

Norfolk County Lakeshore Secondary Plan

Policy for Development along the
Lake Erie Shoreline

Policy for Development along the Lake Erie Shoreline

- Norfolk County Official Plan – Section 3 – Managing Growth
- Section 3 deals with sustainable growth management for urban areas and hamlet areas and ensures the long term protection of the County’s agricultural and rural resources, conserves natural heritage features and provides for basis for future planning activities along the lakeshore.
- Section 3.8 pertains to the County’s Lakeshore – “Norfolk County’s geographic location on the north shore of Lake Erie is one of the County’s greatest physical assets. The County recognizes that the lakeshore is an invaluable resource. The County lakeshore, a significant component of “Ontario’s South Coast”, provides excellent tourism and recreational opportunities. While the County is in favour of further tourism and recreational development, the development pressures along the lakeshore need to be carefully managed to protect the area’s natural attributes, ecological significance and importance through its connectivity to the natural features of the County, which form the basis for much of the interest in the area. Furthermore, there is a similar need to protect human health and safety from the natural hazards and potential human made hazards associated with concentrations of development on private services.”

“The Long Point-Turkey Point wetland complex and associated land have world recognition by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as the Long Point Biosphere Reserve. The Long Point Biosphere Reserve, as designated under the auspices of MAB (Man and Biosphere) Canada, provides a model of sustainability, balancing economic and social considerations with the truly unique features of ecological and natural heritage importance.”
- 3.8.1 Lakeshore Special Policy Area - The Lakeshore Special Policy Area (LSPA) is identified on Schedule “A” to this Plan. The Lakeshore Special Policy Area Secondary Plan included in Chapter 11 of Part II – The Secondary Plans complements the general policies and land use designations of Part I – The Primary Plan while providing more detailed planning strategies and land use guidance to address the special lakeshore attributes and the unique local land use arrangements to ensure the community, environmental and economic sustainability of the County’s lakeshore. The LSPA Secondary Plan must be read in conjunction with the policies of the Part I – The Primary Plan. Where a conflict arises between the Part I – The Primary Plan and the LSPA Secondary Plan, the policies of the LSPA Secondary Plan shall prevail.

Lakeshore Special Policy Area (LSPA)



Policy for Development along the Lake Erie Shoreline

- Technical Review and Public process
- Technical review included:
 - Agricultural study;
 - Market and Economic Opportunities Forecast for Growth and Settlement;
 - Natural heritage System Strategy;
 - Servicing Overview;
 - Coastal Engineering Overview, which included a discussion of natural hazards;
 - Transportation and trails/Cycling Overview;
 - Community Design Study; and
 - Cultural Heritage Landscape and Built Heritage Study

Norfolk County OFFICIAL PLAN

Lakeshore Special Policy
Area Secondary Plan

Appendix "B"

AGRICULTURAL PRIORITY

LEGEND

- Lakeshore Special Policy Area Boundary 
- Urban Area Boundary 
- Hamlet Area Boundary 
- Resort Area Boundary 

AGRICULTURAL PRIORITY

- Low Agricultural Priority 
- Medium Agricultural Priority 
- High Agricultural Priority 



This schedule was compiled and
produced by Norfolk County Planning
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Norfolk County OFFICIAL PLAN


Lakeshore Special Policy
Area Secondary Plan
Appendix "C-2"

NATURAL HERITAGE SYSTEM STRATEGY

LEGEND

- Lakeshore Special Policy Area Boundary 
- Urban Area Boundary 
- Hamlet Area Boundary 
- Resort Area Boundary 

NATURAL HERITAGE SYSTEM

- Natural Heritage Features and Hazard Land Designation Identified by the Official Plan 

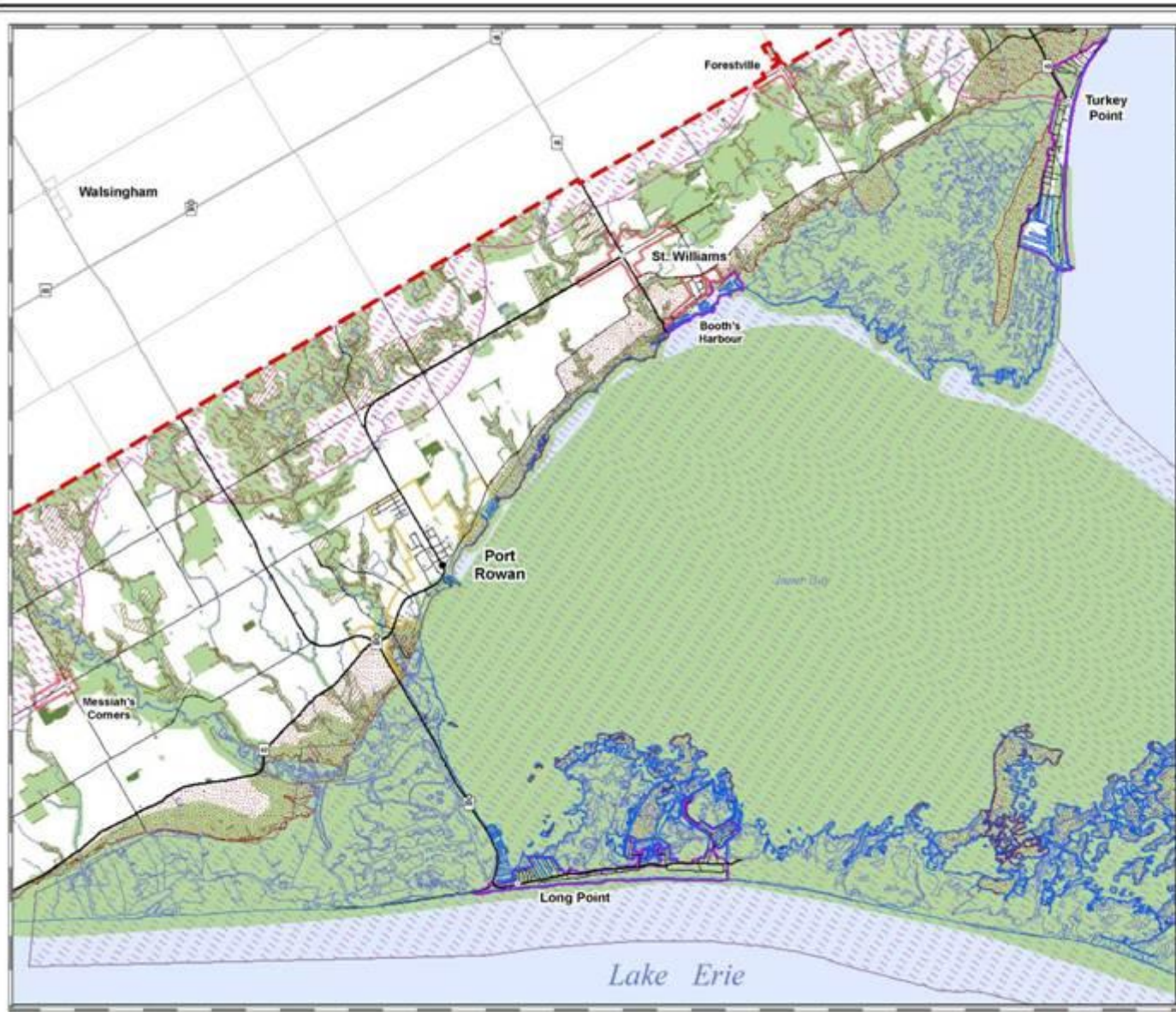
NATURAL HERITAGE SYSTEM STUDY AREAS

- Unevaluated Small Forest Patches Study Areas 
- Upland Grassland Habitat Study Areas 
- Stopover Habitat Study Areas 
- Important Bird Study Areas Long Point Peninsula and Marshes 
- Important Bird Study Areas Norfolk Forest Complex 

Important Bird Study Areas Source: Bird Studies Canada



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Lakeshore Secondary Plan

- **Growth Management Strategy**

- direct growth away from agricultural areas and toward existing urban areas that have designated land to accommodate growth
- direct major tourism to settlement areas

- **Agriculture Strategy**

- promote the protection of prime agricultural land
- protect specialty crop land
- promote agricultural sustainability by permitting agri-tourism and resource based tourism as secondary uses

- **Natural Heritage System Strategy**

- promote protection and preservation of natural heritage features
- protection, restoration and enhancement of natural features and consideration of County-wide natural heritage system strategy

- **Tourism and Recreation Strategy**

- direct tourism to urban and hamlet areas
- small scale tourism and recreation to secondary tourism nodes

- **Infrastructure Strategy**

- promote provision of adequate servicing systems
- promote sustainable multi-nodal, non-automotive transportation modes

- **Community Design Strategy**

- promote the protection and enhancement of the valuable characteristics of the unique lakeshore related settlement areas
- promote use of the Lakeshore Community Design Guidelines

Norfolk County OFFICIAL PLAN

Lakeshore Special Policy Area Secondary Plan Schedule "F"

COMMUNITY STRUCTURE

LEGEND

- Lakeshore Special Policy Area Boundary - - -
- Urban Area Boundary
- Hamlet Area Boundary
- Resort Area Boundary
- Agricultural Area
- Natural Heritage Area

TOURISM AND RECREATIONAL ELEMENTS

- Urban Tourism Nodes
- Port Dover & Port Rowan (Conceptual)
- Secondary Tourism Nodes (Conceptual)
- Lake Erie Scenic Corridor



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