



Working together with our community

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Public Hearings Committee – September 03, 2025

Subject: Application ZNPL2025234 proposing to amend the zoning of the subject lands from Agricultural (A) to Agricultural (A) with a special provision to permit a greenhouse manufacturing facility for the lands described as 2148 Highway 3, Norfolk County.

Report Number: CD 25-033
Division: Community and Development Services
Department: Planning
Ward: Ward 4
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS-25-033 for development application ZNPL2025234 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 August 1, 2025.

Discussion:

The applicant is proposing a zoning by-law amendment to facilitate a greenhouse manufacturing facility with a usable floor area of 3,623 square metres. A site plan application has been received as well, and is being reviewed internally by staff.

An overview summary of the development application that has been submitted for the subject property at 2148 Highway 3 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 draft by-law amendment is included as Attachment D.

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: Development that results from the subject application will contribute to the economic base in Norfolk County.

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 Proposed Zoning Bylaw Amendment

Approval:

Approved By:
Bill Cridland
General Manager, Community and Development Services

Reviewed By:
Bohdan Wynnyckyj, MCIP, RPP
Director of Planning

Prepared By:
Alisha Cull, BES, MCIP, RPP, Ec.D.
Manager, Planning Services

Attachment A – Report CD 25-033
Development Application Overview

**2148 Highway 3,
Geographic Township of Windham**

Application File Number: ZNPL2025234

Applicant: William Reed

Statutory Public Hearing

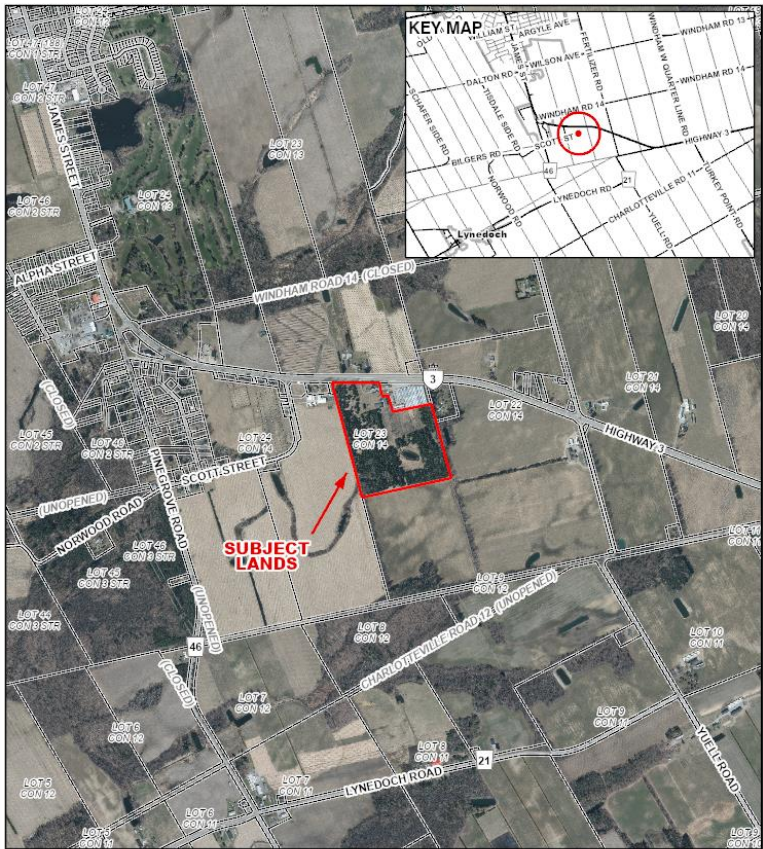
Date: September 3, 2025

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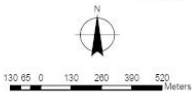
Site Context: ZNPL2025234

MAP A
CONTEXT MAP
Geographic Township of WINDHAM

ZNPL2025234



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- 16.09 ha (39.78 acres)
- Agricultural lot with frontage onto the south side of Highway 3
- Located within the Geographic Township of Windham, south of the Urban Area of Delhi
- Property contains an existing single detached dwelling and barns

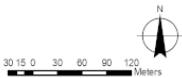
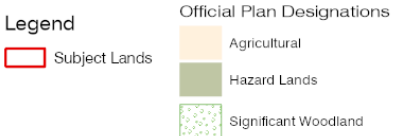
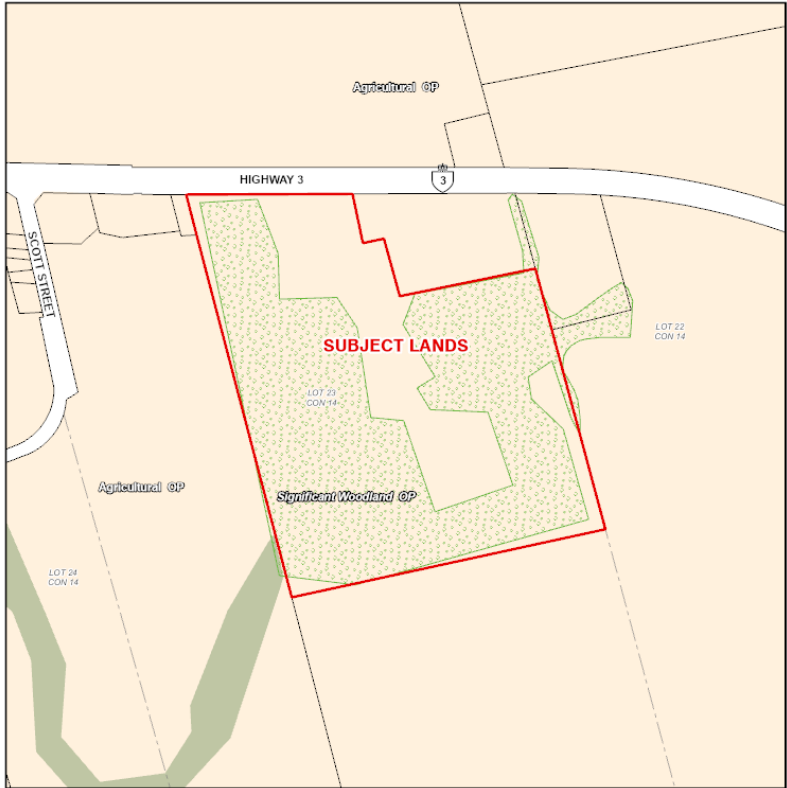
Surrounding Land Uses:

Primarily agricultural

Site Context: ZNPL2025234

MAP B
OFFICIAL PLAN MAP
Geographic Township of WINDHAM

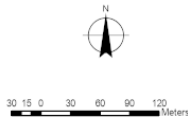
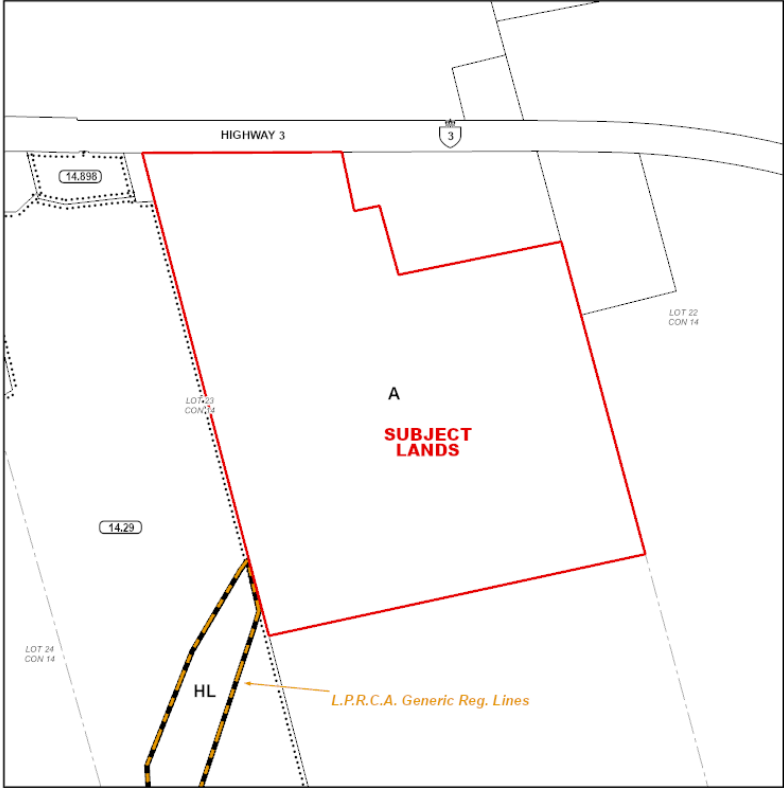
ZNPL2025234



7/30/2025

MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of WINDHAM

ZNPL2025234

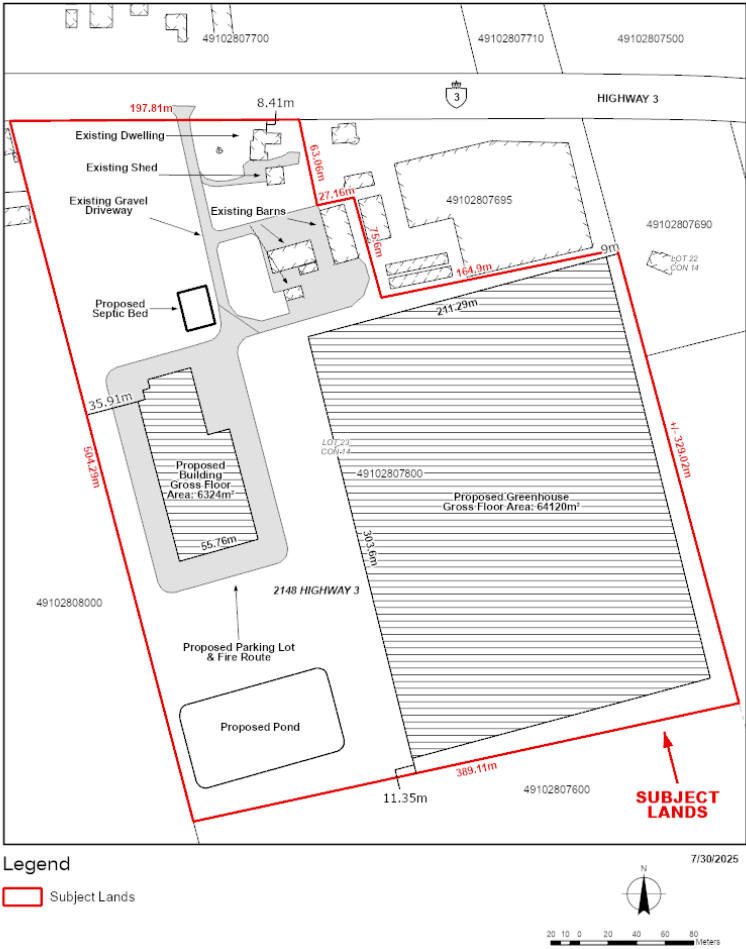


7/30/2025

Development Proposal

MAP D
CONCEPTUAL PLAN
Geographic Township of WINDHAM

ZNPL2025234



Development Proposal:

- Establish a greenhouse manufacturing facility in association with a strawberry greenhouse

Proposed Zoning Amendment:

- Re-zoning the subject lands, designated Agricultural in the OP, from Agricultural (A) to Agricultural (A) with Special Provision 14.1106

Preliminary Review

Technical Reports

- Planning Justification Report
- Photometric Assessment
- Functional Servicing Report
- Traffic Impact Study

Technical Comments

No major concerns are currently identified.

Public Input

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

Next Steps & Recommendation

- Consideration of public hearing input
- Review of all technical comments
- Policy analysis and formulation of recommendation

Public Hearings Committee Report Recommendation:

That staff Report CDS-25-033 for development application ZNPL2025234 be received for information; and

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 34 of the Planning Act grants Councils of municipalities the authority to pass a Zoning By-Law as well as subsequent amendments to the Zoning By-Law.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas where full municipal services are available.

Chapter 4: Wise Use and Management of Resources of the PPS states that agricultural areas shall be designated and protected for long-term use for agriculture.

Section 4.3.2 states that the permitted uses in agricultural area should be agricultural uses, agriculture-related uses, and on-farm diversified uses. It also states that all types, sizes, and intensities of agricultural uses and normal farm practices shall be promoted and protected.

“Agriculture-related uses” are defined in the PPS as “those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.”

Norfolk County Official Plan

Existing Land Use Designation: “Agricultural”

Section 7.2 of the Official Plan (OP) outlines permitted uses and land use policies for the Agricultural designation. The OP states that the primary use of land shall be for agriculture. Agriculture-related commercial and industrial operations are permitted as well, subject to the following policies:

7.2.2 d) “Agriculture-related commercial and industrial uses that are clearly supportive of and directly related to agricultural operations may be permitted subject to the following criteria:

- i) the use must be justified on the basis of being required near to the farm operation;

- ii) the proposed use is directly related to farm operations in the area and provides direct products and/or services to farm operations as a primary activity;
- iii) the proposed use shall be compatible with and not hinder surrounding agricultural operations;
- iv) the proposed use shall be appropriate to available rural services, such as road access, private water and waste water services, utilities, fire protection and other public services;
- v) the proposed use maintains the agricultural character of the area;
- vi) the proposed use meets all applicable provincial emission, noise, water and wastewater standards and receives all relevant environmental approvals;
- vii) the cumulative impact of multiple agriculture-related uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area;
- viii) the location of the proposed use shall provide for minimum sight distances from the access points in either direction along a County road;
- ix) the proposed use shall be located and designed to mitigate potential adverse impacts, including noise impacts, on adjacent residential and other incompatible uses by buffering measures such as landscaping, berming and building setback and layout;
- x) the proposed use shall not be permitted in Provincially Significant Wetlands or Hazard Lands identified on Schedules “B” or Table 1 of Section 3.5 (Natural Heritage Systems) to this Plan;
- xi) 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 or on Schedule “G” and Table 6 of the Lakeshore Special Policy Area Secondary Plan, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems) and Section 11 (Lakeshore Special Policy Area Secondary Plan) of this Plan;
- xii) the proposed use shall be subject to a Zoning By-law Amendment; and
- xiii) the proposed use shall be subject to site plan control, where warranted and as appropriate, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.”

Zoning By-law 1-Z-2014

Existing Zoning: Agricultural (A) Zone

Proposed Zoning: Agricultural (A) Zone with Special Provision 14.1106

Section 12.1.1. outlines permitted uses in the Agricultural (A) Zone, which include a range of agricultural and agricultural-related uses, single detached dwellings, cannabis production and processing, bed & breakfasts, home industries, home occupations, accessory residential dwelling units and uses accessory to permitted uses. Agriculture-related industrial uses are not permitted, necessitating the need for the subject application.

ATTACHMENT C

Technical Comments

Economic Development

Circulated.

Development Engineering

Development Engineering has reviewed application ZNPL2025234 and have no comments.

Forestry

Circulated.

Building

Building has reviewed the zoning application and has no comments.

Zoning

Special provision required to permit an industrial manufacturing building and office.

Special provision required to permit an existing contractor's shop on the property.

Relief required for the proposed manufacturing building height of 12.58m.

Relief required for deficient number of parking spaces and parking aisle width or revise site plan.

Planning staff comments: the existing contractor's shop will be relocated into the new building and the building will be used as part of the greenhouse operation. The proposed site plan will be amended to include additional parking. The building height relief will be included in the Zoning By-law amendment.

Six Nations

Circulated.

Mississaugas of the Credit

Circulated.

Fire

Circulated.

Ministry of Transportation

Circulated.

Finance

Finance does not have any comments on this application at this time.



The Corporation of Norfolk County

By-Law __-Z-2025

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as WDM CON 14 PT LOT 23 RP 37R3879 PARTS 3 AND 4, known as 2148 Highway 3, 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 *Agricultural Zone (A)* to *Agricultural Zone (A)* with special provision 14.1106;
2. That the subject lands be placed under site plan control;
3. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1106 as follows:

14.1106 In addition to the uses *permitted* in the A Zone, a greenhouse manufacturing facility having a maximum *usable floor area* of 3,623 square metres and a maximum *building height* of 13 metres shall be *permitted*.

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

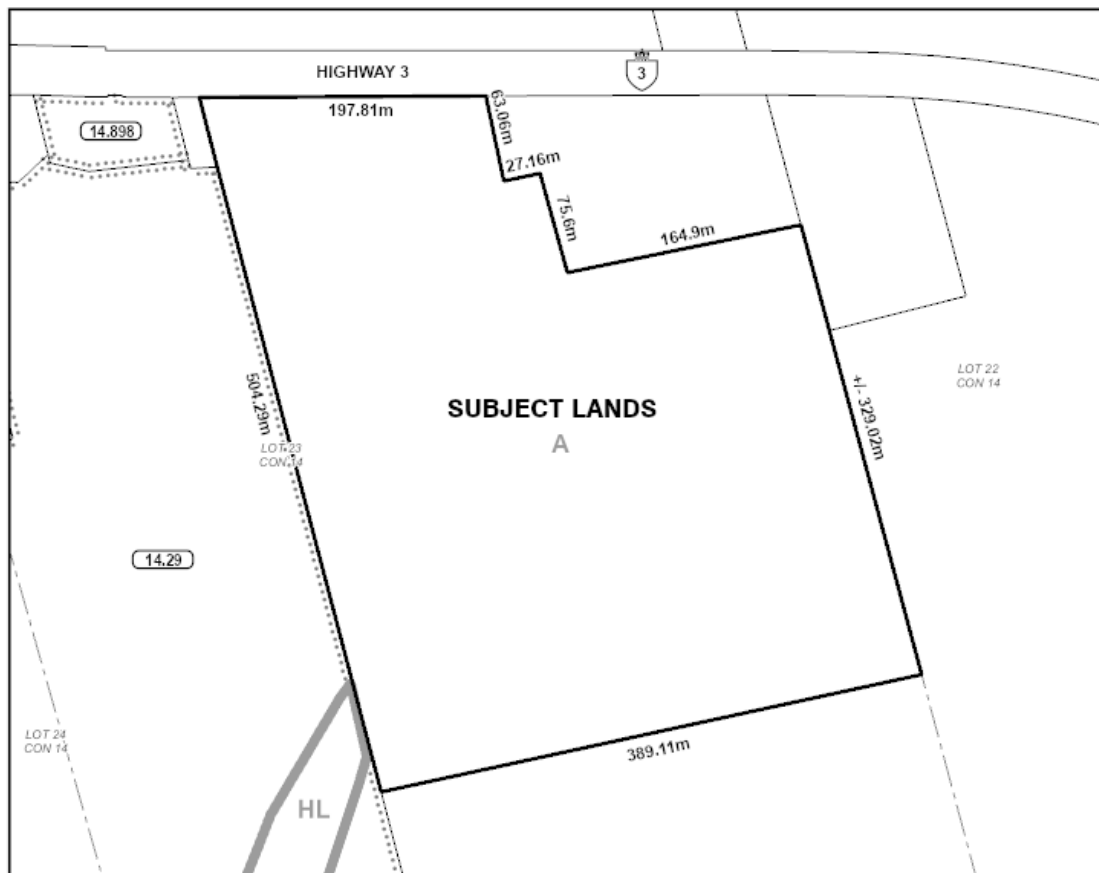
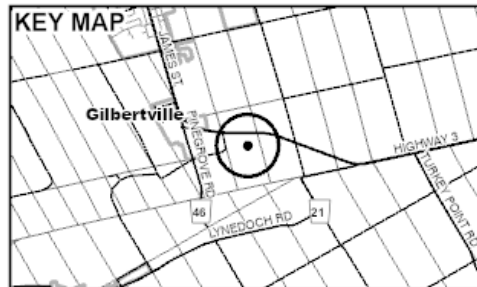
Enacted and passed this 23rd day of September, 2025.

Mayor: A. Martin

County Clerk: W. Tigert

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY

In the Geographic Township of
WINDHAM



LEGEND

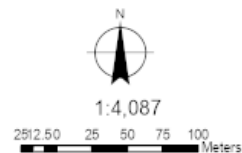
☐ Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone



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 __-Z-2025**

This By-Law affects a parcel of land described as WDM CON 14 PT LOT 23 RP 37R3879 PARTS 3 AND 4, located at 2148 Highway 3, Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands from Agricultural (A) to Agricultural (A) with special provision 14.1106. The change would have the effect of allowing a greenhouse manufacturing facility with a maximum usable floor area of 3,623 square metres and a maximum building height of 13 metres.