

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 letter 'V' is integrated into the second 'W'.

WINDSOR / WEST HANTS

TOGETHER



**Meadows Development
Development Agreement**

January 19, 2021

Application

- ▶ On December 13, 2019 Brison Developments Limited applied for a development agreement to permit two-unit residential development in Falmouth
- ▶ The applicant submitted all necessary material in June 2020
- ▶ Staff worked with the developer to draft the agreement in the fall of 2020
- ▶ On December 11, 2020 the applicant requested that staff consider three and four-unit dwellings

Application cont.

- ▶ 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



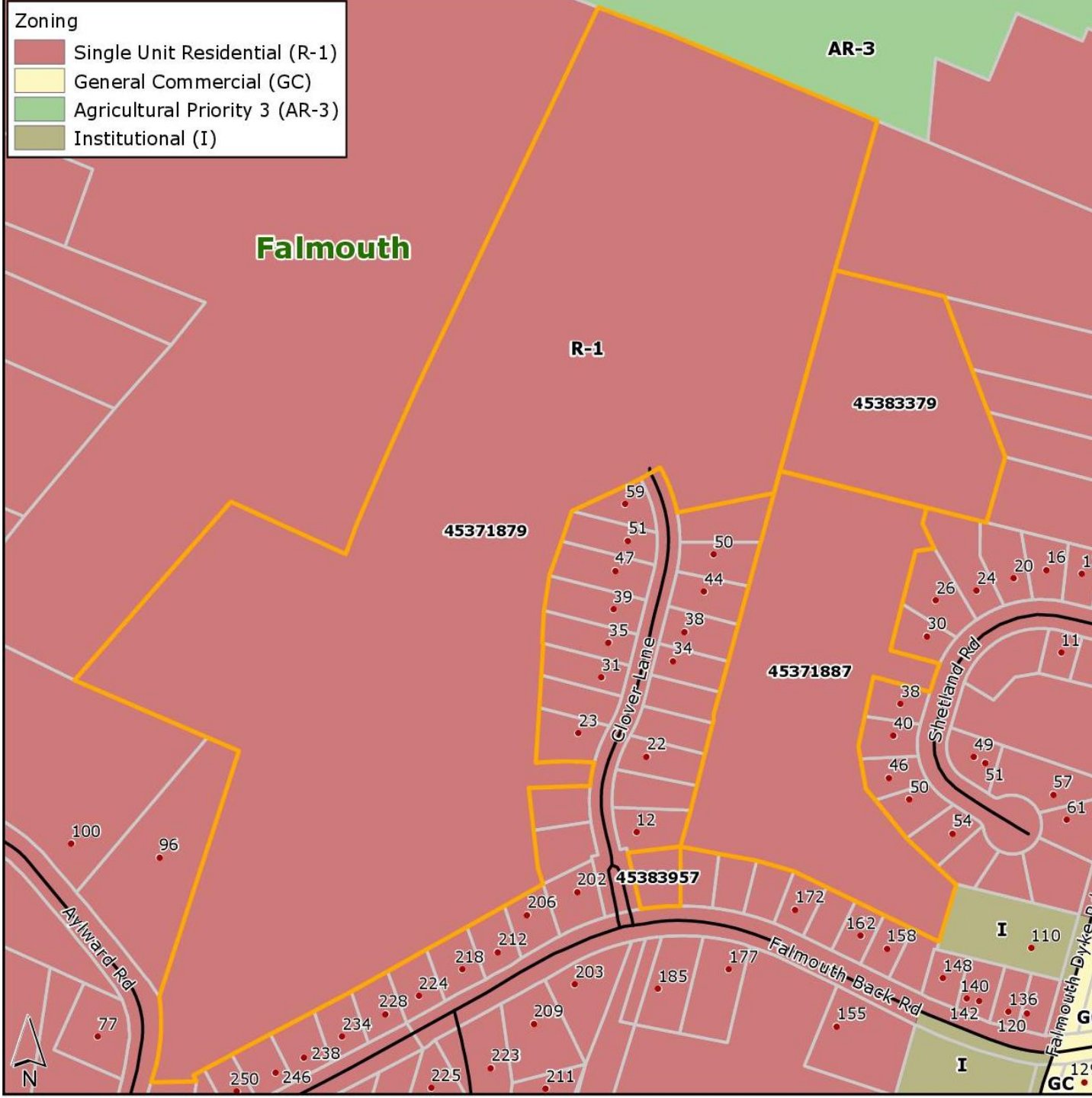








Zoning



Policy

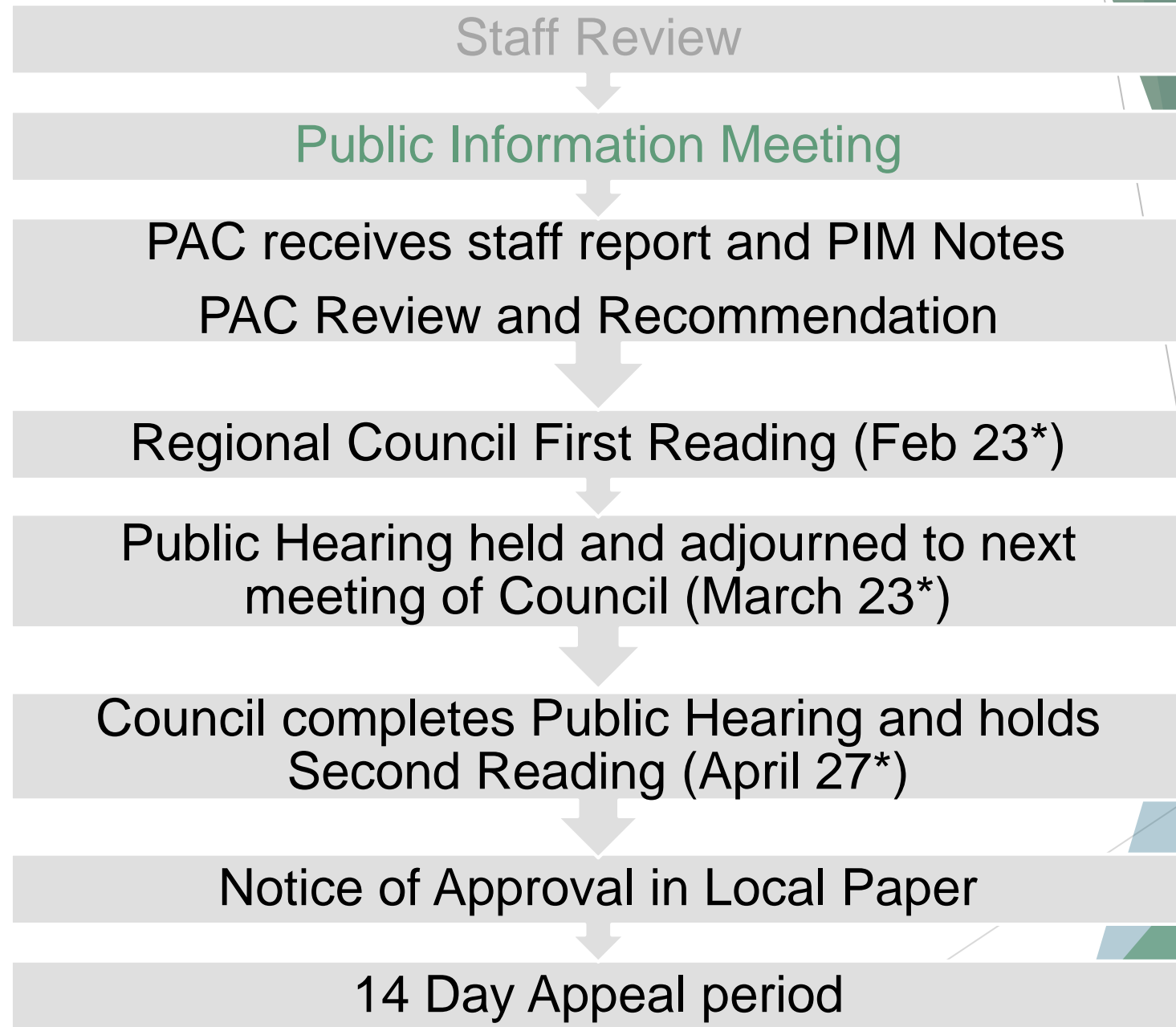
- ▶ **Policy 5.4.4** enables Council to consider proposals for comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement.
- ▶ **Policy 16.3.1** states general criteria in West Hants for amendments and development agreements.

Process

Notice was placed in the local paper, Facebook, and the Municipal Website.

Properties within 500' were notified of the Public Information Meeting

*anticipated dates
final dates will be set by Council





Questions

- ▶ Will there be public parks?
- ▶ The WHSUB requires a parkland contribution of either land or cash-in-lieu. The final amount for parkland will be determine at the time of subdivision.
- ▶ Why are property values not considered?
- ▶ There is no specific criteria in the WHMPS policy that is related to property values.

Questions Cont.

- ▶ Many properties on Clover Lane have a restrictive covenant that only permits single family homes, why does this not apply to the new development site?
- ▶ A covenant is an agreement between the developer and property owner. The Municipality does not participate in drafting or enforcing covenants. There are currently no covenants that apply to the development site.

Process

- ▶ Comments and questions can be submitted by the public until February 8th
- ▶ All correspondences should be sent to:

Planner Shah

Phone	902-798-8391 ext. 118
Email	sshah@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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