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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 13<sup>th</sup>, 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:  
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Office of the CAO

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