PUBLIC INFORMATION MEETING

1. Introduction by Chair
2. Overview of Proposal and Process (Melanie Kennedy)
3. Questions or Comments from the Public
4. Conclusion of Public Information Meeting

1049/1051, 1065 King Street
Substantive Amendments to the Development Agreement

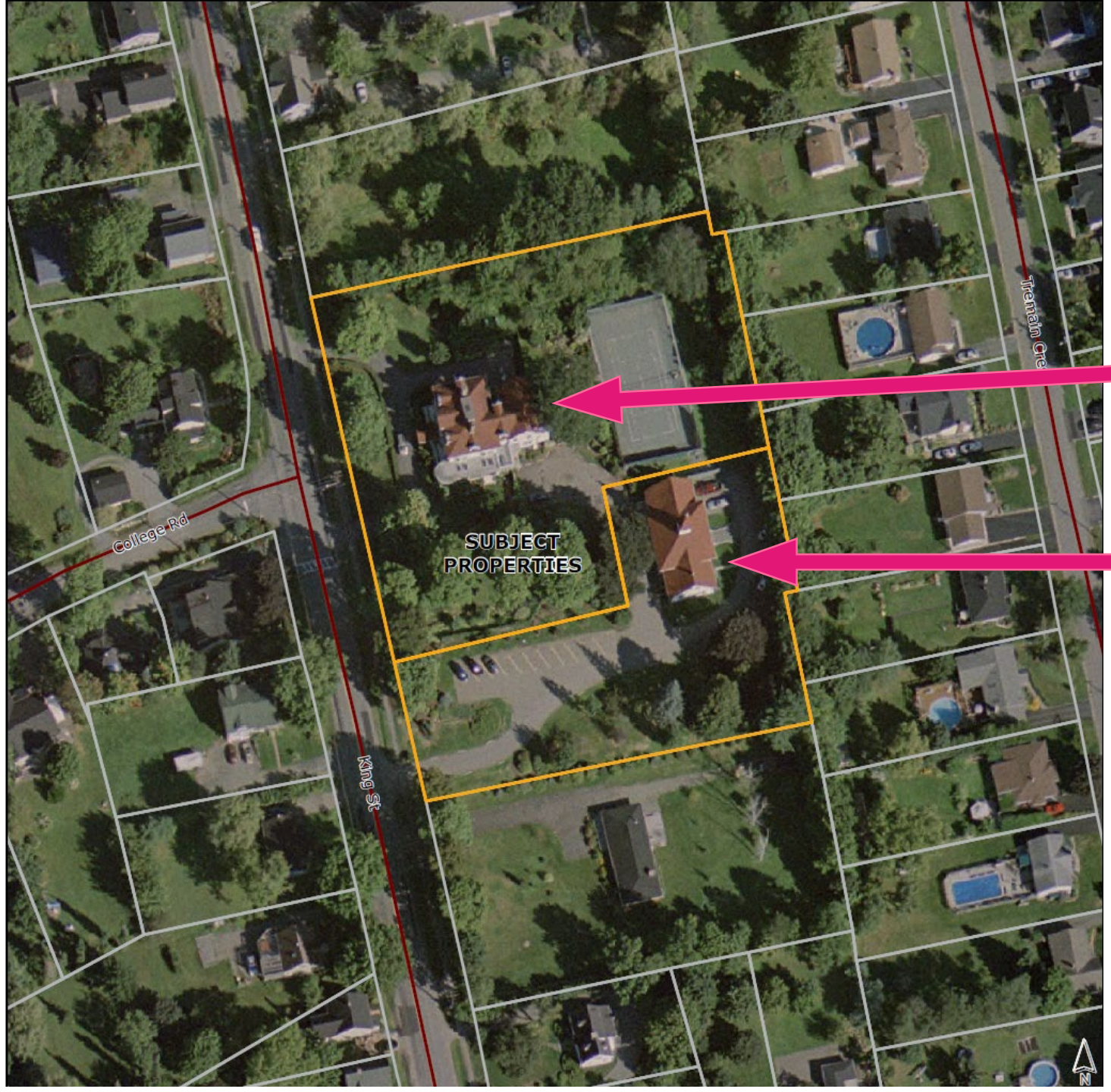
Public Information Meeting

November 17, 2026

something inspiring awaits

Application

- Completed application received from Amanda Forsey Taylor, on behalf of the property owner, Mary Ann Mathilda Hughes on September 14, 2026
- Request to amend the existing development agreement to add flexibility to commercial floor area and other on-site requirements



Orthophoto

1049/1051 King Street
PID 45053865

1065 King Street
PID 45053857

something inspiring awaits




1051
HEAD OFFICE

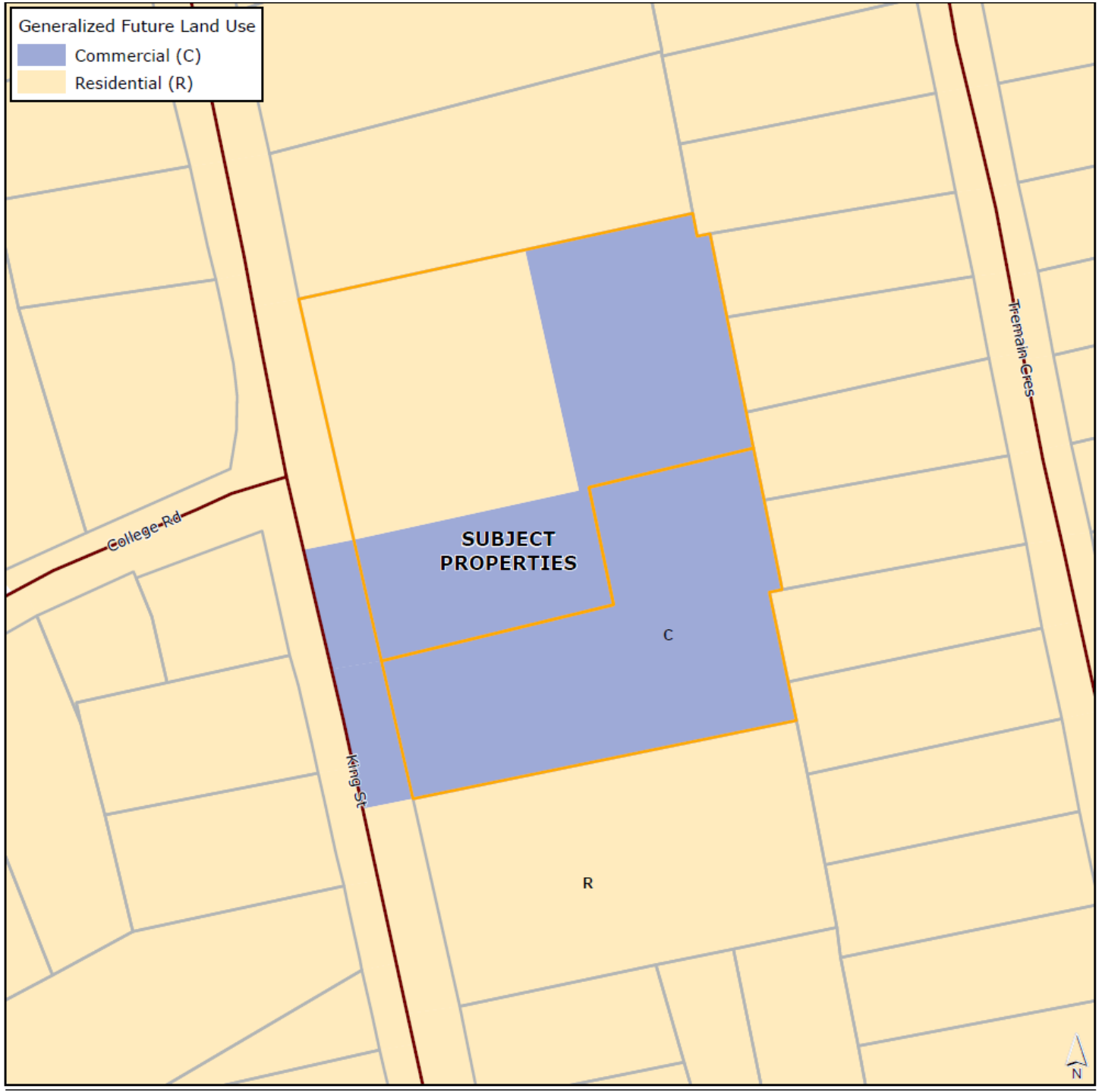




something inspiring awaits


MAXIMUM
50


1049

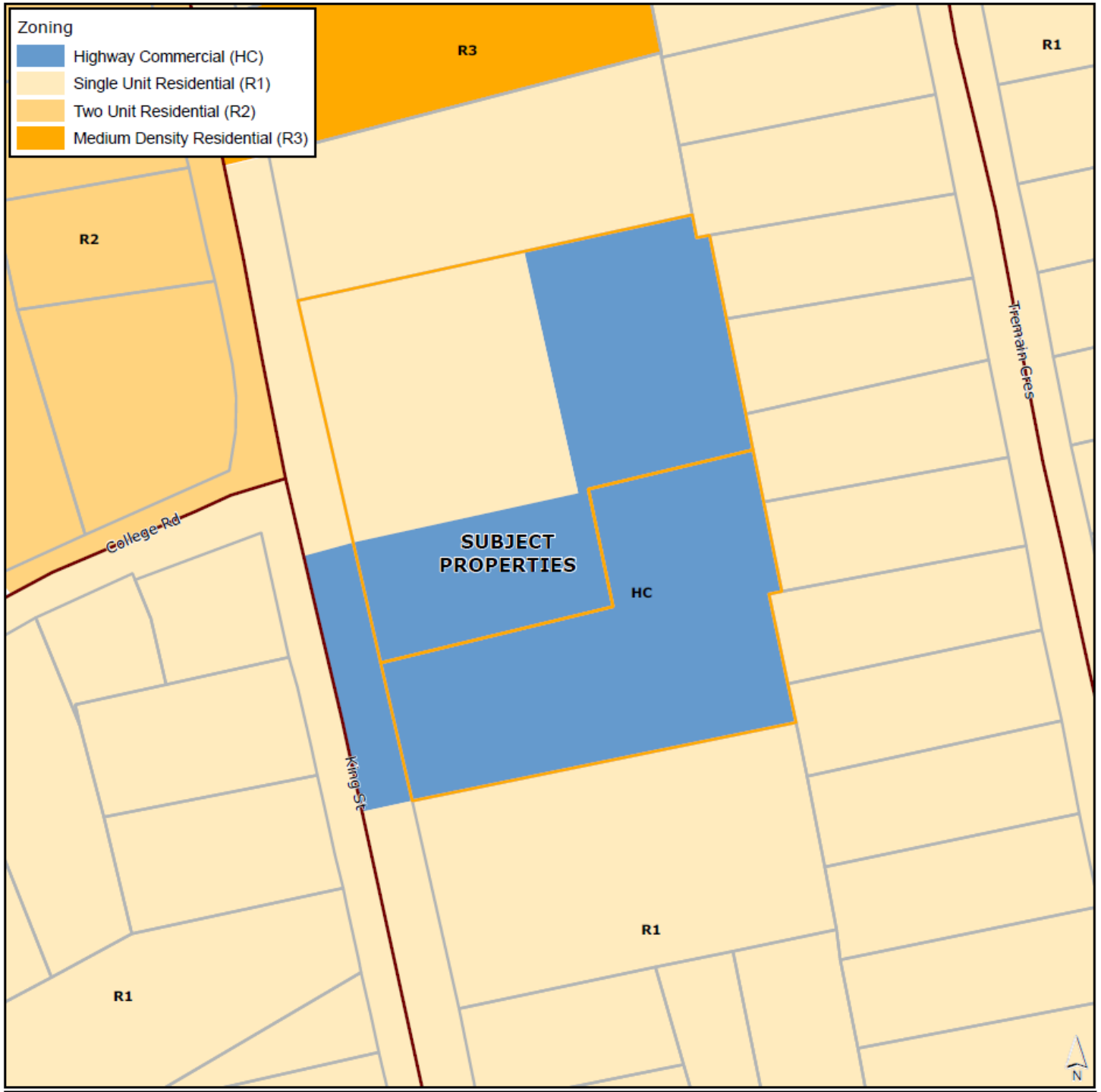


GFLUM

1049/1051 King Street:
Commercial & Residential

1065 King Street:
Commercial

something inspiring awaits



Zoning

1049/1051 King Street:
Single Unit Residential &
Highway Commercial

1065 King Street:
Highway Commercial

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Existing Development Agreement (2004)

- Permits up to 4,000 sq. ft. commercial floor area for business and professional offices without an amendment so long as the commercial area is within the existing building footprints
- Requires parking spaces to be 10 ft x 20 ft
- Site-specific signage requirements
- Requires well-maintained buildings and landscaping
- Permits residential uses in 1049 King St

Requested Changes to Development Agreement

- Business & Professional Office Uses: Remove floor area restrictions on business and professional office uses, so long as the additional commercial floor area remains within the building envelopes;
- Parking Spaces: Reduce the parking space dimensions to 9 ft x 18 ft;
- Signage: Regulate signage under the Windsor Land Use By-law; and
- Landscaping & Maintenance: Add flexibility for the owner to change or remove existing fences and vegetation, so long as the lands are not left in an unsightly state.

Substantive Amendments to the Development Agreement

Section 7.0 -- Amendments

- "7.1 The provisions of this Agreement relating to the following matters are not deemed to be substantial and may be amended by resolution of the Council:

  (a) minor changes to the size and location of signage"

- "7.2 Any matters not identified under clause 7.1 shall be deemed substantial and may only be amended in accordance with Section 230 of the *Municipal Government Act*"

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Windsor Municipal Planning Strategy

- *Policy 9.2.1* would allow Council to consider a mixed-use development in the Commercial designation.
  - This policy allows for commercial and residential uses
  - Architectural design must be compatible with the existing form
  - Density and scale must be compatible with the surrounding area
  - Adequate parking, buffering, & landscaping

Windsor Municipal Planning Strategy

- *Policy 16.3.1* It shall be the policy of Council to consider:
  - The appropriateness of development compared to existing infrastructure & services
  - The pattern of development the proposal might create
  - Suitability of the environment for the development

something inspiring awaits

Process

Public Information Meeting – November 17

Staff Review

PAC/HAC Review and Recommendation

Regional Council First Reading

Public Hearing & Second Reading

Notice Placed in Paper

14 Day Appeal period

Notice was placed in the Valley Journal

Properties within 300 ft. were notified of the Public Information Meeting

Comments Submission

- Comments and questions can be submitted by the public until noon on **December 1, 2026**
- All correspondence should be sent to:

Melanie Kennedy, Planner

Phone	902-798-8391 ext. 150
Email	mkennedy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive

Comment / Questions



West Hants

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westhants.ca