



West Hants

## Public Hearing Agenda

1. Intro by Mayor
2. Presentation by Planner (Alex Dunphy)
3. Presentation by Applicant (No presentation)
4. Comments or Questions from Public
5. Conclusion of Public Hearing



# 65 Fort Edward Street Redesignation and Rezoning

Public Hearing and Second Reading

October 24, 2023

something inspiring awaits



# Application

- Council passed a motion at the September 28<sup>th</sup>, 2021 Council meeting directing 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 lot from Community Use to Residential and rezone the lot from Open Space (OS) to Two Unit Residential (R-2)

# Application History

- Phase 1 of an Archeological Resource Impact Assessment (ARIA) was completed by Dr. Johnathan Fowler. Phase 2 was recommended prior to ground disturbance.
- Council motioned for the CAO to initiate the process for a Phase 2 ARIA.
- During the October 25, 2022 Council meeting, the Public Hearing for this file was adjourned for the period of a year in response to a request of the West Hants Historical Society.



# Application History Continued

- The West Hants Historical Society presented a proposal for the subject lot consisting of two construction options for an interpretation centre, amphitheater, and Mi'kmaq longhouse structure.
- Staff received an update email from Dr. Fowler with the initial results of the Phase 2 ARIA. The following was stated in the correspondence:
  - “there is archaeological material present, especially in the middle (gravel pad) and lower portions of the property, but these materials, in general, have been impacted by previous construction activities, and are therefore in what we would call secondary contexts. A lot of fill has been moved around here.”





# Orthophoto

- The pool no longer exists at the site and the site is now a gravel lot
- Abuts residential uses and the Fort Edward Historic Site
- Abuts Cobbett Street, does not abut Fort Edward Street





# Current GFLUM

Current Designation:

- Community Use



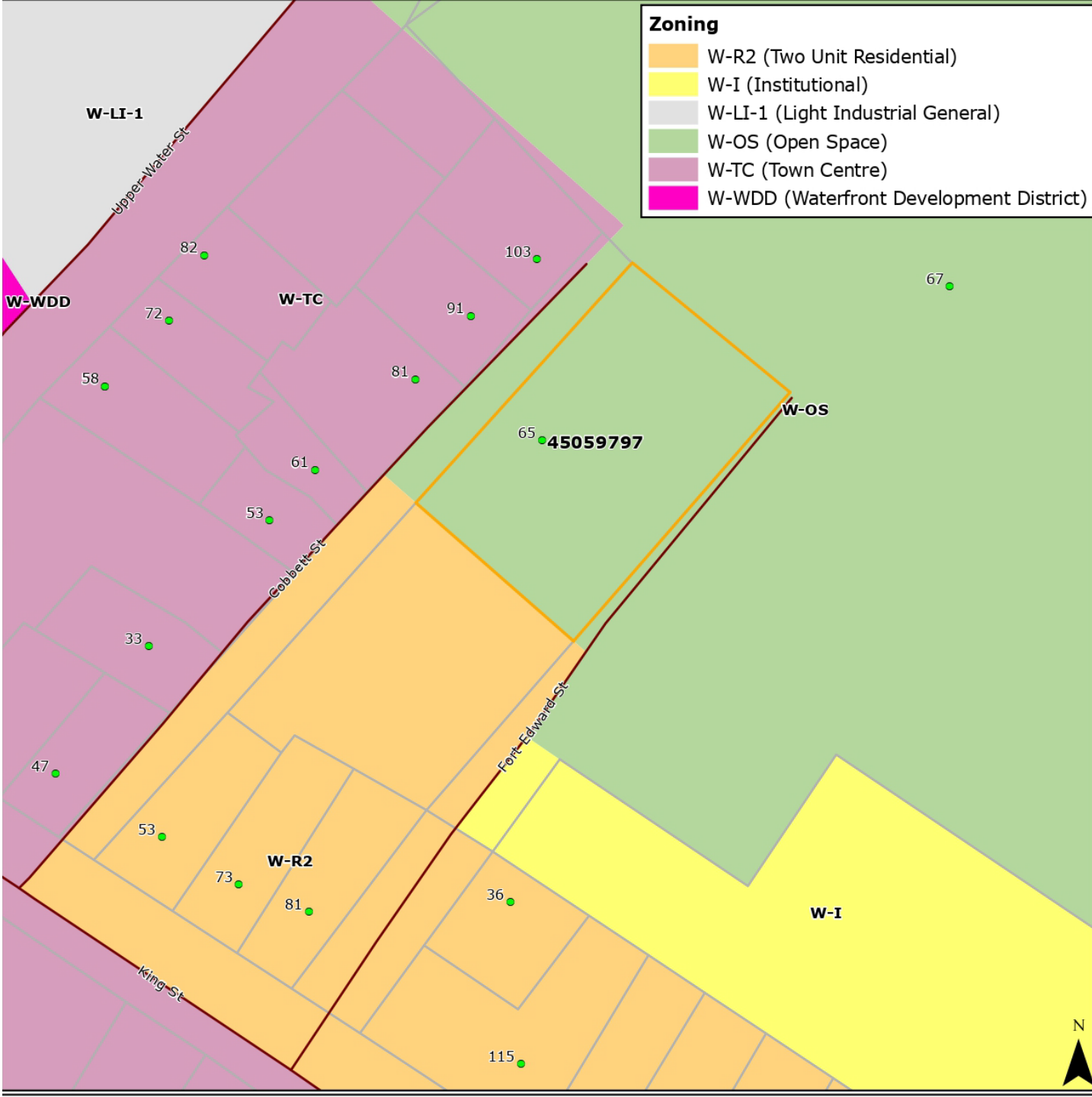


# Proposed GFLUM

Proposed Designation:

- Residential
- Enables residential development of up to 11 units by development agreement





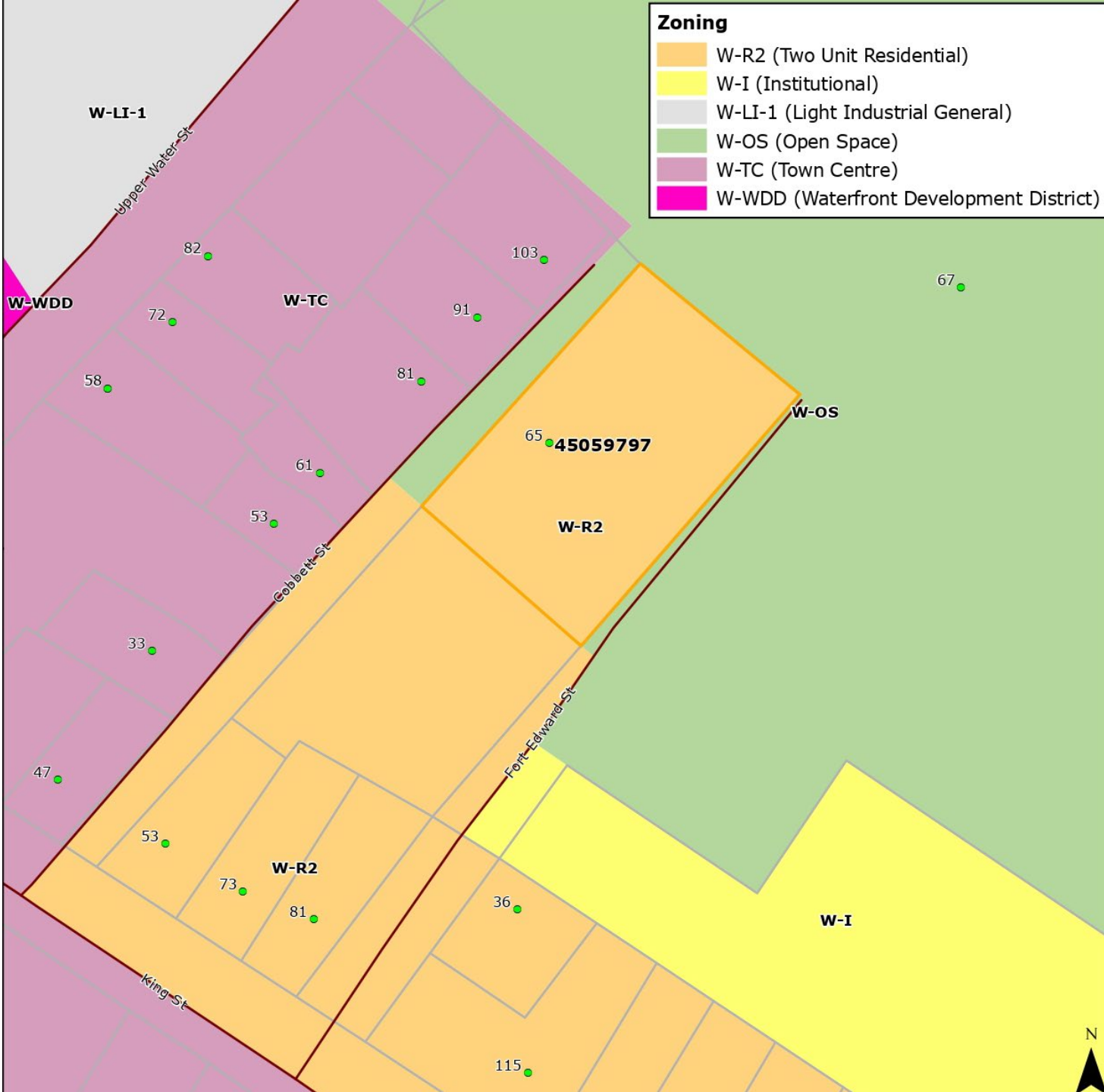
# Current Zoning

- Open Space (OS)

## Permitted Uses:

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





# Proposed Zoning

- Two Unit Residential (R-2)

## Permitted Uses:

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





View of Subject Lot from Fort Edward Street/Property



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
  - when Council deems it necessary due to a change in policy intention or the development environment.



# Windsor MPS – Enabling Criteria

- **Policy 16.3.1** criteria have been considered met and are summarized as the following:
  - the proposal's costs associated with ARIA studies have been considered;
  - there are several properties zoned Two Unit Residential (R-2) in the area and there should be little impact on the nearby development; and
  - the Fire Chief, Development Officer, and Senior Building and Fire Official have no major concerns

# Public Information Meeting Notes

- A virtual Public Information Meeting was held on November 8 and was broadcast live on the Municipal Facebook page.
- The deadline for comments was November 23.
- Staff have received:
  - two (2) letters, four (4) emails, and four (4) phone calls.



# Public Information Meeting Comments

Of the comments received:

- one (1) had requested priority consideration for so the West Hants Historical Society may create a project plan;
- seven (7) were opposed to the redesignation and sale of the lot, citing the lot's proximity to the National Historic Site, tourism use, neighbourhood disruption, parking use, and former Town Council decisions; and
- two (2) were in favour of the redesignation for residential development.



# Public Hearing Correspondence Received

Additional correspondence received during the public comment period:

- a report from an open house and public consultation, as well as survey with more than 400 responses regarding Fort Edward from the West Hants Historical Society;
- a statement from the Friends of Grand-Pré supporting the West Hants Historical Society's position;
- a letter from the Heritage Trust of Nova Scotia, which was been requested to be read aloud; and
- A set of questions from a resident, which was also read aloud.



Public Information Meeting –  
November 8, 2021

Staff Review

PAC/HAC Review and Recommendation –  
December 2, 2021

Regional Council First Reading –  
December 16, 2021

Council Public Hearing – October 25, 2022  
\*postponed until October 24, 2023

**Public Hearing & Second Reading –  
October 25th**

Note: A motion requires a majority vote of the maximum  
number of members that may be elected to council to pass.

Ministerial Review/Approval

Notice of Approval

# Process

All statutory requirements have  
now been met.

# Comments or Questions from Public





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# Staff Recommendation

...that Council gives Second Reading to and approves the redesignation and concurrent rezoning of 65 Fort Edward Street, Windsor (PID 45059797) from the Community Use designation to the Residential designation and the Open Space (OS) zone to the Two Unit Residential (R-2) zone.





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