

The logo consists of the letters 'WWH' in a bold, sans-serif font. The first 'W' is dark blue, the second 'W' is a lighter blue, and the 'H' is dark blue. The background features abstract geometric shapes in shades of blue and green on the left and right sides.

**WWH**

**WINDSOR / WEST HANTS**

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**TOGETHER**



## WEST HANTS REGIONAL MUNICIPALITY

### Public Information Meeting

VIRTUAL

Application: 20 Empire Lane, Windsor

#### Agenda

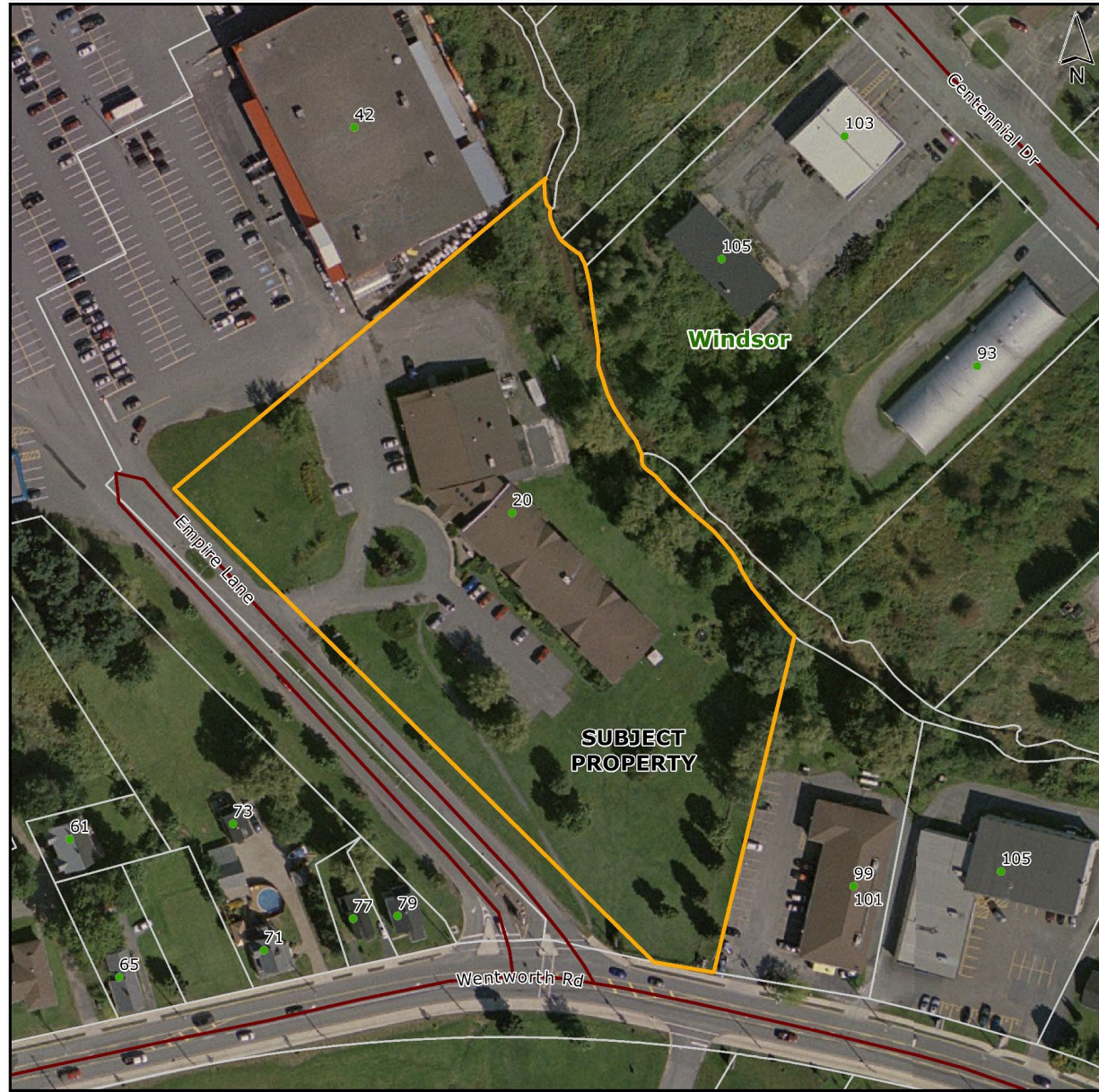
1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer presentation (None)
5. Questions or Comments from the public can be sent until 4:30 p.m. on Tuesday May 11 to Ms. Poirier to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902)798-8391 ext. 117; or
  - [spoirier@westhants.ca](mailto:spoirier@westhants.ca).
6. Conclusion of Public Information Meeting



**20 Empire Lane, Windsor**  
**Development Agreement Amendment**  
Public Information Meeting  
April 28, 2021

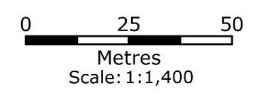
# Background

- ▶ The MacLeod House was permitted through a development agreement between the Town of Windsor and Schaffner Enterprises Ltd in 1998
- ▶ The development agreement permits:
  - ▶ residential development of twenty seven (27) apartments in phase 1 (already constructed) and twenty four (24) apartments in phase 2 (not yet developed);
  - ▶ a multipurpose room for the use of the residents;
  - ▶ a lounge;
  - ▶ a diningroom/restaurant; and
  - ▶ a hair salon.



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department March 2021

### Orthophoto



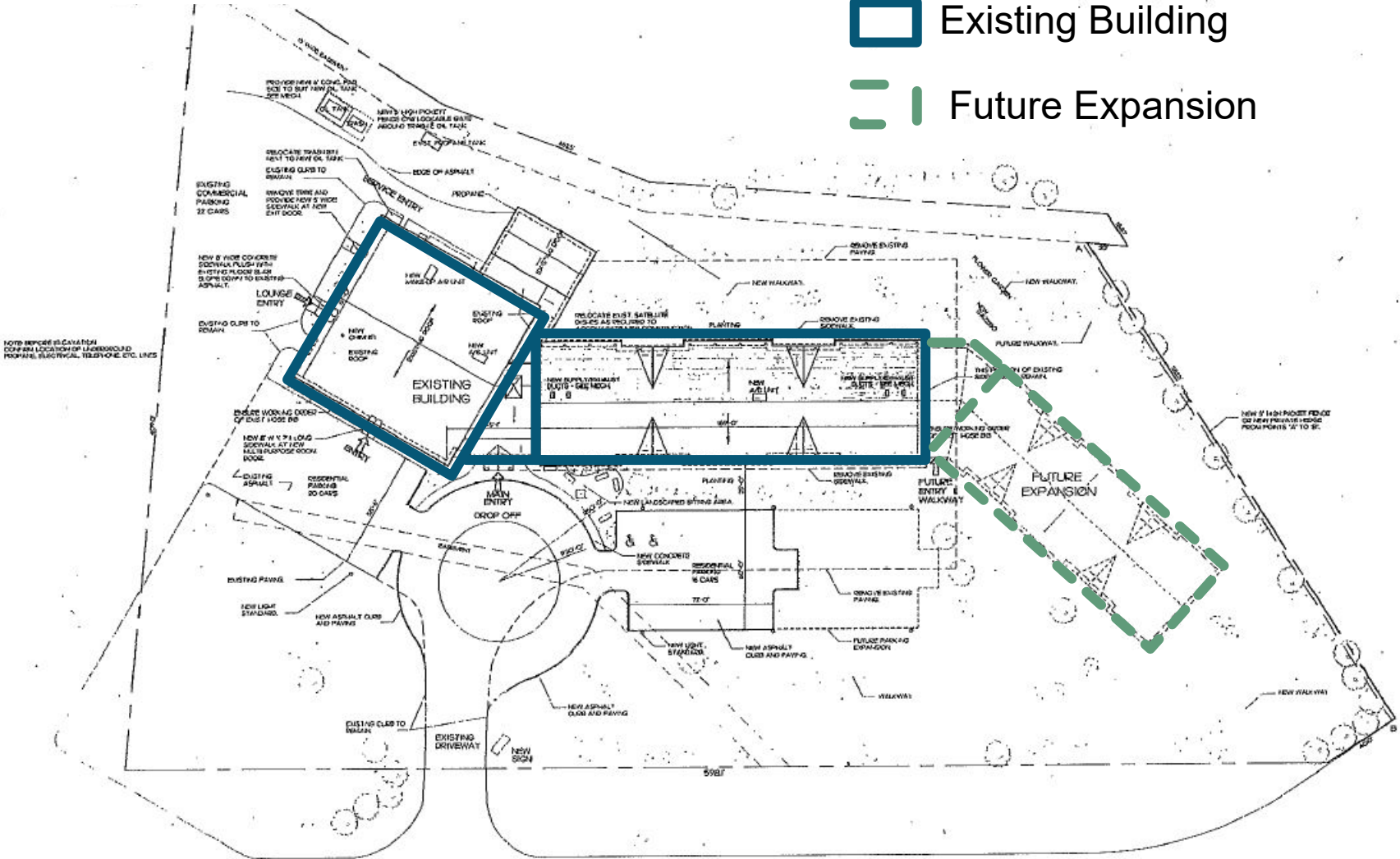
- PID 45055746
- Civic
- Parcel
- Road



# Background Cont.

## Current Site Plan

-  Existing Building
-  Future Expansion



# Background Cont.

## Current Building Layout

-  Multipurpose Room
-  Lounge
-  Kitchen/ Dining Room
-  Hair Salon
-  27 Residential Units



# Application

- ▶ A completed application was received on March 11, 2021 from Ramsay Duff, Chief Executive Officer of MacLeod Group
- ▶ Application to amend the development agreement registered on the property to:
  - ▶ permit an additional three (3) apartments within the existing building;
  - ▶ change of layout of the multipurpose room and lounge to accommodate these three (3) additional units; and
  - ▶ change the style of apartments outlined in the development agreement in both phase 1 and 2 to be more flexible to market demand.

# Application Cont.

## Proposed Building Layout



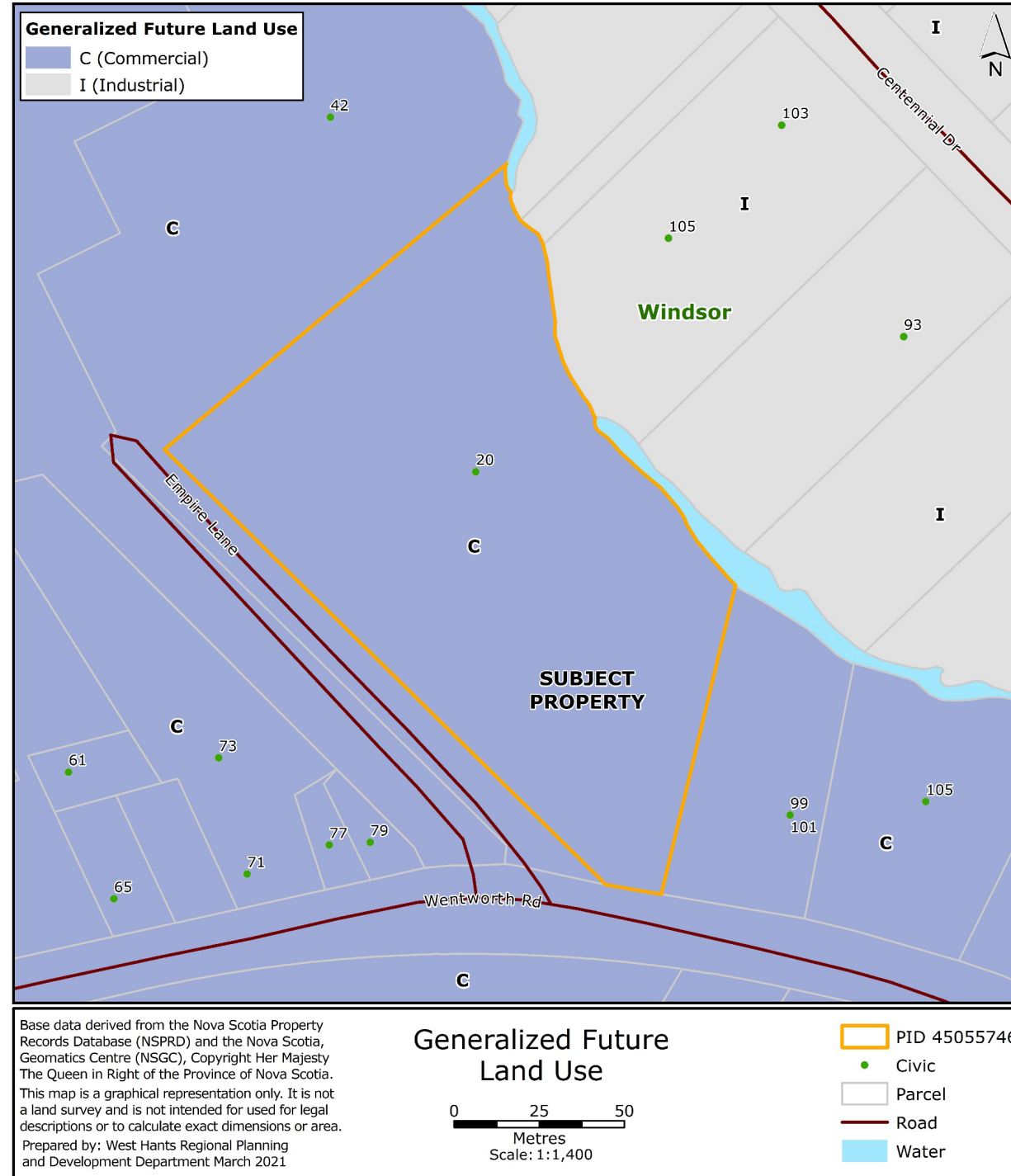
- Multipurpose Room conversion to three (3) Residential Units
- Lounge conversion to Multipurpose Room

- Kitchen / Dining Room
- Hair Salon
- 27 Residential Units

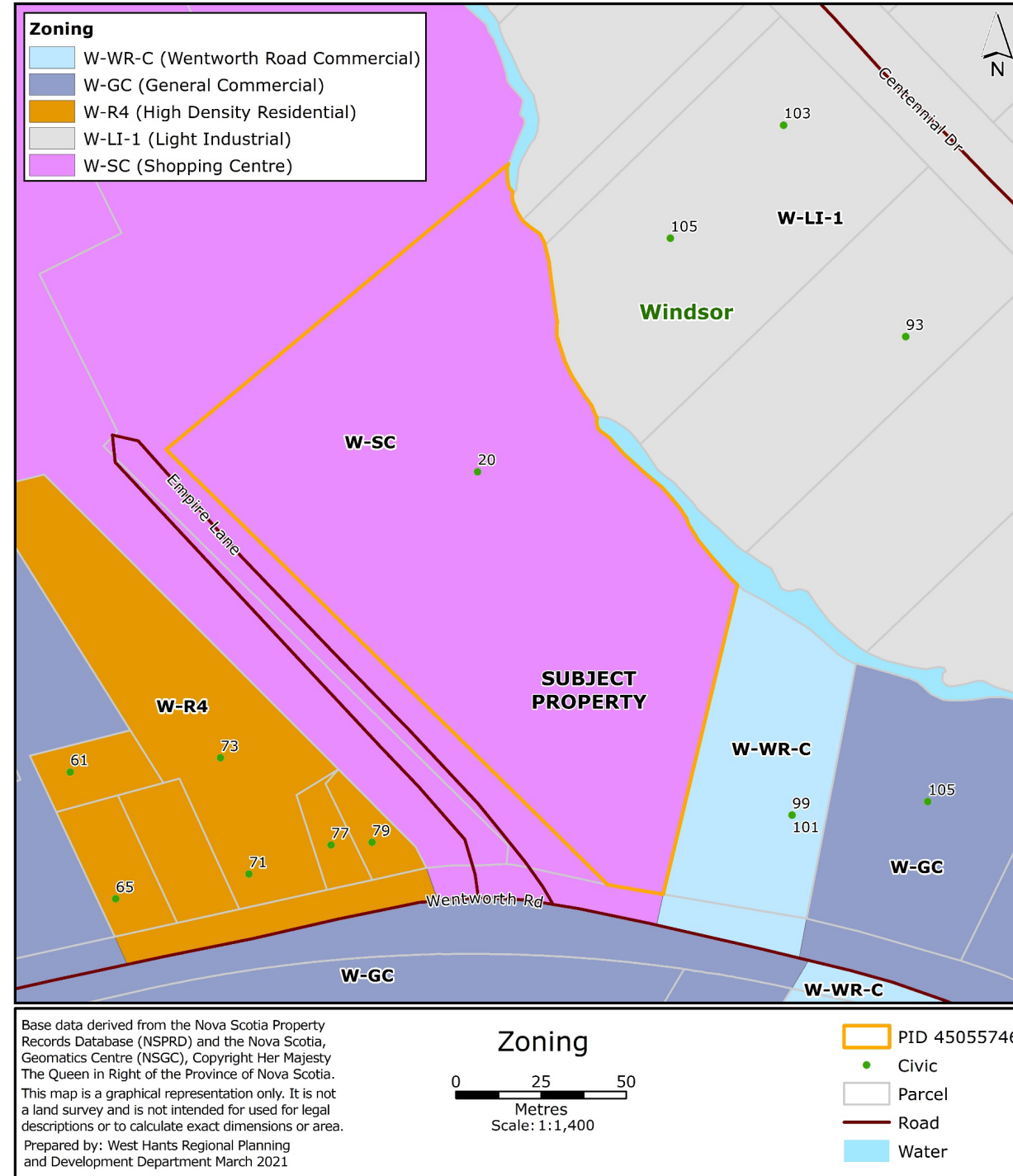
# Application Cont.

- ▶ The DA (1998) states that residential development shall consist of
  - ▶ Phase 1: nineteen (19) – 1 bedroom apartments; and eight (8) studio apartments
  - ▶ Phase 2 (proposed future expansion): twelve (12) – 1 bedroom apartments; twelve (12) – studio apartments
- ▶ Upon request of the property owner, staff are considering amending this to ensure the same number of units are permitted in each phase but providing flexibility to the owner to determine the mix of studio, 1 bedroom and 2 bedroom apartments

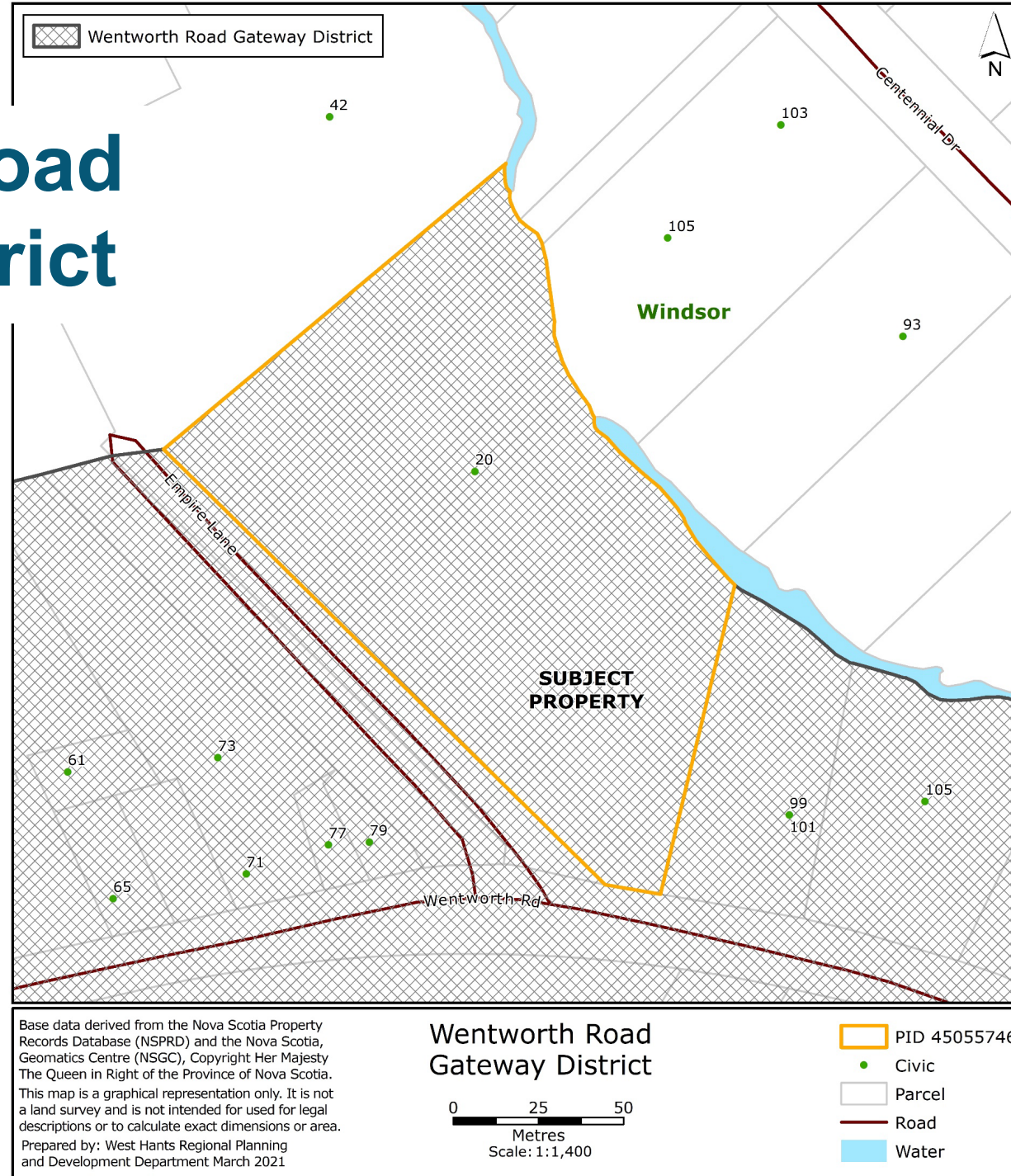
# GFLUM



# Zoning



# Wentworth Road Gateway District



# Policy

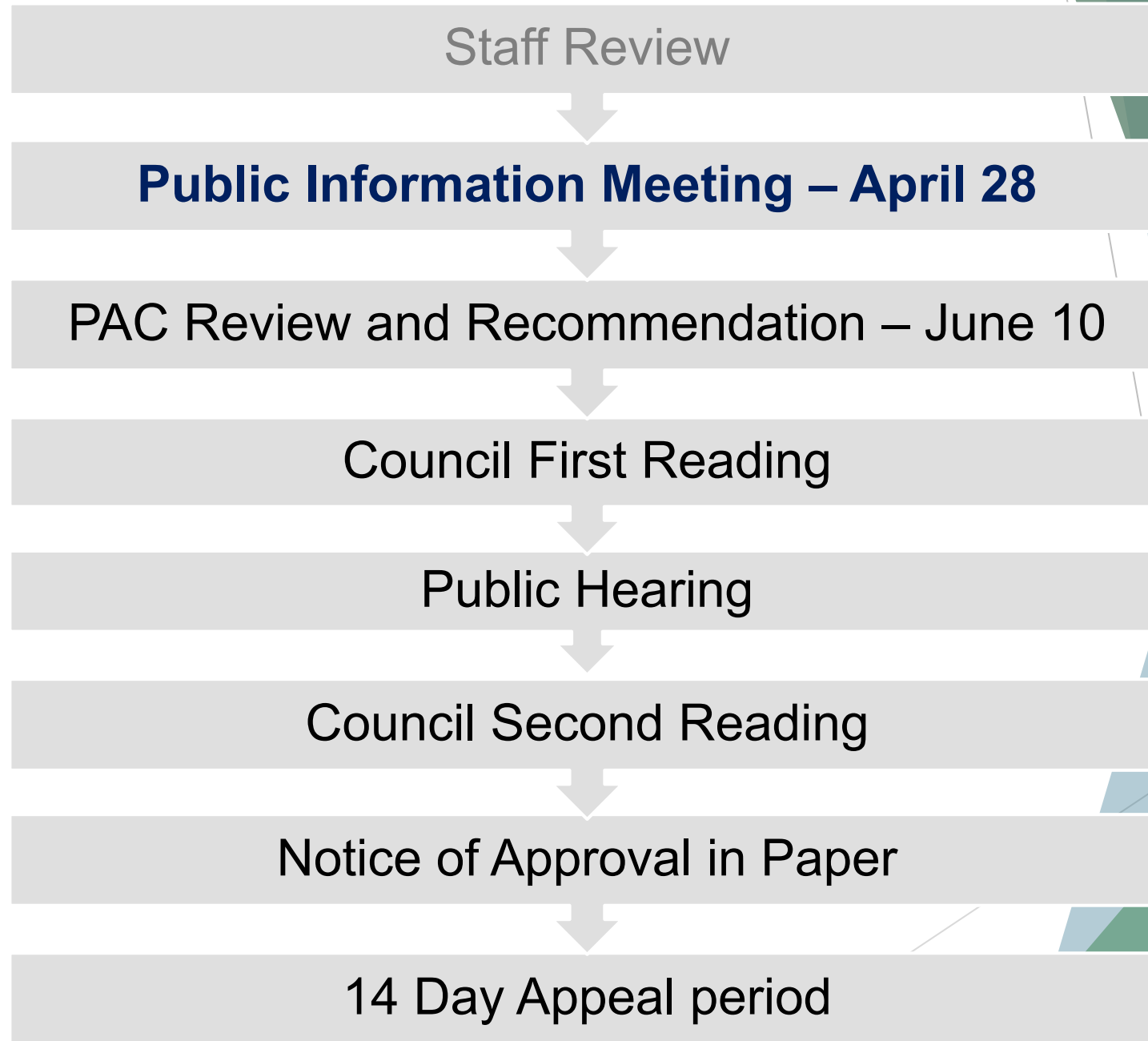
- ▶ **Policy 9.2.1** establishes Council's intention to *“consider mixed use development by development agreement in the Commercial designation or the Industrial designation outside the industrial parks”*
- ▶ **Policy 8.6.15** establishes Council's intention to *“consider within the Wentworth Road Gateway District, mixed use, multiple unit residential, by development agreement”*.

# Process

Notice was placed in the Valley Journal

Properties within 500' were notified of the Public Information Meeting

A PIM sign was placed on site



# Comments / Questions to date

- ▶ No comments or questions were received to date

# Comment Submission

- ▶ Comments and questions can be submitted by the public until **4:30 p.m. on Tuesday May 11**
- ▶ All correspondence should be sent to:  
Sara Poirier, Planner

Phone	902-798-8391 ext. 117
Email	<a href="mailto:spoirier@westhants.ca">spoirier@westhants.ca</a>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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