



West Hants

Public Hearing Agenda

1. Intro by Mayor
2. Presentation by Planner (Sara Poirier)
3. Presentation by Applicant (Chrystal Fuller)
4. Comments or Questions from the Public
5. Questions from Council
6. Conclusion of Public Hearing

something inspiring awaits



Windsor LUB Map Amendment 1781 King Street

Public Hearing

May 28, 2024

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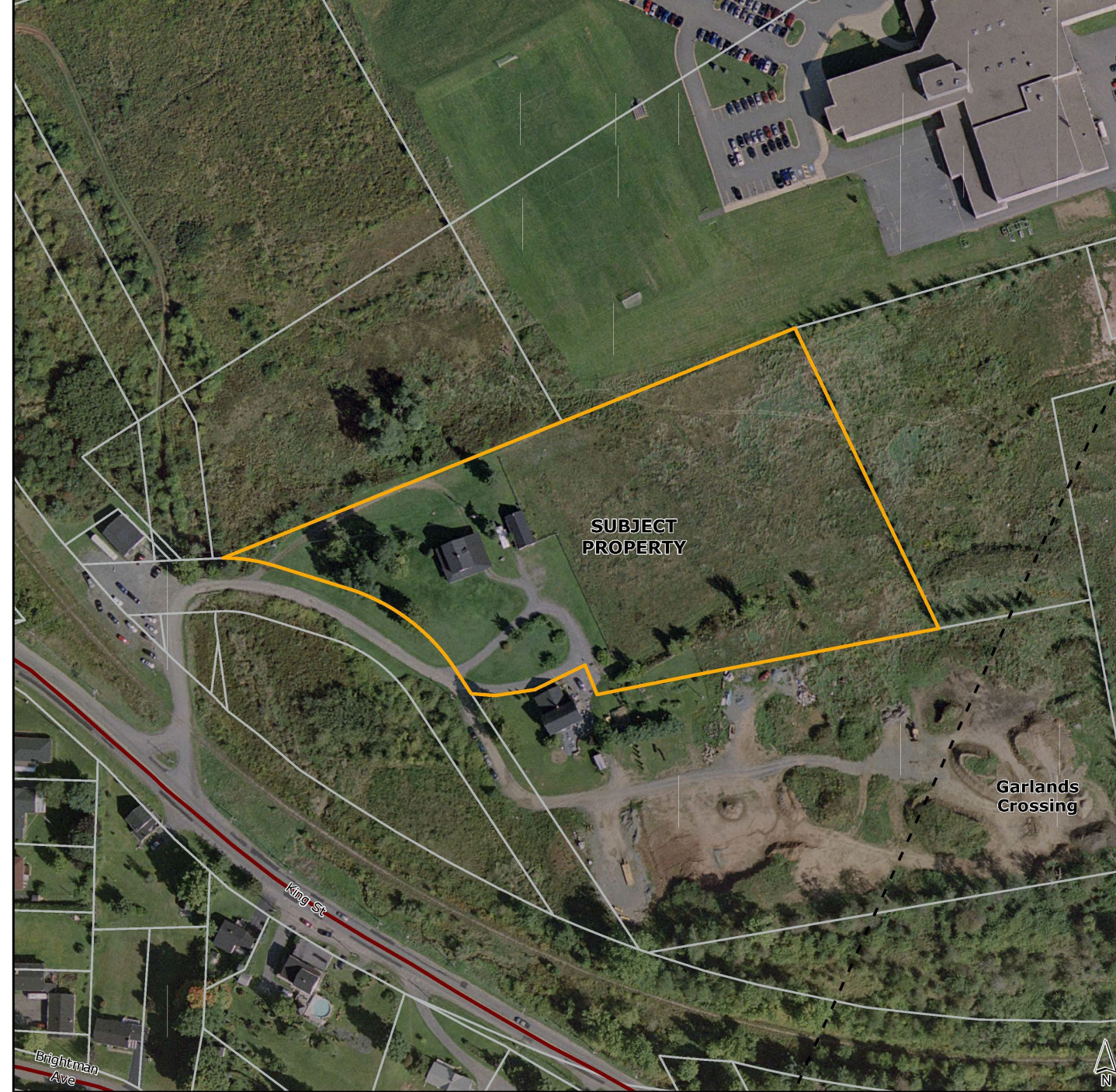
Application

- A completed application was received from Chrystal Fuller on behalf of Brison Developments, on February 13, 2024
- Application was required to rezone land from Agriculture (AG) to Two Unit Residential (R-2) in preparation for residential development
- Land would be subdivided separating existing dwelling from the land behind



Orthophoto

- Property is 5 acres in size
- To be subdivided – existing house and back field area



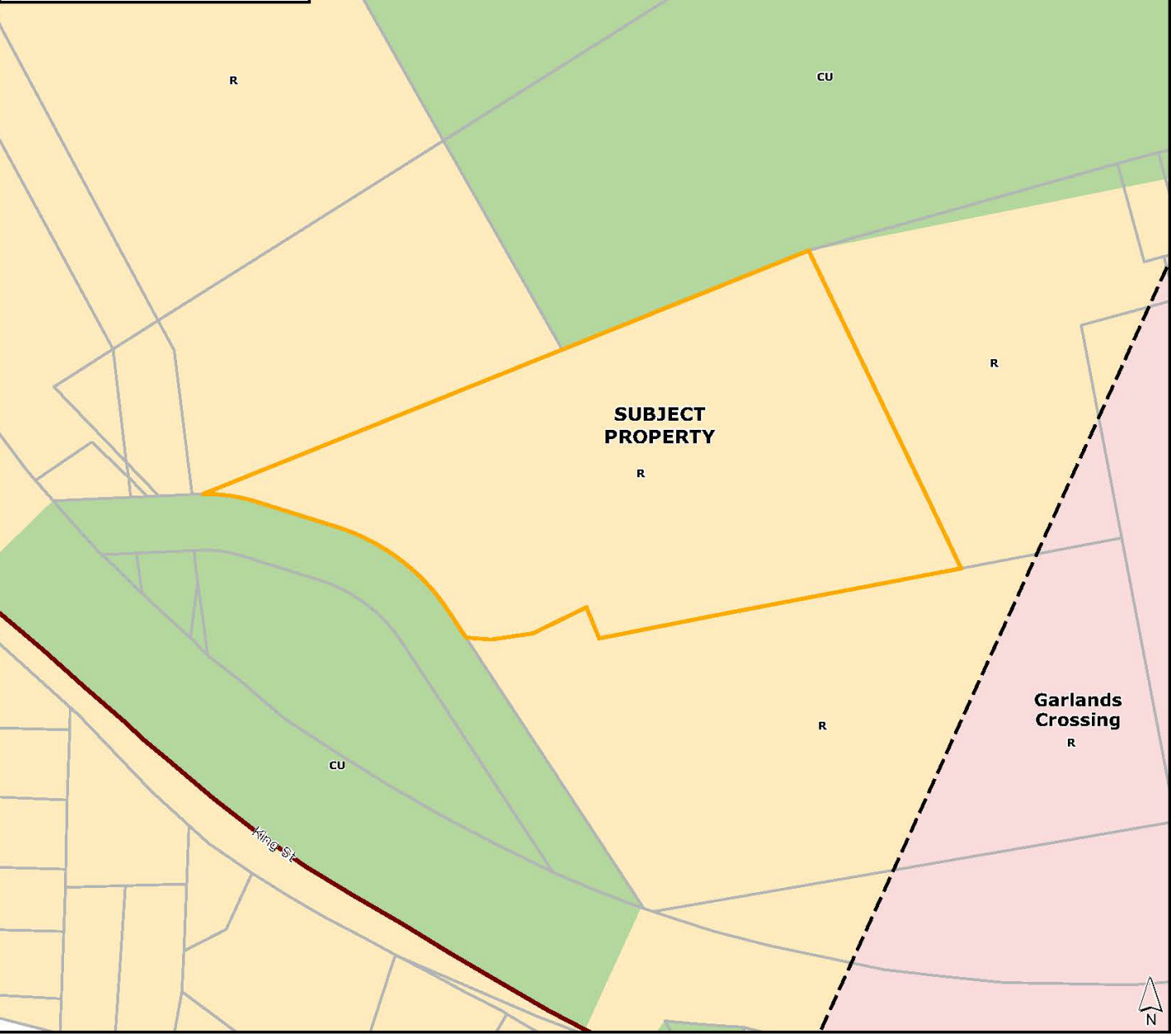
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GFLUM

Generalized Future Land Use

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

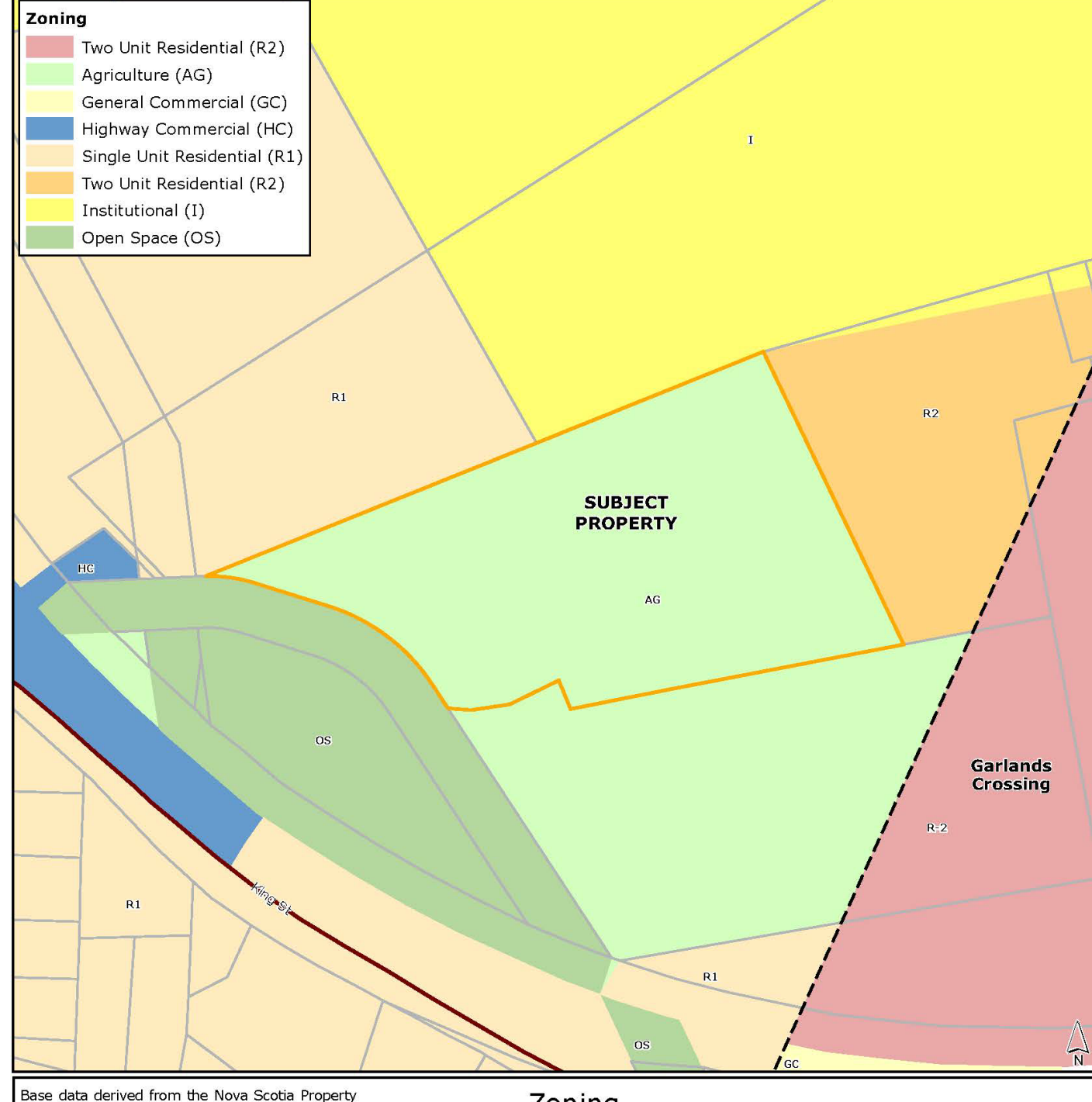


Base data derived from the Nova Scotia Property

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Current Zoning

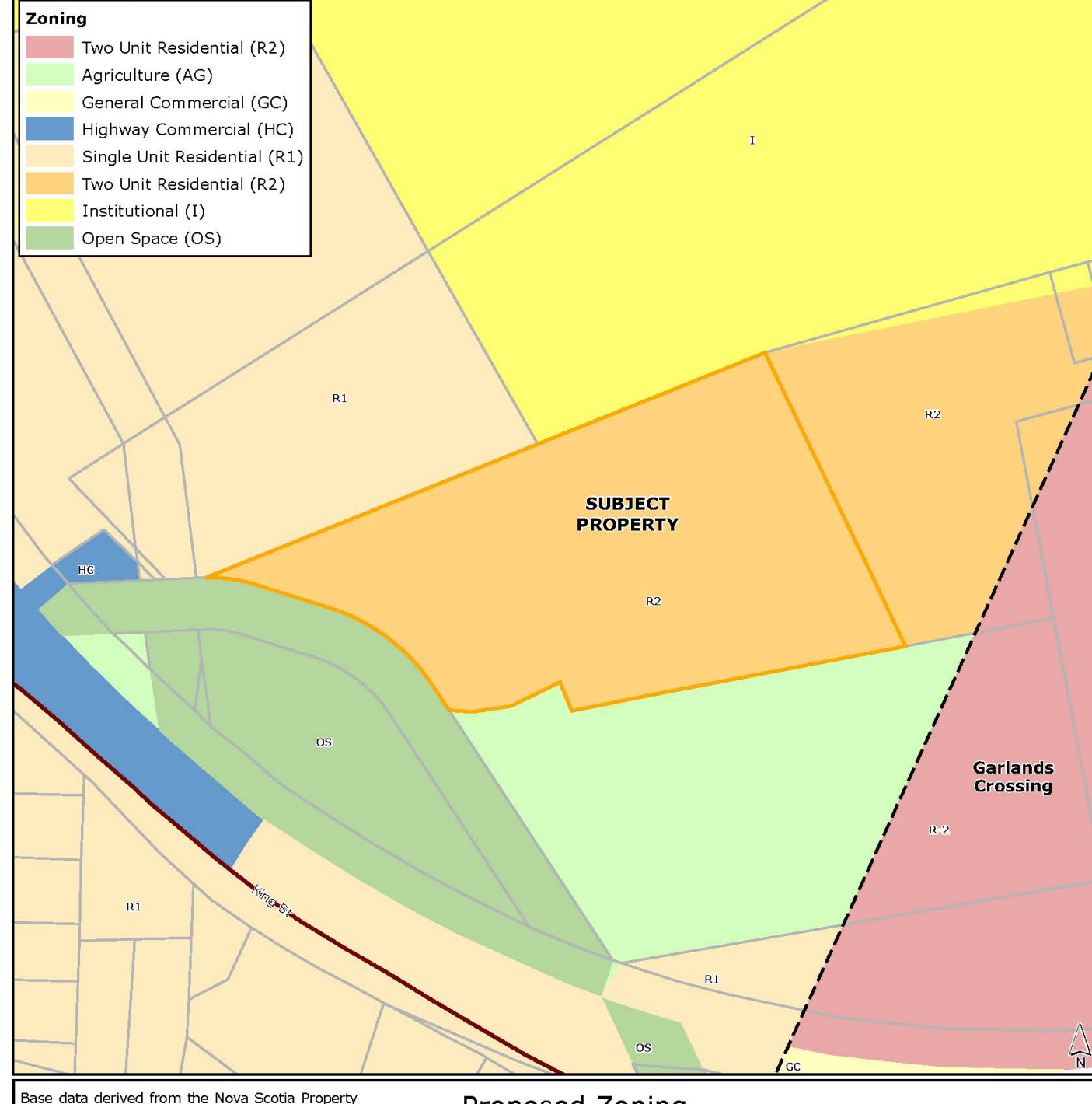


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Proposed Zoning

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



Windsor MPS – Specific Criteria

Section 6 provides Council's intention for the Agriculture zone

- Encourage active farms to remain
- Open to repurposing agri 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 16.3.1** states general criteria for amendments to the WLUB:
 - ✓ 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;



Public Information Meeting Notes

- A Public Information Meeting was held on March 5. The meeting was broadcast live on the Municipal Facebook page.
- 6 members of the public attended the Public Information Meeting
- The deadline for comments was March 19
- Three comments during PIM:
 - Grant Burgess has a shared driveway and a sewer easement that are within the property at 1781 King Street. Concerned about how they may be maintained or changed in relation to this rezoning.
 - David and Cathy Pemberton shared their concerns around increased traffic on King Street and lack of sidewalk.



Public Information Meeting – March 5

Staff Review

PAC/HAC Review and Recommendation –
April 11, 2024

First Reading – April 23, 2024

**Public Hearing & Second Reading –
May 28, 2024**

Notice Placed in Paper

14-day Appeal Period

Process

All statutory requirements
have been met



Presentation from Applicant



Comments or Questions from the Public



Questions from Council





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Recommendation

...that Council gives Second Reading and approves 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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