

Windsor re-zoning LUB Map amendment August House

Planning Advisory Committee

April 11, 2024

something inspiring awaits



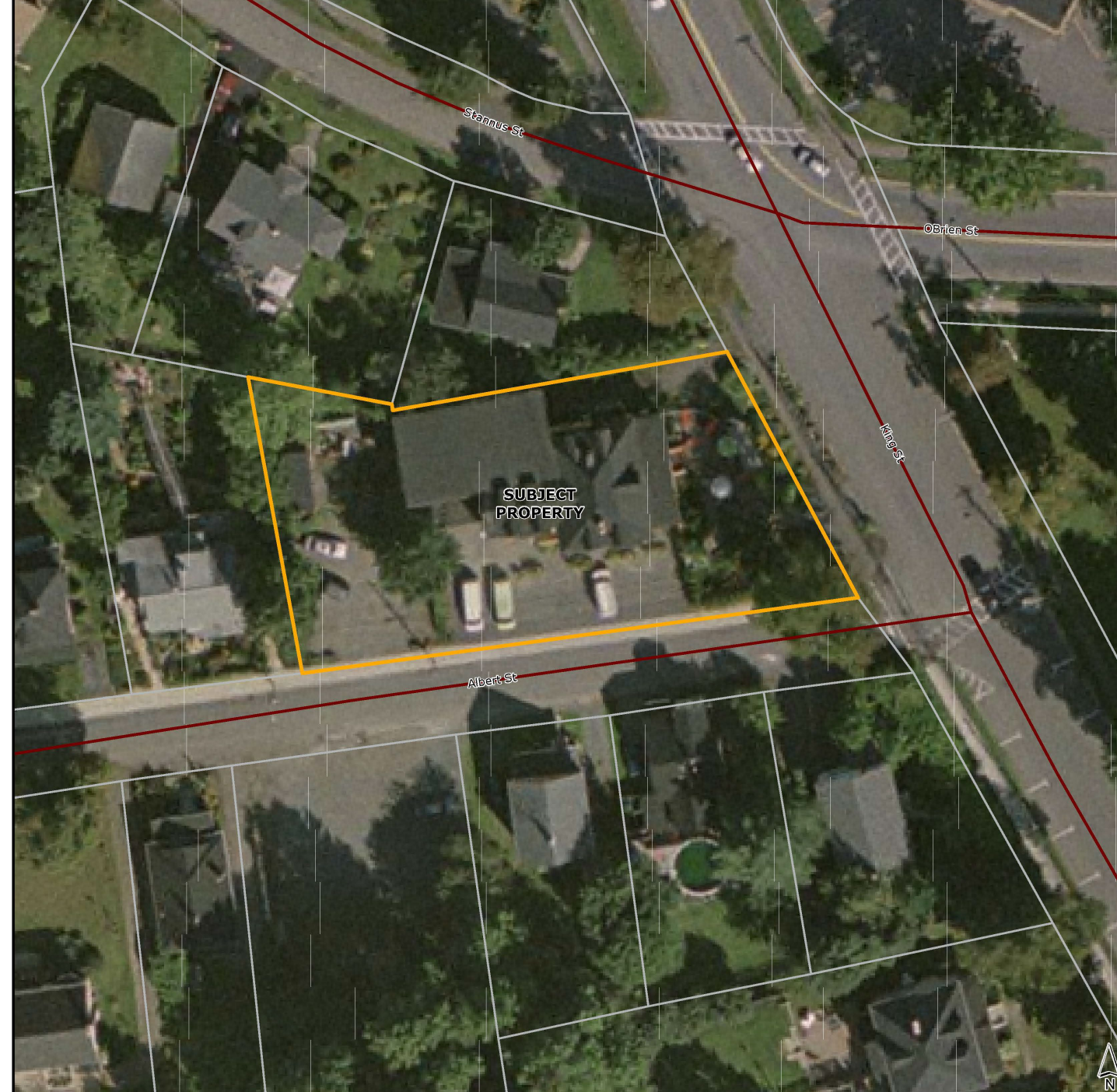
Application

- A completed application was received from Ezra Edelstein on January 31, 2024.
- Application was required to extend the General Commercial zone to their consolidated property boundary.
- Land within the rezoning area is intended as amenity space for the overnight accommodation provided within the August House.



Orthophoto

- 523 Albert Street, Windsor
- Property is 18,868 sq feet in size
- Formerly Cocoa Pesto, now August House Inn.



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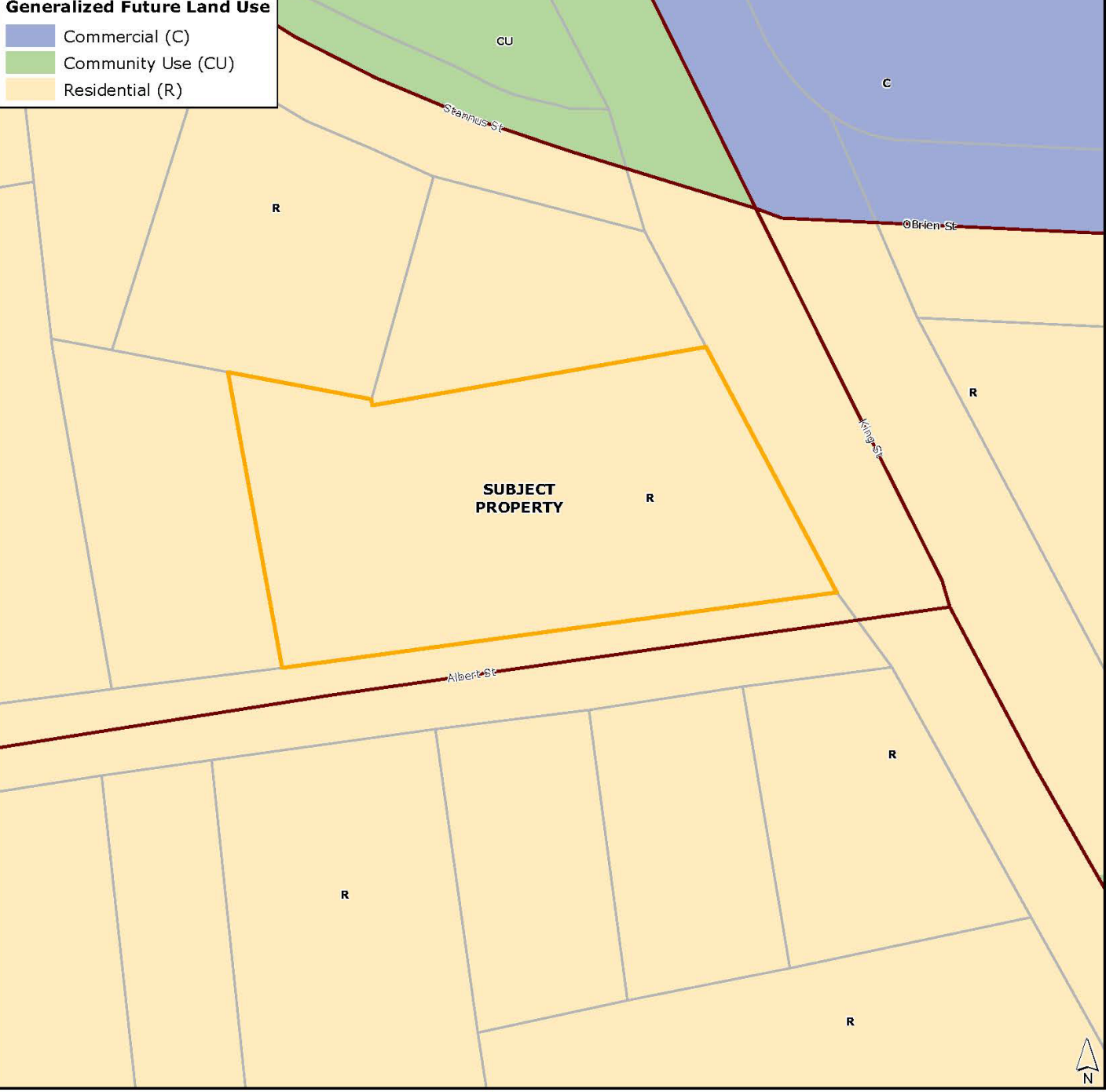


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Generalized Future Land Use

- Commercial (C)
- Community Use (CU)
- Residential (R)



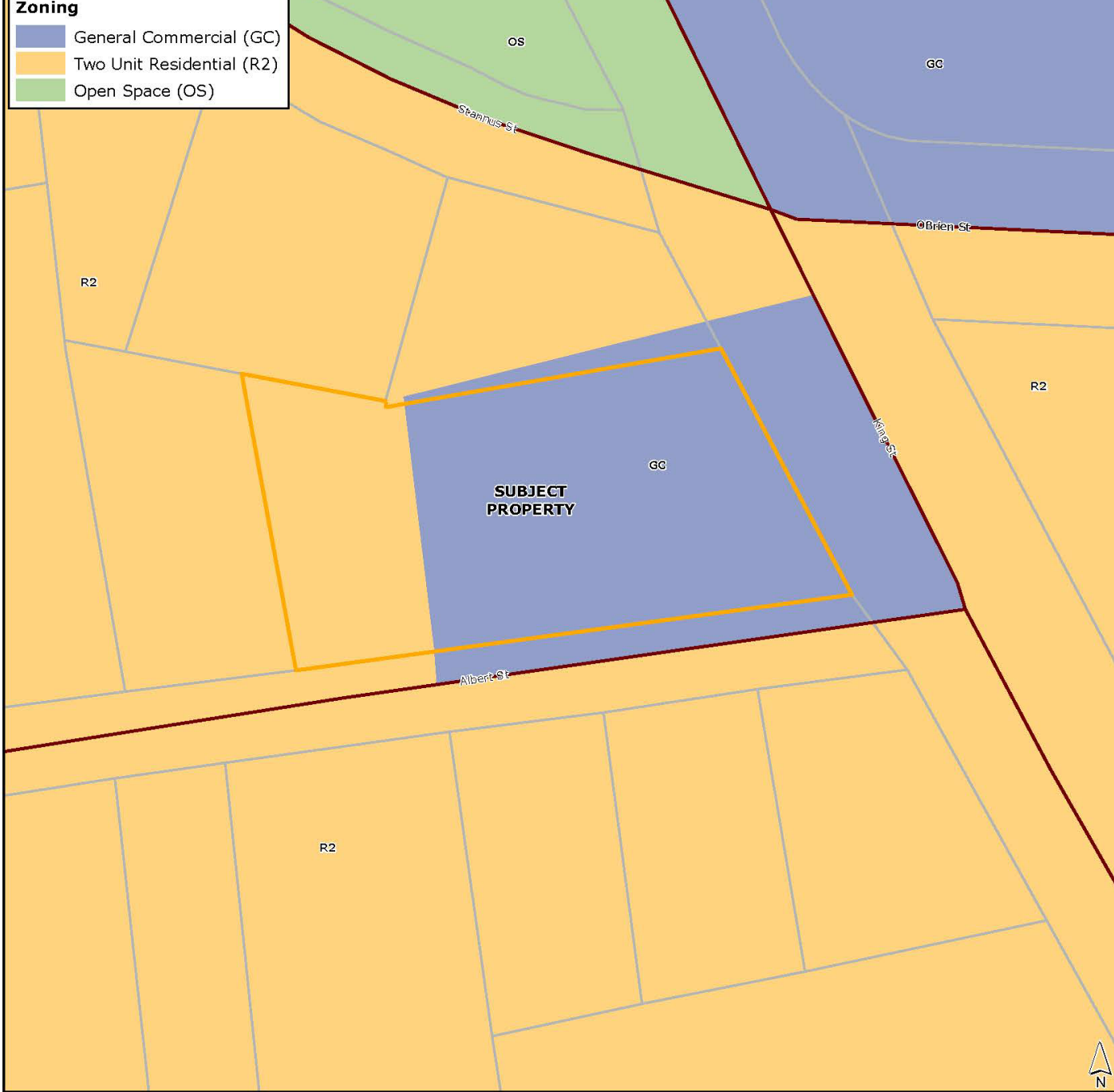
GFLUM

- Residential (R)



Zoning

- General Commercial (GC)
- Two Unit Residential (R2)
- Open Space (OS)



Current Zoning

- General Commercial (GC) zone

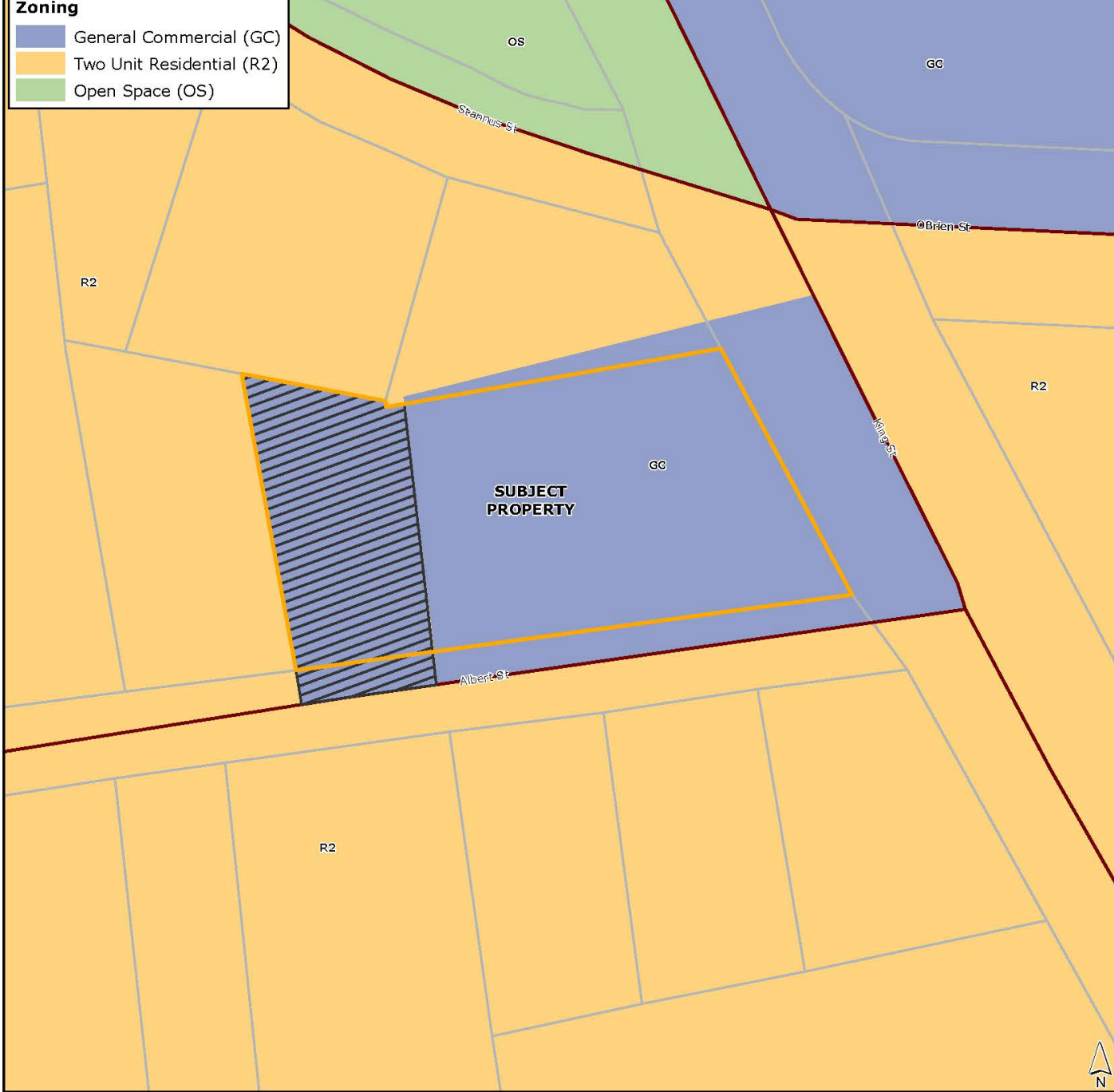
Base data derived from the Nova Scotia Property

Zoning



Zoning

- General Commercial (GC)
- Two Unit Residential (R2)
- Open Space (OS)



Proposed Zoning

- General Commercial (GC) zone
 - Extended to cover entire property

Windsor MPS

Windsor MPS Section 8.3 – General Commercial

Provides Council's intention for the general commercial zone

- Accommodates commercial uses outside of the town center
- Local commercial, stand alone commercial, often compatible within residential areas
- **Policy 8.3.2** – Council can consider the creation of new general commercial zones.



Windsor MPS

Windsor MPS Section 8.3 – General Commercial

- ***Policy 8.3.2*** *It shall be the policy of Council to consider the creation of new General Commercial zones in any designation, with the exception of the Wentworth Road Gateway District, by amendment to the Land Use By-law subject to the following criteria:*



Windsor MPS

Windsor MPS Section 8.3 – General Commercial

Policy 8.3.2

- ✓ *Access to arterial or collector road*
- ✓ *Compatible with adjacent uses - residential scale/design*
- ✓ *Parking, traffic flow, pedestrian safety*
- ✓ *Landscaping, greenspace, buffering*
- ✓ *General criteria 16.3.1*

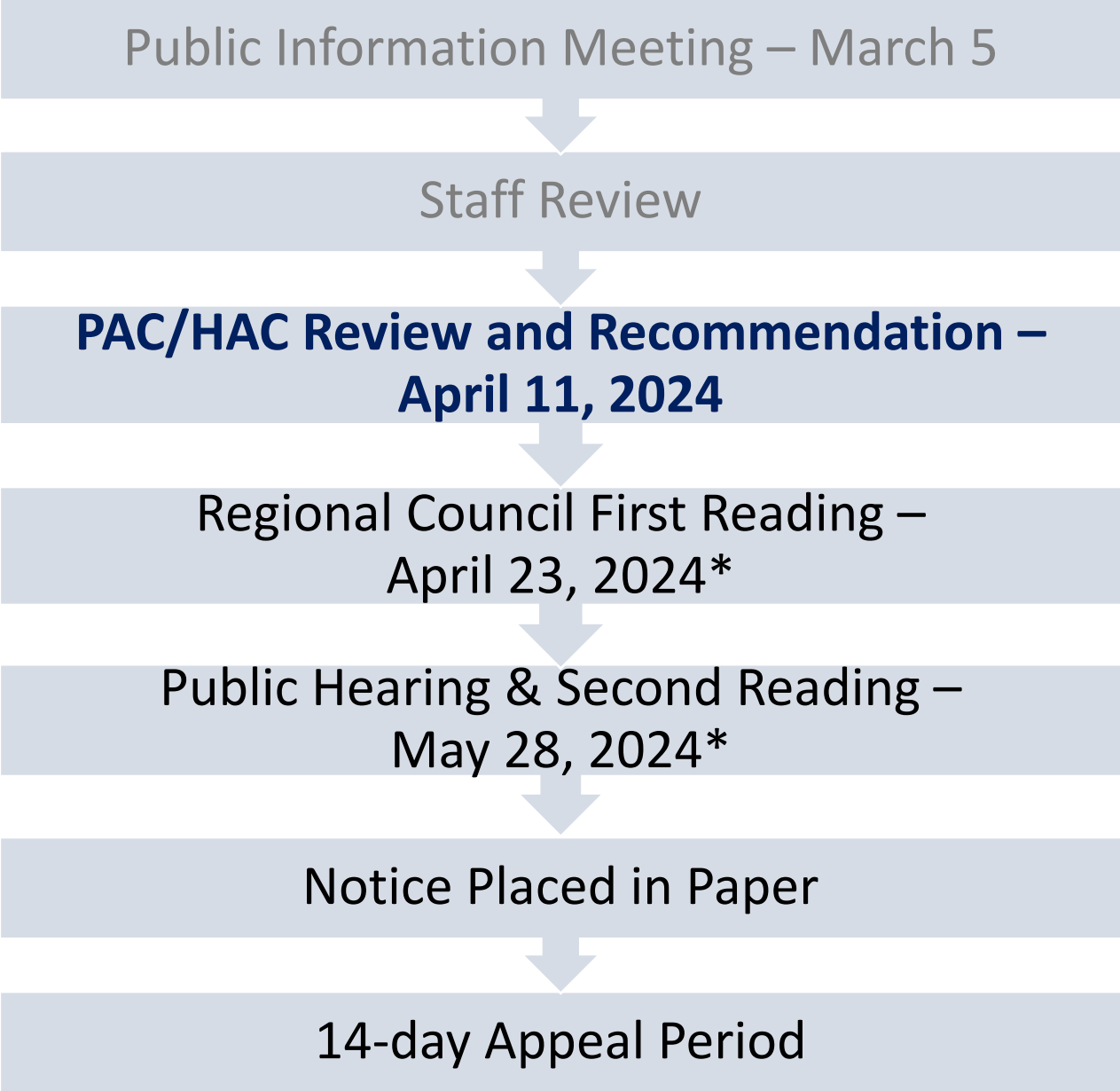


Windsor MPS – General Criteria Policy

- **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.
 - ✓ capable of being serviced (either central on-site systems)
 - ✓ 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.
 - ✓ Conformance with other relevant municipal, provincial or federal by laws/regulations



Process



*anticipated date



Recommendation

...that PAC/HAC recommends that Council give First Reading and will hold a Public Hearing to consider amending Schedule A of the Windsor Land Use By-law to rezone a portion of PID 45058872 in Windsor from the Two Unit Residential (R-2) zone to the General Commercial (GC) zone as shown in the report #24-05 to the Planning and Heritage Advisory Committee dated April 11, 2024.



West Hants
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