



WEST HANTS REGIONAL MUNICIPALITY REPORT

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| Information <input type="checkbox"/> | Recommendation X | Decision Request <input type="checkbox"/> | Councillor Activity <input type="checkbox"/> |
|--------------------------------------|------------------|---|--|

To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Mark Fredericks, Senior Planner

Date: May 28, 2024

Subject: WLUB Map Amendment: 1781 King Street, Windsor (PID 45162005); File #23-34B

LEGISLATIVE AUTHORITY

Section 210 of the Municipal Government Act.

RECOMMENDATION

Should Council wish to approve the amendment following the Public Hearing, the following motion would be in order:

... 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.

BACKGROUND

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|------------|---|--------------------------------------|---------------------------------|-----------------------------------|--|
| Property X | Public Opinion <input type="checkbox"/> | Environment <input type="checkbox"/> | Social <input type="checkbox"/> | Economic <input type="checkbox"/> | Councillor Activity <input type="checkbox"/> |
|------------|---|--------------------------------------|---------------------------------|-----------------------------------|--|

A completed application was received on February 13, 2024, from Chrystal Fuller on behalf of the owner, Brison Developments. The application requests Council to consider rezoning the subject lot from the current Agriculture (AG) zone to the Two Unit Residential (R-2) zone to support future residential uses.

DISCUSSION

The lot is currently designated Residential on the Generalized Future Land Use Map and zoned Agriculture (AG) but no active agricultural uses are occurring on the property.

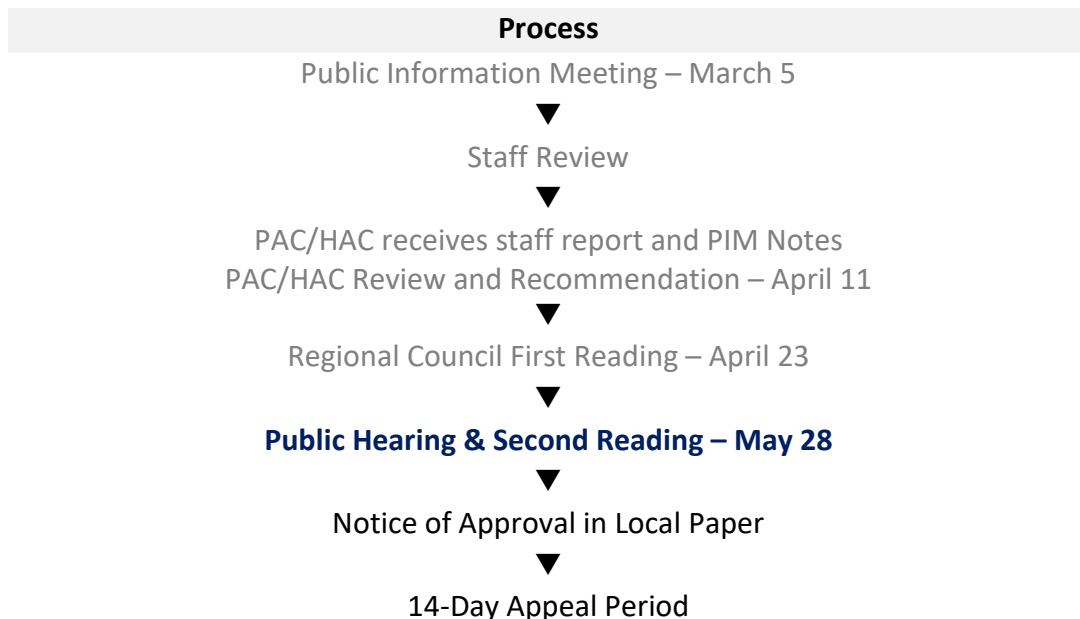
A Public Information Meeting was held on March 5, 2024. Some infrastructure concerns, as well as traffic and sidewalk related concerns were raised by the public at this meeting.

On April 11, 2024, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). The Committee discussed a desire to have road connections in the area and asked about the public comments regarding sidewalks and where nearby sidewalks started/stopped. During the meeting PAC/HAC recommended in favour of the application.

On April 23, 2024, staff presented the PAC/HAC recommendation to Council for First Reading. Council recommended in favour of moving the application onto Public Hearing.

NEXT STEPS

The process for this application is as follows:



FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

ALTERNATIVES

In response to this application, Council may:

- hold First Reading and authorize a Public Hearing to approve the amendments as drafted or as specifically revised by direction of Council; or
- provide alternative direction such as requesting further information on a specific topic.

APPENDIX

Appendix A 2024-04-23 First Reading Report: WLUB Map Amendment: 1781 King Street, Windsor (PID 45162005); File #23-34A

CHIEF ADMINISTRATIVE OFFICER REVIEW

A rezoning to R-2 will allow for the property to move forward and transition into future residential development. Such developments within the designated growth centers are encouraged.

I support the recommendation.

Report Prepared by: _____
Mark Fredericks, Senior Planner

Report Reviewed by: _____
Sara Poirier, Director of Planning and Development

Report Reviewed by:  _____
Mark Phillips, Chief Administrative Officer

**Appendix A – 2024-04-23 First Reading Report: WLUB Map Amendment: 1781 King Street,
Windsor (PID 45162005); File #23-34A**



WEST HANTS REGIONAL MUNICIPALITY REPORT

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|--------------------------------------|------------------|---|--|

To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Mark Fredericks, Senior Planner

Date: April 23, 2024

Subject: WLUB Map Amendment: 1781 King Street, Windsor (PID 45162005); File #23-34A

LEGISLATIVE AUTHORITY

Section 210 of the Municipal Government Act.

RECOMMENDATION

Should Council wish to proceed to Public Hearing, the following motion would be in order:

... that Council gives 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.

BACKGROUND

| | | | | | |
|------------|---|--------------------------------------|---------------------------------|-----------------------------------|--|
| Property X | Public Opinion <input type="checkbox"/> | Environment <input type="checkbox"/> | Social <input type="checkbox"/> | Economic <input type="checkbox"/> | Councillor Activity <input type="checkbox"/> |
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DISCUSSION

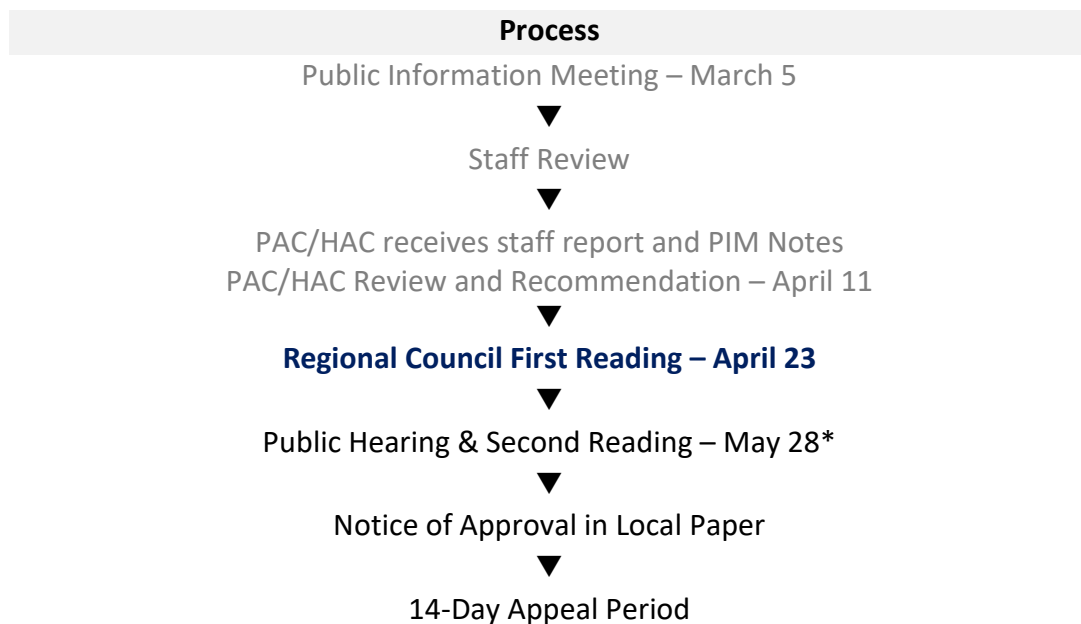
The lot is currently designated Residential on the Generalized Future Land Use Map and zoned Agriculture (AG) but no active agricultural uses are occurring on the property.

A Public Information Meeting was held on March 5, 2024. Some infrastructure concerns, as well as traffic and sidewalk related concerns were raised by the public at this meeting.

On April 11, 2024, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). The Committee discussed a desire to have road connections in the area and asked about the public comments regarding sidewalks and where nearby sidewalks started/stopped. During the meeting PAC/HAC recommended in favour of the application.

NEXT STEPS

The process for this application is as follows:



*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

ALTERNATIVES

In response to this application, Council may:

- hold First Reading and authorize a Public Hearing to approve the development agreement as drafted or as specifically revised by direction of Council; or
- provide alternative direction such as requesting further information on a specific topic.

APPENDIX

Appendix A 2024-04-11 Staff Report - WLUB Map Amendment: 1781 King Street, Windsor (PID 45162005); File #23-34

CHIEF ADMINISTRATIVE OFFICER REVIEW

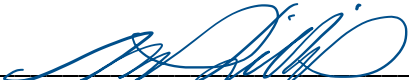
The identified lands and rezoning request is in keeping with the surrounding use and overall development strategy. I support the recommendation and the application to proceed through to the Public Hearing stage. At the time of the Public Hearing it will allow for an up-to-date presentation of all information pertaining to the application for both Council and residents. Further, it will allow for a thorough review of that information at second reading when Council is asked to make a final decision on this matter.

Report Prepared by: _____

Mark Fredericks, Senior Planner

Report Reviewed by: _____

Sara Poirier, Director of Planning and Development

Report Reviewed by:  _____

Mark Phillips, Chief Administrative Officer

**Appendix A – 2024-04-11 Staff Report - WLUB Map Amendment: 1781 King Street, Windsor
(PID 45162005); File #23-34**