



West Hants
something inspiring awaits

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

VIRTUAL

Thursday October 14, 2021

Fairfield Court, 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 October 29 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

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Fairfield Court Development Agreement

Public Information Meeting

October 14th, 2021

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Application

- Application was received on April 30th, 2021 from David Howell (the owner of the property being Gateway Investments Incorporated)
- Application was for a development agreement to permit a one storey, three (3) unit residential dwelling on Fairfield Court in Windsor
- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted in the underlying zone





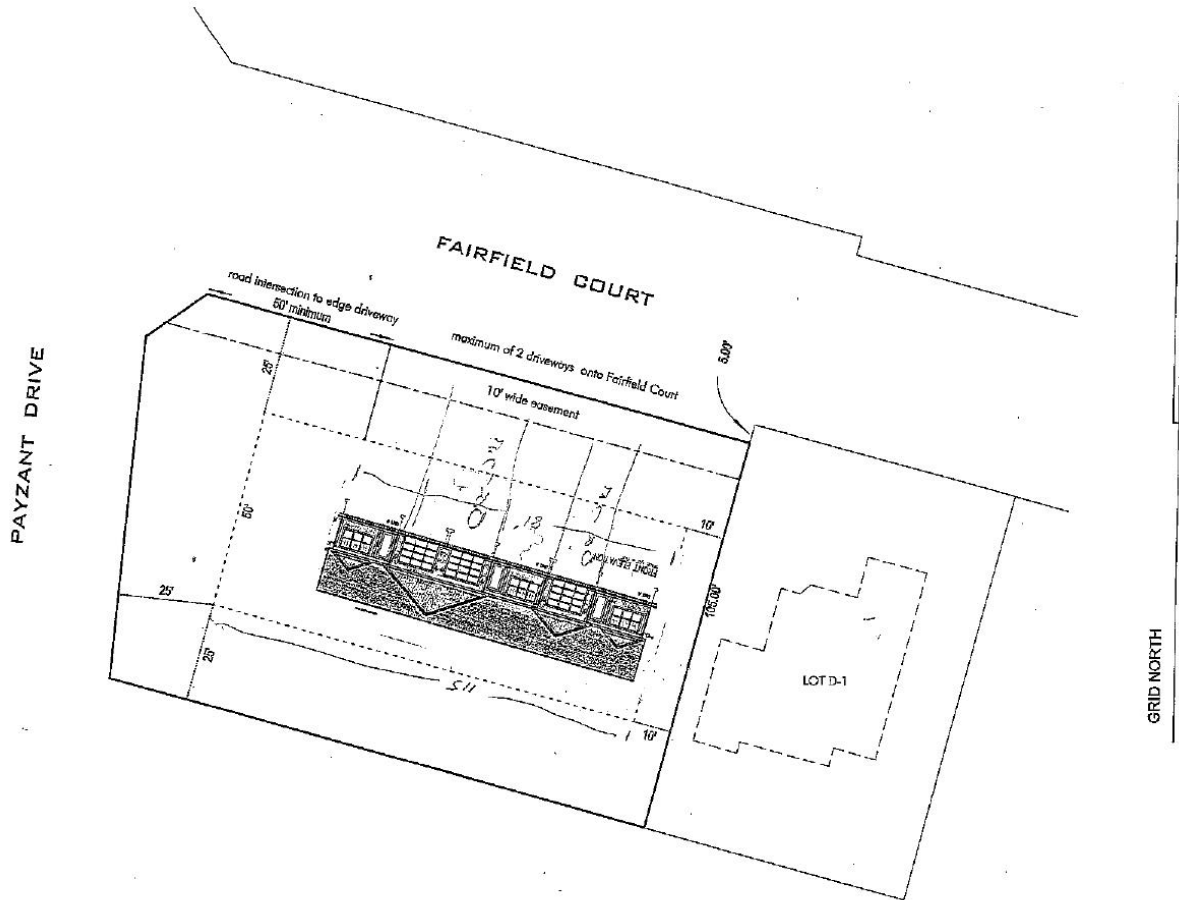
Orthophoto

- Subject lot is currently vacant
- Abutting residential development on Fairfield Court
- Also abutting Hants Community Hospital



Site Plan

- Proposal is for a one storey, three (3) unit residential dwelling
- Facing onto Fairfield Court





GFLUM

- Designation: Residential



Zoning



- Zone: General Commercial (GC)
- Subject lot was part of a group rezoning in 2009 to allow for a variety of commercial uses, two of the properties have been developed





Road view of Subject Lot

Windsor Municipal Planning Strategy

- **Policy 5.4.6** enables Council to consider proposals for new multiple unit residential developments consisting of three or more units, in the Residential designation by development agreement.
- **Policy 16.3.1** states general criteria for amendments and development agreements.



Staff Review

Public Information Meeting – October 14

PAC/HAC Review and Recommendation - Nov

Council First Reading - Nov

Public Hearing & Second Reading

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in the Chronicle Herald

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 **October 29**
- 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





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