

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

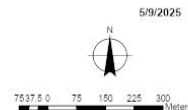
Site Context: ZNPL2025103

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

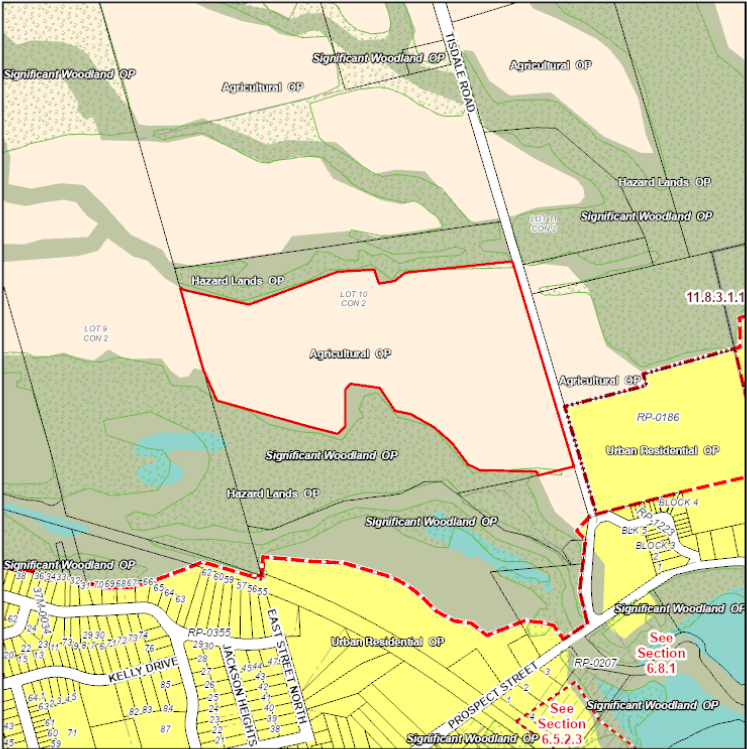
Surrounding Land Uses:

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

Site Context: ZNPL2025103

MAP B
OFFICIAL PLAN MAP
Geographic Township of WOODHOUSE

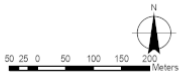
ZNPL2025103



Legend

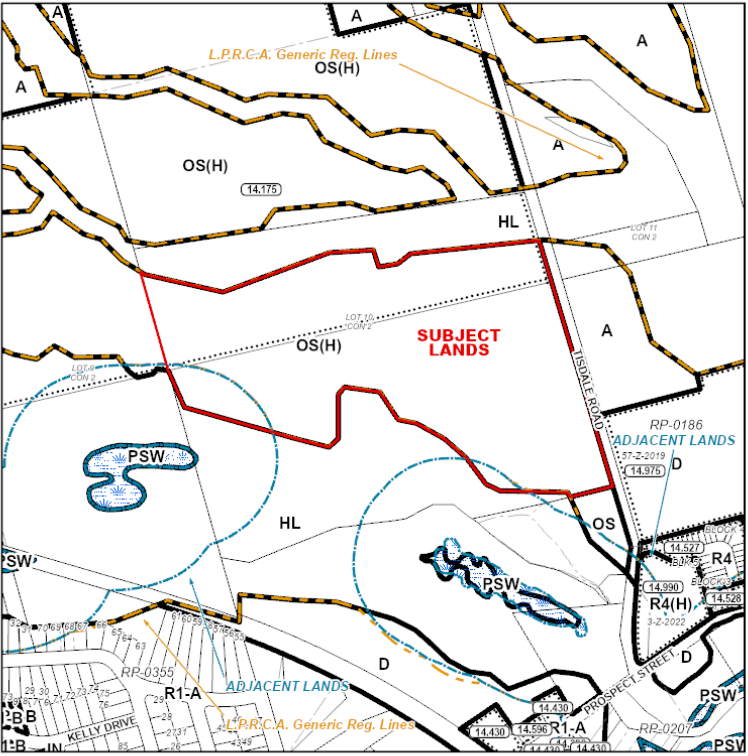
- Official Plan Designations
- Subject Lands
- Agricultural
- Hazard Lands
- Urban Residential
- Special Policy Area
- Urban Area Boundary
- Provincially Significant Wetland
- Significant Woodland

5/9/2025



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

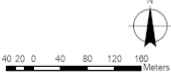
ZNPL2025103



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

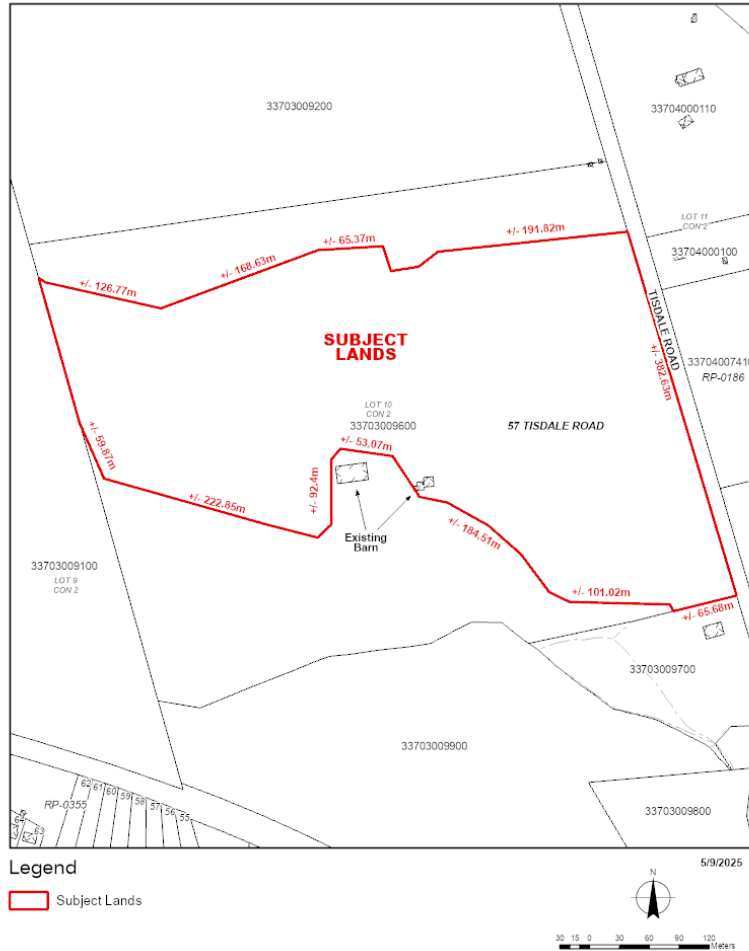
From: OS(H)
To: A



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.