

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Wednesday, February 5, 2025

Rezoning PID 45405784 and amendments to the Windsor Land Use By-law

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on February 19, 2025 to Planner Hong to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 110; or
  - [whong@westhants.ca](mailto:whong@westhants.ca)
6. Conclusion of Public Information Meeting



# Rezoning PID 45405784 and amendments to the Windsor Land Use By-law

Public Information Meeting  
February 5, 2025

something inspiring awaits



# Application

- A completed application was received from Brighter Community Planning on behalf of King's-Edgehill School on January 7, 2025.
- The application is to rezone the subject lot from Single Unit Residential (R-1) to Institutional (I) zone and amend the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use in the Institutional zone.





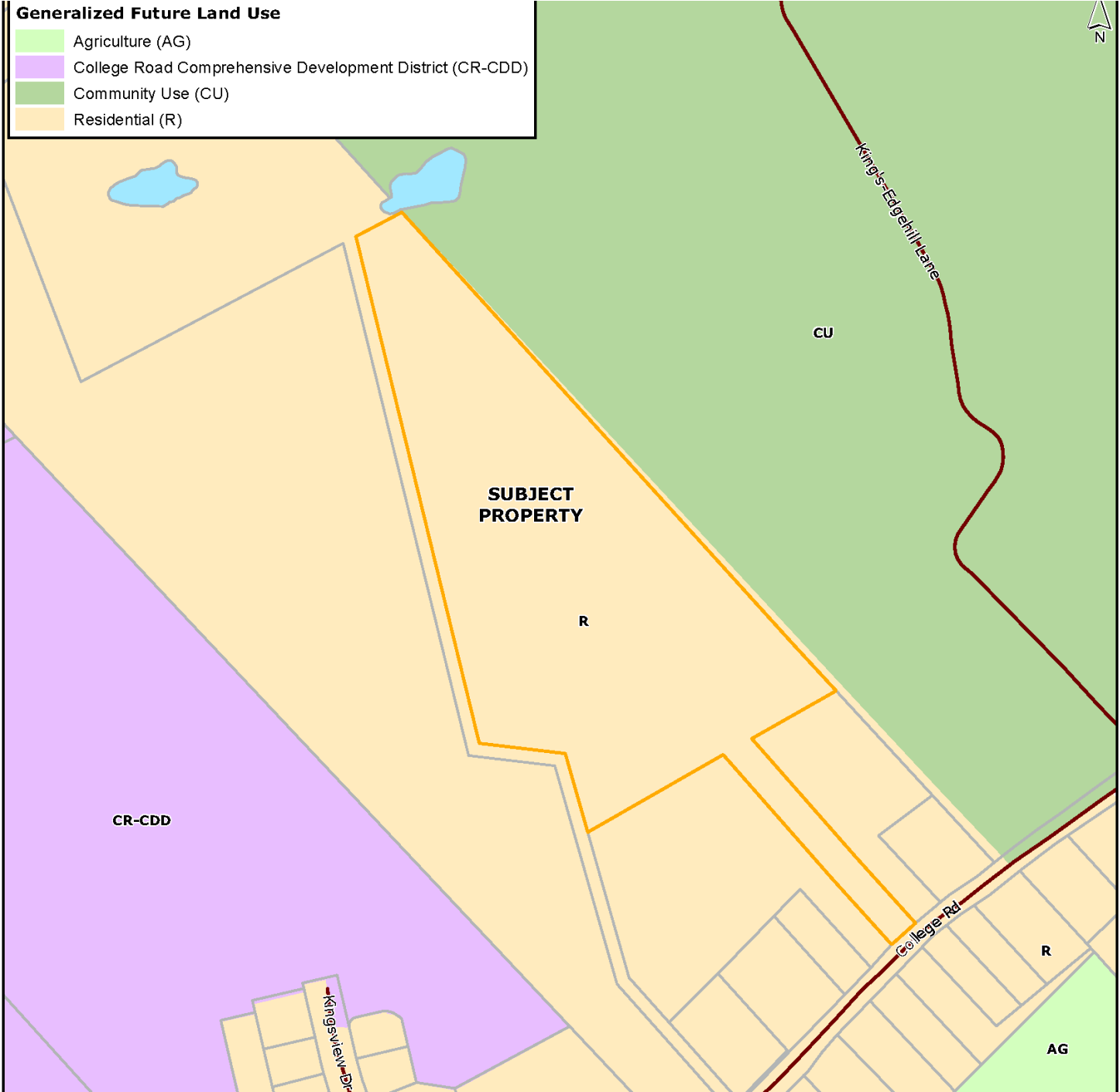
# Orthophoto

- The property is currently undeveloped and utilized as agricultural activity.
- Nearby properties consist of King's-Edgehill School, Dill Farm, and single unit residences on College Road.
- Has frontage on College Road



**Generalized Future Land Use**

- Agriculture (AG)
- College Road Comprehensive Development District (CR-CDD)
- Community Use (CU)
- Residential (R)








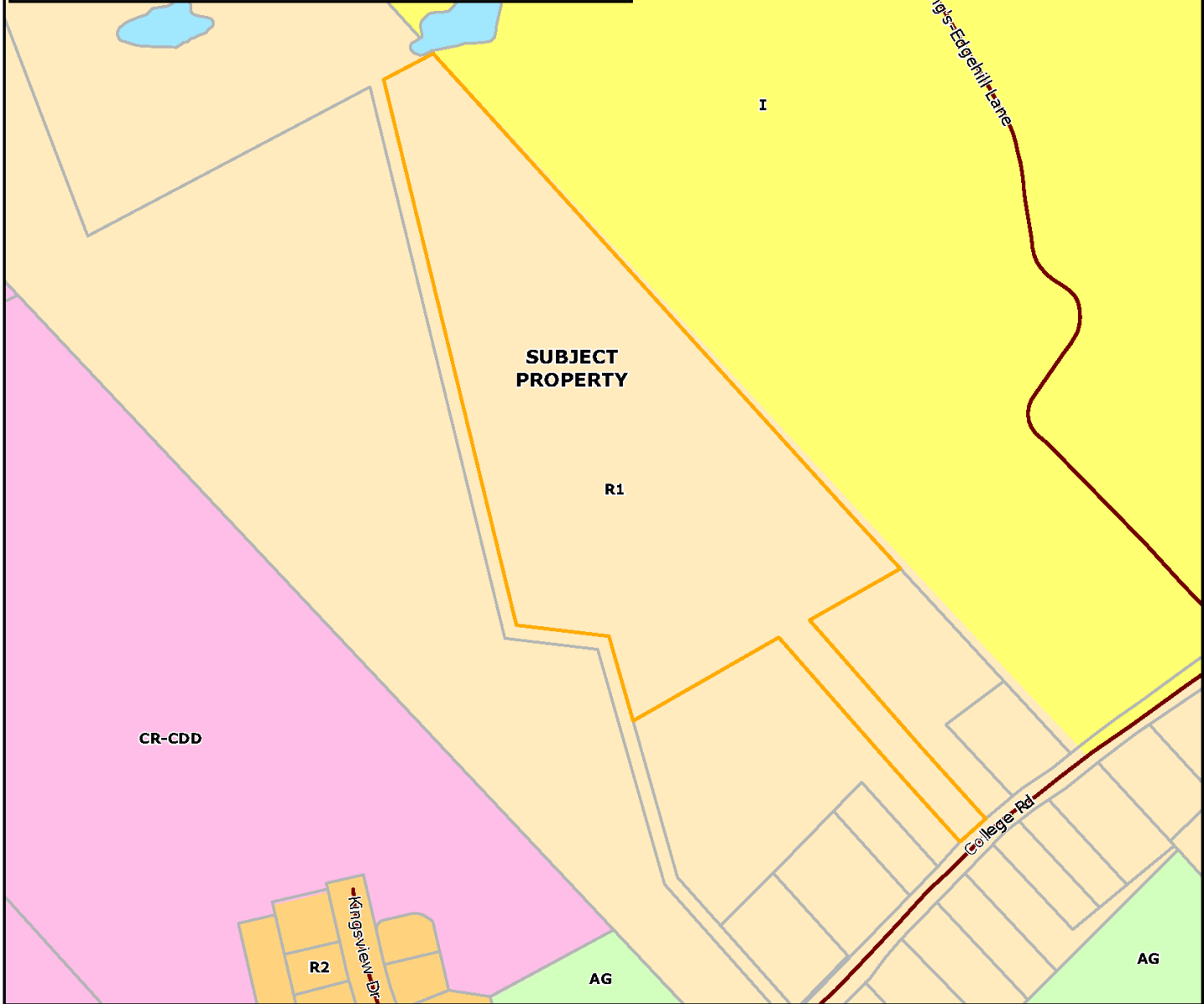
# Generalized Future Land Use Map

## Residential Designation



**Zoning**

	Agriculture (AG)
	Single Unit Residential (R1)
	Two Unit Residential (R2)
	Institutional (I)
	College Road Comprehensive Development District (CR-CDD)



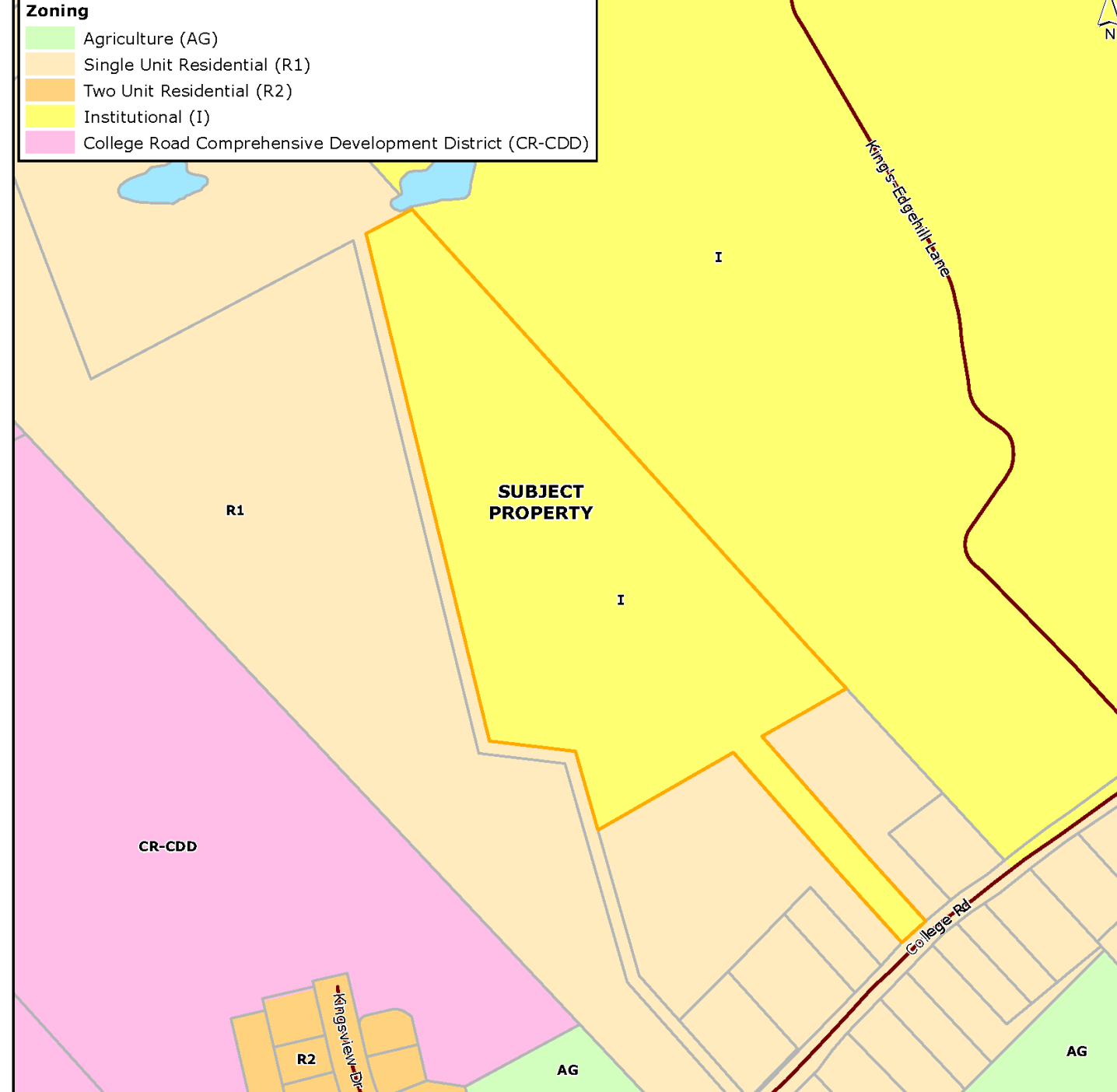
# Current Zoning

Single Unit Residential (R-1)

Permitted uses include:

- Single Unit Dwellings





# Proposed Zoning

Institutional (I) zone

Permitted uses include:

- Any institutional use which is incorporated under the Societies Act
- Colleges, universities and schools, including school dormitories
- Community centres
- Community service clubs and organizations





View of Subject Lot



View of Subject Lot facing King's Edgehill School

# Windsor Municipal Planning Strategy Policies

- **Policy 16.1.3** enables Council to consider to zone any area immediately adjacent to a given land use designation on the Generalized Future Land Use Map (Map 1) to a zone permitted in the adjacent designation without requiring a Strategy amendment, provided that all policies of the Strategy are satisfied.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

**Public Information Meeting – February 5**

Staff Review

PAC/HAC Review and Recommendation –  
March 13

Council First Reading – March 25\*

Public Hearing & Second Reading – April 22\*

Notice Placed in Paper

14 Day Appeal period

# Process

Notice was placed in the Valley Journal

Properties within 300 ft were notified of the Public Information Meeting

Signage posted on subject lot

\* Anticipated dates



# Comments Submission

- Comments and questions can be submitted by the public until noon on **February 19**
- All correspondence should be sent to:

Will Hong, Planner

Phone	<b>902-798-8391 ext. 110</b>
Email	<b>whong@westhants.ca</b>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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something inspiring awaits

[westhants.ca](http://westhants.ca)