

65 Fort Edward Street Redesignation and Rezoning

Public Information Meeting

November 8th, 2021

something inspiring awaits



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

VIRTUAL

Monday, November 8, 2021

65 Fort Edward Street, Windsor

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation
5. Questions or Comments from the public can be sent until noon on November 23 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting

something inspiring awaits



Application

- Council passed a motion at the September 28th Council meeting for the Chief Administrative Officer to submit an application to the Planning and Development Department for 65 Fort Edward Street
- Application was then received from the Chief Administrative Officer to redesignate the property from Community Use to Residential and rezone the property from Open Space (OS) to Two Unit Residential (R-2)





West Hants

65 Fort Edward Street, Windsor
PID 45059797



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 use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department October, 2021

Orthophoto

0 15 30
Metres
Scale: 1:1,000

- Subject Parcel
- Parcels
- Civics
- Roads

Orthophoto

- The pool no longer exists at the site and is now a gravel lot
- Abuts residential uses and the Fort Edward Historic Site
- Abuts both Fort Edward Street and Cobbett Street

something inspiring awaits





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GFLUM - Current

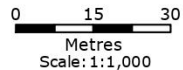
Current Designation:

- Community Use

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Generalized Future Land Use



- Subject Parcel
- Parcels
- Civics
- Roads

something inspiring awaits





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GFLUM - Proposed

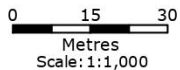
Proposed Designation:

- Residential

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Proposed Generalized Future Land Use



- Subject Parcel
- Parcels
- Civics
- Roads

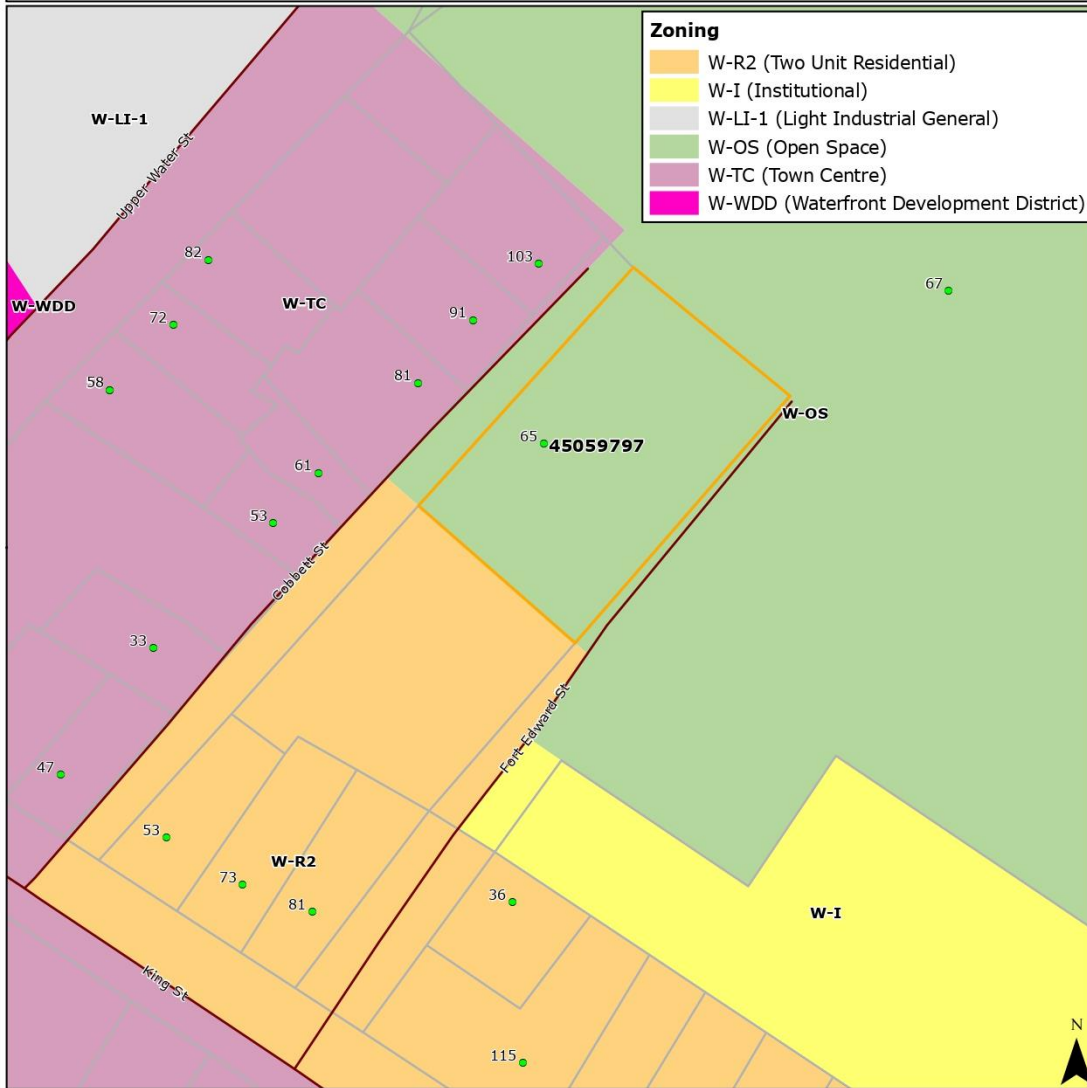
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Zoning - Current

Current Zone:

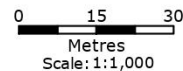
- Open Space (OS)

Permitted Uses:

- Cemeteries
- Museums and historic sites
- Outdoor recreation
- Parks and playgrounds

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Current Zoning



- Subject Parcel
- Parcels
- Civics
- Roads

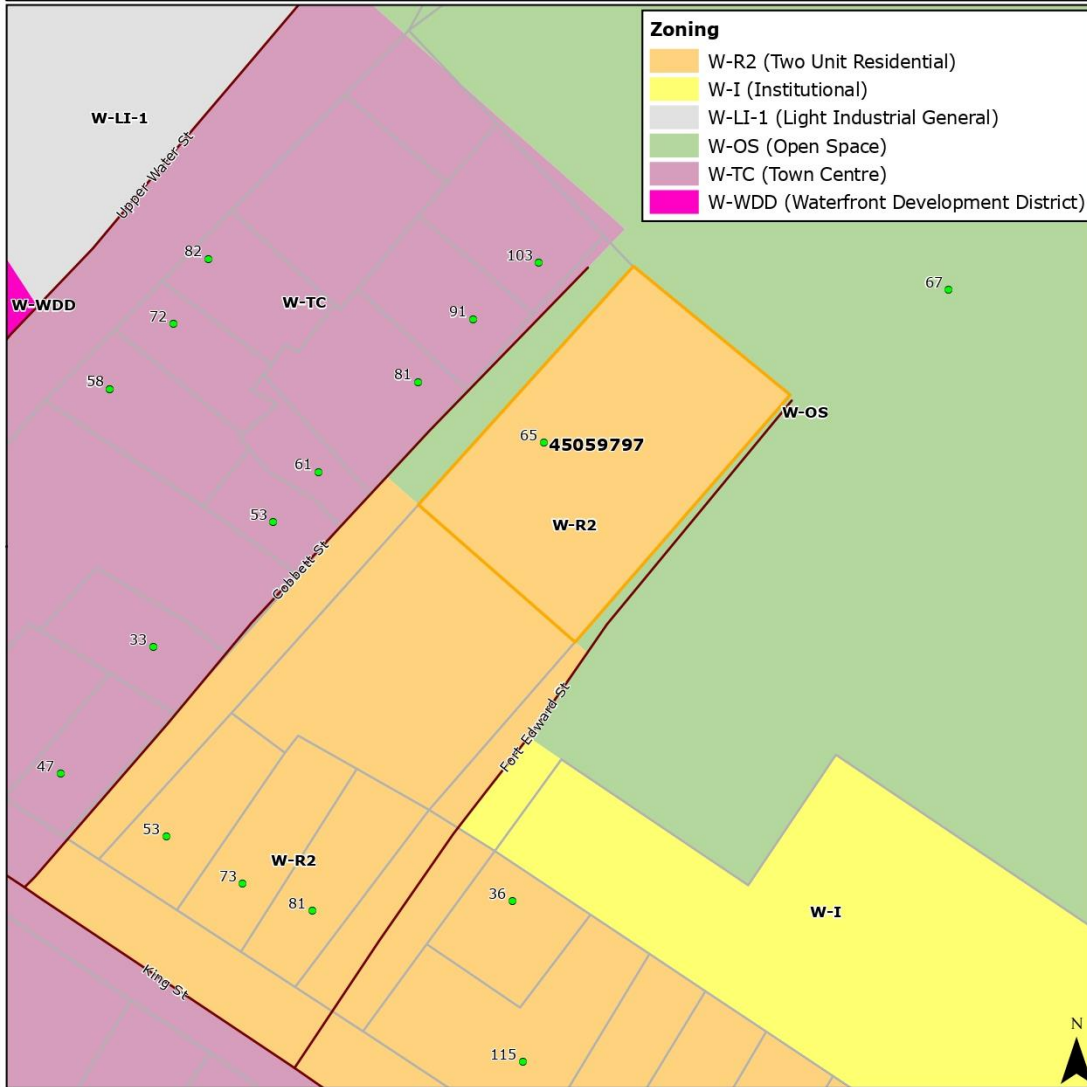
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Zoning - Proposed

Proposed Zone:

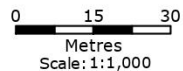
- Two Unit Residential (R-2)

Permitted Uses:

- Single unit dwellings
- Two unit dwellings
- Converted dwellings of up to two units

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Proposed Zoning



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View of Subject Lot from Fort Edward Street



View of Historic Site from southern side of Subject Lot

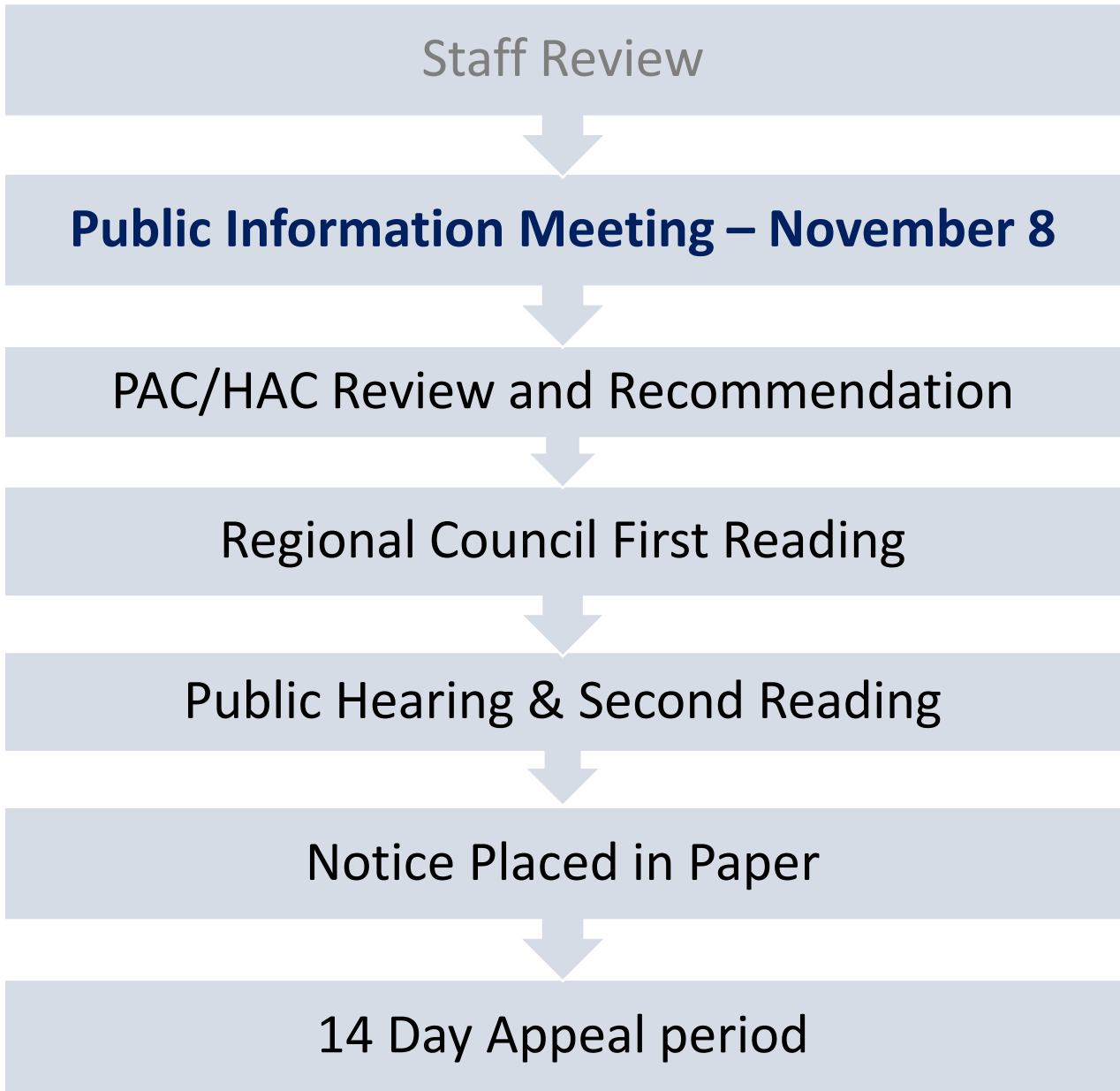
Windsor MPS – Enabling Policy

- **Policy 16.1.1** enables Council to make amendments to the Municipal Planning Strategy when necessary:
 - to change the Generalized Future Land Use Map (GFLUM);
 - to bring the strategy in line with the Statements of Provincial Interest; and
 - to better reflect policy intentions or the development environment.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.



Windsor MPS – Supporting Policy

- **Policy 11.0.1** establishes the Community Use designation which applies to existing institutional uses, municipal recreation uses, and open space areas.
- **Policy 11.2.1** establishes the Open Space (OS) zone which applies to parks and other outdoor recreational uses, cemeteries, historic sites, museums, and similar uses.
- **Policy 11.2.2** states that only public lands are to be zoned Open Space (OS).



Process

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 **November 23**
- All correspondence should be sent to:

Alex Dunphy, Planner

Phone	902-798-8391 ext. 118
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive

