

# Windsor MPS Amendment DA criteria – Residential

Planning Advisory Committee

May 9, 2024



# Application

- A completed application was received from Chrystal Fuller on February 13, 2024, on behalf of Brison Developments.
- Application is seeking a development agreement to permit 88 4-plex units (22 buildings) on an extension of Irven Drive, Windsor.
- This application included multiple phases:
  1. Re-zoning Agriculture to Residential Two Unit (April 2024)
  2. **MPS amendments to DA criteria (today)**
  3. Development agreement for 88 units (future)





# 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, boarding houses and residential care facilities, as well as the conversion of existing buildings to three or more units, subject to the following:*



# TOWN OF WINDSOR MUNICIPAL PLANNING STRATEGY

## MAP 1 - Generalized Future Land Use

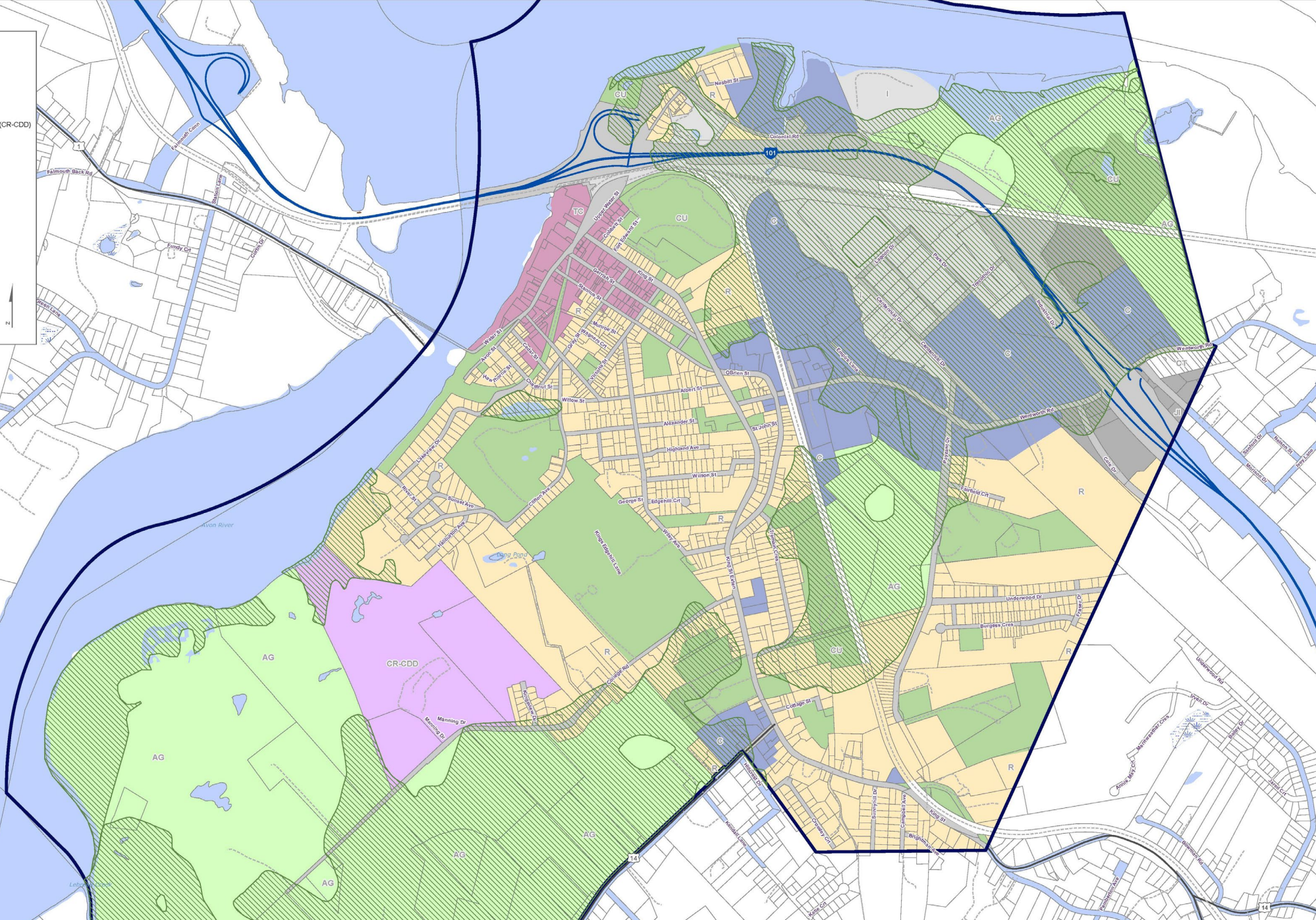
- AGRICULTURE (AG)
- COLLEGE ROAD COMPREHENSIVE DEVELOPMENT DISTRICT (CR-CDD)
- COMMERCIAL (C)
- COMMUNITY USE (CU)
- INDUSTRIAL (I)
- JOINT INDUSTRIAL (JI)
- RESIDENTIAL (R)
- TOWN CENTRE (TC)

APPROVED: September 21, 2005,  
As amended to March 7, 2023.

This map forms part of the Municipal Planning Strategy for the Town of Windsor and must be read in conjunction with the written text which also forms part of the said plan.

Base data derived from the Nova Scotia Property Records Database (NSPRD), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia.

0 100 200 300 400 500 Meters



# 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, boarding houses and residential care facilities, as well as the conversion of existing buildings to three or more units, subject to the following:*

*(a) the proposed use meets one of the following:*

*(i) in the case of a new building or the conversion of an existing non-residential building, that the development is generally consistent with the High Density Residential (R-4) zone standards; or*

*(ii) in the case of a conversion of an existing residential building, that any addition or enlargement to the building meets the setback requirements of the zone in which it is located, or that any undersized setbacks are not further reduced by the addition or enlargement;*

*(b) the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;*

*(c) the development is considered compatible with the residential character of the area with respect to traffic generation and population density;*

*(d) consideration is given to the provision of fences and/or landscaping as part of the residential development to minimize effects on adjacent land uses;*

*(e) adequate on-site parking is provided and parking areas are well designed;*

*(f) there is adequate on-site recreational open space suitable in extent and design to the nature of the development; for conversion of existing buildings, nearby public parks may be deemed sufficient;*

***(g) the development abuts an arterial or collector street as shown on the Transportation Map (Map 2), if the development consists of 12 or more units;***

*(h) the architectural design of the development is reasonably consistent with the provisions of the Architectural Design Manual if the proposed development is located in an Architectural Control District;*

*(i) in the case of the conversion of an existing structure, renovations can be made to ensure the safety of residents in case of fire;*









*(j) any other matter which may be addressed in a development agreement; and*

*(k) the provisions of Policy 16.3.1 of the Municipal Planning Strategy.*



# TOWN OF WINDSOR MUNICIPAL PLANNING STRATEGY MAP 2 - Transportation

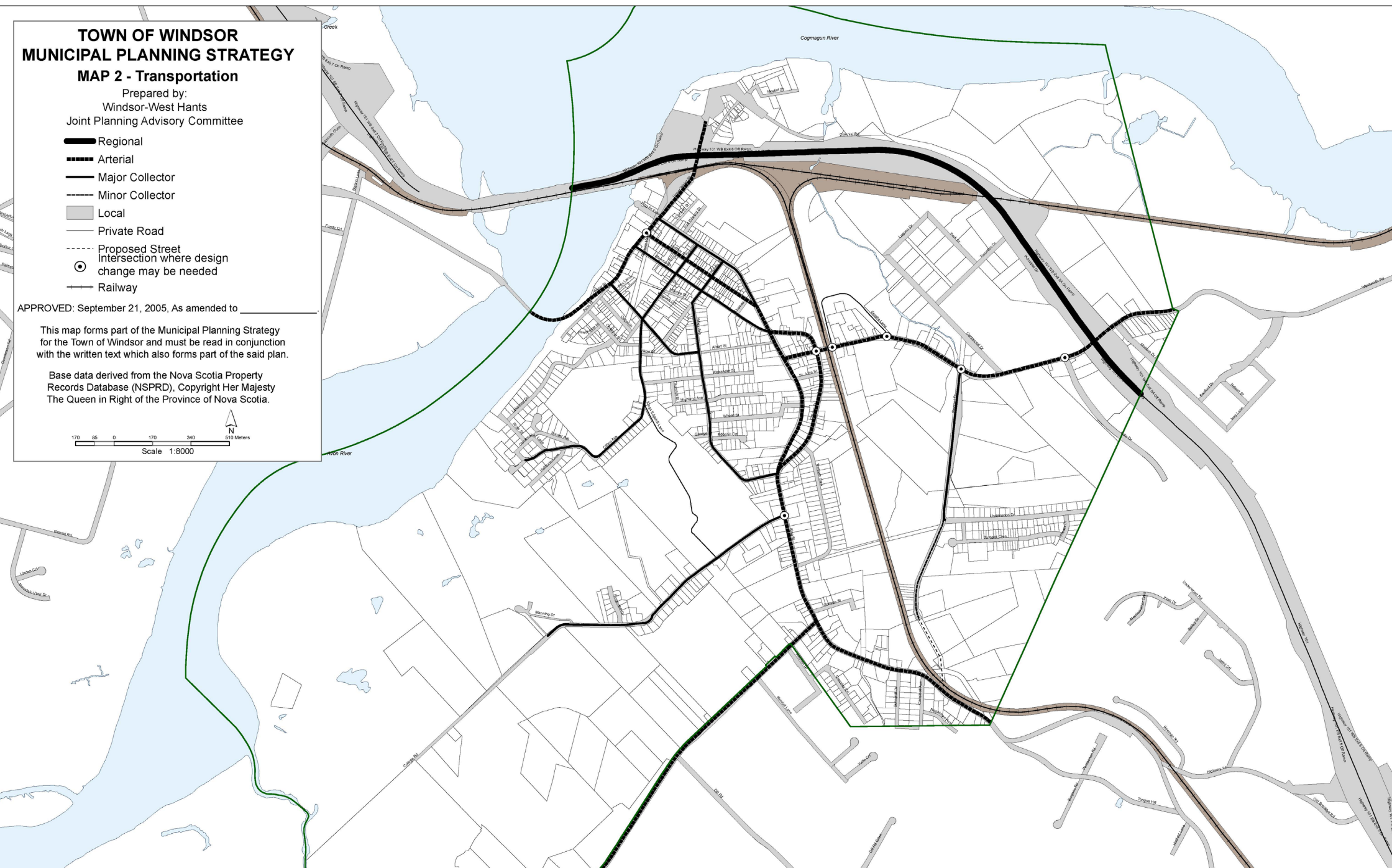
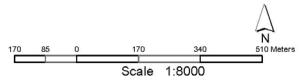
Prepared by:  
Windsor-West Hants  
Joint Planning Advisory Committee

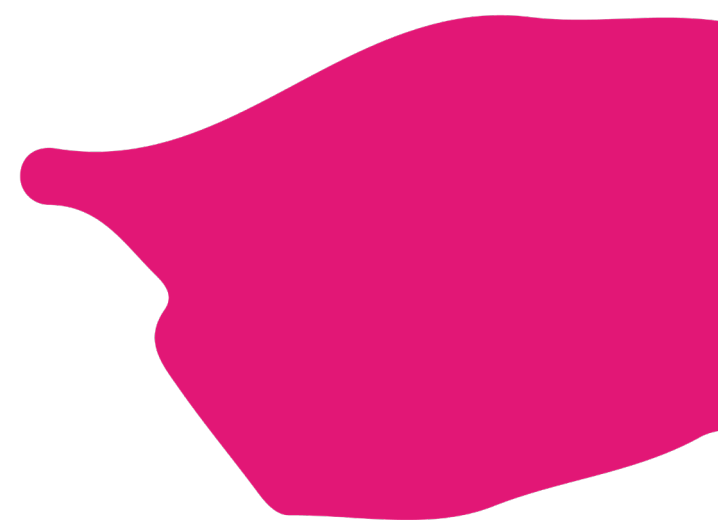
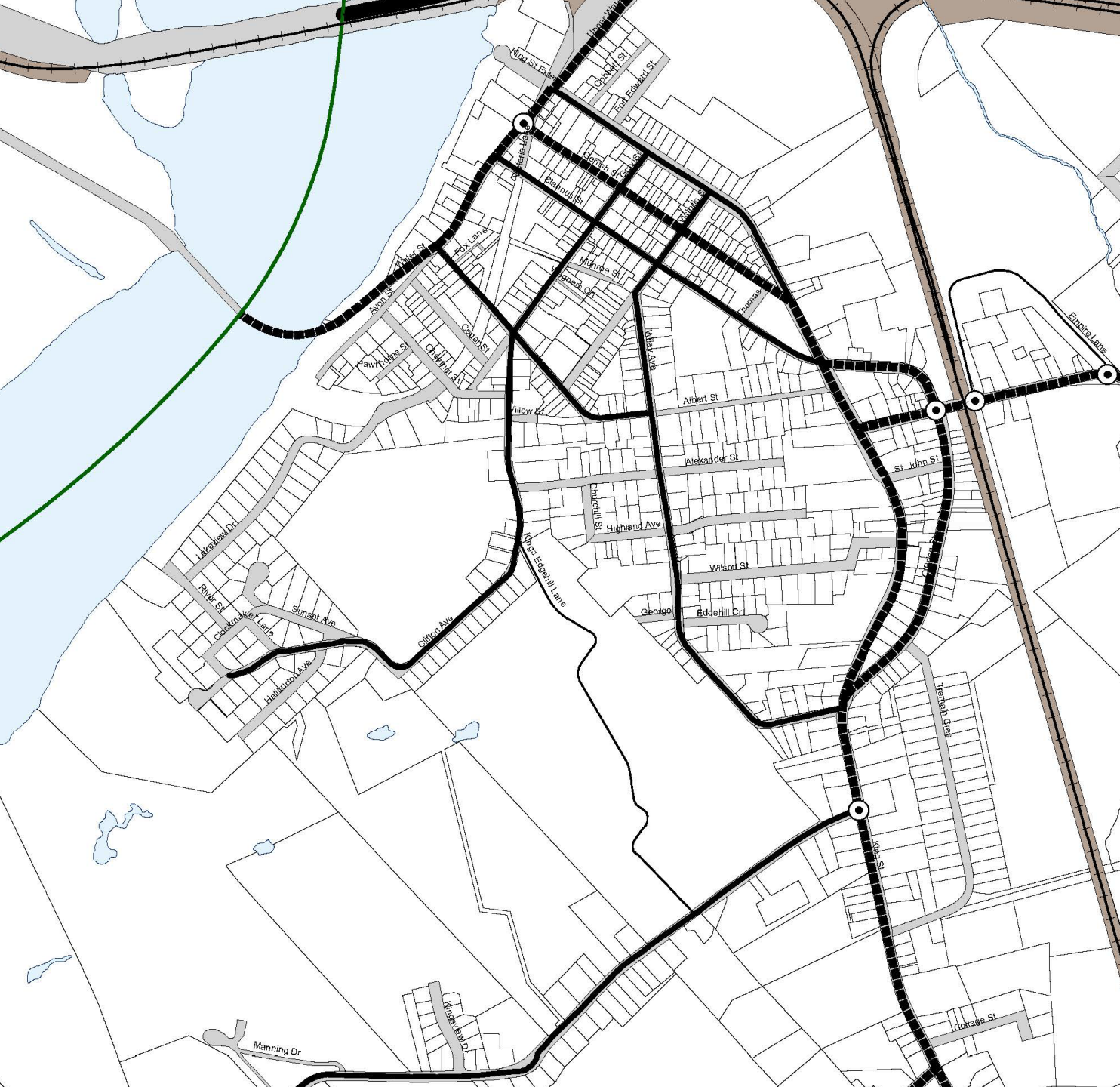
-  Regional
-  Arterial
-  Major Collector
-  Minor Collector
-  Local
-  Private Road
-  Proposed Street Intersection where design change may be needed
-  Railway

APPROVED: September 21, 2005, As amended to \_\_\_\_\_

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something inspiring awaits



# Windsor MPS – Proposed amendments

**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, subject to the following:*

...

*(g) the development abuts an arterial or collector street as shown on the Transportation Map (Map 2) if the development consists of 12 or more units, **unless a traffic impact study indicates there will be minimal impact on traffic and an emergency access is provided if the site only has one road access. In circumstances where these parameters can be met, more than 12 units can be considered without abutting an arterial or collector street.***

....

Public Information Meeting – Feb 6

Staff Review

**PAC/HAC Review and Recommendation –  
May 9, 2024**

Regional Council First Reading –  
March 26, 2024\*

Public Hearing & Second Reading –  
April 23, 2024\*

Ministerial Review

Notice Placed in Paper

# Process

\*anticipated date

\*Ministerial review for any MPS amendments (Dept of Municipal Affairs and Housing)



# Recommendation

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text of the Windsor Municipal Planning Strategy Policy 5.4.6 as shown in Attachment A of the report #24-09 to the Planning and Heritage Advisory Committee dated May 9, 2024.





# West Hants

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[westhants.ca](http://westhants.ca)