

WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Farm Markets: Windsor Land Use By-Law Amendment

Tuesday, October 26, 2021 6:00 pm

In-person Sanford Council Chambers and virtually via ZOOM

(also Facebook Livestreamed)



1. Call to Order

The Public Hearing was called to order at 6:14 pm.

2. Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor District 6

Ed Sherman, Councillor, District 7

John A. Smith, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Regrets: Debbie Francis, Dist. 5

Staff and Guests:

Mark Phillips, Chief Administrative Officer

Shelleena Thornton, Mun. Oper. Super.

Kathy Kehoe, Dir. Community Development

Madelyn LeMay, Dir. Planning & Development

Carlee Rochon, Dir. Financial Services

Todd Richard, Dir. Public Works

Deanna Snair, Exec. Asst/ Clerk

Sara Poirier, Planner

Gallery: one member

Clarence Tibbot, Resident

Stephen Zeng, Resident

Members of the public watched the meeting using Facebook Live.

3. Public Hearings – All public hearings and presentations are available

Windsor Land Use By-Law Amendment: Farm Markets.

Discussion Points:

- Application is to amend the WLUB to allow indoor Farm Markets in the Fairground (FG) Zone, as farm markets are not one of the uses permitted.
- An application was completed on June 8, 2021 by the Windsor Agricultural Society.
- The proposal being made is to change the definition of “farm market” to include outdoor farm markets so that farm markets can be regulated.
- The change in definition would allow outdoor farm markets to be regulated and where

they would be permitted in Windsor.

- The second proposed amendment is to the definition of farm markets would add “or lot” and would read as follows “a building or lot or part of a building or lot where farm produce comprises the major portion of goods offered or kept for sale directly to the public”.
- All statutory requirements have been met.

Mayor Zebian declared the Public Hearing closed.

The Public Hearing ended at 6:41 pm.

Abraham Zebian, Mayor

Deanna Snair, Executive Assistant/ Clerk



West Hants

something inspiring awaits

Council

Farm Markets

October 26, 2021



APPLICATION

- application for a Land Use By-law amendment to allow indoor farm markets in the Fairground (FG) Zone was completed June 8, 2021 by the Windsor Agricultural Society
- “farm market” is not one of the uses permitted in the Fairground (FG) Zone

ADDITIONAL CONSIDERATION

- LUB definition of “farm market” does not include outdoor markets
- farm markets are retail commercial uses that generate traffic
- proposing changing definition of “farm market” to include outdoor farm markets so that outdoor markets can be regulated



LAND USE BY-LAW TEXT AMENDMENTS

- proposed amendments are to the text of the Windsor LUB
- addition of “farm markets” to the Fairground (FG) Zone will affect only that zone & will permit the Farmers’ Market indoors at the Exhibition Grounds
- change of definition to include outdoor farm markets would regulate where outdoor farm markets would be permitted in Windsor
- this would include only the zones where indoor farm markets are now permitted: Town Centre (TC), Highway Commercial (HC), Shopping Centre (SC) & Wentworth Road Commercial (WR-C) zones.

MUNICIPAL PLANNING STRATEGY

- no policies relating to Farm Markets & no specific criteria for this text amendment in MPS
- proposed LUB amendment has been considered using the general criteria for amendment established in WMPS Policy 16.3.1
- general criteria are mainly related to:
 - servicing
 - schools
 - roads/transportation network
 - size and shape of the lot
 - development patterns which may be created
- Manager of Building and Fire Inspection Services , Fire Chief and Traffic Authority indicated no concerns

PROPOSED AMENDMENTS: 1

- addition of farm markets to the list of permitted uses in the Fairground (FG) zone is in accord with Council's intentions
- broad range of uses in the Fairground (FG) zone
- Exhibition grounds designated Commercial on GFLUM
- supports one of the goals of the draft action plan developed as part of Milestone 3 of the Partners for Climate Protection program, to *“make it easier to buy from local vendors and eat local food”*.

PROPOSED AMENDMENTS:2

- amendments to the definition of Farm Market to include outdoor farm markets is in accord with Council's intentions
- amend definition of Farm Market:
*“a building **or lot** or part of a building **or lot** where farm produce comprises the major portion of goods offered or kept for sale directly to the public”*



COMMENTS from PUBLIC

- PIM held via Zoom on June 29; comment period ended July 20; no comments received
- PH advertised October 5 & 12 in the local paper & placed on Facebook & WHRM website
- comment period & request to appear at PH ended October 19; no comments or requests received



Process



Notice was placed in the local paper, Facebook, and the Municipal Website

all statutory requirements have been met

POSSIBLE MOTION

that Council amend the Windsor Land Use By-law to change the definition of farm markets to include outdoor spaces and to add farm markets to the list of permitted uses in the Fairground (FG) zone in a manner substantively the same as Appendix E of the staff report to PAC/HAC dated September 9, 2021.