



West Hants
something inspiring awaits



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

VIRTUAL

Thursday October 14, 2021

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 October 29 to Planner Poirier to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902)798-8391 ext. 117; or
 - spoirier@westhants.ca.
6. Conclusion of Public Information Meeting



College Road, Windsor, PID 45336203 WMPS and WLUB Amendments

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Application

- An application was received on September 23, 2021 from Krista Beeler and Ed Sherman on behalf of the Hants County Residence for Senior Citizens
- Request a variety of uses including affordable and senior housing, long term care, assisted living, independent living, commercial space and a community centre on the subject lot



Application Cont.

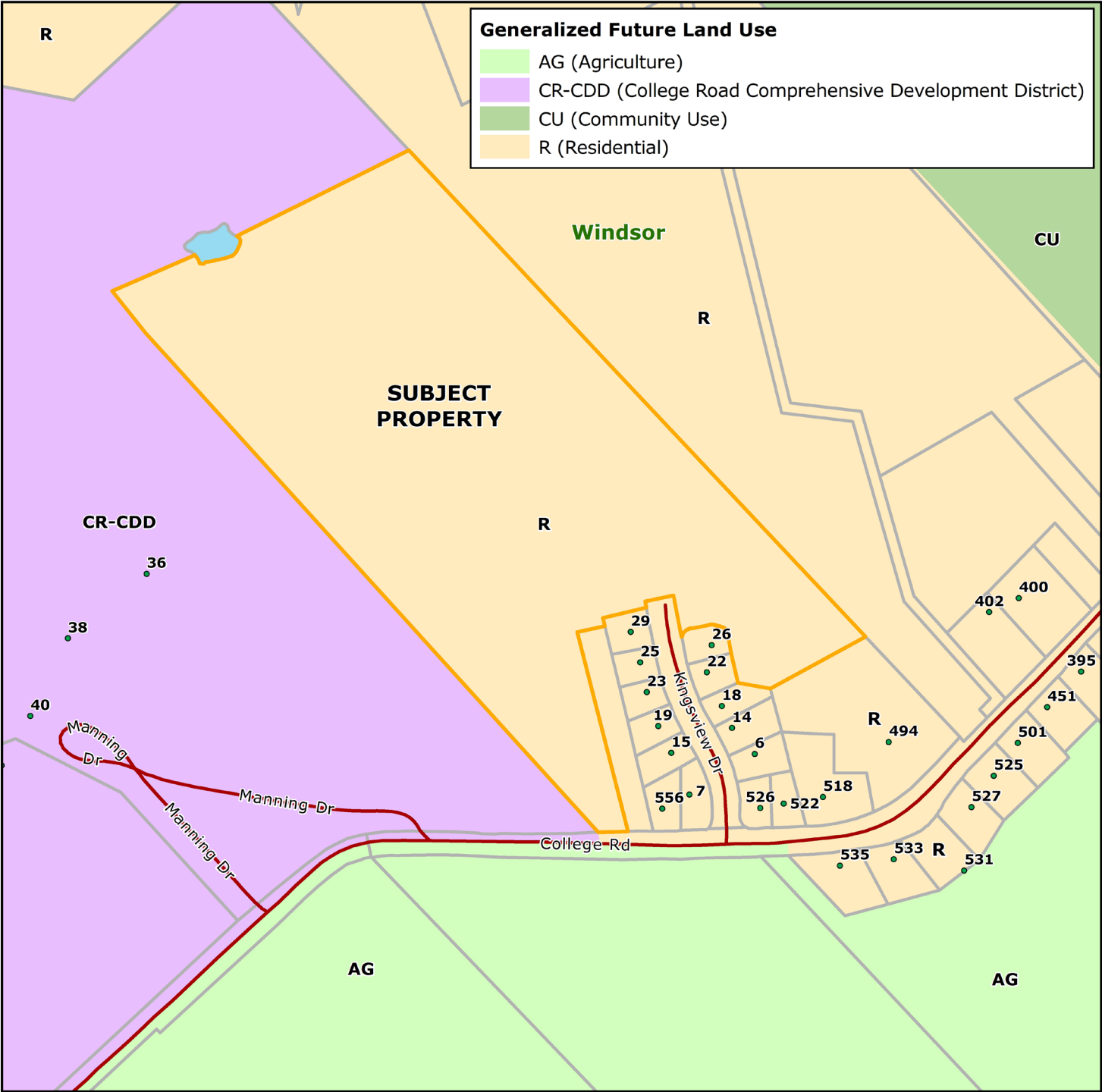
- This application will be considered by Planning staff in two parts:
 1. an amendment to the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to amend the designation and zoning of the subject lot to College Road Comprehensive Development District; and
 2. consider the proposed uses by development agreement as per Policy 5.7.3 and 5.7.4 of the WMPS



Orthophoto



GFLUM



Windsor Municipal Planning Strategy

- The College Road Comprehensive Development District (CR-CDD) was created to ensure a cohesive approach to development
- The intent was that development in the CR-CDD would consist of mixed uses including major residential, institutional or recreational development, and other limited services and uses in support of these major uses
- Development is only permitted by development agreement
- Currently the CR-CDD area only applies to the Gladys Manning property



Windsor Municipal Planning Strategy

Policy 16.1.1 It shall be the policy of Council to review and make amendments to this Strategy:

(c) when Council deems it necessary because of a change in policy intentions or the development environment.



Discussion

- the subject lot directly abuts the Gladys Manning property
- proposed development of uses permitted in the College Road Comprehensive Development District (CR-CDD) by development agreement
- is consistent with the statements in the WMPS

therefore staff are considering amendments to the text and the map of the WMPS and WLUB to redesignate and rezone the subject lot to College Road Comprehensive Development District (CR-CDD)

Windsor Land Use By-law

12.0 COLLEGE ROAD COMPREHENSIVE DEVELOPMENT DISTRICT

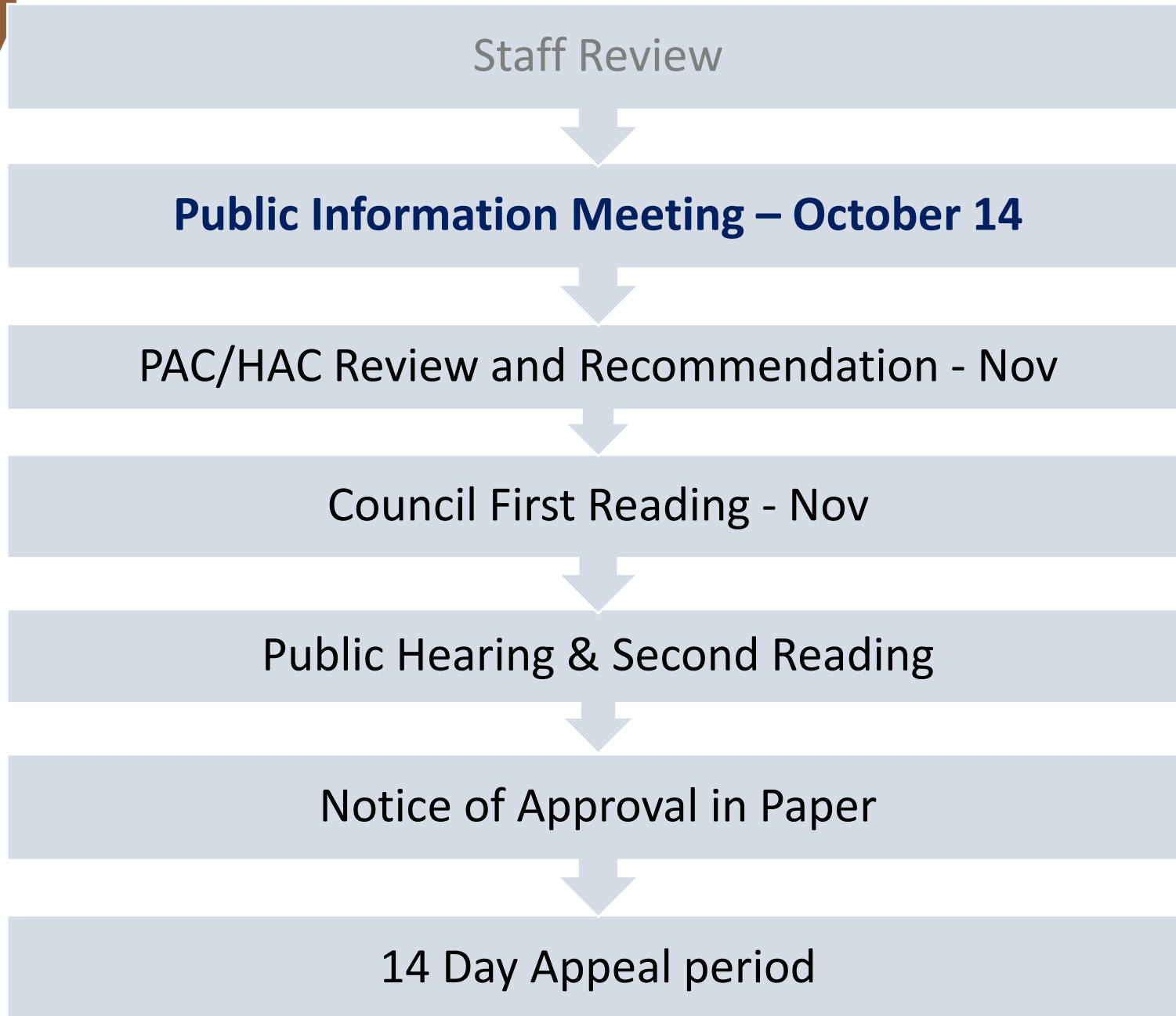
Permitted Uses

12.1 The following uses shall be permitted in the College Road Comprehensive Development District (CR-CDD) zone only by development agreement and in accordance with Policy 5.7.4 of the Municipal Planning Strategy:

(a) a mixture of residential, institutional or recreational development with or without convenience and specialty stores, medical offices, personal service shops, and other similar limited services and uses in support of the primary development.



Process



Notice was placed in the Chronicle Herald

Comments Submission

- Comments and questions can be submitted by the public until noon on **October 29**
- All correspondence should be sent to:

Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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