



TOWN OF WINDSOR RECOMMENDATION REPORT

To: Members of Windsor Planning Advisory Committee

Submitted by: _____
Madelyn LeMay, Director of Planning and Development

Date: September 11, 2019

Subject: Gladys Manning Property: Windsor Municipal Planning Strategy
Amendment to the Generalized Future Land Use Map

1.0 ORIGIN

At the July 10, 2019 Windsor Planning Advisory Committee (WPAC) meeting, by consensus, WPAC members agreed to consider an amendment to the Generalized Future Land Use Map (GFLUM) of the Windsor Municipal Planning Strategy (WMPS) to correct a map error related to two (2) lots fronting on College Road.

This report begins the process required to amend the GFLUM of the WMPS.

2.0 LEGISLATIVE AUTHORITY

Municipal Government Act s. 226, *Comprehensive Development Districts*

3.0 RECOMMENDATION

It is recommended that WPAC recommend:

... that Council give First Reading and hold a Public Hearing to consider amending the Generalized Future Land Use Map of the Windsor Municipal Planning Strategy by changing the designation of PID# 45051588 and PID# 45358868 from “Residential” to “College Road Comprehensive Development District” designation” as specified by Policy 5.7.2 of the WMPS, and shown in Appendix A of

the September 11, 2019 report to the Windsor Planning Advisory Committee entitled “Municipal Planning Strategy Amendment to the Generalized Future Land Use Map.”

4.0 BACKGROUND and DISCUSSION

In considering an inquiry regarding the property owned by Gladys M. Manning Memorial Home Inc, it was determined that a designation specified in the WMPS had not been applied to the GFLUM. Policy 5.7.2 specifies that *“It shall be the policy of Council to designate the Gladys Manning Retirement Community property as College Road CDD as shown on the Generalized Future Land Use Map (Map 1)”*.

The present GFLUM shows the property owned by Gladys M. Manning Memorial Home designated as “Residential” rather than “College Road Comprehensive Development District (CDD)”. Should the owner wish to amend the existing development agreement this could be a problem. The Windsor Land Use By-law (WLUB) specifies in s. 6.1(d) that Council may consider *“residential, institutional or recreational development in the College Road CDD in accordance with Section 5.7 of the Municipal Planning Strategy;”* and that designation does not exist on the GFLUM. Policy 5.7 of the WMPS refers only to the College Road Comprehensive Development District designation.

This appears to simply be a designation which either was not placed on the GFLUM initially or has been removed inadvertently at some time. To meet the intent of the WMPS it would be reasonable to correct the map error on the two (2) lots fronting on College Road.

5.0 OPTIONS

WPAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the WHLUB amendment as drafted or as specifically revised by direction of WHPAC/HAC;
- provide alternative direction such as requesting further information on a specific topic.

6.0 APPENDICIES

Appendix A Proposed Amendment

APPENDIX A

Draft Windsor Municipal Planning Strategy Amendment

Map Amendment to the Generalized Future Land Use Map of the Windsor Municipal Planning Strategy to change the designation on PID# 45051588 and PID# 45358868 from “Residential” to “College Road Comprehensive Development District” as specified in Policy 5.7 of the WMP.

