



# 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.