



Council Meeting – September 23, 2025

Subject: ZNPL2025234 – 2148 Highway 3 Zoning By-law Amendment
Report Number: CDS-25-039
Division: Community and Development Services
Department: Planning and Realty Services
Ward: Ward 4
Purpose: For Decision

Recommendation(s):

That application ZNPL2025234, affecting the lands described as WDM CON 14 PT LOT 23 RP 37R3879 PARTS 3 AND 4 REG, known municipally as 2148 Highway 3, Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 from Agricultural (A) to Agricultural (A) with a special provision, **be approved**, as shown in Attachment A to Report CDS-25-039; and

Further that no public input was received and therefore was not considered as part of the decision, as outlined in staff report CDS-25-039.

Executive Summary:

The applicant is proposing a Zoning By-law amendment to add a special provision to the subject lands to permit the establishment of a greenhouse manufacturing facility with a maximum usable floor area of 6,324 square metres and a maximum height of 13 metres.

Discussion -

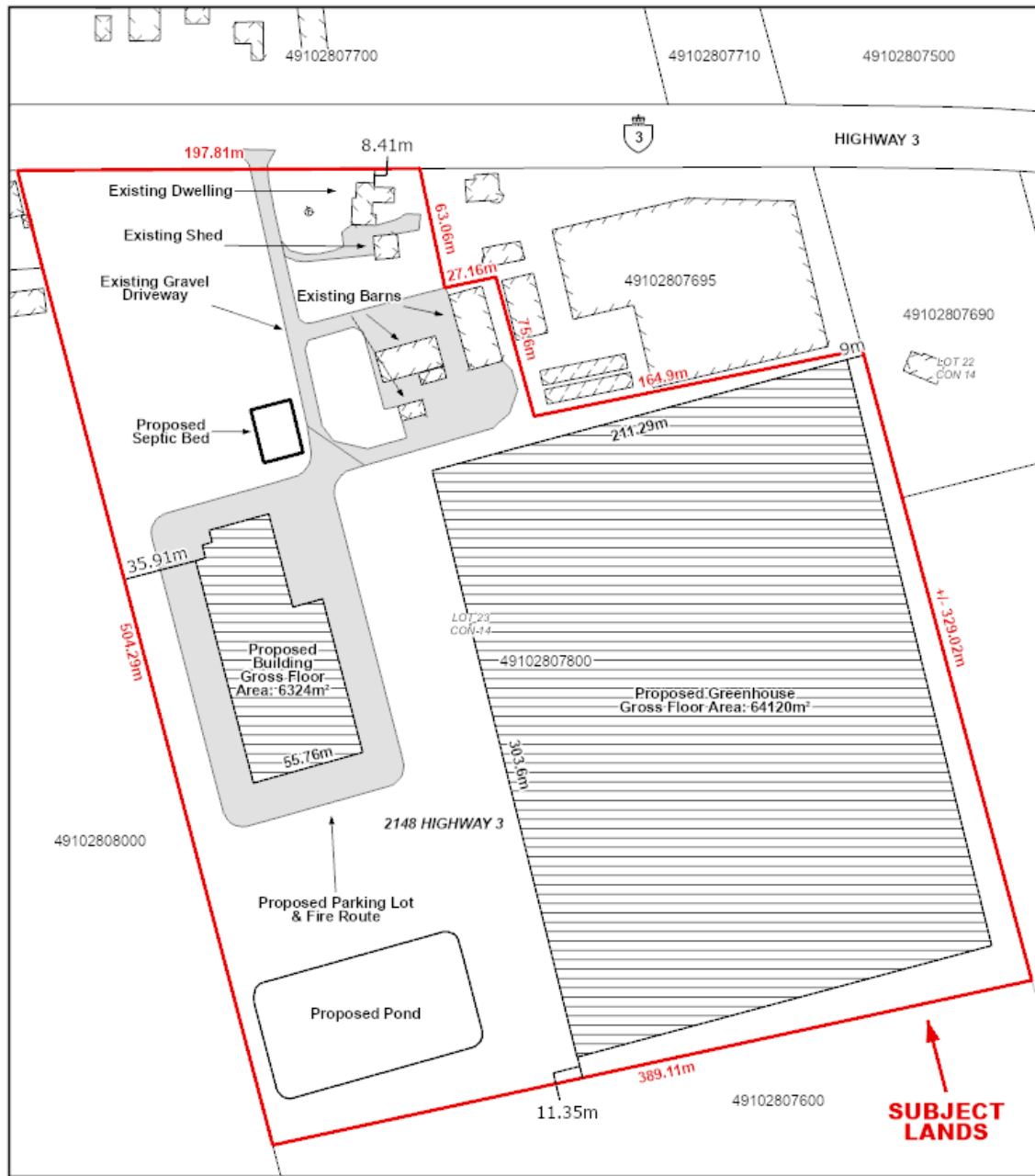
See Public Hearing Committee report CDS-25-033 (link found [here](#)) for additional background information on the site, proposal and context.

Site Context:

The subject lands are 16.09 hectares (39.78 acres) in size and front onto the south side of Highway 3 in the geographic township of Windham, south of the urban area of Delhi. The lands contain a single detached dwelling and agricultural buildings. Surrounding land uses are agricultural and residential in nature.

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
 Geographic Township of WINDHAM

ZNPL2025234



Legend

Subject Lands

7/30/2025

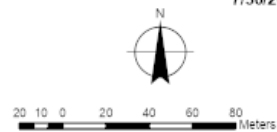


Figure 1: Location of Lands Affected



Figure 2: Location of proposed development

Proposal Summary:

The applicant is proposing to establish a greenhouse manufacturing facility having a usable floor area of 6,324 square metres and a maximum height of 13 metres. Phase two of the development is a 64,120 square metre greenhouse facility for growing strawberries for the wholesale market. The greenhouse does not require a zoning by-law amendment as it is permitted as-of-right in the Agricultural (A) zone.

The following studies were submitted in support of the subject application:

- Planning Justification Report, Innovative Planning Solutions, May 2025
- Functional Servicing Report, Gerrits Engineering, February 28, 2025
- Traffic Impact Study, JD Northcote Engineering Inc., June 26, 2024

Consultation(s) -

Technical Comments / Analysis:

No concerns were raised by any agencies through the circulation process. See Attachment C for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development application(s) was held at the September 3, 2025 Public Hearings Committee (of Council). No public submissions were received.

Planning Considerations:

The subject application is consistent with the Provincial Planning Statement, 2024 (PPS), and conforms to the policies of the Official Plan (OP). Agriculture-related industrial uses are permitted in both the PPS and the OP, subject to a number of criteria which are met by this application. See Attachment C for a detailed review of the policy and zoning considerations and planning comments.

Finance Comments:

This application would have a positive impact on assessment growth and tax revenues as a result of the proposed development which includes a greenhouse manufacturing facility and a greenhouse facility. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC).

The classification of the proposed greenhouse and greenhouse manufacturing facility will determine if the development would be eligible for exemption from Development charges. It is likely that the proposed greenhouse and greenhouse manufacturing facility will be classified as farming business development and/or industrial development, as such they would be exempt from development charges under the County's current by-law.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Empowering Norfolk - Putting the tools and resources in place to ensure our business' and residents' success.

Explanation: This application will support the growth of a local business.

Conclusion:

The application proposes to add the permitted use of a greenhouse manufacturing facility to the subject lands. Attachment A contains the recommended Zoning By-law amendment.

Attachment(s):

Attachment A – Recommended Zoning By-law Amendment
Attachment B – Planning Consideration Review
Attachment C – Technical Comments

Approval:

Approved By:
Al Meneses, Chief Administrative Officer

Reviewed By:
Bill Cridland, General Manager, Community and Development Services

Prepared By:
Alisha Cull, BES, MCIP, RPP, Ec.D., Manager, Planning Services