

4.3 ZNPL2024276 - 24 St. Ladislaus Street - CD-24-133 43

**Recommendation:**

That staff Report CD-24-133 for development application ZNPL2024276 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

4.4 28TPL2024288 and ZNPL2024331- 2328 Nixon Road - CD-24-130 62

**Recommendation:**

That staff report CD-24-130 for development applications 28TPL2024288 and ZNPL2024331 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation report.

5. Adjournment



Working together with our community

## Public Hearings Committee – November 05, 2024

Subject: Development Applications OPNPL2024218 and ZNPL2024220 proposing to amend the Official Plan and Zoning By-law to add a site specific provision to the Provincially Significant Wetland designation and zone for the lands described as Part of Block A, Long Point, South Walsingham, being Part 1 on Plan 37R4997.

Report Number: CD 22-141  
Division: Community Development  
Department: Planning  
Ward: Ward 1  
Purpose: For Public Meeting

### Recommendation(s):

That staff Report CD-24-141 for development applications OPNPL2024218 and ZNPL2024220 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

### Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on October 16, 2024.

### Discussion:

The applicant is proposing an Official Plan Amendment and Zoning By-law Amendment to facilitate the construction of new research buildings and the relocation of an existing building in the Provincially Significant Wetland designation.

An overview summary of the development applications that have been submitted for the subject property is contained within Attachment A. This includes an outline of the site

context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. The submitted or draft by-law amendments are included as Attachments C and D.

### **Strategic Plan Linkage:**

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities" and "Create an Optimal Place for Business".

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and for business.

### **Conclusion:**

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, "complete" development applications.

### **Attachments:**

Attachment A Development Application Overview  
Attachment B Existing Planning Policy and Zoning  
Attachment C Technical Comments  
Attachment D Public Comments  
Attachment E Proposed Official Plan Amendment  
Attachment F Proposed Zoning By-law Amendment

### **Approval:**

Approved By:  
Brandon Sloan, BES, MCIP, RPP  
General Manager  
Community Development Division

Reviewed By:  
Mohammad Alam MPL, MUD, MCIP, RPP  
Supervisor – Development Planning  
Community Development Division  
Planning Department

Prepared By:  
Kendall Wharton, BEDP  
Junior Planner  
Community Development Division  
Planning Department

**Attachment A - Report CD 24-141  
Development Application Overview**

# **The Tip of Long Point**

Application File Numbers: OPNPL2024218 &  
ZNPL2024220

Applicant: Birds Canada c/o Stuart Mackenzie  
Agent: Mary Elder, Elder Plans Inc.

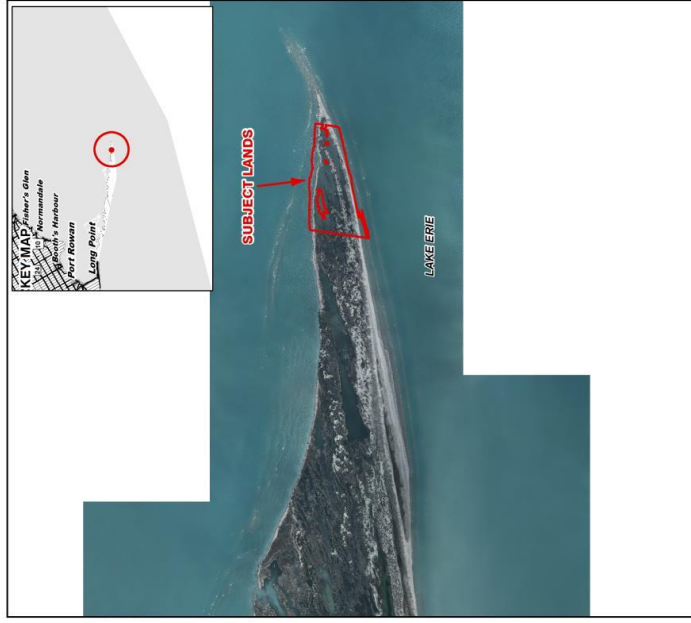
**Statutory Public Hearing**  
Date: November 5<sup>th</sup>, 2024

1

# Site Context: OPNPL2024218 & ZNPL2024

**MAP A**  
CONTEXT MAP  
Geographic Township of SOUTH WALSHINGHAM

OPNPL2024218  
ZNPL2024220



## Site Characteristics:

- Approximately 40.3 hectares (99.6 acres)
- Furthest most point of Long Point (The Tip)
- Subject lands contain a cabin, a storage shed, and a temporary storage container
- Cabin to be retained and moved to a safer location within the subject lands

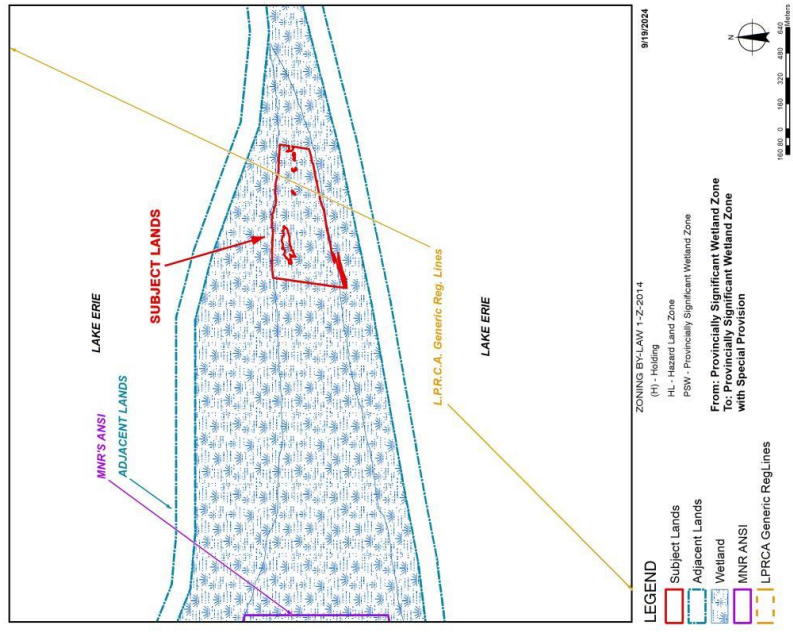
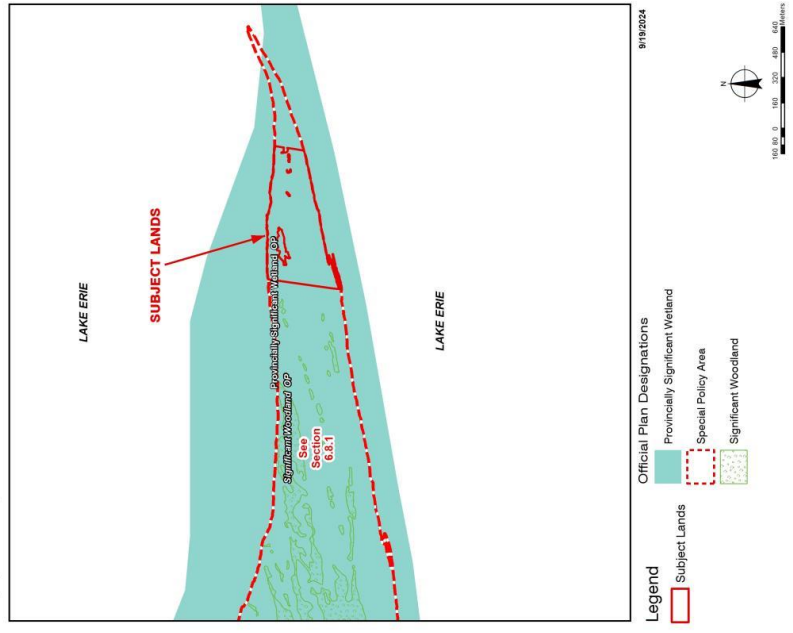
## Surrounding Land Uses:

Provincially Significant Wetlands

# Site Context: ZNPL2024148

**MAP B**  
 PROPOSED OFFICIAL PLAN AMENDMENT MAP  
 Geographic Township of SOUTH WALSLINGHAM

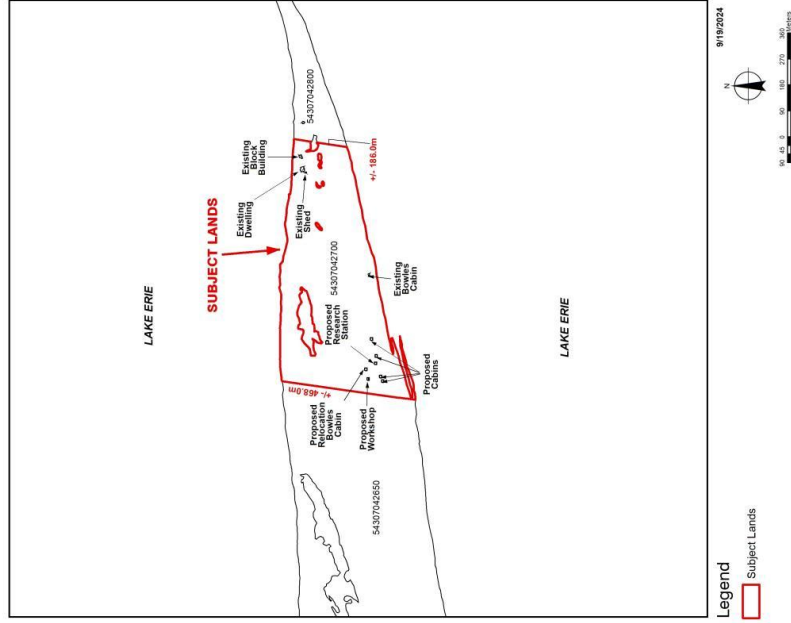
**MAP C**  
 PROPOSED ZONING BY-LAW AMENDMENT MAP  
 Geographic Township of SOUTH WALSLINGHAM



# Development Proposal

MAP D  
CONCEPTUAL PLAN  
Geographic Township of SOUTH WALSHINGHAM

OPNPL2024218  
ZNPL2024220



**Development Proposal:**

- Relocate existing cabin to a new, safe location
- Construct a workshop, research station, and new cabins to accommodate researchers, staff, and students

**Proposed Zoning Amendment:**

- Special Provision to permit no more than nine (9) buildings with a maximum total floor area of 235 sq. m.

**Proposed Official Plan Amendment:**

- Special Provision to permit research monitoring, conservation stewardship, training, outreach, and education activities

# Preliminary Review

## Technical Reports

- Planning Rationale Report – Birds Canada, June 2024
- Long Point Bird Observatory Tip Research Station Background Document and Land Use Permit Site Plan 2024, January 2024
- Long Point Bird Observatory Tip Research Station Rehabilitation Environmental Impact Study, June 2024

## Technical Comments

No comments at this time.

## Public Input

No Public input has been received at time of submission of this report and presentation.



# Preliminary Considerations

**Servicing:** The proposed structures will be serviced via potable water, outhouses or composting toilet. No municipal services would be required.

**Natural Features:** The proposed development is not anticipated to have a negative impact on the natural features of the site, as per the EIS report submitted.

## Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

### Public Hearing Committee Report Recommendation:

*THAT staff Report CD-24-141 for development application OPNPL2024218 & ZNPL2024220 be received for information; and*

*AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.*

## **ATTACHMENT B Existing Policies and Zoning Considerations**

### **Planning Act**

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (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;

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

### **Provincial Policy Statement – 2020**

#### **2.0 Wise Use and Management of Resources**

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

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.

2.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1

2.1.5 Development and site alteration shall not be permitted in:

- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest;

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

### 3.0 Protecting Public Health and Safety

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities, and conservation authorities to work together.

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- c) hazardous sites.

3.1.2 Development and site alteration shall not be permitted within:

- a) the dynamic beach hazard;
- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;

3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

**Planning Comments:** *The subject lands are located within a wetland and area of natural hazards. The proposed development is intended to aid in the conservation of the natural feature that is Long Point, with the development being kept minimal and located on higher ground to protect the existing natural features and avoiding dynamic beaches. The existing research station was developed prior to the establishment of the significant wetland by the Province, and is currently a legally non-conforming use. Mitigation measures intended to protect the habitat and natural features have been provided in the Environmental Impact Study provided, and no negative impacts are anticipated.*

*Access to the site is primarily by boat, and the existing and proposed structures are intended to provide shelter in the case of adverse weather conditions. The location of the proposed structures avoids the most hazardous locations.*

## **Norfolk County Official Plan**

Existing Land Use Designation: Provincially Significant Wetland

### **2.2.2 Protecting and Enhancing the Natural Environment**

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**

- 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.

**Planning Comments:** *The subject application seeks to facilitate the continued research and protection of the natural heritage feature that is Long Point. Former structures have been removed from eroded and flooded areas. Smaller, more carefully located structures are proposed to replace the existing legally non-conforming structures.*

### **3.5 Natural Heritage Systems**

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.

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.

#### **3.5.1 Provincially Significant Features**

The following shall be the policy of the County:

- a) Development and site alteration shall not be permitted in a Provincially Significant Feature unless in accordance with provincial and federal requirements.
- b) Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated. The extent of adjacent land shall be defined as indicated in Table 1. An Environmental Impact Study (EIS) in accordance with Section 9.7.1 (Environmental Impact Study) of this Plan shall be required for all development proposals adjacent to or abutting areas identified as Provincially Significant Features.

**Planning Comments:** *While development is not permitted on the site, the existing structures are legally non-conforming, as they were established prior to the Official Plan and Zoning By-law. The intent is to redevelop the site in locations and a manner that*

*would have minimal environmental impact. An Environmental Impact Study has been provided, and includes mitigation measures to protect the habitat and natural features.*

### **3.5.2 Natural Heritage Features**

The Provincial Policy Statement encourages the protection and enhancement of Natural Heritage Features.

The following shall be the policy of the County:

- b) Development or site alteration proposed in, or adjacent to, a Natural Heritage Feature(s), whether illustrated on Schedule “C” or only described in Table 2, shall be subject to the completion of an Environmental Impact Study, in accordance with Section 9.7.1 (Environmental Impact Study) of this Plan. Development or site alteration in, or adjacent to, such features shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated. The extent of adjacent land shall be defined as indicated in Table 2.
  
- c) The County recognizes the importance of endangered and threatened species, and the protection afforded to such species under the Endangered Species Act. It also recognizes the importance of habitat for other Species at Risk, and areas of more specialized wildlife habitat functions. The following shall be the policy of the County:
  - i) The habitat of endangered species and threatened species are not identified on either Schedules “B” or “C” of this Plan. The identification of habitat for endangered species or threatened species shall be determined in consultation with the Ministry of Natural Resources and Forestry. The County shall develop a protocol to assess when a project is likely to impact endangered or threatened species or their habitat. Where the development is likely to impact endangered or threatened species or their habitat, the proponent will be required to consult with the Ministry of Natural Resources and Forestry and demonstrate that they have met the requirements of the Endangered Species Act.
  - ii) Adjacent lands to the habitat of endangered species and threatened species shall be delineated in accordance with Table 2 of this Plan.
  - iii) Development shall not be permitted in areas of habitat of endangered species and/or threatened species, except in accordance with applicable Provincial and Federal requirements. Further, development shall not be permitted on adjacent lands to identified habitat of endangered species and/or threatened species unless the ecological function of the adjacent lands has been evaluated through an Environmental Impact Study, prepared by the proponent, that demonstrates, to the satisfaction of the County, the Ministry of Natural Resources and Forestry and any other

agency having jurisdiction, that there will be no negative impacts on the wildlife habitats.

- iv) All development applications are to be screened to determine whether they could negatively impact endangered or threatened species or their habitat. Where there is likelihood that a development proposal will impact species at risk or their habitat, the applicant will be required to consult with the Ministry of Natural Resources and Forestry to ensure the requirements of the Endangered Species Act are met. For larger scale development, specific analysis of how any development activities are compatible with the protection of Species at Risk will be required by the County as part of its review process.
- v) As outlined in the 'Technical Bulletin: Ministry of Natural Resources and Forestry, Aylmer District Guidance on Identifying Activities/Areas Not Likely to Contravene the Endangered Species Act, 2007 in the County of Norfolk' document the proponent may be required to consult with the Province to determine if the development is likely to impact species at risk and/or their habitat, and demonstrate that they have had appropriate regard to the requirements of the Endangered Species Act.

***Planning Comments:*** *An EIS was prepared and provided as part of the complete application. It demonstrates that no negative impacts are anticipated with the proposed replacement structures. Endangers and threatened species were also considered in the EIS. A net benefit is predicted for the species at risk.*

### **3.5.4 Long Point Biosphere Reserve**

The Long Point Biosphere Reserve, as illustrated on Schedule "C", is a United Nations Educational, Scientific and Cultural Organization (UNESCO) recognized World Biosphere Reserve. This unique feature is recognized as being significant on a global level due to the sustainable management approach adopted for the Reserve, which reflects the human interface with the area's unique mix of ecological systems. The Reserve includes a mix of wetlands and Carolinian species as well as a staging and stop-over point for migrating waterfowl and land birds, integrated with human settlement and recreational areas. Portions of the Long Point Biosphere Reserve Core Area are also recognized as a Provincially Significant Wetland, and as such, are afforded the protection from development as detailed in Sections 7.4 (Provincially Significant Wetlands Designation) and 3.5.1 (Provincially Significant Features).

It shall be the policy of the County that the Long Point sand spit, which is part of the Long Point Biosphere Reserve Core Area, and more specifically defined as the area east of Long Point Provincial Park, shall be protected in its natural state. No development shall be permitted on the Long Point sand spit.

***Planning Comments:*** *An amendment to this policy is requested that would permit the existing research facility to continue. The total area of the proposed new structures is*



*expected to be the same or smaller than the previously removed and existing structures.*

### **7.3 Hazard Land Designation**

Hazard lands are lands that have inherent environmental hazards such as flood susceptibility, erosion susceptibility, instability and other physical conditions which are severe enough, if developed upon, to pose a risk to occupants of loss of life, property damage and social disruption.

Through the Hazard Lands Designation, it is the intent of the County to protect life and property by respecting natural and human-made hazards and constraints in land use development. New development should only take place in areas which are not susceptible to hazards.

#### **7.3.1 Permitted Uses**

- a) Uses legally existing on the date of adoption of this Plan shall be permitted.
- d) Conservation uses and uses that assist in conserving or managing water supplies, wildlife or Natural Heritage Features shall be permitted.
- h) Non-habitable uses accessory to any of the permitted uses in the Hazard Lands Designation are permitted.

***Planning Comments:*** *The existing use and structures were established prior to the adoption of the Official Plan and Zoning By-law, rendering use legally non-conforming. This use aids in the conservation and management of wildlife and is necessary for the continued temporary accommodation of researchers involved.*

#### **7.3.2.2 Shoreline Policies**

- a) The shoreline of Lake Erie is subject to naturally fluctuating lake levels, seiche episodes, regular wave action and storms. Development will generally be directed to areas outside of the furthest landward of the dynamic beach hazard limit, the flood hazard limit and the erosion hazard limit.
- b) Development and site alteration shall not be permitted within:
  - i) the dynamic beach hazard; and
  - ii) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards, dynamic beach hazards and/or other water related hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development, and the natural hazard.

- f) The replacement of an existing building or structure may be permitted provided the hazard has been adequately addressed through the use of accepted engineering and resource management practices. Acceptable replacement shall not result in an increase of more than 50 m<sup>2</sup> to the original usable floor area of the building or structure, or alter the original use or affect shoreline processes.
- h) Nothing in the above policies shall be interpreted to prohibit the relocation of an existing building or structure presently located within the erosion hazard limit either to a location farther away from the top of bank on the same lot or to another lot farther away from the top of bank, even if still within the erosion hazard limit. If a structure is relocated to another lot, no replacement structure may be constructed on the lot from which the original structure was moved, unless it is located on an area outside of the furthest landward of the dynamic beach hazard limit, the flood hazard limit and the erosion hazard limit.

**Planning Comments:** *The proposed location of the new and relocated structures is on higher ground and more in-land than previous structures. The proposed structures are also moveable, to aid in avoiding erosion and dynamic beach hazards. Hazards are intended to be mitigated to the greatest extent possible, while still protecting the environment and natural features, including shoreline processes.*

#### **7.4 Provincially Significant Wetland Designation**

The highest level of protection and conservation for Provincially Significant Wetlands (PSW) is required by Provincial policy. Wetland significance and boundaries are identified by the Ministry of Natural Resources and Forestry using the Ontario Wetland Evaluation System.

##### **7.4.1 Permitted Uses**

Development and site alteration shall not be permitted within the Provincially Significant Wetland Designation.

- b) Permitted uses shall include conservation management, hunting, trapping, fishing, compatible recreational activities and education activities, subject to the approval of the County, in consultation with the appropriate Conservation Authority.

**Planning Comments:** *The research facility is a legally non-conforming use that is adding in conservation management and education activities.*

##### **9.6.1 Official Plan Amendments**

- c) The County shall consider the following criteria when reviewing applications to amend this Plan:

- i) the manner in which the proposed amendment conforms to prevailing Provincial policy and regulations;
- ii) the manner in which the proposed amendment conforms to the Strategic Plan prepared in support on this Plan;
- iii) the manner in which the proposed amendment conforms to the Goals and Objectives, and policies of this Plan;
- iv) the impacts of the proposed amendment on the provision of and demand for municipal services, infrastructure and facilities;
- v) the adequacy of the proposed servicing solution with respect to the servicing policies of this Plan;
- vi) the impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services;
- vii) the impact of the proposed amendment on the community structure and nature of the Urban Areas and/or Hamlet Areas;
- viii) the impact of the proposed amendment on cultural heritage resources and/or Natural Heritage Features;
- ix) the impact on agricultural uses and land;
- x) the impact of the proposed amendment on the financial sustainability of the County; and
- xi) any other information determined by the County, in consultation with the appropriate agencies, to be relevant and applicable.

**Planning Comments:** *The research and monitoring being conducted at the research station supports policy and actioned to protect and conserve areas of Provincial interest. No negative impacts are anticipated through the development of the proposed structures. The development would have no impact on municipal services, infrastructure, or facilities, nor is there any expected impact on surrounding land uses.*

### **Zoning By-law 1-Z-2014 and any Proposed Amendments**

The subject lands are zoned Provincially Significant Wetland (PSW).

The current zoning does not list a research station as a permitted use, and therefore there are no zoning provisions for this use.

**Planning Comments:** *An amendment to the Zoning By-law is proposed to permit a research station as a permitted use. This is currently a legally non-conforming use, as it was established prior to the Zoning By-law.*

### **3.24 Non-Conforming Uses**

3.24.1 Nothing in this By-Law shall apply to prevent the use of any land, building or structure for any purpose prohibited by this By-Law if such land, building or structure was lawfully established and used for such purpose on the date of the

passing of this By-Law, and provided that it continues to be used for that purpose.

3.24.2 Nothing in this By-Law shall prevent the strengthening or restoration of a nonconforming building or structure to a safe condition so long as the strengthening or restoration does not alter the height, area, size or volume of the building or structure or changes its use to other than a conforming use.

3.24.3 Nothing in this By-Law shall prevent a non-conforming building or structure, which is partially or fully damaged or destroyed from being restored or reconstructed provided yard depths, height, area, size or volume of the building or structure as it existed at the time prior to the damage or destruction are maintained or compliance with regulations of the Zone in which the building or structure is located is not further reduced.

### **3.24 Non-Complying**

Nothing in this By-Law shall prevent a non-complying building or structure from being enlarged, extended, reconstructed, repaired, renovated or used provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of the building or structure with any provision of this By-Law.

***Planning Comments:*** *As mentioned, the existing structures on the site are considered legally non-conforming, and its use is permitted to continue. However, due to shoreline erosion, the demolished buildings cannot be replaced in the same location or to the same dimensions. The proposed smaller, moveable structures are intended to protect environment of the site.*

### **3.33 Uses Permitted in All Zones**

Notwithstanding the permitted uses in (a) to (s) above, no building or structure shall be permitted in a Hazard Land Zone (HL) or a Provincially Significant Wetland Zone (PSW).

***Planning Comments:*** *A site-specific provision is being sought to permit the proposed structures on the subject lands. This would bring the legally non-complying status of the existing structures into compliance, and permit the proposed structures to be constructed.*

## **ATTACHMENT C**

### Technical Comments

#### **Development Engineering**

Circulated.

#### **Agreement Administrator**

Circulated.

#### **Building**

The building department has reviewed the proposal and has NO comments or conditions. No Ontario Building Code review has been completed at this time and will be done at permit application stage. Please reach out to the building department as you get closer to having the planning and applicable approvals in place and staff will be happy to assist you with information on preparing for the building and septic permit stage of the project. Geotechnical and hydrological studies may be required for permit review.

#### **GIS Department**

Norfolk GIS has no requirements at this time.

#### **Environmental and Infrastructure Services**

Circulated.

#### **Economic Development**

Circulated.

#### **Drainage**

Circulated.

**Zoning Administrator**

Circulated.

**Realty**

Circulated.

**Forestry**

Circulated.

**Long Point Region Conservation Authority**

Circulated.

## **ATTACHMENT D**

### Public Comments

To date, no comments have been received from members of the public who were notified about the proposed developments.



**The Corporation of Norfolk County**

**By-Law 2024-XX**

**Being a By-Law to Adopt Amendment Number 155 to the Norfolk County Official Plan in respect of lands described as Part of Block A, Long Point, South Walsingham, being Part 1 on Plan 37R4997 in the Name of Birds Canada.**

Whereas the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended, Section 17 (22) states that “When the requirements of subsection (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may adopt all or part of the Plan and, unless the plan is exempt from approval submit it for approval.”; and

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 17, 21 and 22; and

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

1. That amendment number XX 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 XXth day of XX 2024.

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Mayor: A. Martin

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County Clerk



# 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 allow for the establishment of a research station and permit development within the subject lands.

### Location of the Lands Affected

As shown on the attached 'Schedule "A"', the subject lands are located on Part of Block A, Long Point, South Walsingham, being Part 1 on Plan 37R4997.

### Basis of the Amendment

The basis for permitting this amendment is to recognize and continue a legally non-conforming use and permit the construction and relocation of new and existing associated structures, in conformity with overall Provincial Policy.

## Part B: The Amendment

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

### Map Schedule Amendment

That Schedule B, Land Use, in the Norfolk County Official Plan is further amended by identifying all the lands shown as the subject lands on 'Schedule "A"' attached to and a part of this amendment with the XX site specific policy number.

### Text Amendment

That the following site specific policy area be added to Section 7.4 Provincially Significant Wetland Designation

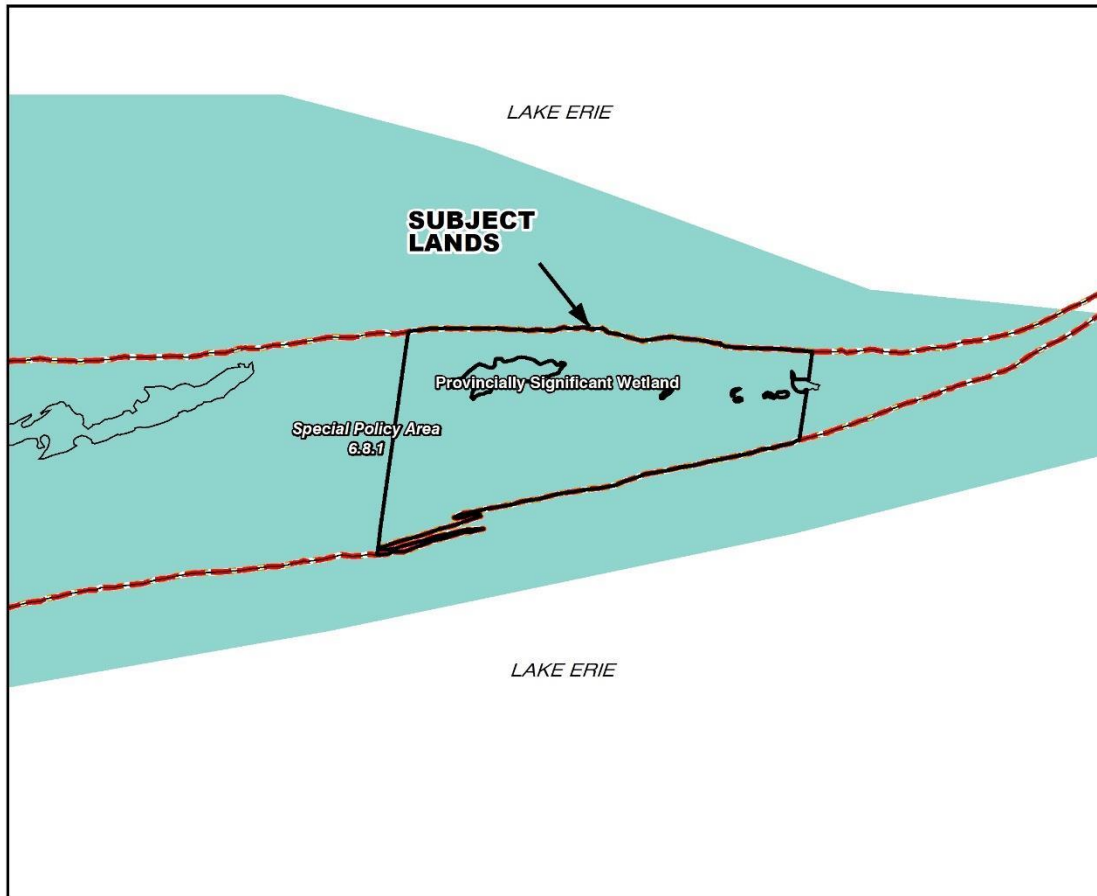
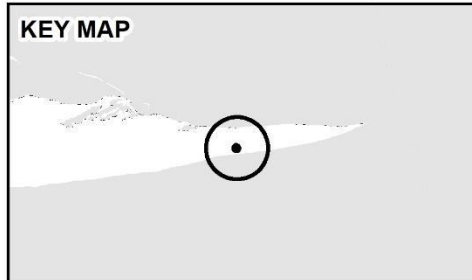
7.XX – The Tip of Long Point Site Specific Policy Area [2024-XX]

THAT on the land designated Provincially Significant Wetland – Site Specific Policy Area XX on Schedule "B" to this Plan, permits the development of structures associated with research, monitoring, conservation stewardship, training, outreach, and education activities.

**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.

**SCHEDULE A**  
**Amendment No.**  
 to the  
**OFFICIAL PLAN**  
 for  
**NORFOLK COUNTY**  
 SOUTH WALSHINGHAM



**LEGEND**

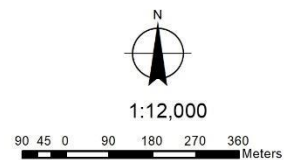
Subject Lands

From: Provincially Significant Wetland  
To: Provincially Significant Wetland with Special Provision

**Official Plan Designations**

Provincially Significant Wetland

Special Policy Area





## The Corporation of Norfolk County

### By-Law 2024-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part of Block A, Long Point, South Walsingham, being Part 1 on Plan 37R4997, Norfolk County.

**WHEREAS** Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, CHAPTER P.13, as amended;

**AND WHEREAS** this By-Law conforms to the Norfolk County Official Plan.

**NOW THEREFORE** the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map A (attached to and forming part of this By-Law) from *Provincially Significant Wetland (PSW) Zone* to *Provincially Significant Wetland (PSW) Zone* with a Special Provision.

2. That Subsection 14 Special Provisions is hereby further amended by adding Special Provision 14.XXXX as follows:

14.XXXX In addition to the uses permitted in the *Provincially Significant Wetland (PSW) Zone*, the following shall be applied:

a) a research station

In lieu of the corresponding provisions in the *Provincially Significant Wetland (PSW) Zone*, the following shall apply:

a) maximum number of structures – 9

b) maximum total floor area of all structures – 235 sq. m.

3. That the effective date of this By-Law shall be the date of passage thereof.

**ENACTED AND PASSED** this xx day of xx, 2024.

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Mayor  
Amy Martin

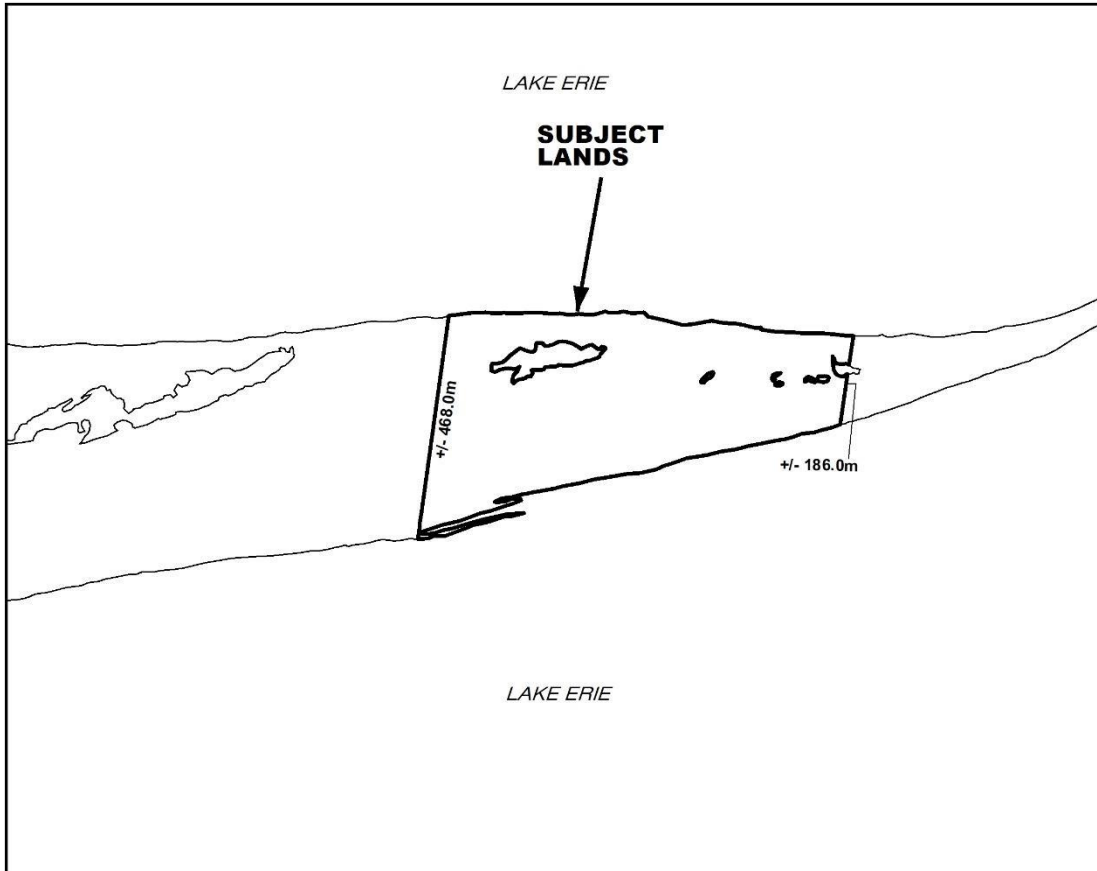
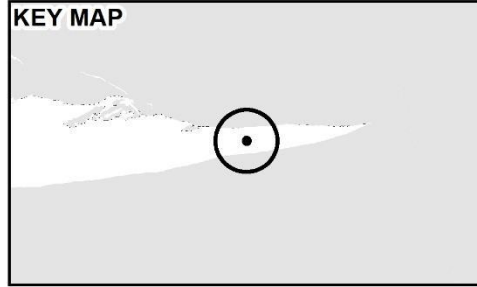
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County Clerk

# MAP A

## ZONING BY-LAW AMENDMENT NORFOLK COUNTY In the Geographic Township of SOUTH WALSHINGHAM

KEY MAP



### LEGEND

Subject Lands

### ZONING BY-LAW 1-Z-2014

(H) - Holding

HL - Hazard Land Zone

From: Provincially Significant Wetland Zone  
To: Provincially Significant Wetland Zone  
with Special Provision

PSW - Provincially Significant Wetland Zone



1:12,000



This is MAP A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor: A. Martin

\_\_\_\_\_  
Clerk

**Explanation of the Purpose and Effect of  
By-Law 2024-XX**

This By-Law affects a parcel of land described as Part of Block A, Long Point, South Walsingham, being Part 1 on Plan 37R4997.

The purpose of this By-Law is to add “research station” as a permitted use on the subject lands, with the additional provision for a maximum of 9 structures and a total floor area of all buildings combined of 235 square metres.