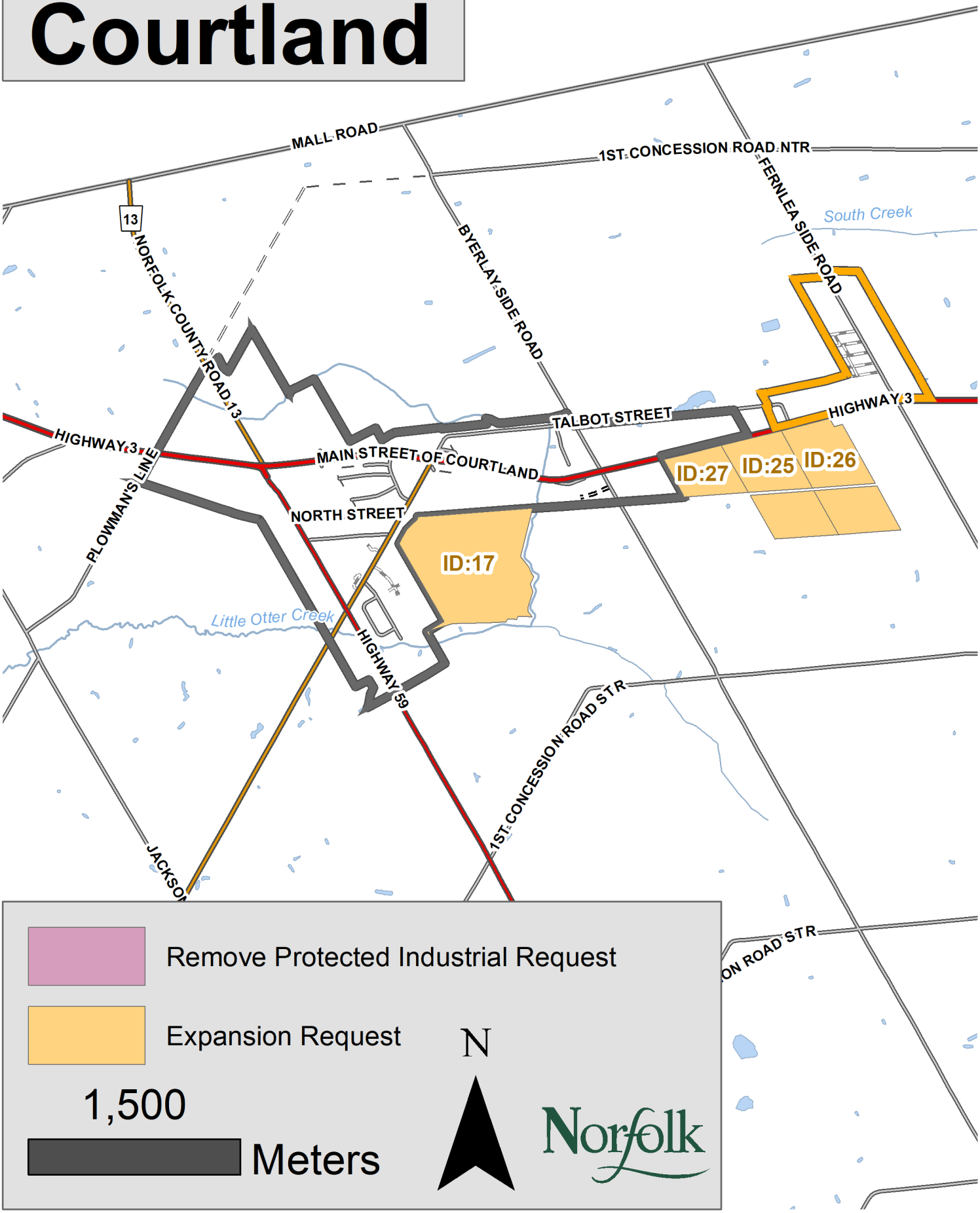
- Add
- Remove

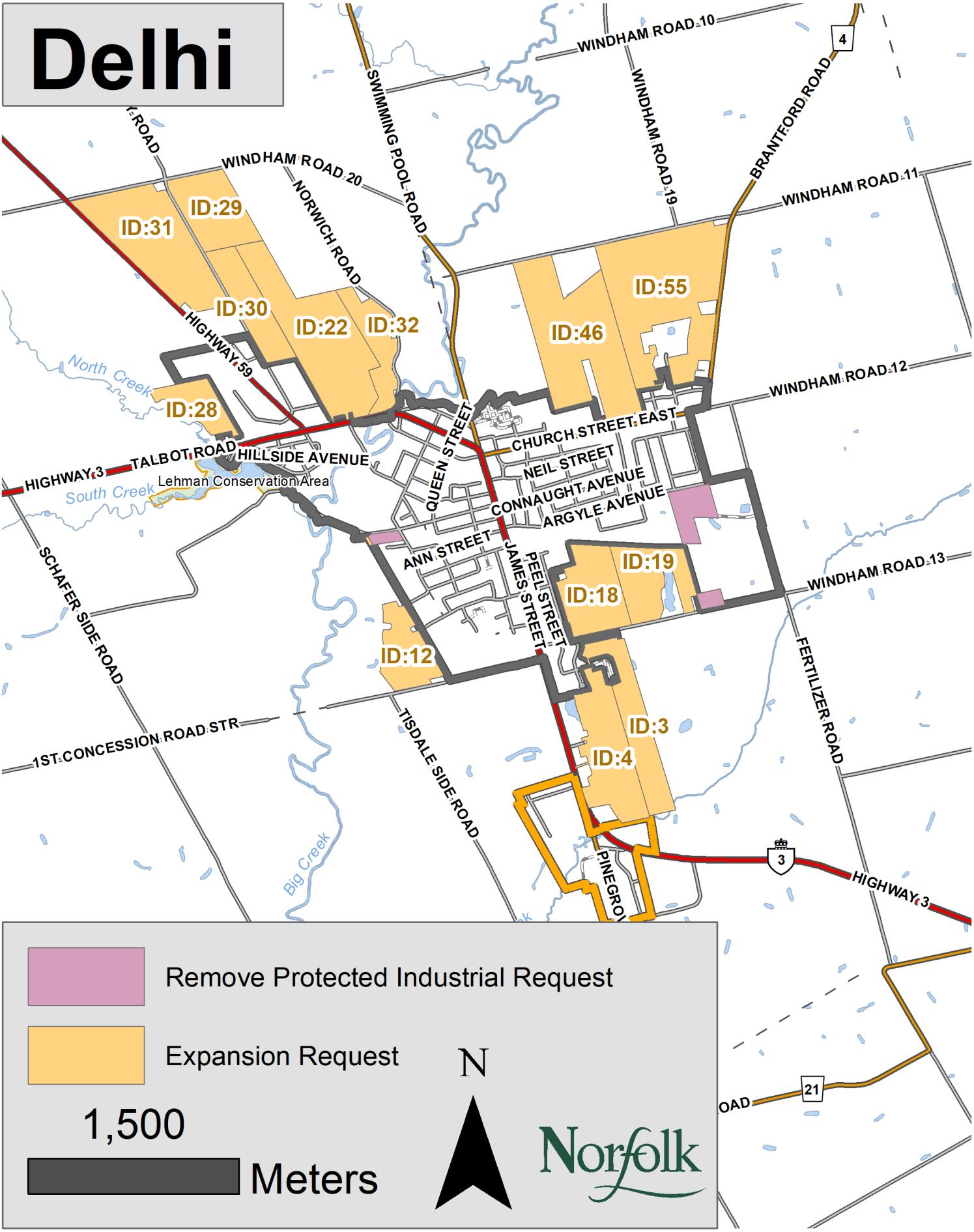
N

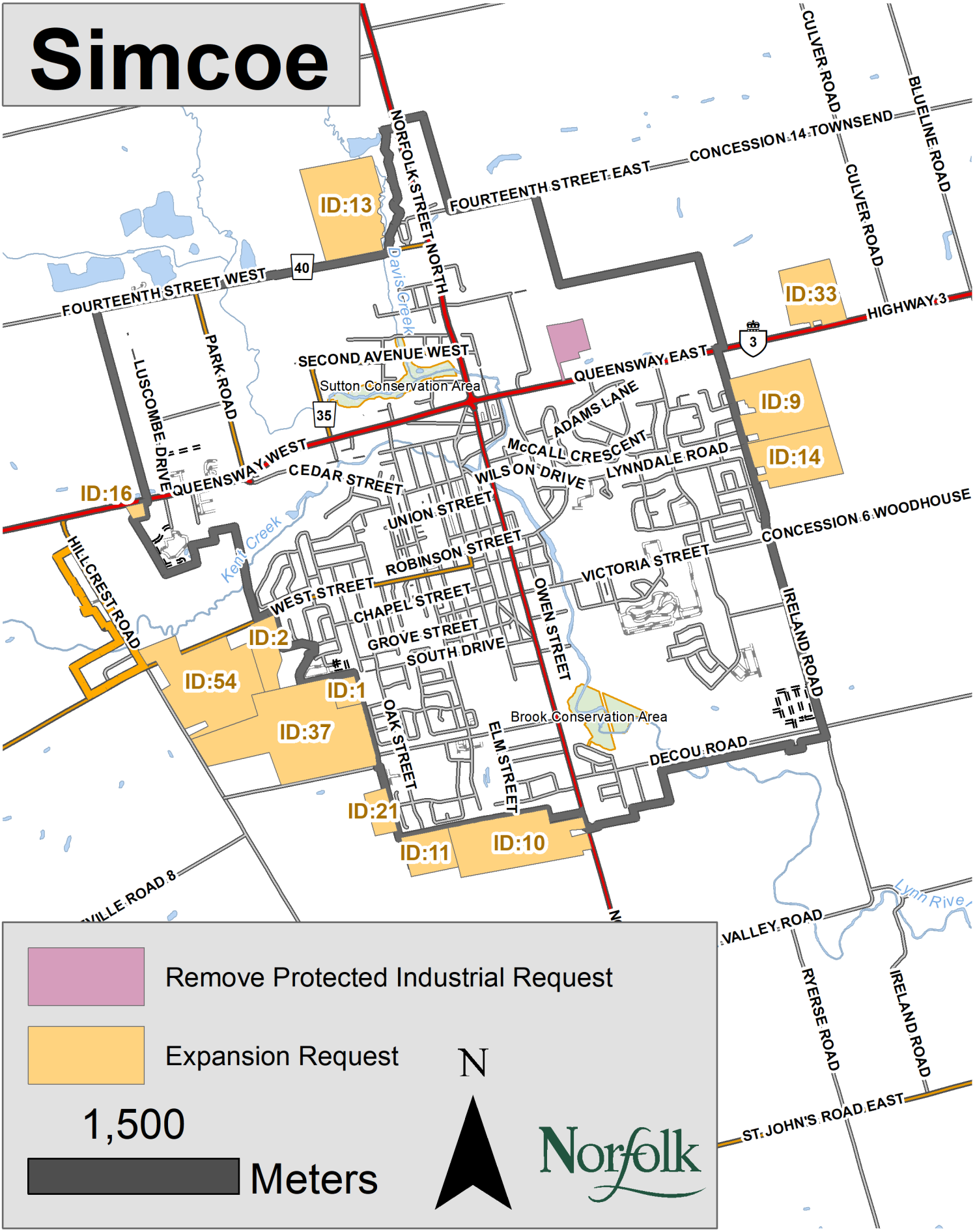
1,500 Meters

Norfolk

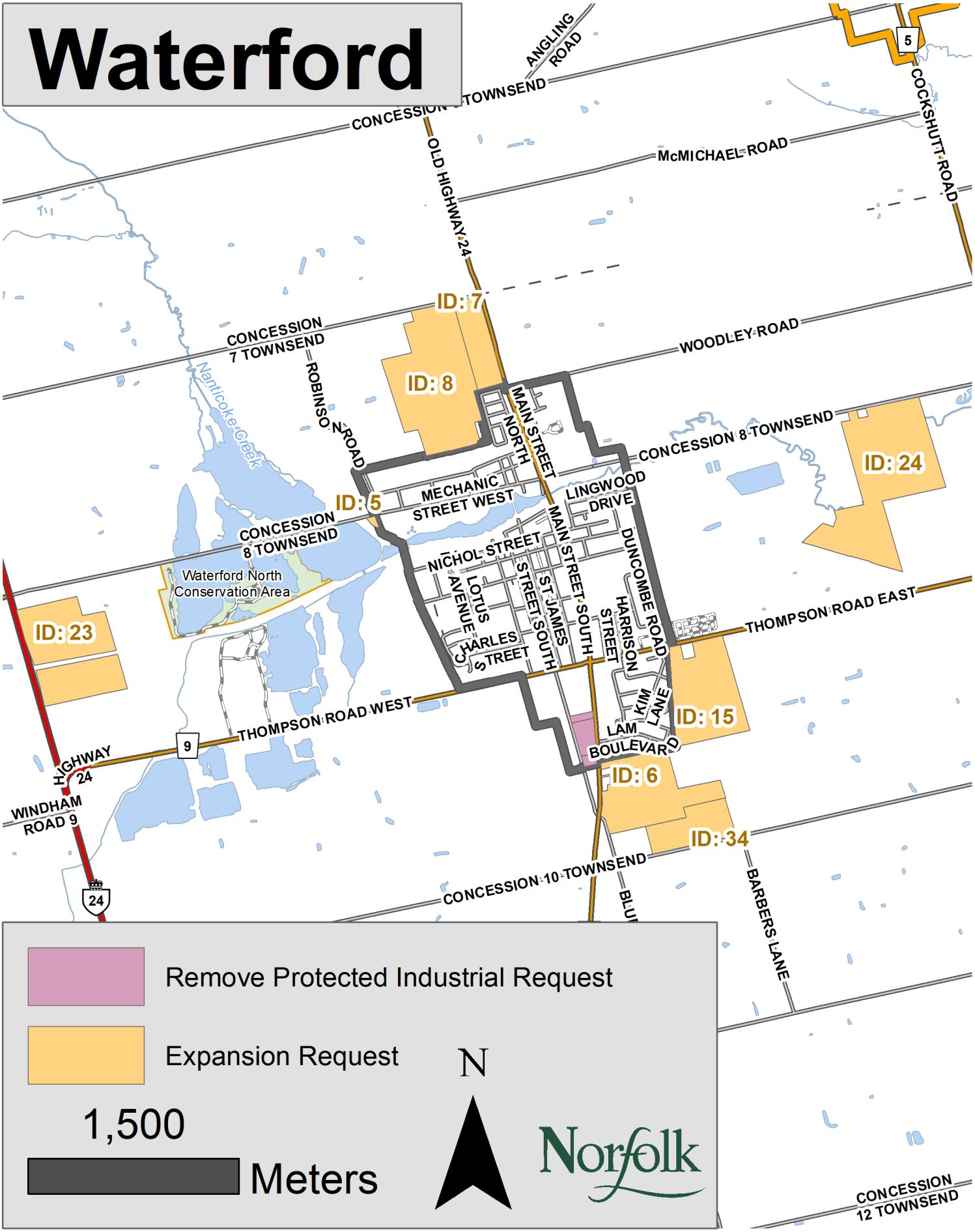
Courtland


MALL ROAD
1ST CONCESSION ROAD NTR
FERNLEA SIDE ROAD
South Creek
13
NORFOLK COUNTY ROAD 13
BYERLAY SIDE ROAD
TALBOT STREET
HIGHWAY 3
HIGHWAY 3
MAIN STREET OF COURTLAND
PLOWMAN'S LINE
NORTH STREET
ID:27
ID:25
ID:26
ID:17
Little Otter Creek
HIGHWAY 59
1ST CONCESSION ROAD STR
JACKSON
Remove Protected Industrial Request
Expansion Request
1,500
Meters
N
Norfolk

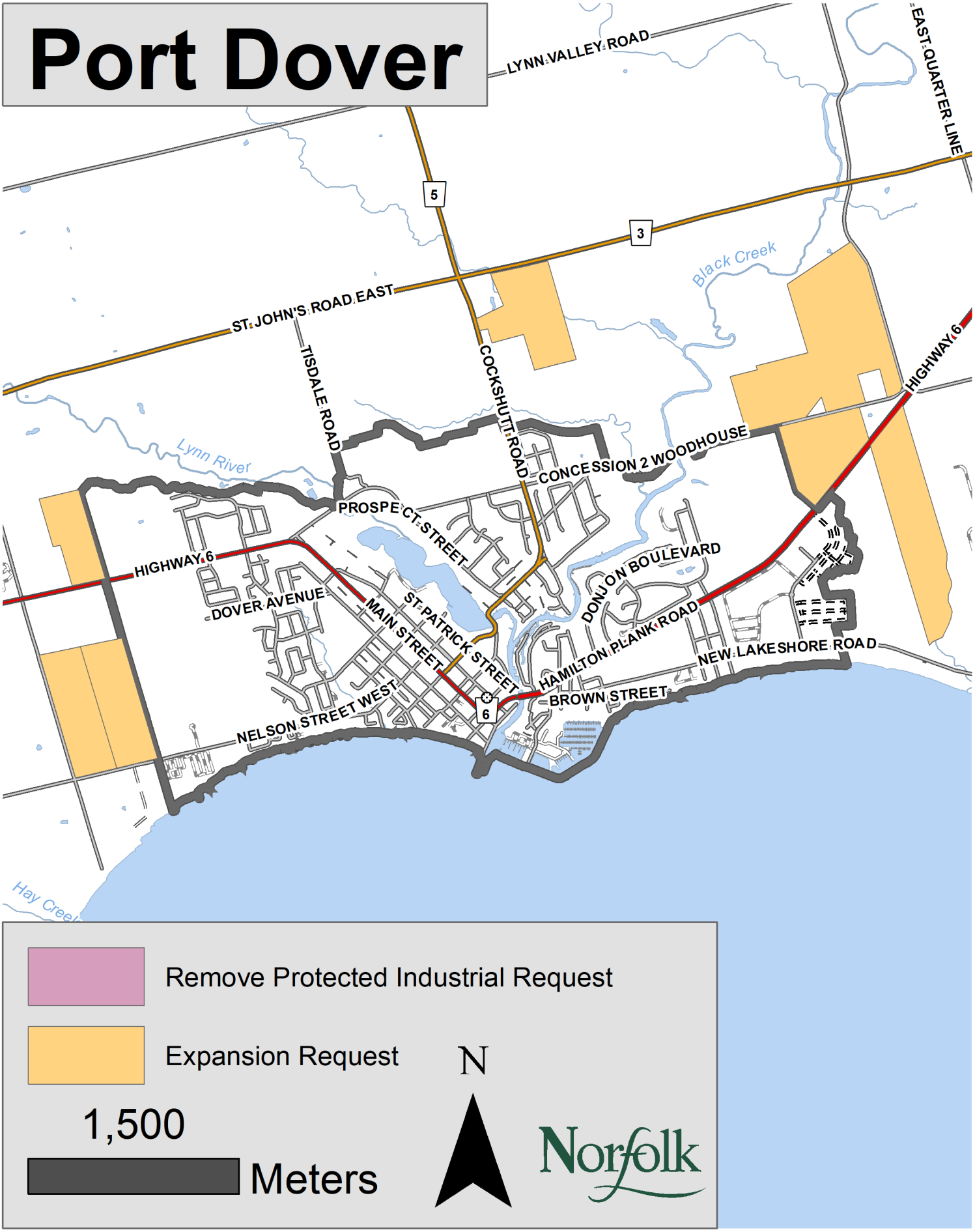

Delhi
WINDHAM ROAD 10
WINDHAM ROAD 11
WINDHAM ROAD 12
WINDHAM ROAD 13
WINDHAM ROAD 20
SWIMMING POOL ROAD
WINDHAM ROAD 19
BRANTFORD ROAD
NORWICH ROAD
HIGHWAY 59
TALBOT ROAD
HILLSIDE AVENUE
HIGHWAY 3
Lehman Conservation Area
North Creek
South Creek
Big Creek
QUEEN STREET
CHURCH STREET EAST
NEIL STREET
CONNAUGHT AVENUE
ARGYLE AVENUE
ANN STREET
JAMES STREET
PEEL STREET
SCHAFER SIDE ROAD
1ST CONCESSION ROAD STR
TISDALE SIDE ROAD
FERTILIZER ROAD
PINEGRO
ID:31
ID:29
ID:30
ID:22
ID:32
ID:28
ID:46
ID:55
ID:19
ID:18
ID:12
ID:3
ID:4
Remove Protected Industrial Request
Expansion Request
1,500
Meters
N
Norfolk


Simcoe
ID:13
ID:33
ID:9
ID:14
ID:16
ID:2
ID:54
ID:1
ID:37
ID:21
ID:11
ID:10
NORFOLK STREET NORTH
FOURTEENTH STREET EAST
CONCESSION 14 TOWNSEND
CULVER ROAD
BLUELINE ROAD
FOURTEENTH STREET WEST
HIGHWAY 3
SECOND AVENUE WEST
Sutton Conservation Area
QUEENSWAY EAST
QUEENSWAY WEST
LUSCOMBE DRIVE
PARK ROAD
ADAMS LANE
McCALL CRESCENT
LYNNDALE ROAD
CEDAR STREET
WILSON DRIVE
UNION STREET
ROBINSON STREET
CONCESSION 6 WOODHOUSE
VICTORIA STREET
WEST STREET
CHAPEL STREET
GROVE STREET
SOUTH DRIVE
OWEN STREET
IRELAND ROAD
HILLCREST ROAD
Kent Creek
Davis Creek
Brook Conservation Area
OAK STREET
ELM STREET
DECOU ROAD
VALLEY ROAD
RYERSE ROAD
ST JOHN'S ROAD EAST
Lynn River
Remove Protected Industrial Request
Expansion Request
1,500
Meters
N
Norfolk

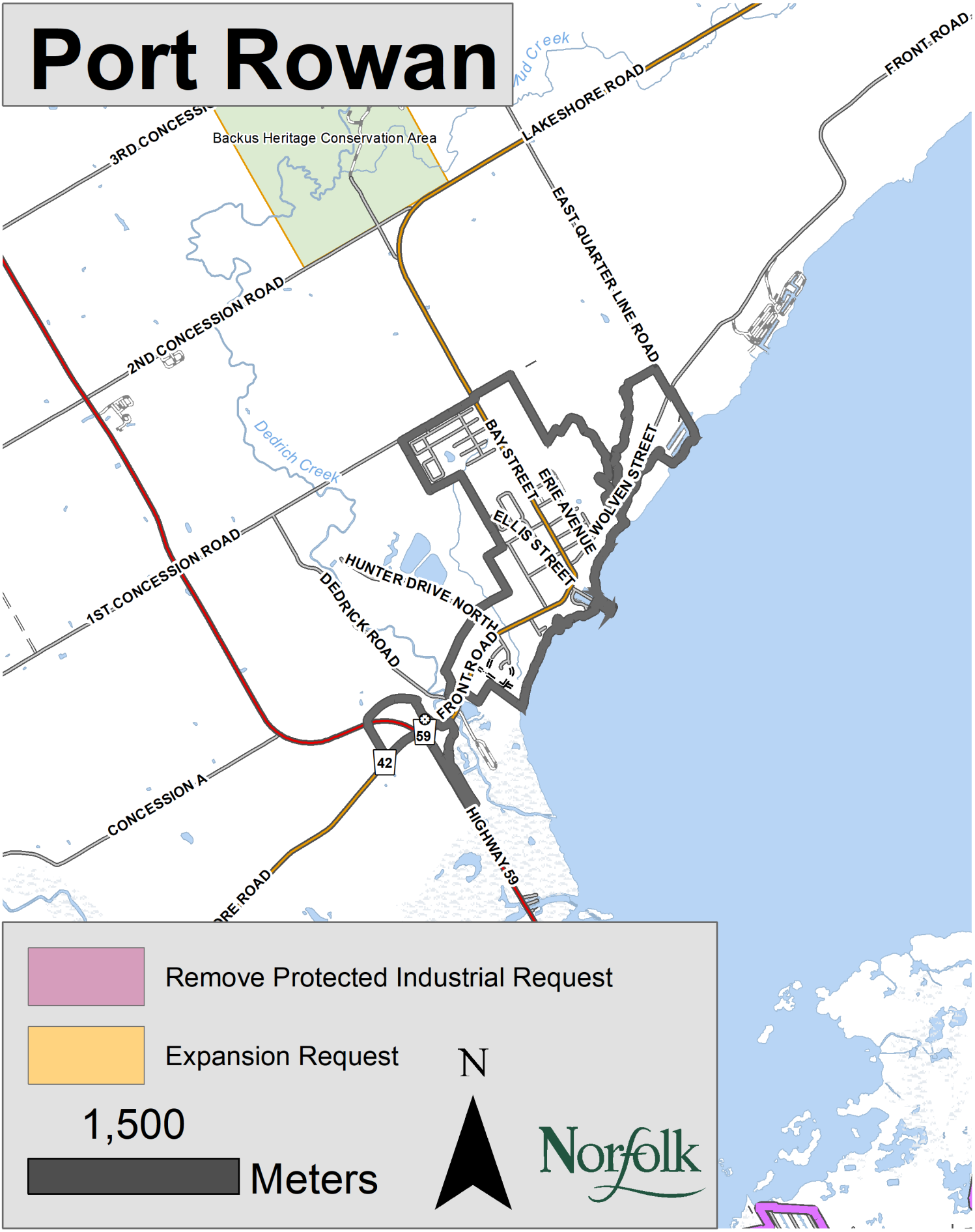
Waterford


ANGLING ROAD
CONCESSION 6 TOWNSEND
OLD HIGHWAY 24
McMICHAEL ROAD
COCKSHUTT ROAD
5
ID: 7
CONCESSION 7 TOWNSEND
WOODLEY ROAD
ROBINSON ROAD
ID: 8
Nanticoke Creek
MAIN STREET NORTH
CONCESSION 8 TOWNSEND
ID: 24
MECHANIC STREET WEST
LINGWOOD DRIVE
ID: 5
CONCESSION 8 TOWNSEND
NICHOL STREET
DUNCOMBE ROAD
Waterford North Conservation Area
LOTUS AVENUE
ST JAMES STREET SOUTH
MAIN STREET SOUTH
HARRISON STREET
THOMPSON ROAD EAST
ID: 23
CHARLES STREET
KIM LANE
ID: 15
THOMPSON ROAD WEST
9
LAM BOULEVARD
HIGHWAY 24
ID: 6
WINDHAM ROAD 9
ID: 34
CONCESSION 10 TOWNSEND
24
BARBERS LANE
CONCESSION 12 TOWNSEND
Remove Protected Industrial Request
Expansion Request
N
1,500
Meters
Norfolk

Port Dover


LYNN VALLEY ROAD
EAST QUARTER LINE
5
3
Black Creek
ST JOHN'S ROAD EAST
TISDALE ROAD
COCKSHUTT ROAD
HIGHWAY 6
Lynn River
CONCESSION 2 WOODHOUSE
PROSPECT STREET
HIGHWAY 6
DOVER AVENUE
MAIN STREET
ST PATRICK STREET
DONJON BOULEVARD
HAMILTON PLANK ROAD
NEW LAKESHORE ROAD
BROWN STREET
6
NELSON STREET WEST
Hay Creek
Remove Protected Industrial Request
Expansion Request
1,500
Meters
N
Norfolk

Port Rowan


Backus Heritage Conservation Area
3RD CONCESSI
LAKESHORE ROAD
FRONT ROAD
EAST QUARTER LINE ROAD
2ND CONCESSION ROAD
Dedrich Creek
BAY STREET
ERIE AVENUE
WOLVEN STREET
ELLIS STREET
HUNTER DRIVE NORTH
DEDRICK ROAD
1ST CONCESSION ROAD
FRONT ROAD
59
42
CONCESSION A
HIGHWAY 59
Remove Protected Industrial Request
Expansion Request
1,500
Meters
N
Norfolk