



Working together with our community

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