

Attachment A – Report CD 25-033
Development Application Overview

2148 Highway 3,
Geographic Township of Windham

Application File Number: ZNPL2025234

Applicant: William Reed

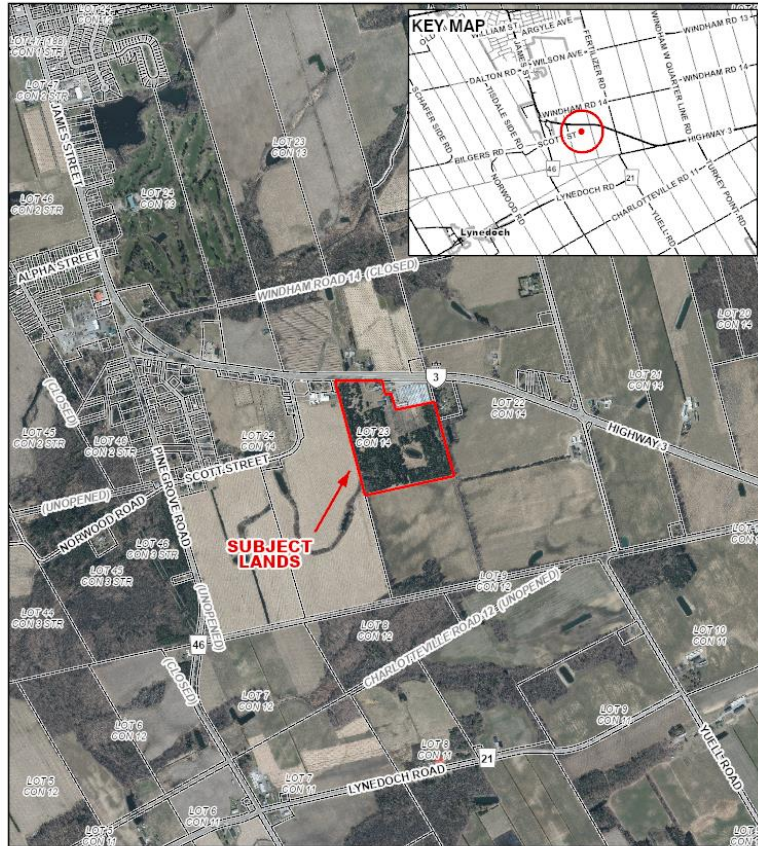
Statutory Public Hearing

Date: September 3, 2025

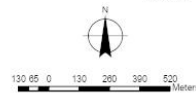
Site Context: ZNPL2025234

MAP A
CONTEXT MAP
Geographic Township of WINDHAM

ZNPL2025234



Legend
[Red Outline] 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

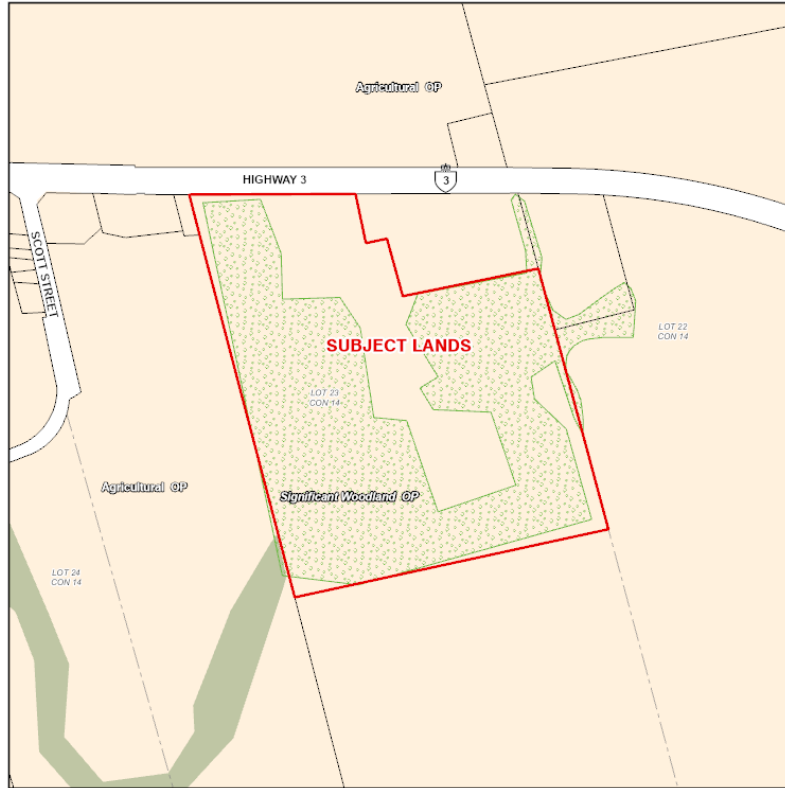
Surrounding Land Uses:

Primarily agricultural

Site Context: ZNPL2025234

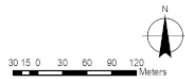
MAP B
OFFICIAL PLAN MAP
Geographic Township of WINDHAM

ZNPL2025234



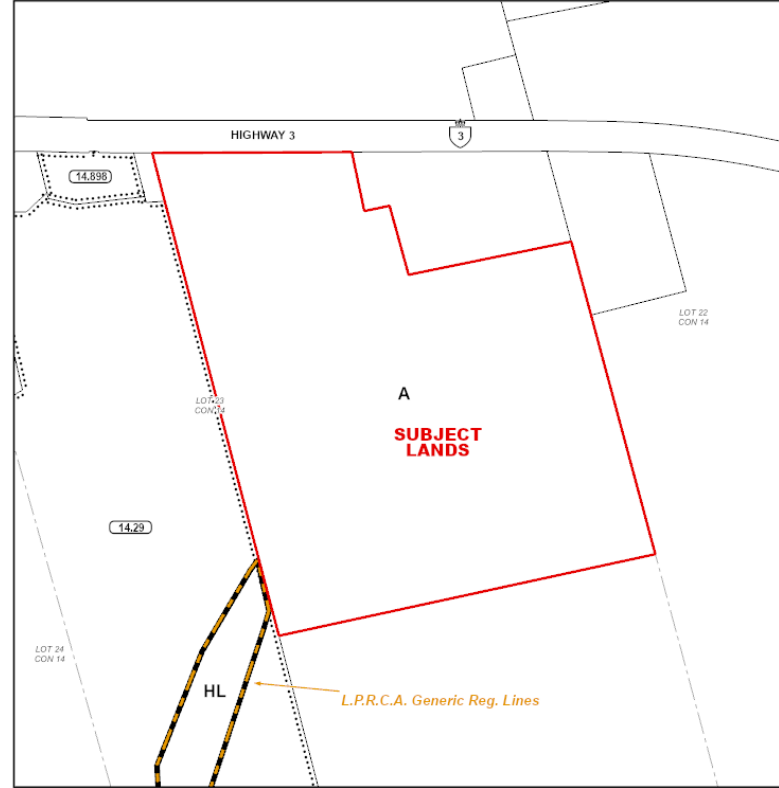
- Legend**
- Subject Lands
- Official Plan Designations**
- Agricultural
 - Hazard Lands
 - Significant Woodland

7/30/2025



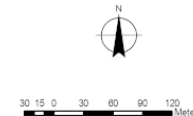
MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of WINDHAM

ZNPL2025234



- LEGEND**
- Subject Lands
 - LPRCA Generic RegLines
- ZONING BY-LAW 1-Z-2014**
- (H) - Holding
 - A - Agricultural Zone
 - HL - Hazard Land Zone

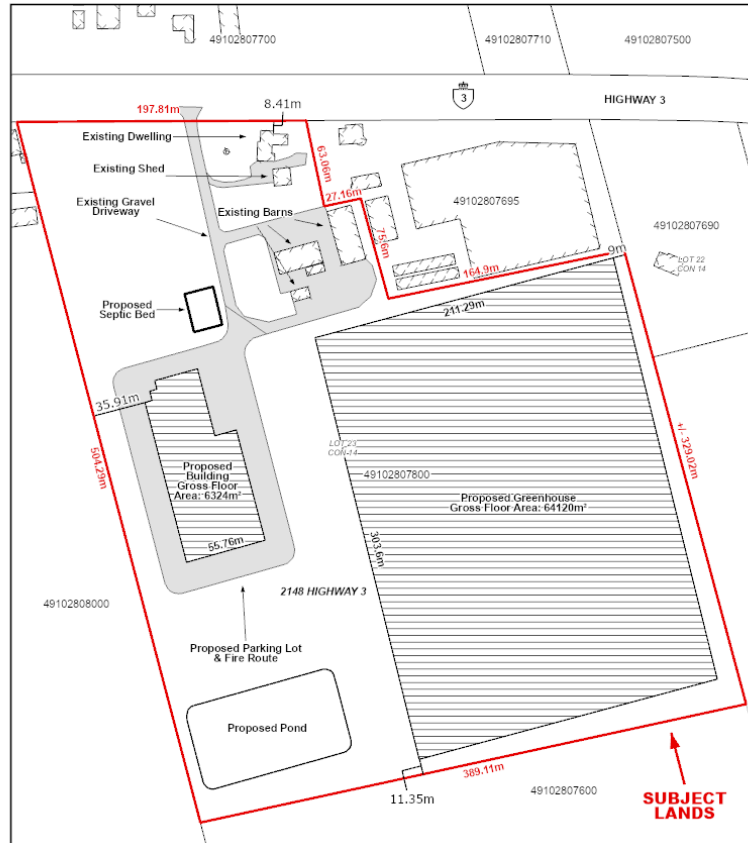
7/30/2025



Development Proposal

MAP D
CONCEPTUAL PLAN
Geographic Township of WINDHAM

ZNPL2025234



Legend
Subject Lands

7/30/2025

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.