

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, March 5, 2024

LUB Map amendment – Rezoning to Two Unit Residential

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Presentation from Applicant: Chrystal Fuller
5. Questions or Comments from the public can be sent until noon on January 30 to Mark Fredericks, Senior Planner at:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) **798-8391 ext. 148**; or
 - mfredericks@westhants.ca
5. Conclusion of Public Information Meeting



Windsor Re-zoning LUB Map amendment Brison Developments

Public Information Meeting

March 5, 2024

something inspiring awaits



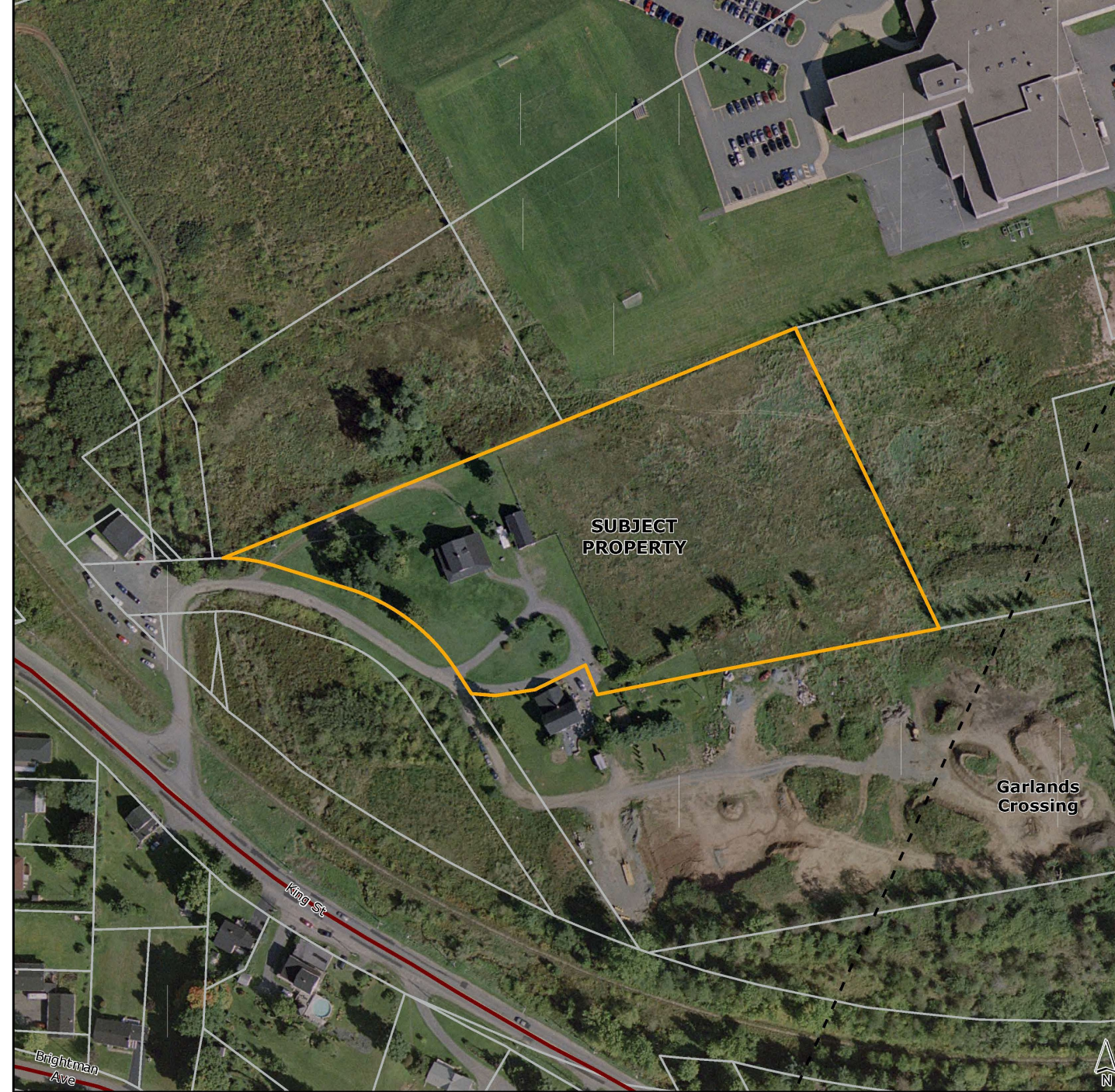
Application

- A completed application was received from Chrystal Fuller on February 13, 2024.
- Application was required to rezone land from Agriculture to Two Unit Residential in preparation for residential development.
- Land would be subdivided separating existing dwelling from the land behind.



Orthophoto

- 1781 King St, Windsor
- Property is 5 acres in size
- To be subdivided – existing house and back field area



something inspiring awaits

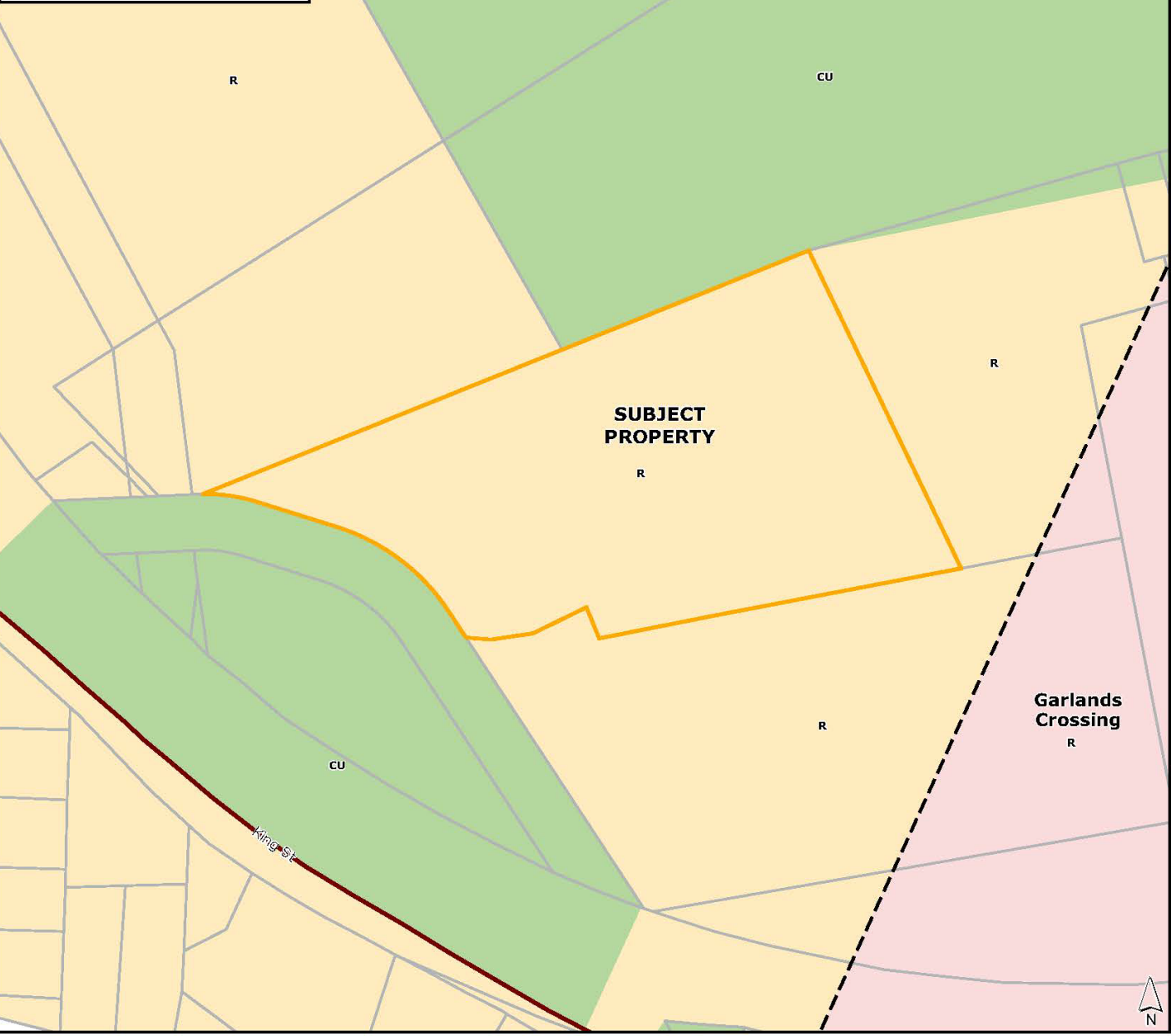


GFLUM

- Residential (R)

Generalized Future Land Use

- Community Use (CU)
- Residential (R)
- Residential (R) West Hants

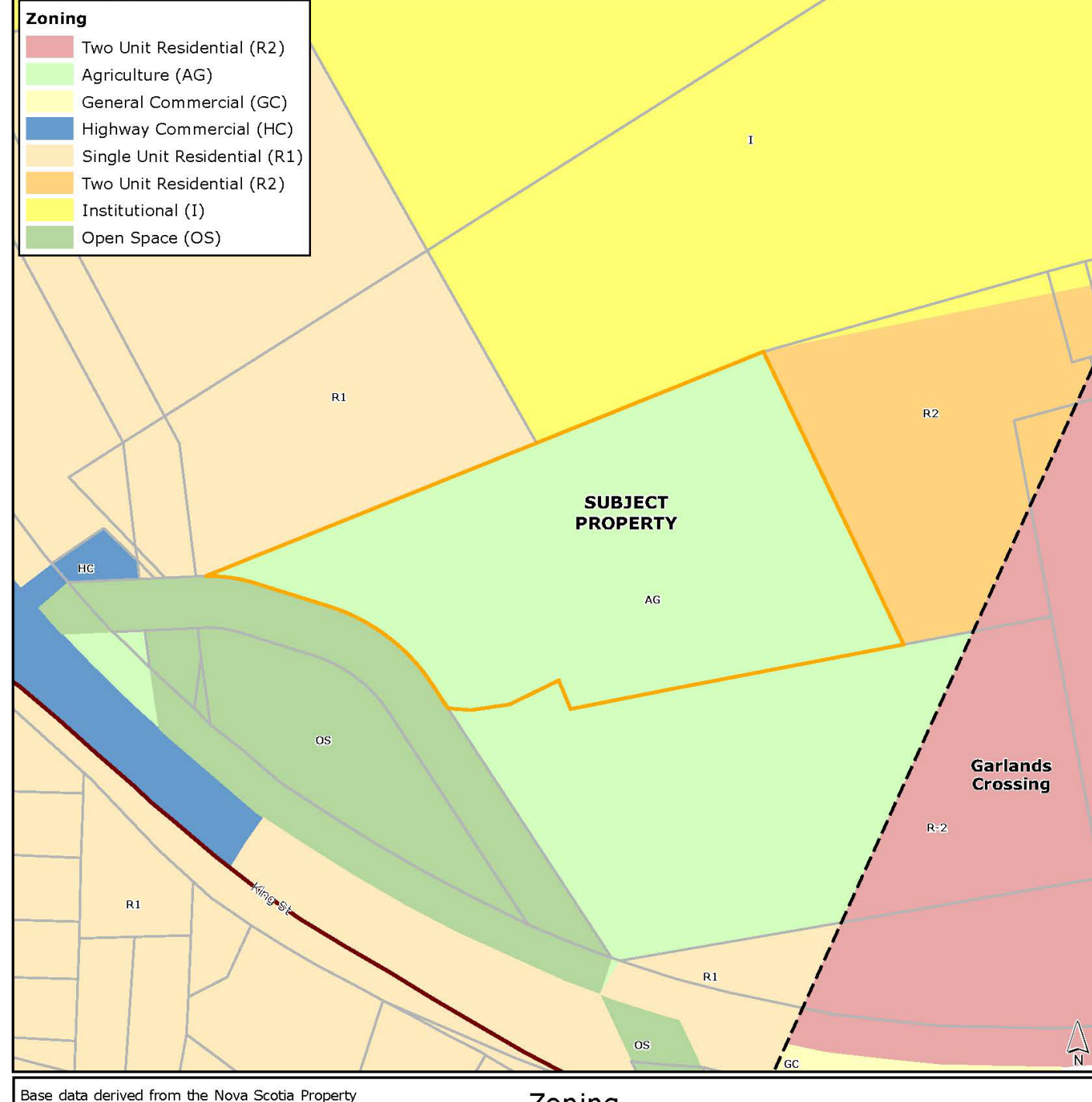


something inspiring awaits



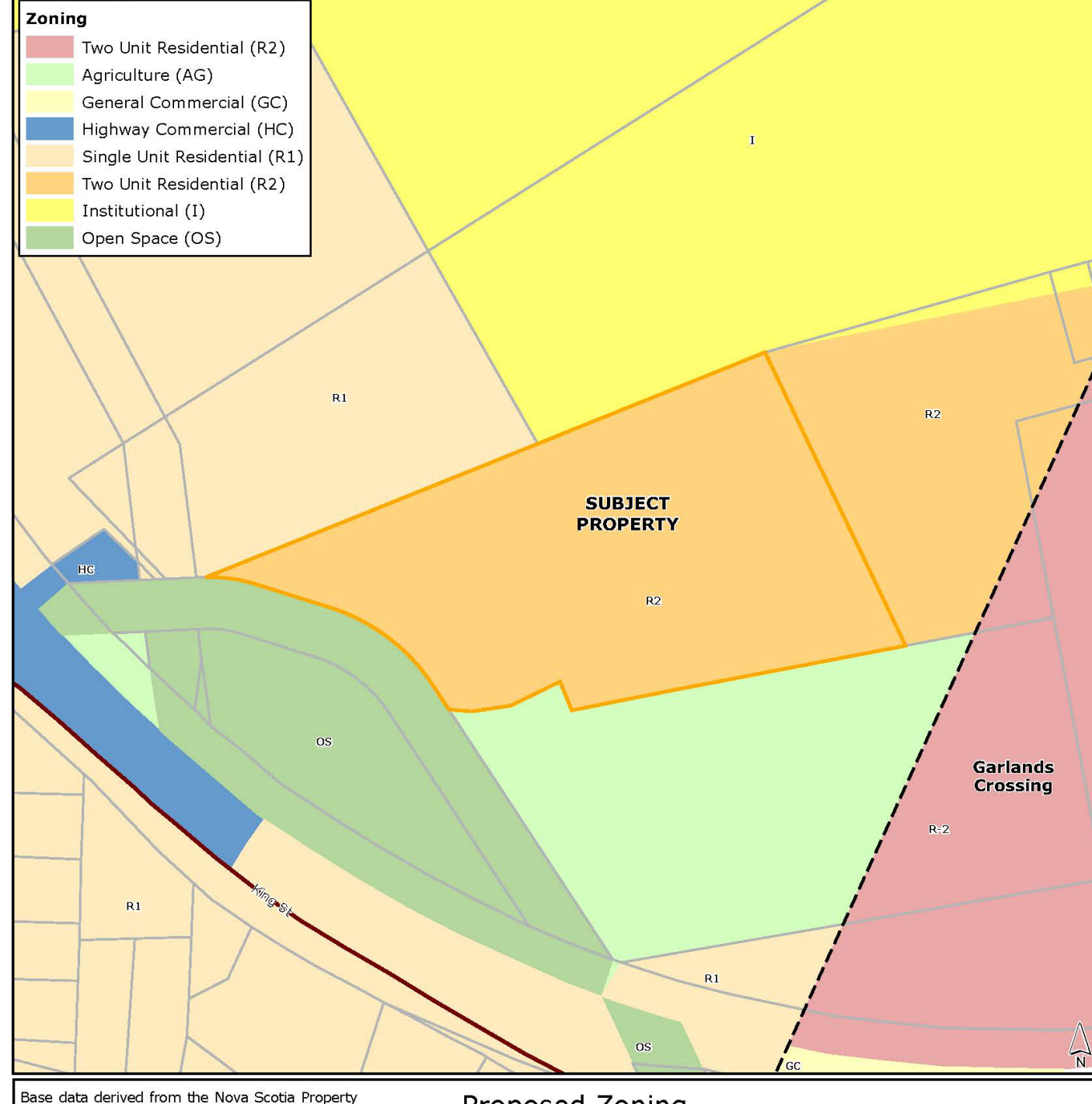
Current Zoning

- Agriculture (AG) zone



Proposed Zoning

- Two Unit Residential (R2) zone
 - Extended to cover entire property



Windsor MPS

Windsor MPS Section 6 – Agriculture

Provides Council's intention for the Agriculture zone

- Encourage active farms to remain
- Open to repurposing ag land through a rezoning provided minimal impact on active farms due to limited supply of available serviced land
- **Policy 6.0.10** *It shall be the policy of Council to permit lands zoned Agriculture to be considered for other uses by amendment to the Land Use By-law subject to Policy 16.3.1. In considering such a rezoning, Council shall have regard to the potential impact of the new development on adjacent active farms.*



Windsor MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
 - adequacy of sewer and water services; schools; fire protection; road networks; and the financial capacity of the Municipality to absorb any costs relating to the development.
 - the suitability of auto, rail and pedestrian traffic;
 - the shape of the lot for the intended use; the pattern of development; the suitability of the area in terms of steepness of grade, water courses etc.
 - Pattern of development created
 - Conformance with other relevant municipal, provincial or federal by laws/regulations



Public Information Meeting – March 5

Staff Review

PAC/HAC Review and Recommendation –
April 11, 2024*

Regional Council First Reading –
April 23, 2024*

Public Hearing & Second Reading –
May 28, 2024*

Ministerial Review/Approval

Notice Placed in Paper

Process

Notice was placed in the Valley Journal. Notification sign on site.

*anticipated date



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **March 19, 2024**
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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