

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

Council First Reading

March 25, 2025

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Orthophoto

- The property is currently undeveloped and partially utilized for some agricultural activity
- Has frontage on College Road





View of Subject Lot

Application

- A completed application was received from Brighter Community Planning on behalf of King's-Edgehill School on January 7, 2025.
- The request:
 - 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.



Agrivoltaics

- Dual use of land for solar energy production and agriculture.



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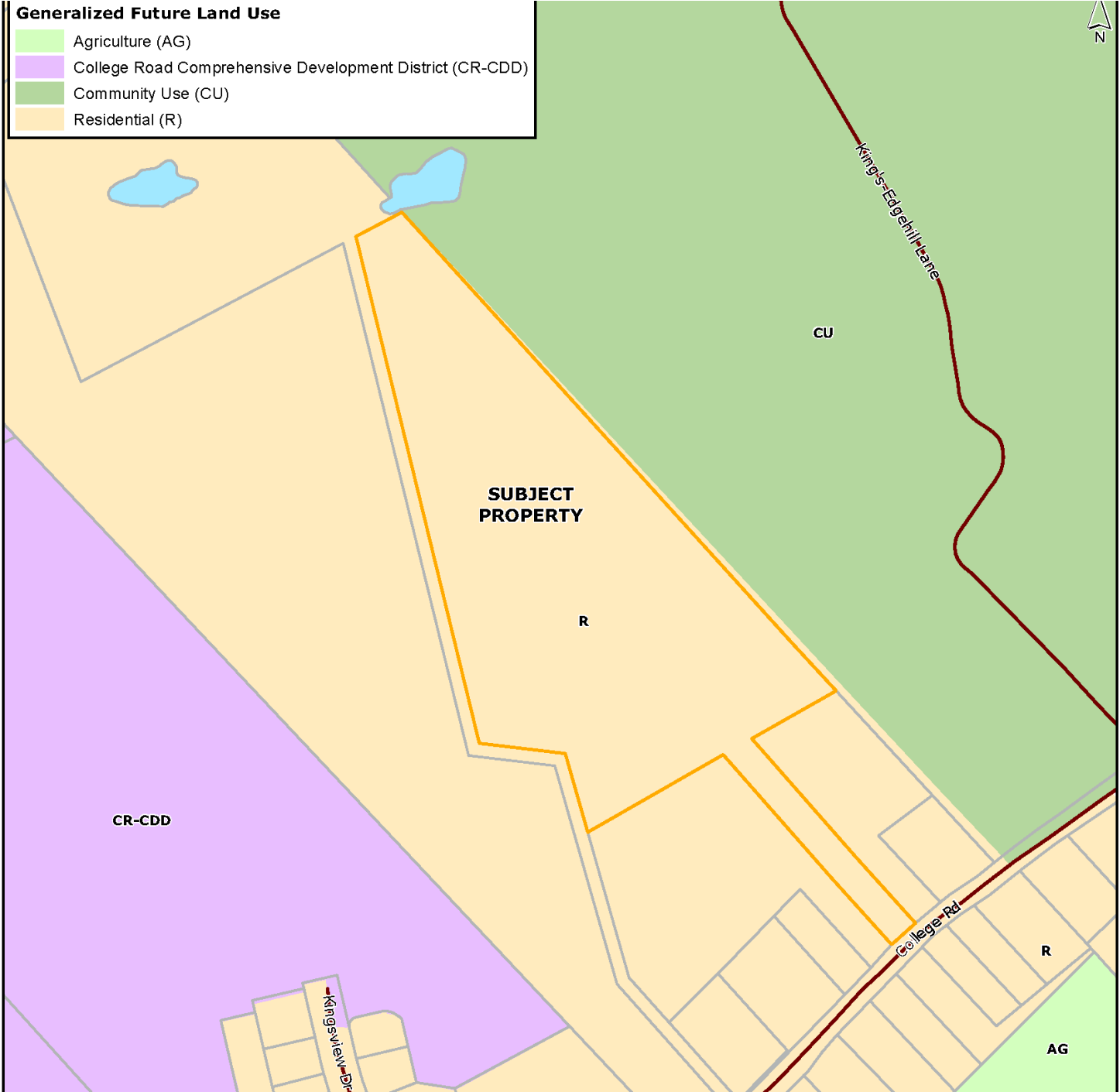
Windsor Municipal Planning Strategy Policies

- Rezoning Request:
 - **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.



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

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WMPS Policies Cont.

- **Policy GP-1** allows Council to regulate accessory uses and buildings by:
 - (a) regulating the number, size, location and height of accessory buildings; and
 - (b) regulating the type, location, and size of accessory uses.
- **Policy GP-2** allows Council to consider accessory uses to be located on a lot held in the same ownership and directly abuts from the lot containing the main building or use it is intended to serve.







General Criteria for Amendments

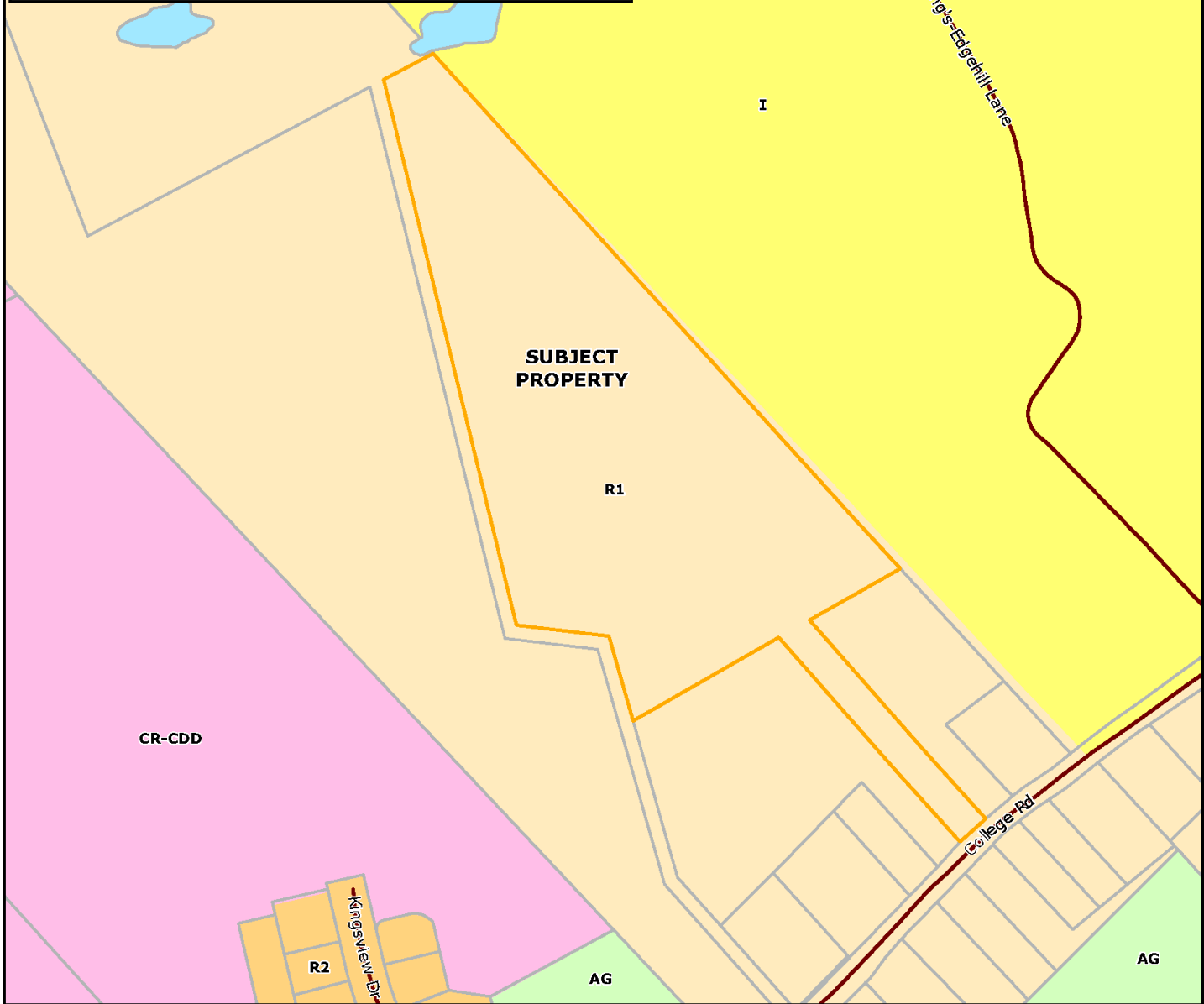
- In summary the criteria in Policy 16.3.1. are met since:
 - the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Traffic Authority, and Public Works Engineering Division have no concerns with the proposed development; and
 - no municipal costs related to the proposal are anticipated.

Windsor Land Use By-law Amendments

- Include:
 - Amend the zoning map of the Windsor Land Use By-law to change the subject lot from Single Unit Residential (R-1) to Institutional (I); and
 - Amend the text of the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use in the Institutional (I) zone and add a new definition of such use.

Zoning

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



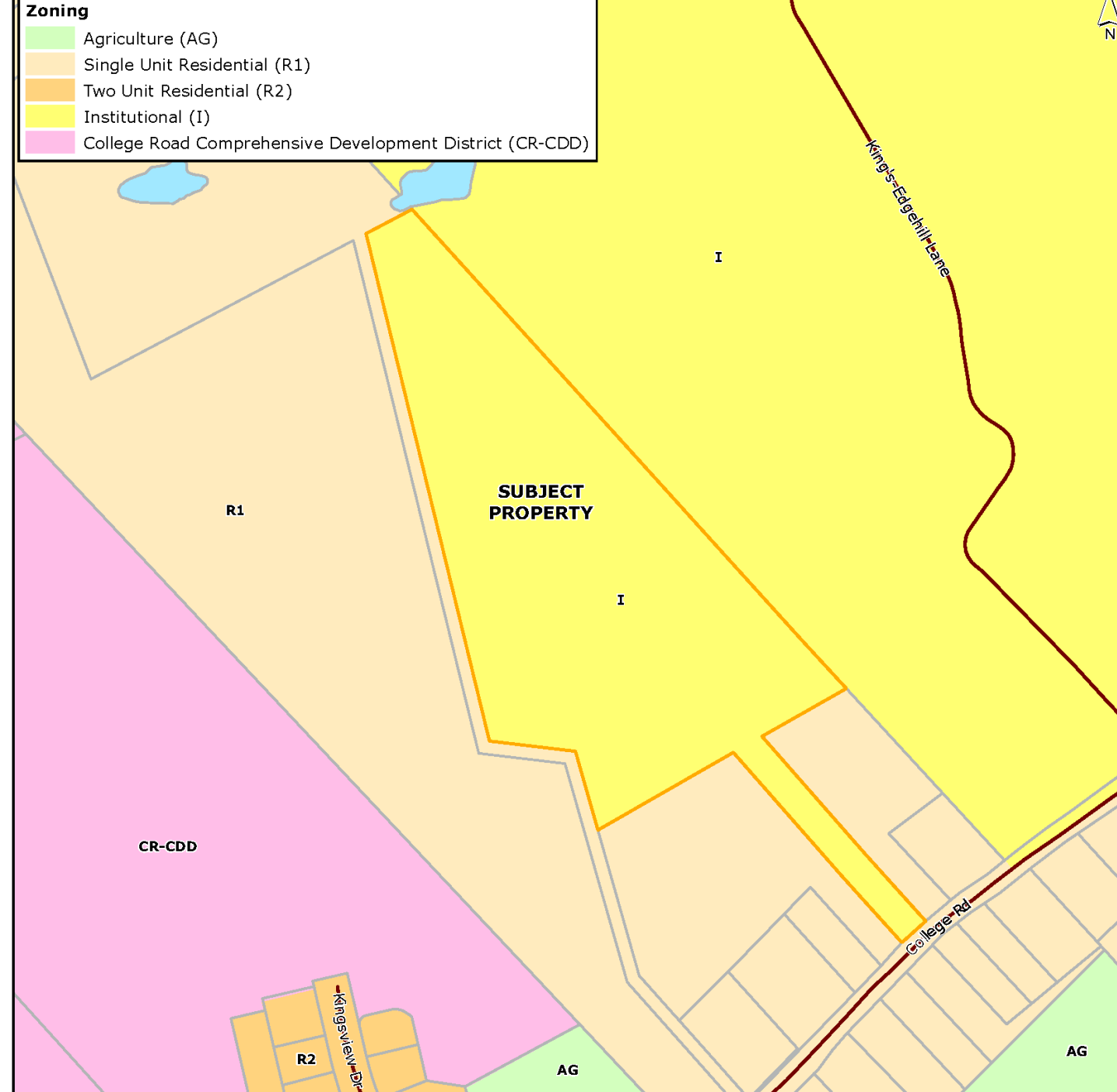
Current Zoning

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



Windsor Land Use By-law Amendments Cont.

Agrivoltaics System

*(Amendment WLUB 25-01 Effective **insert date here**)*

5.47 Agrivoltaics systems are an accessory use in the Institutional (I) zone.

5.48 In addition to all other regulations of this By-law, the following provisions shall apply to agrivoltaics systems:

- (a) a site plan shall be submitted to identify the following:
 - (i) All existing and proposed access locations, driveways, structures on the lot;
 - (ii) The proposed location and total area of solar photovoltaic panels on the lot;
 - (iii) The proposed area for the co-location of agricultural uses on the lot;
 - (iv) Setbacks from the property lines and existing or proposed structures; and
 - (v) Proposed screening or landscaped buffer along the property lines adjacent to residential lots or public streets to prevent projection of reflective glare.

Windsor Land Use By-law Amendments Cont.

Agrivoltaics System means the simultaneous use of land for both renewable energy production through an arrangement of solar photovoltaic panels and agricultural uses of growing and harvesting of vegetables, fruits, berries, nuts, or other similar products.

Public Information Meeting – February 5

Staff Review

PAC/HAC Review and Recommendation –
March 13

Council First Reading – March 25

Public Hearing & Second Reading – April 29*

Notice Placed in Paper

14 Day Appeal period

Process

* Anticipated date



Recommendation (1 of 2)

...that Council give First Reading and hold a Public Hearing to consider amending the Zoning Map of the Windsor Land Use By-law to rezone PID 45405784 on College Road in Windsor from Single Unit Residential (R-1) to the Institutional (I) zone as shown in the report #25-01 to the Planning and Heritage Advisory Committee dated March 13, 2025.



Recommendation (2 of 2)

...that Council give First Reading and hold a Public Hearing to consider amending the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use in the Institutional zone as shown in the report #25-01 to the Planning and Heritage Advisory Committee dated March 13, 2025.



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