



Working together with our community

Page 1 of 2

Public Hearings Committee – June 03, 2025

Subject: Application ZNPL2025103 proposing to amend the Zoning By-Law to rezone the property from Open Space (Holding) to Agricultural for the lands described as 57 Tisdale Road.

Report Number: CD 25-062
Division: Community Development
Department: Planning
Ward: Ward 6
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-25-062 for development application ZNPL2025103 be received for information; and

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

That the zoning by-laws for application ZNPL2025103 shall be completed in accordance with By-law 2022-106 which assigns delegated approval to the Director of Planning or designate for these types of applications.

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 May 13th, 2025.

Discussion:

The applicant is proposing a Zoning By-law amendment to rezone the subject lands from Open Space (Holding) (OS(H)) to Agricultural (A) to facilitate Official Plan conformity and the construction of an agricultural accessory structure.

An overview summary of the development application that has been submitted for the subject property at 57 Tisdale Road, Geographic Township of Woodhouse 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 E.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Sustaining Norfolk.

Explanation: The proposed amendment will facilitate the compliance of the subject lands with the Official Plan and the construction of an agricultural accessory building.

Conclusion:

A decision will be made by the Director of Planning or designate under delegated authority as per By-law 2022-106 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 Zoning Bylaw Amendment

Approval:

Approved By:
Al Meneses
Chief Administrative Officer
Office of the CAO

Reviewed By:
Alisha Cull, BES, MCIP, RPP, Ec.D.
Manager of Planning Services
Community Development Division
Planning Department

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

Attachment A - Report CD 25-062
Development Application Overview

**57 Tisdale Road,
Geographic Township of Woodhouse**

Application File Number: ZNPL2025103

Agent: Carolynne Campbell

Statutory Public Hearing

Date: June 3rd, 2024

1

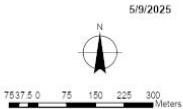
Site Context: ZNPL2025103

MAP A
CONTEXT MAP
Geographic Township of WOODHOUSE

ZNPL2025103



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- 28.33 ha (70 acres)
- Agricultural lot with frontage onto Tisdale Road
- Located within the Geographic Township of Woodhouse, north of the Urban Area of Port Dover
- Property contains an existing single detached dwelling and barn

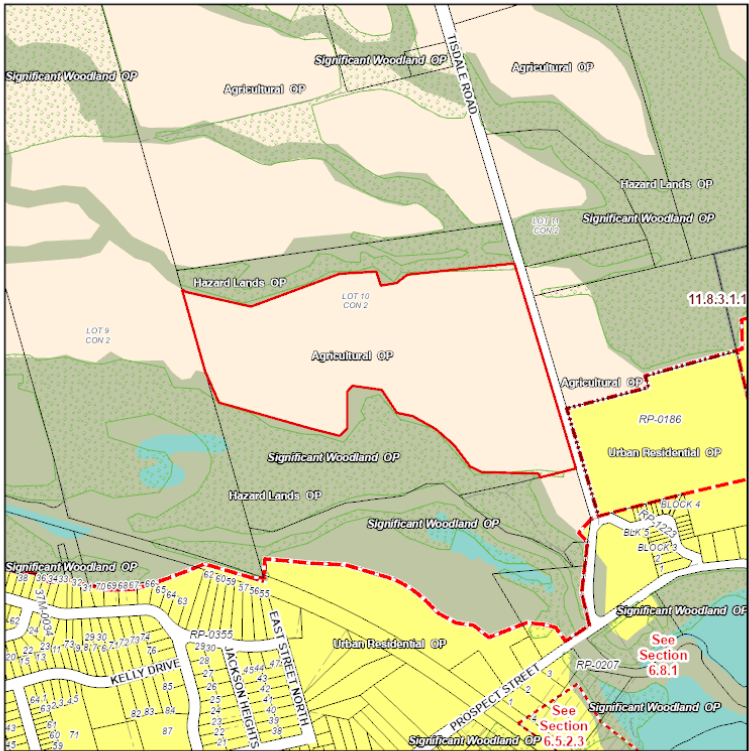
Surrounding Land Uses:

Residential, Agricultural, Hazard Lands, Provincially Significant Wetland, Open Space

Site Context: ZNPL2025103

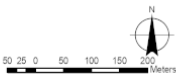
MAP B
OFFICIAL PLAN MAP
Geographic Township of WOODHOUSE

ZNPL2025103



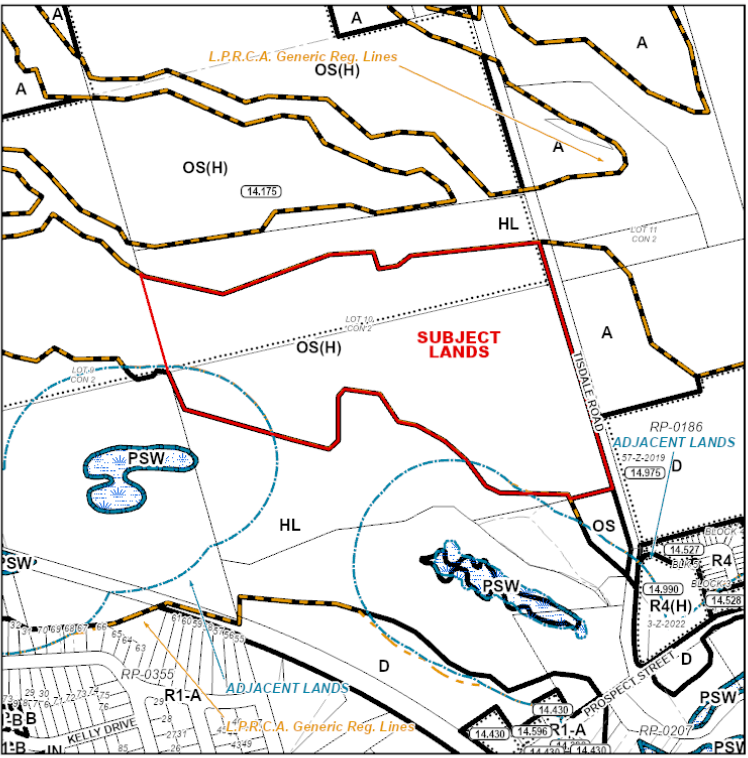
Legend

- Official Plan Designations
- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Urban Residential
- Special Policy Area
- Urban Area Boundary
- Significant Woodland
- Subject Lands



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

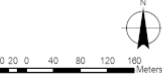
ZNPL2025103



LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic Reg. Lines
- ZONING BY-LAW 1-Z-2014
- (H) - Holding
- A - Agricultural Zone
- D - Development Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R4 - Residential R4 Zone

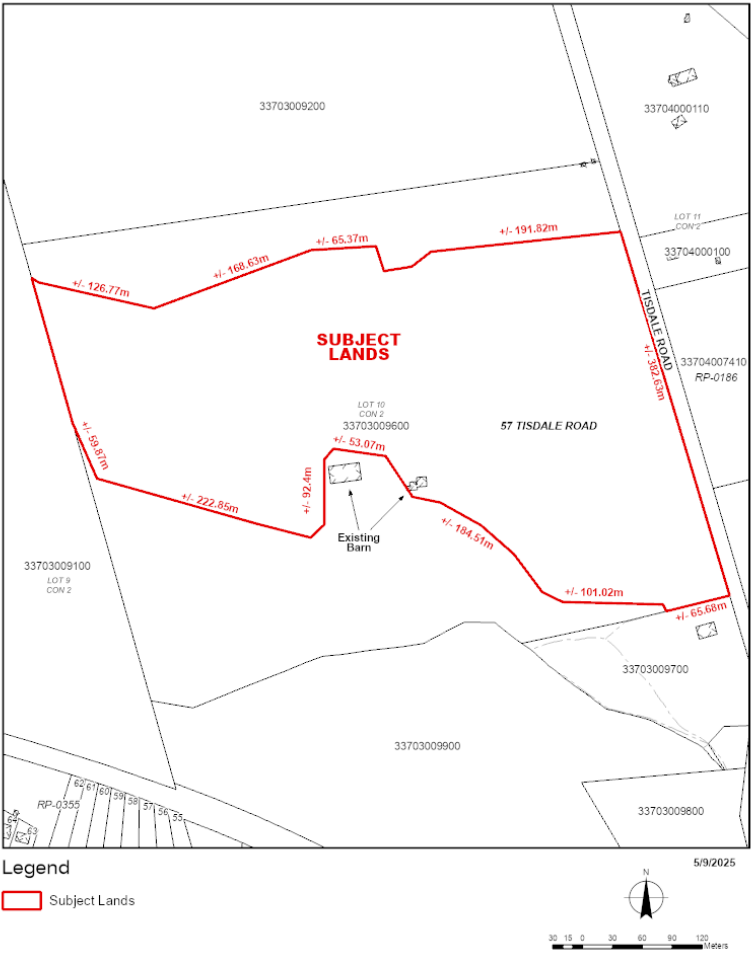
From: OS(H)
To: A



Development Proposal

MAP D
CONCEPTUAL PLAN
Geographic Township of WOODHOUSE

ZNPL2025103



Development Proposal:

- Re-zoning the subject lands to facilitate compliance with the Official Plan and the construction of an agricultural building

Proposed Zoning Amendment:

- Re-zoning the subject lands, designated Agricultural in the OP, from Open Space (Holding) Zone to Agricultural Zone

Preliminary Review

Technical Reports

None.


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.

Preliminary Considerations

Key Items		Preliminary Review
Agriculture		The subject lands will remain in use for agriculture.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

That staff Report CD-25-062 for development application ZNPL2025103 be received for information; and

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

That the decision for this application will be made by the Director of Planning or designate through delegated approval as per By-law 2022-106.

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.

Planning Comments: It is not unusual to find issues within a comprehensive Zoning By-Law and the intent of housekeeping amendments is to make technical and administrative updates to the Zoning By-Law in order to address minor issues and inconsistencies.

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 indicates 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.

Planning Comments: The subject lands are located within the geographic Township of Woodhouse. The application will rezone the lands from Open Space (Holding) (OS(H)) to Agricultural (A), which will accurately reflect their current use.

Norfolk County Official Plan

Existing Land Use Designations: “Agricultural” and “Hazard Land”

Section 7.2. of the Official Plan (OP) outlines permitted uses and land use policies for the Agricultural designation. The subject application will facilitate the construction of an agricultural building, which conforms to the permitted land use.

Section 7.3. outlines permitted uses and land use policies for the Hazard Land designation. Existing and established agricultural and related uses, excluding buildings and structures, are permitted.

Planning Comments: The subject application seeks to facilitate the construction of an agricultural building within the portion of the lands designated as Agricultural.

Zoning By-law 1-Z-2014

Existing Zoning: Open Space (Holding) (OS(H)) Zone

Proposed Zoning: Agricultural (A) Zone

Section 9.1.1 outlines permitted uses in the Open Space (OS) Zone, which does not include agriculture or agricultural related uses.

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.

Planning Comments: The current Open Space (OS) zoning does not permit the construction of agricultural buildings. The purpose of the Zoning By-Law amendment is to rezone the portion of the property designated Agricultural from Open Space (Holding) (OS(H)) Zone to Agricultural (A) Zone to facilitate the construction of an agricultural building.

In addition, the rezoning of this portion of the subject property would bring the subject lands into conformity with the Official Plan.

ATTACHMENT C

Technical Comments

Building

Building Department has received a building permit application for an agricultural building at this location on April 30, 2024. Please provide notification to the Building Department that the re-zoning is approved to proceed with the building permit application.

Zoning

Circulated.

Development Engineering

Development Engineering has been advised of the requested rezoning from Open Space to Agricultural to allow the construction of an agricultural accessory structure. Engineering has no objection to the requested rezoning.

GIS

Circulated.

By-law

Circulated.

Agreement Administrator

Circulated.

Fire

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 2025-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Woodhouse Concession 2, Part Lot 10, Norfolk County, municipally known as 57 Tisdale Road.

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.

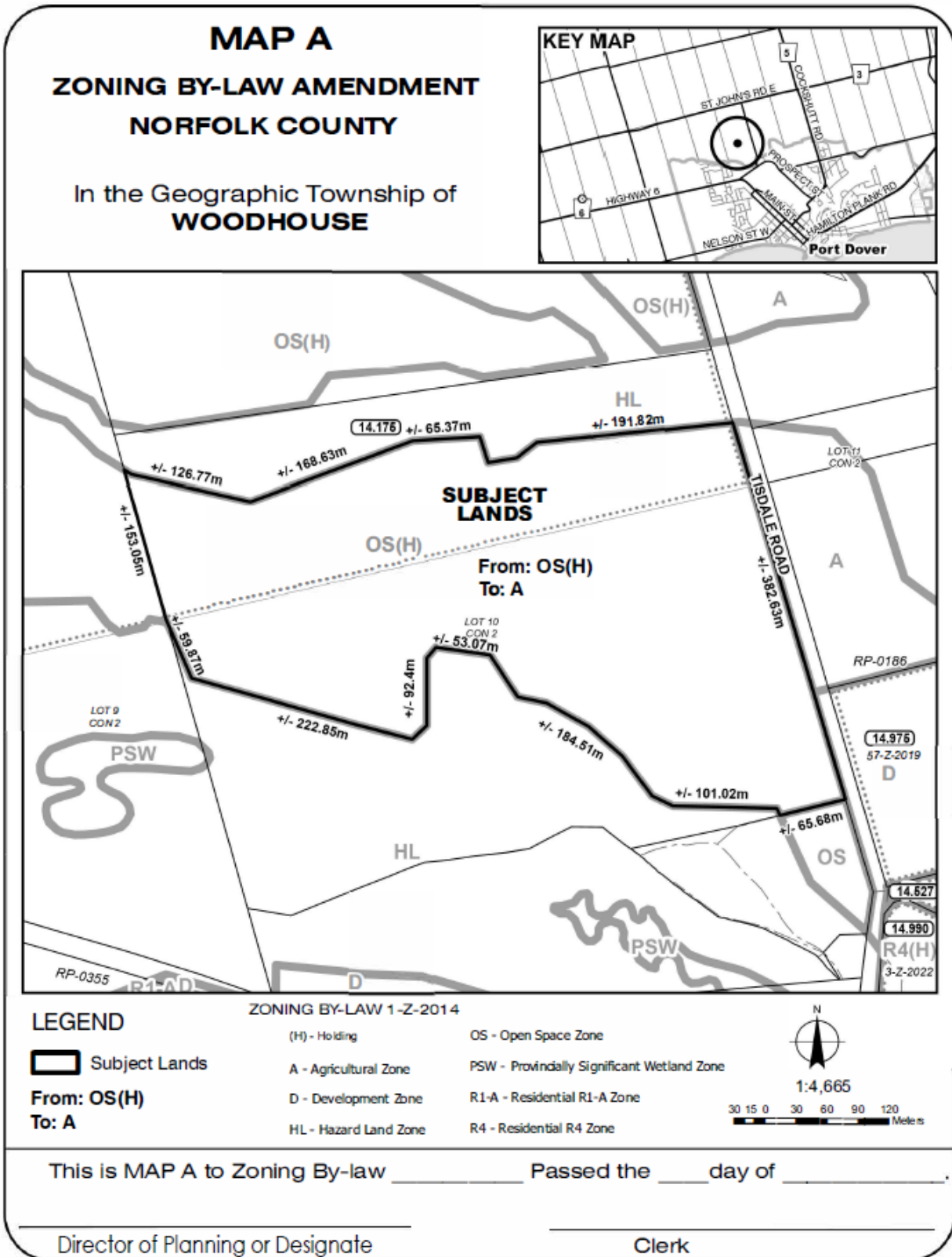
NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

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 Open Space (Holding) (OS(H)) to Agricultural (A).

ENACTED AND PASSED this xx day of xx, 2025.

Director of Planning or Designate

County Clerk



Explanation of the Purpose and Effect of

By-Law 2025-XX

This By-Law affects a parcel of land described as Woodhouse Concession 2, Part Lot 10, municipally known as 57 Tisdale Road.

The purpose of this By-Law is to change the zoning on the subject lands from Open Space (Holding) Zone (OS(H)) to Agricultural Zone (A) to facilitate the construction of an agricultural building.