

# Windsor Re-zoning LUB Map amendment Brison Developments

Planning Advisory Committee

April 11, 2024

something inspiring awaits



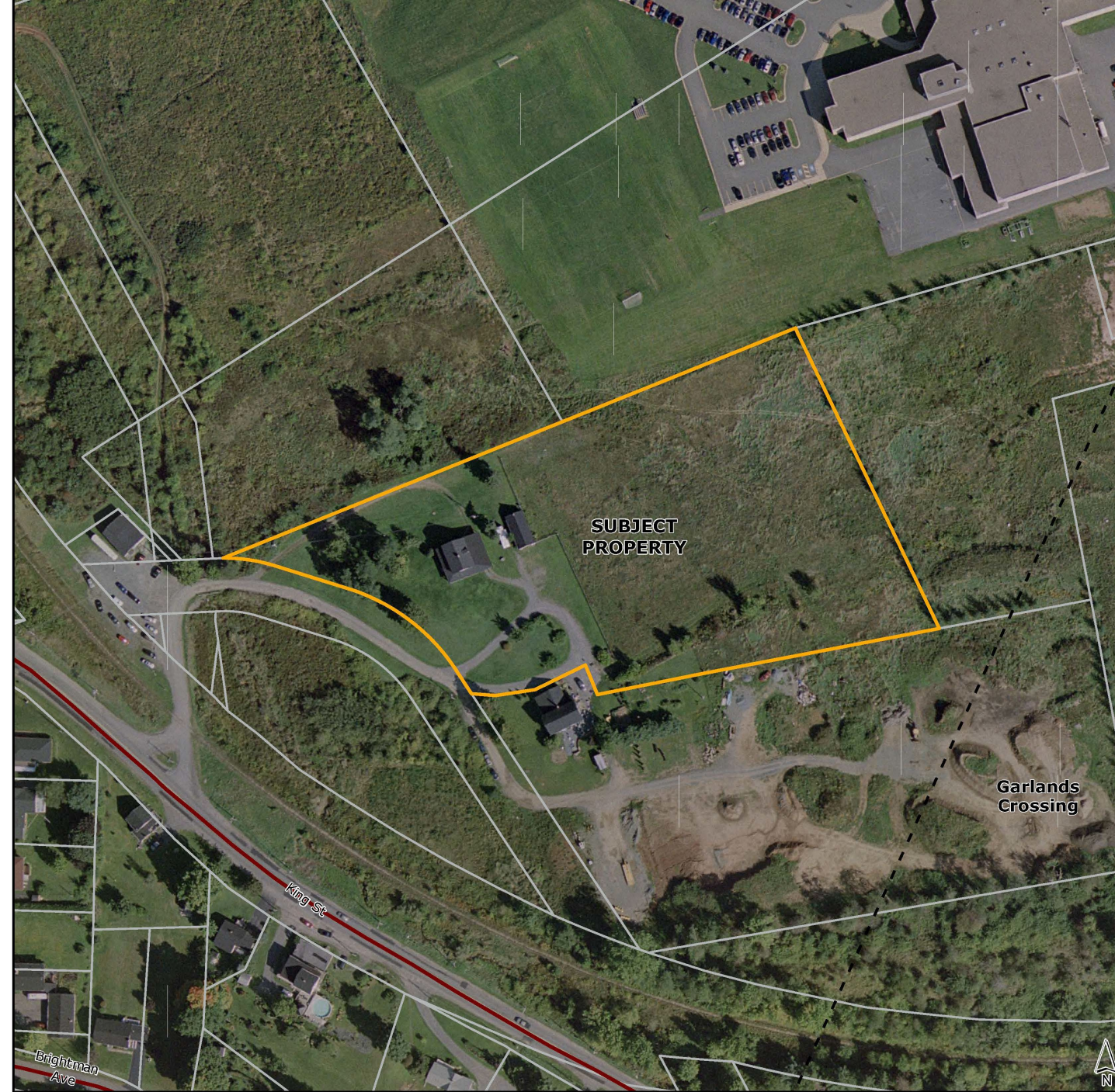
# Application

- A completed application was received from Chrystal Fuller on behalf of Brison Development, 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

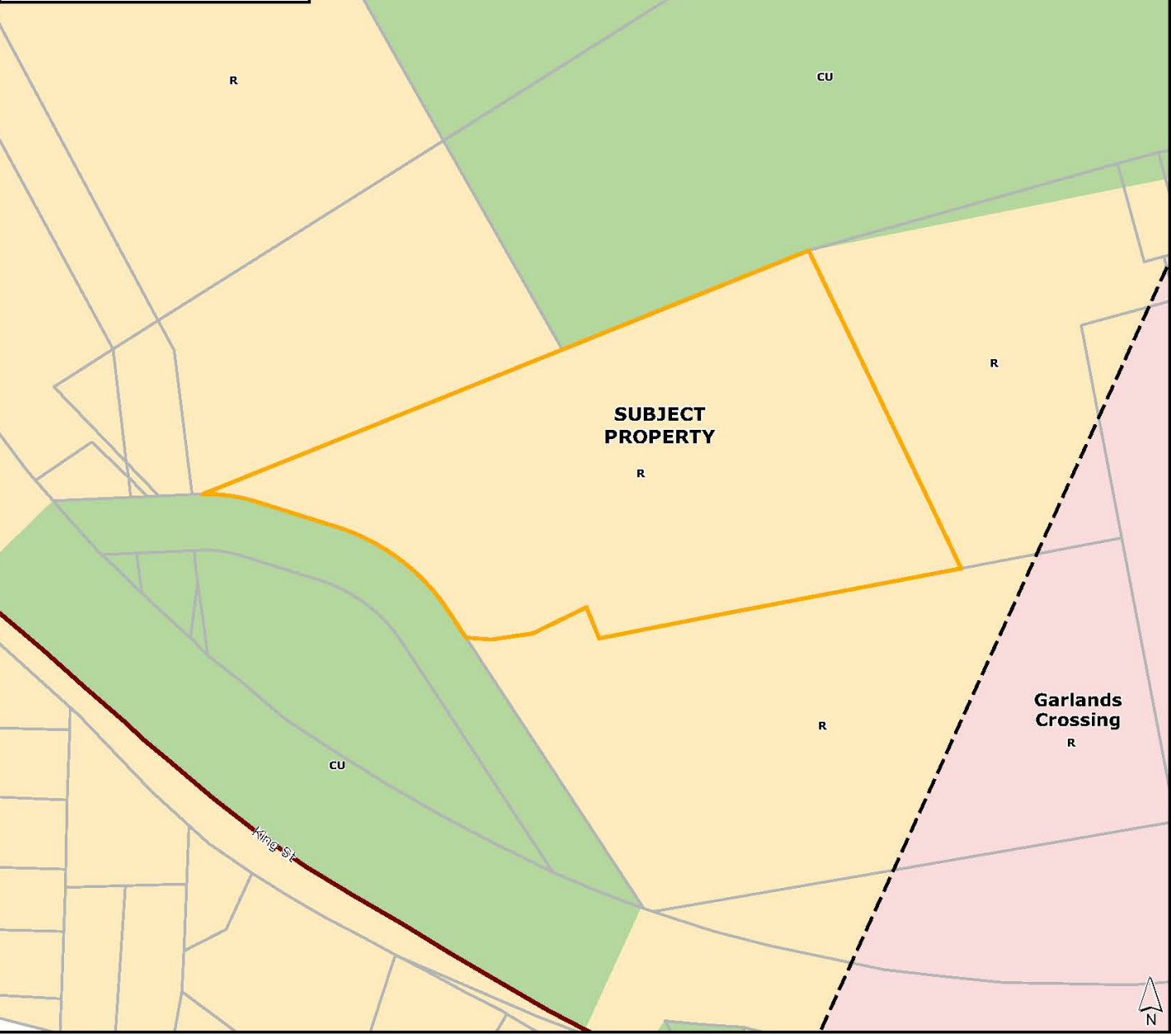


# GFLUM

- Residential (R)

**Generalized Future Land Use**

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

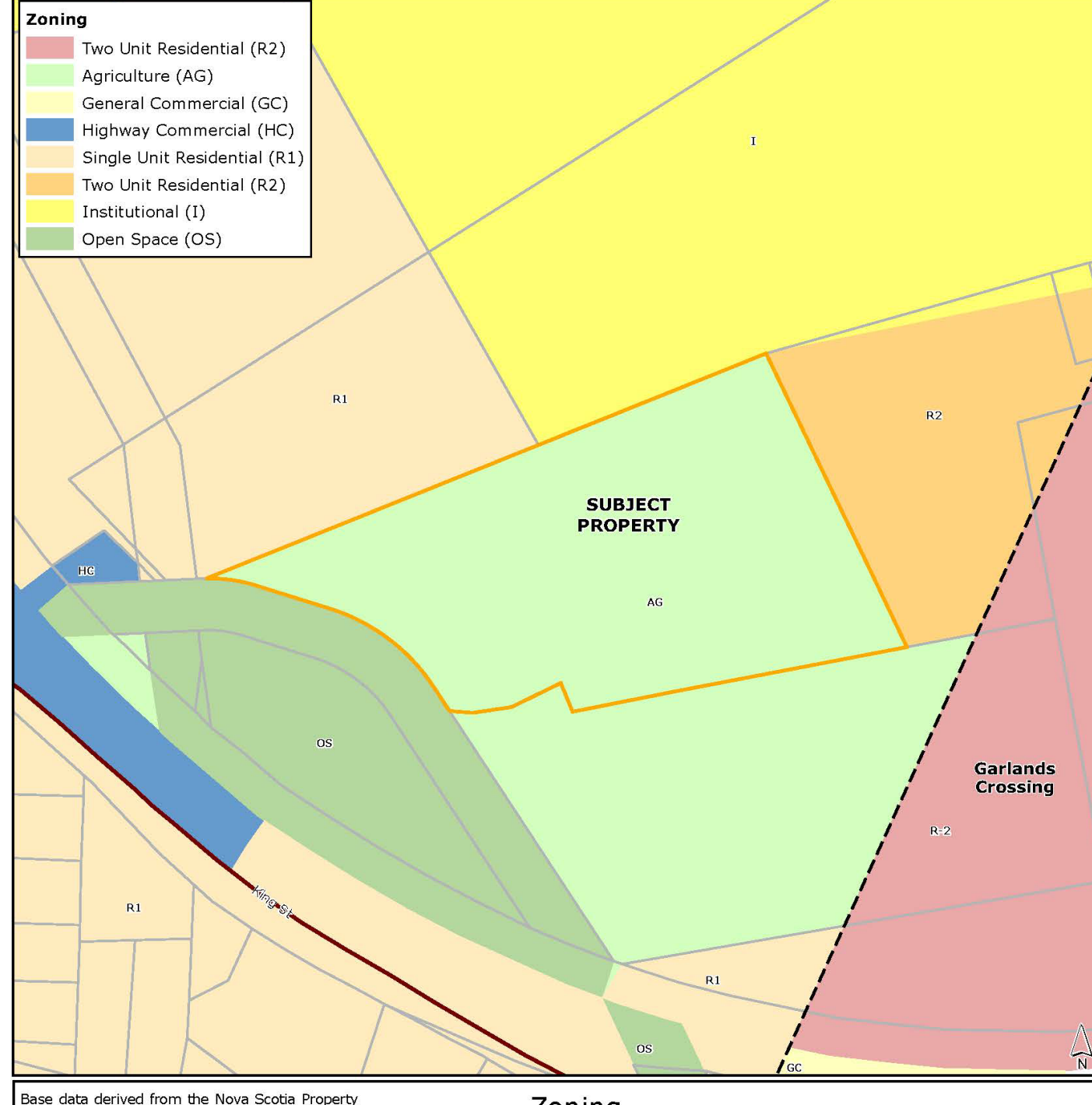


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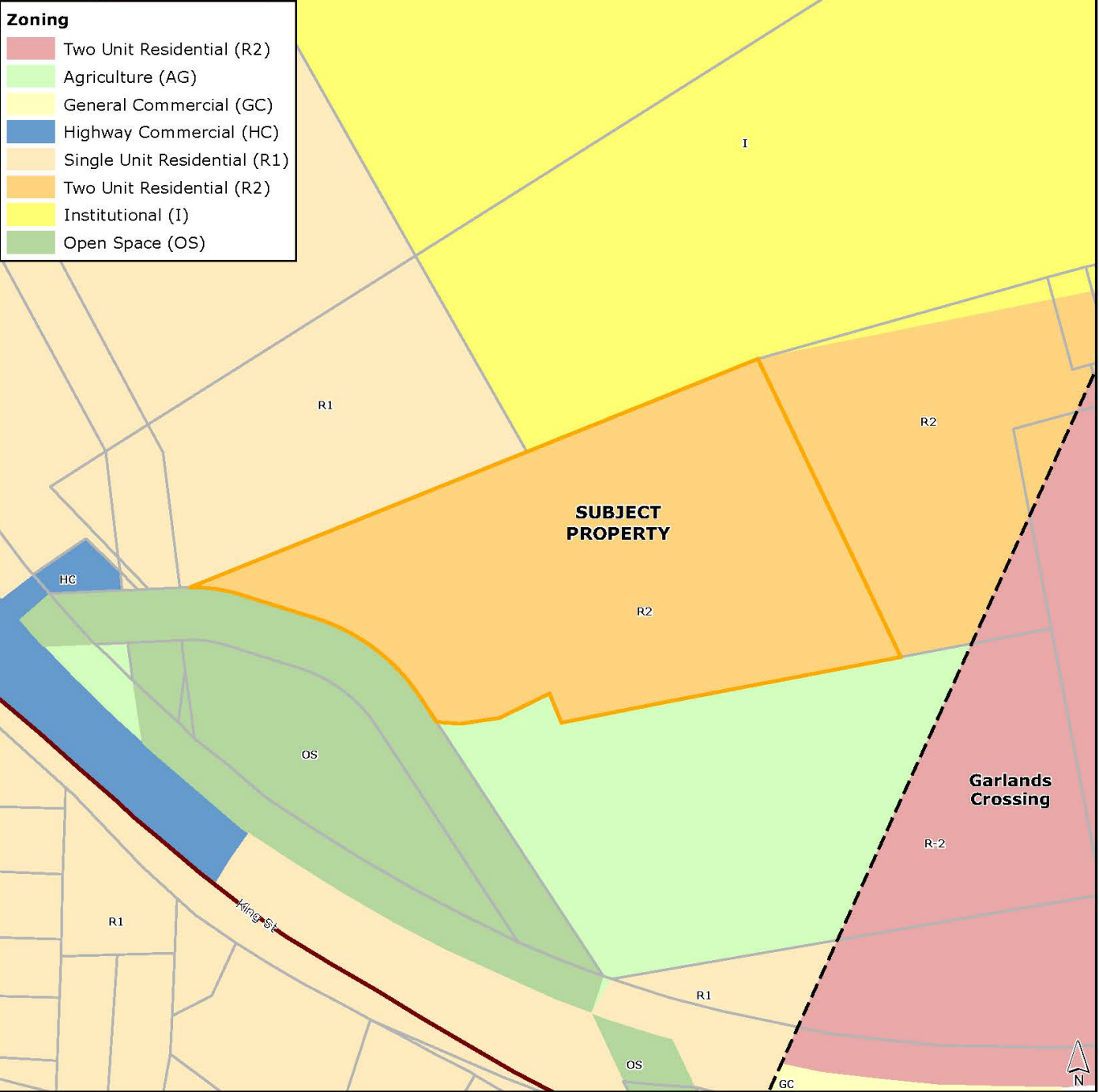
# Current Zoning

- Agriculture (AG) zone



# Proposed Zoning

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



Base data derived from the Nova Scotia 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.*

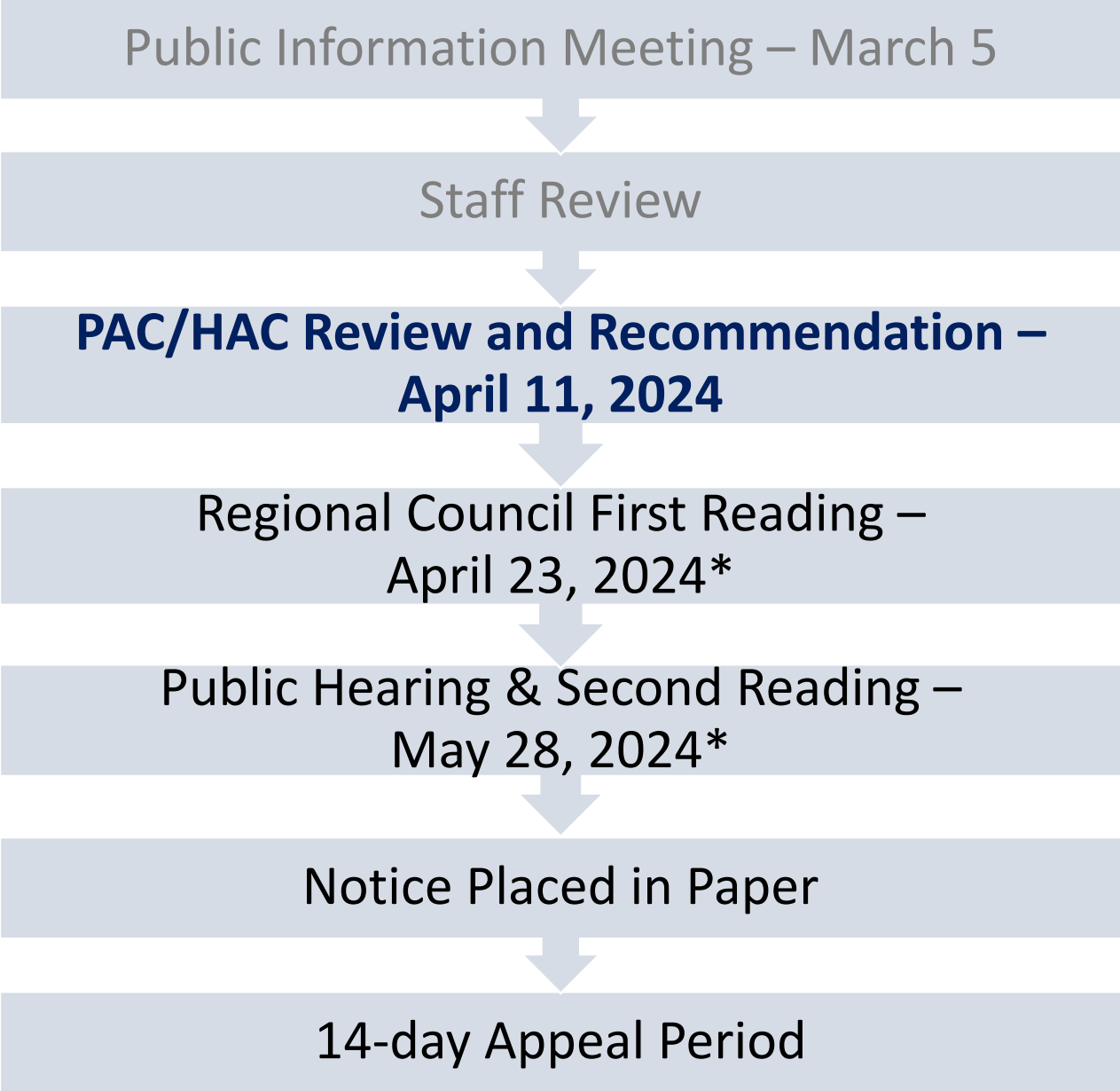


# Windsor MPS – General Criteria Policy

- **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



# 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 PID 45162005 at 1781 King Street in Windsor from the Agriculture (AG) zone to the Two Unit Residential (R-2) zone as shown in the report #23-34 to the Planning and Heritage Advisory Committee dated April 11, 2024.



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