



West Hants

something inspiring awaits

Council

Farm Markets

September 28, 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 and permit the Farmers’ Market indoors at the Exhibition Grounds
- change of definition to include outdoor farm markets would regulate where outdoor farm markets could be located
- 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

MUNICIPAL PLANNING STRATEGY

- broad range of uses in the Fairground (FG) zone
- Exhibition grounds designated Commercial on GFLUM
- addition of farm markets to the list of permitted uses in the Fairground (FG) zone is in accord with Council's intentions
- 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

- add farm markets to the list of permitted uses in the Fairground (FG) zone
- 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”*



PUBLIC INFORMATION MEETING

- held via Zoom on on June 29
- comment period ended July 20
- no comments received



Process



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

*anticipated dates

RECOMMENDATION

PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending 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.