

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, March 5, 2024

Development Agreement – Grouped Dwellings

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Presentation from Applicant: Chrystal Fuller
5. Questions or Comments from the public can be sent until noon on January 30 to Mark Fredericks, Senior Planner at:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) **798-8391 ext. 148**; or
 - mfredericks@westhants.ca
5. Conclusion of Public Information Meeting



Windsor/West Hants Development Agreement Brison Developments

Public Information Meeting

March 5, 2024

something inspiring awaits



Application

- A completed application was received from Chrystal Fuller on February 13, 2024.
- Application was required for a development agreement to permit grouped dwellings on a newly extended section of Irvan Drive, Windsor/Garlands Crossing



Orthophoto

- Two properties
- Properties are combined 7.6 acres in size. DA only on 6.3 acre portion.
- To be subdivided with Irvan Drive extended

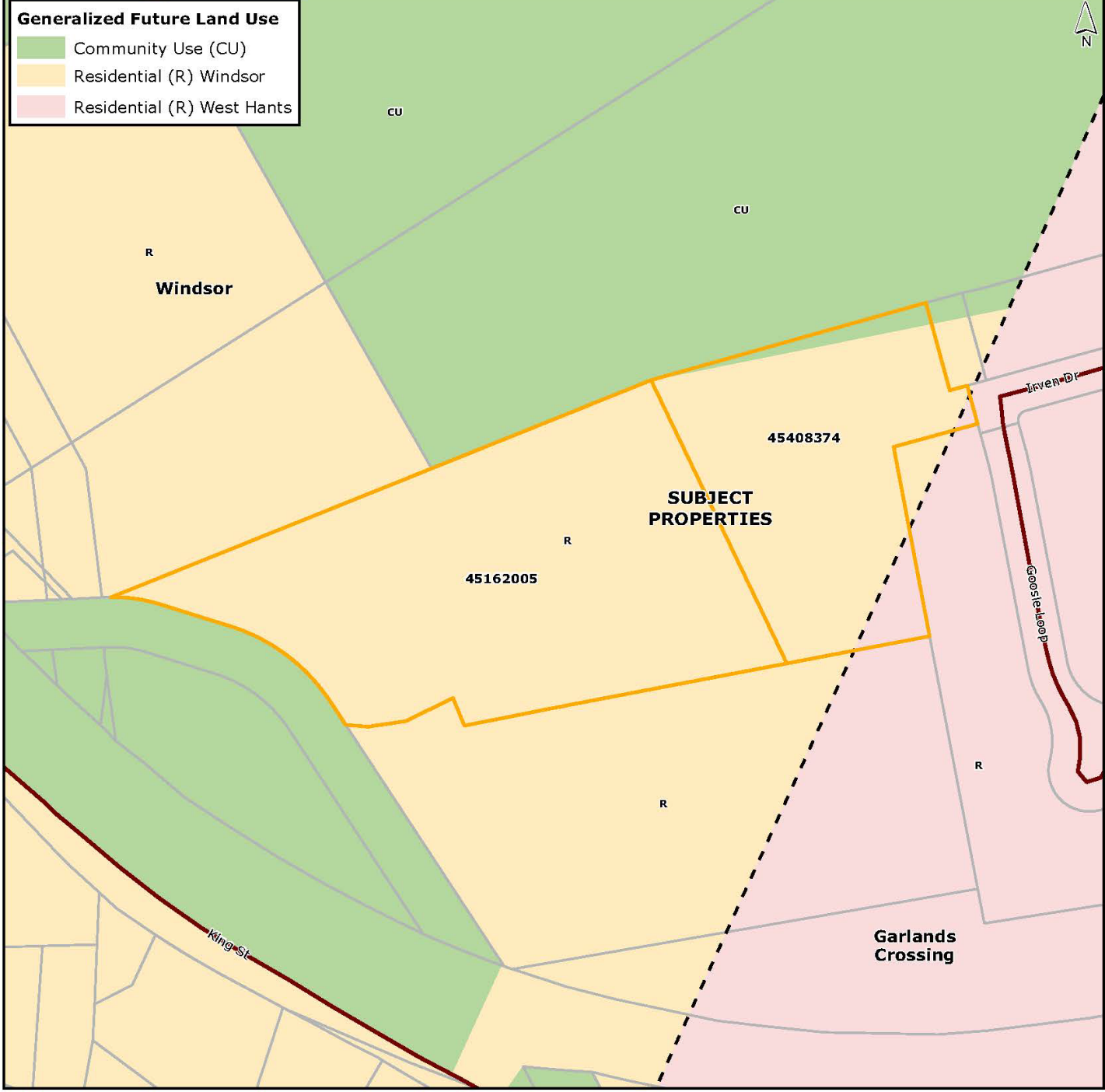


Generalized Future Land Use
Community Use (CU)
Residential (R) Windsor
Residential (R) West Hants



GFLUM

- Residential (R)

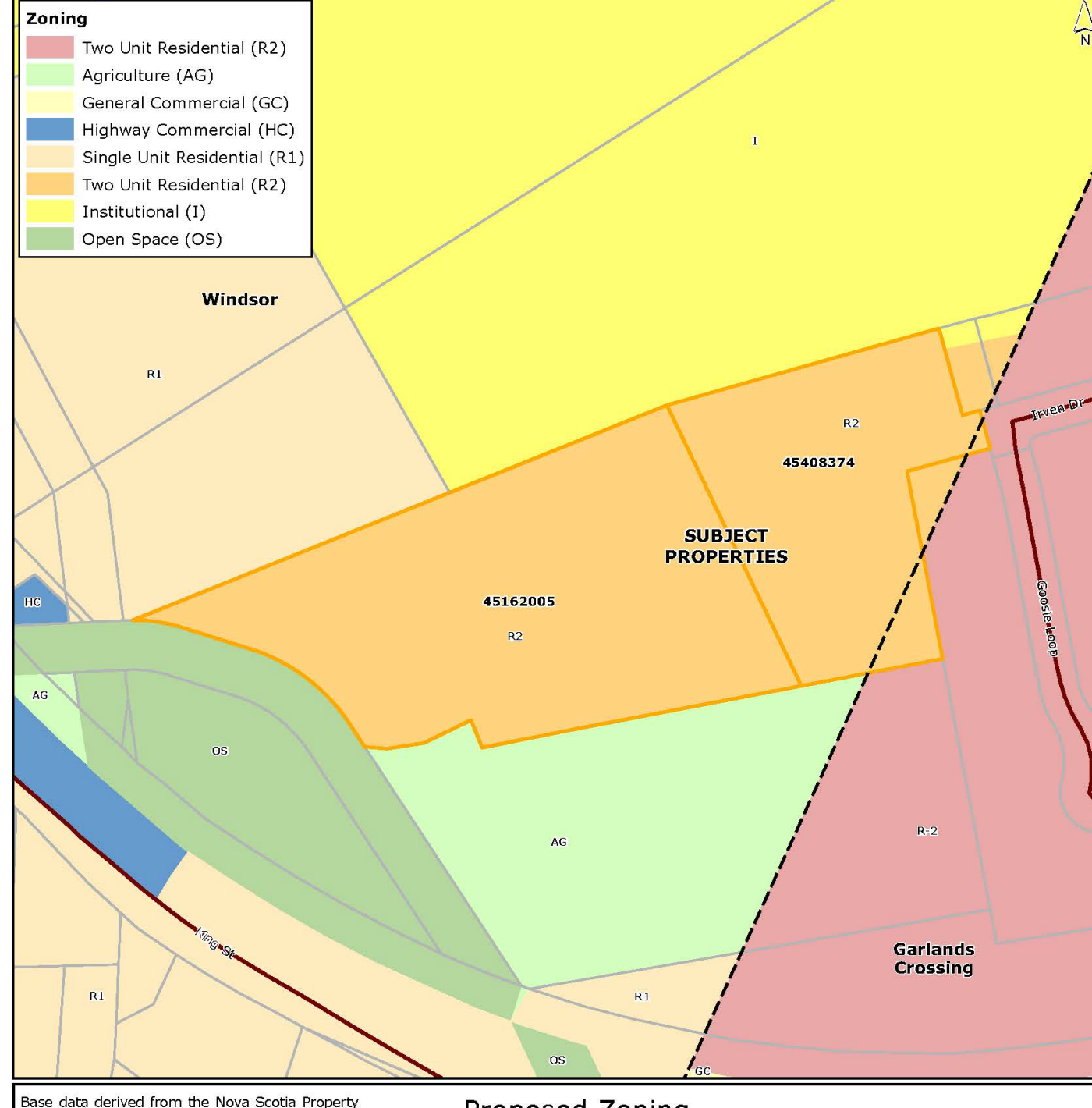


something inspiring awaits



Proposed Zoning

- Two Unit Residential (R2) zone
 - Extended to cover entire property





Proposed Layout

- 4-plex units along Irven Drive
- Some on single properties
- Some clustered together



Windsor MPS

Windsor MPS Section 5 – Residential

Provides Council's intention for the Residential zones

- Encourages a range of density and housing forms
- Open to Development Agreements for higher density housing forms
- **Policy 5.4.6** *It shall be the policy of Council to consider entering into a development agreement to allow, in the Residential designation, new multiple unit residential development consisting of three or more units, grouped dwellings, boarding houses and residential care facilities, as well as the conversion of existing buildings to three or more units,*



Windsor MPS

Windsor MPS Section 5 – Residential

- **Policy 5.4.6** *It shall be the policy of Council to consider entering into a development agreement to allow, in the Residential designation, new multiple unit residential development consisting of three or more units, grouped dwellings...provided:*
- *Consistent with high density zone standards*
- *Compatible in scale with surrounding uses – traffic, density*
- *Fencing, landscaping considerations, adequate parking and open space*
- *Abuts a collector road/arterial road if more than 12 units ****
- *Criteria in 16.3.1*



Windsor MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
 - adequacy of sewer and water services; schools; fire protection; road networks; and the financial capacity of the Municipality to absorb any costs relating to the development.
 - the suitability of auto, rail and pedestrian traffic;
 - the shape of the lot for the intended use; the pattern of development; the suitability of the area in terms of steepness of grade, water courses etc.
 - Pattern of development created
 - Conformance with other relevant municipal, provincial or federal by laws/regulations



West Hants MPS

West Hants MPS Section 5.3 – Residential

Provides Council's intention for the Residential development in Three Mile Plains Growth Centre.

- Consider rezonings for multi units
- Consider Grouped dwellings by DA
- **Policy 5.3.10** *It shall be the policy of Council to consider development of grouped dwellings consisting of six or more dwelling units in the Three Mile Plains Growth Centre by development agreement*



West Hants MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
 - adequacy of sewer and water services; schools; fire protection; road networks; and the financial capacity of the Municipality to absorb any costs relating to the development.
 - the suitability of auto, rail and pedestrian traffic;
 - the shape of the lot for the intended use; the pattern of development; the suitability of the area in terms of steepness of grade, water courses etc.
 - Pattern of development created
 - Conformance with other relevant municipal, provincial or federal by laws/regulations



Public Information Meeting – March 5

Staff Review

PAC/HAC Review and Recommendation –
April 11, 2024*

Regional Council First Reading –
April 23, 2024*

Public Hearing & Second Reading –
May 28, 2024*

Ministerial Review/Approval

Notice Placed in Paper

Process

Notice was placed in the Valley Journal. Notification sign on site.

*anticipated date



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **March 19, 2024**
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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