



West Hants

Public Hearing Agenda

1. Intro by Mayor
2. Presentation by Planner (Sara Poirier)
3. Presentation by Applicant (none)
4. Comments or Questions from the Public
5. Questions from Council
6. Conclusion of Public Hearing

something inspiring awaits



WMPS Text Amendment Development Agreement Criteria

Public Hearing

June 25, 2024

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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 22 4-plex buildings (88 units) on an extension of Irven Drive in Windsor
- This application included multiple phases:
 1. Re-zoning Agriculture to Two Unit Residential (Approved May 2024)
 2. **WMPS amendments to DA criteria (today)**
 3. Development agreement for 88 units (future)



Windsor MPS - Section 5

Policy 5.4.6 allows 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;

TOWN OF WINDSOR MUNICIPAL PLANNING STRATEGY

MAP 1 - Generalized Future Land Use

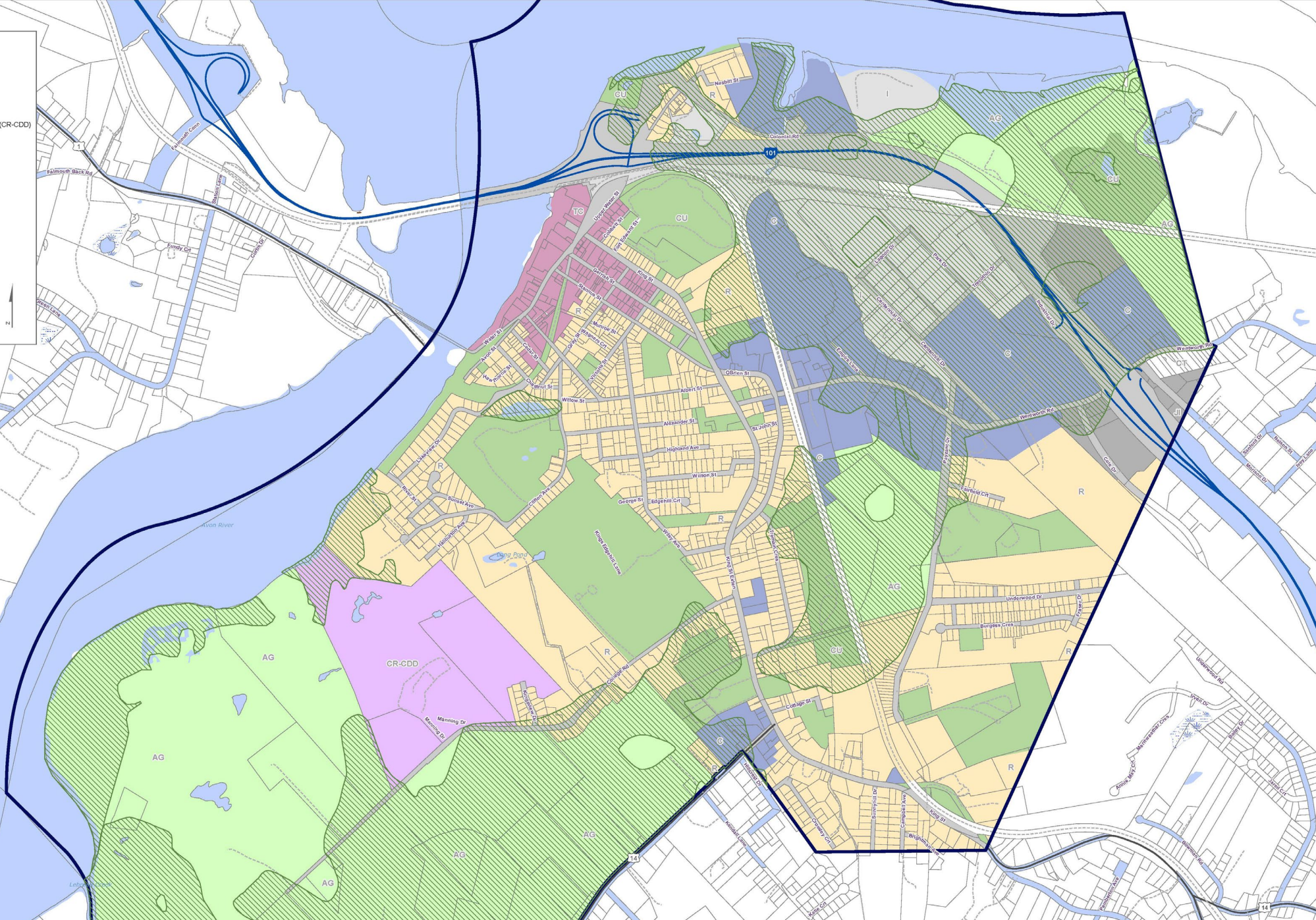
- AGRICULTURE (AG)
- COLLEGE ROAD COMPREHENSIVE DEVELOPMENT DISTRICT (CR-CDD)
- COMMERCIAL (C)
- COMMUNITY USE (CU)
- INDUSTRIAL (I)
- JOINT INDUSTRIAL (JI)
- RESIDENTIAL (R)
- TOWN CENTRE (TC)

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



TOWN OF WINDSOR MUNICIPAL PLANNING STRATEGY MAP 2 - Transportation

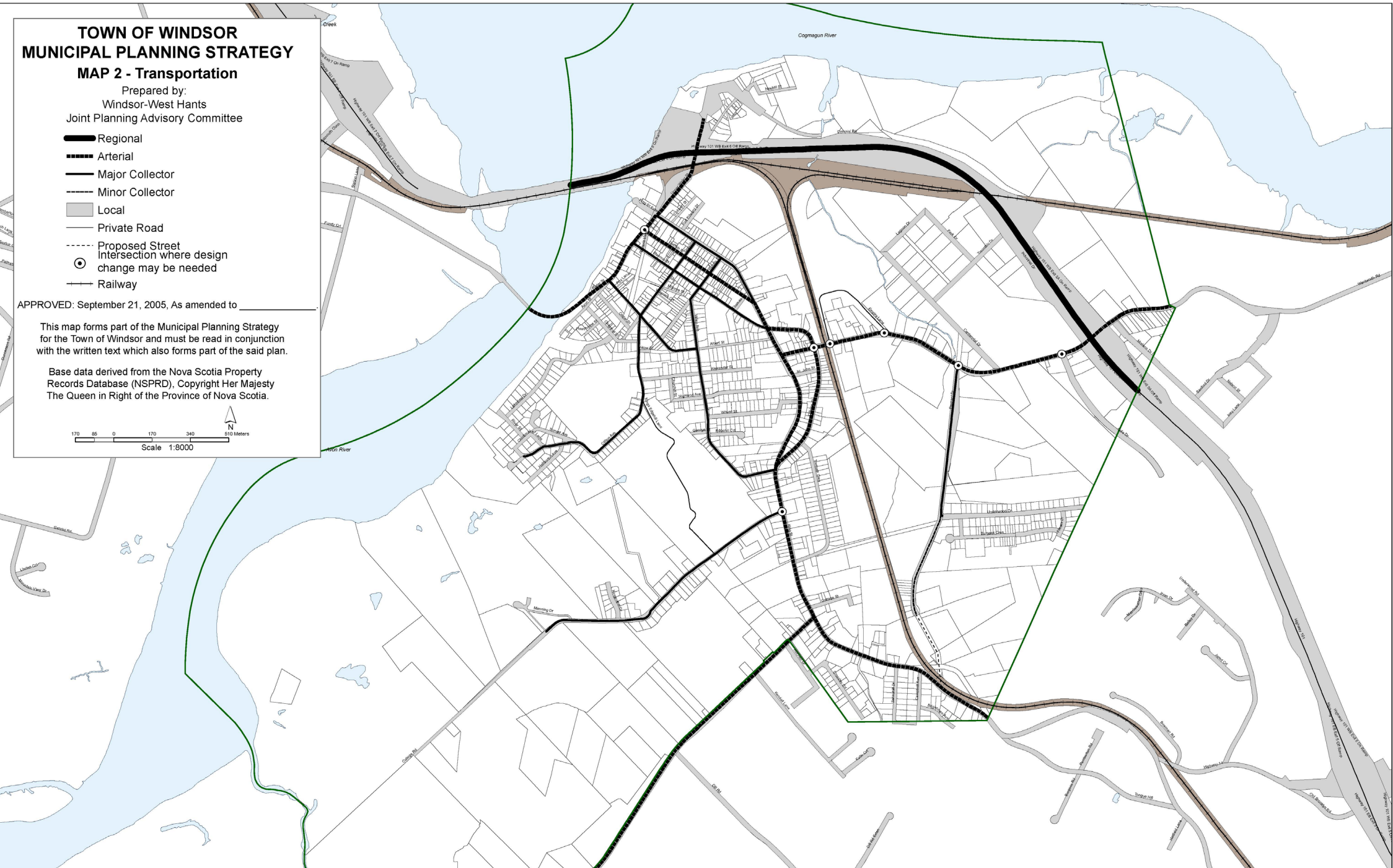
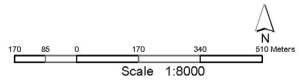
Prepared by:
Windsor-West Hants
Joint Planning Advisory Committee

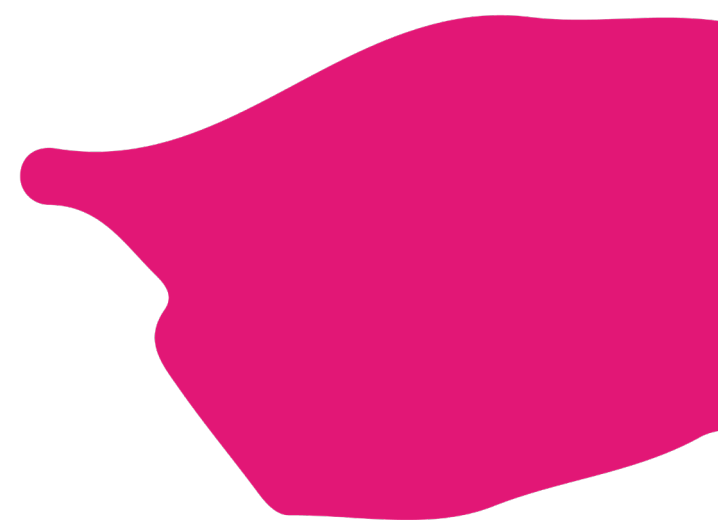
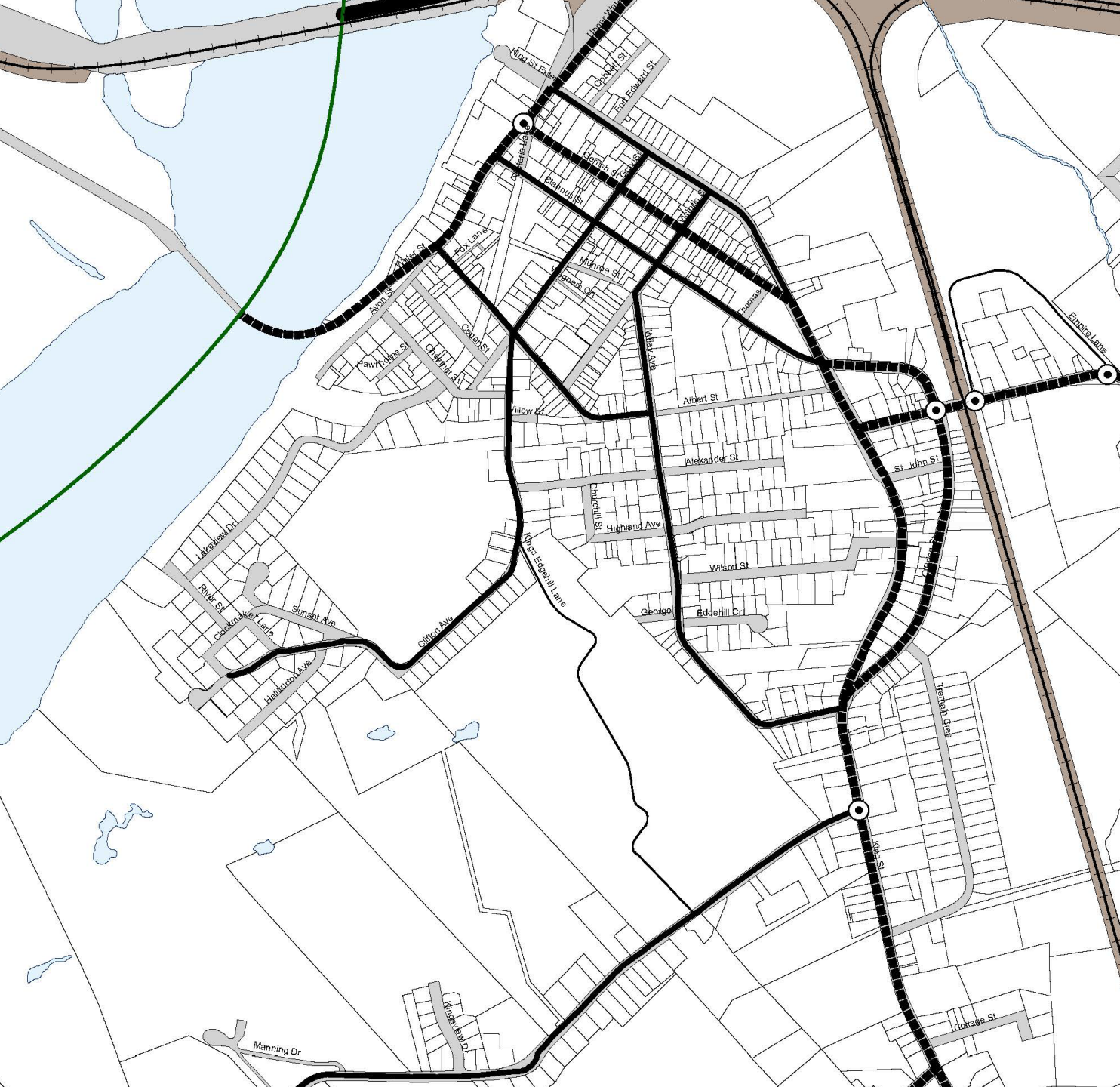
-  Regional
-  Arterial
-  Major Collector
-  Minor Collector
-  Local
-  Private Road
-  Proposed Street
-  Intersection where design change may be needed
-  Railway

APPROVED: September 21, 2005, As amended to _____

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WMPS – Proposed Amendments

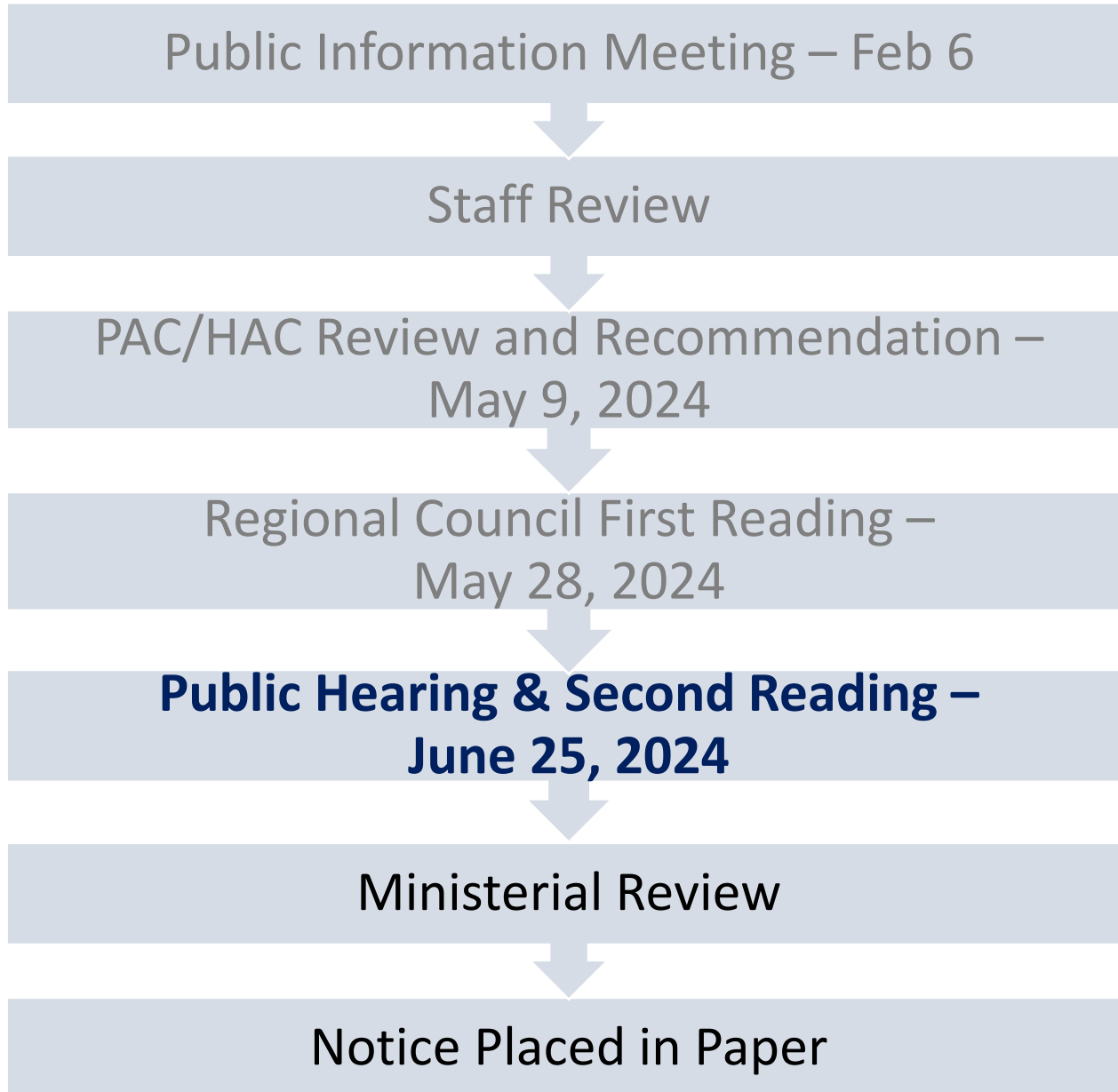
...

(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.

....



Process



All statutory requirements have been met

Comments or Questions from Public



Public Hearing Comment Period

- The Public Hearing was advertised in the paper on June 4 and June 11
- The deadline for comments was Friday, June 21.
- No questions or comments were received.

Recommendation

...that Council gives Second Reading to and approves the text amendments to 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.



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