



**West Hants**  
something inspiring awaits



**WEST HANTS REGIONAL MUNICIPALITY**

**Public Information Meeting**

VIRTUAL

Thursday October 14, 2021

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



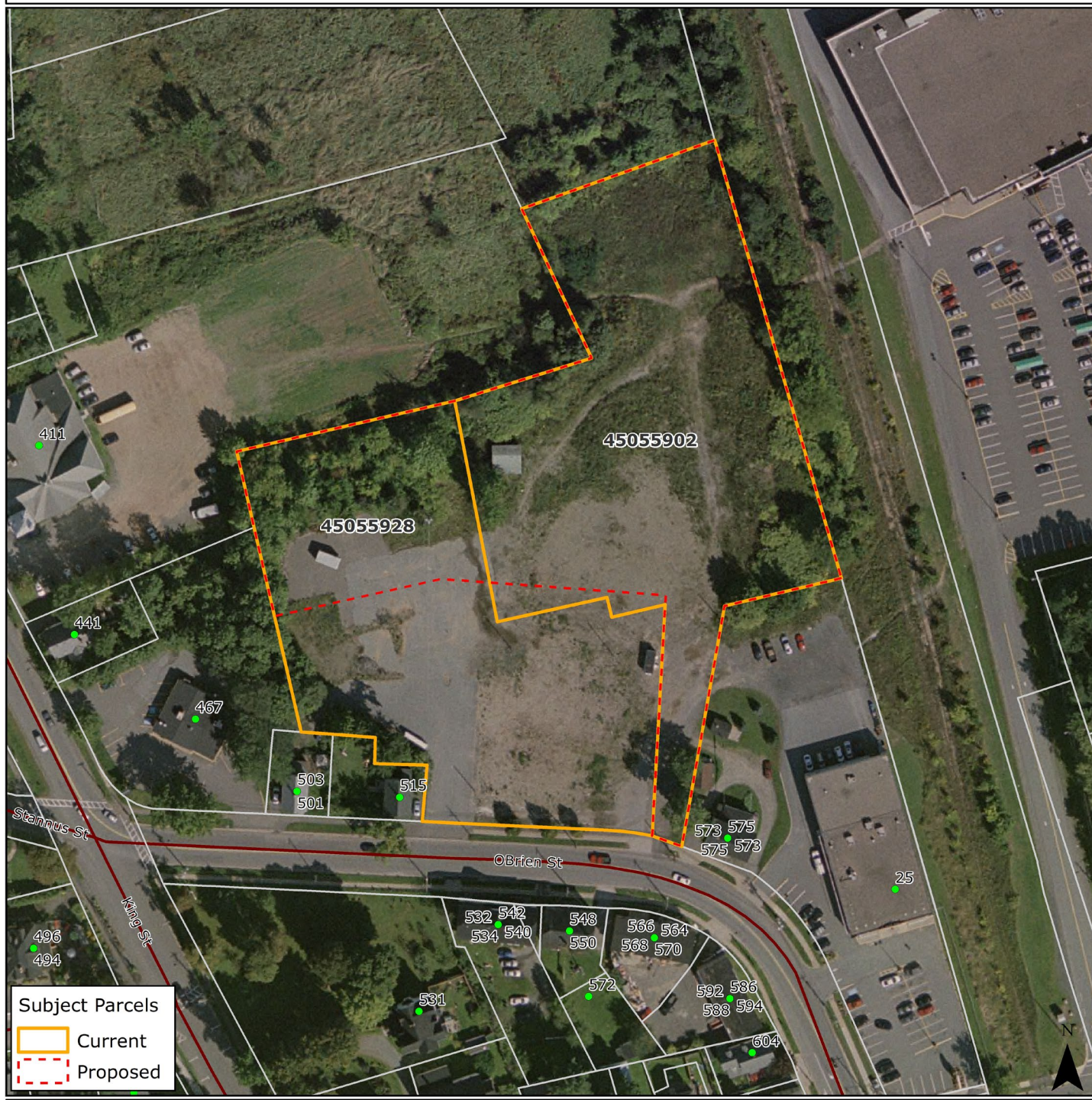
# O'Brien St, Windsor, PID 45055902 and 45055928 Development Agreement & Discharge

Public Information Meeting

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# Application

- 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
- On September 1, Clark Wilkins applied for a development agreement to permit:
  - Two (2), four (4) storey, 56-unit apartment buildings;
  - 122 parking spaces which includes 80 underground parking spaces;
  - up to 10,000 ft<sup>2</sup> of commercial space on the ground floor; and
  - a minimum of 20,000 ft<sup>2</sup> of outdoor amenity space

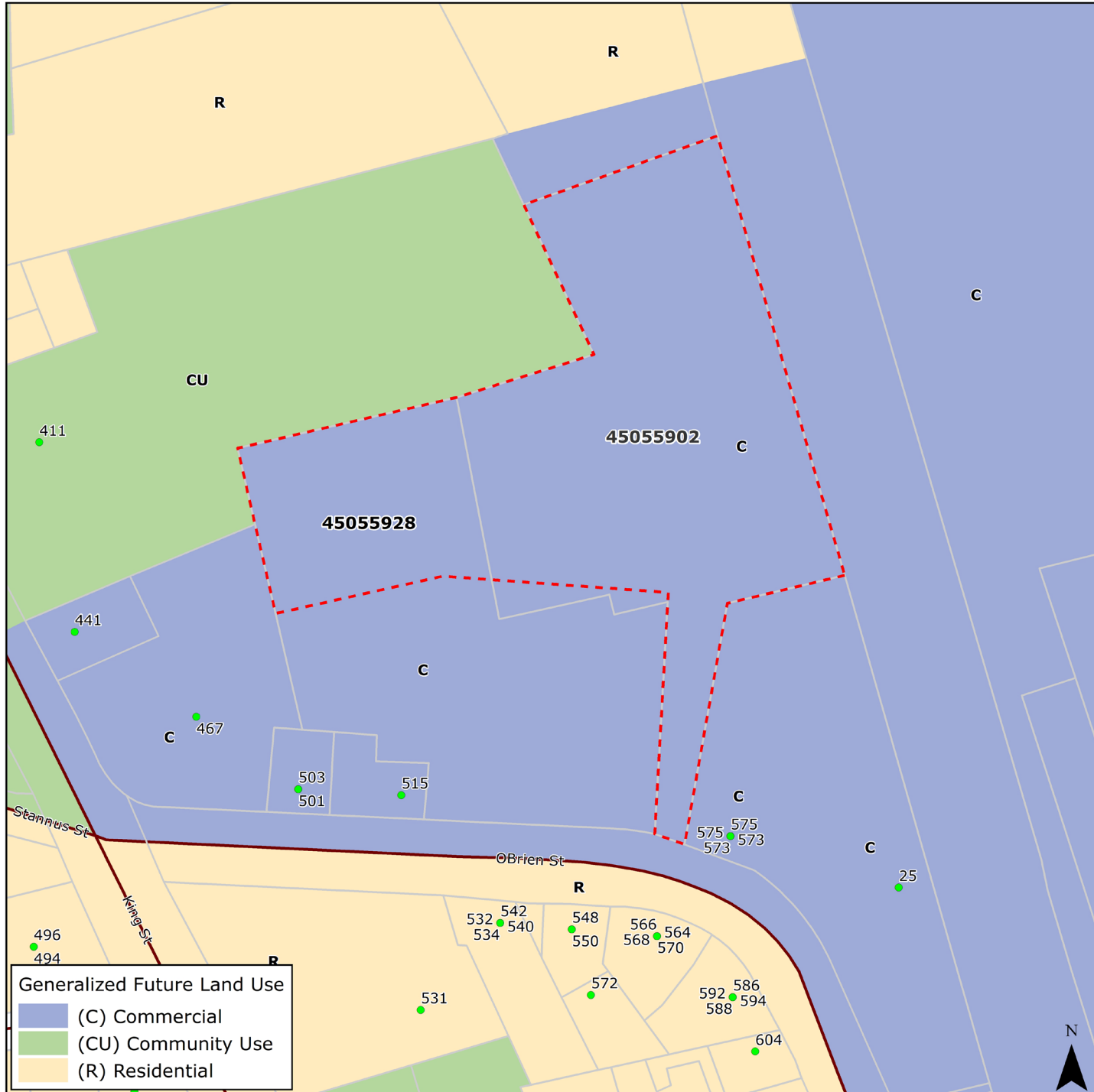


# Application



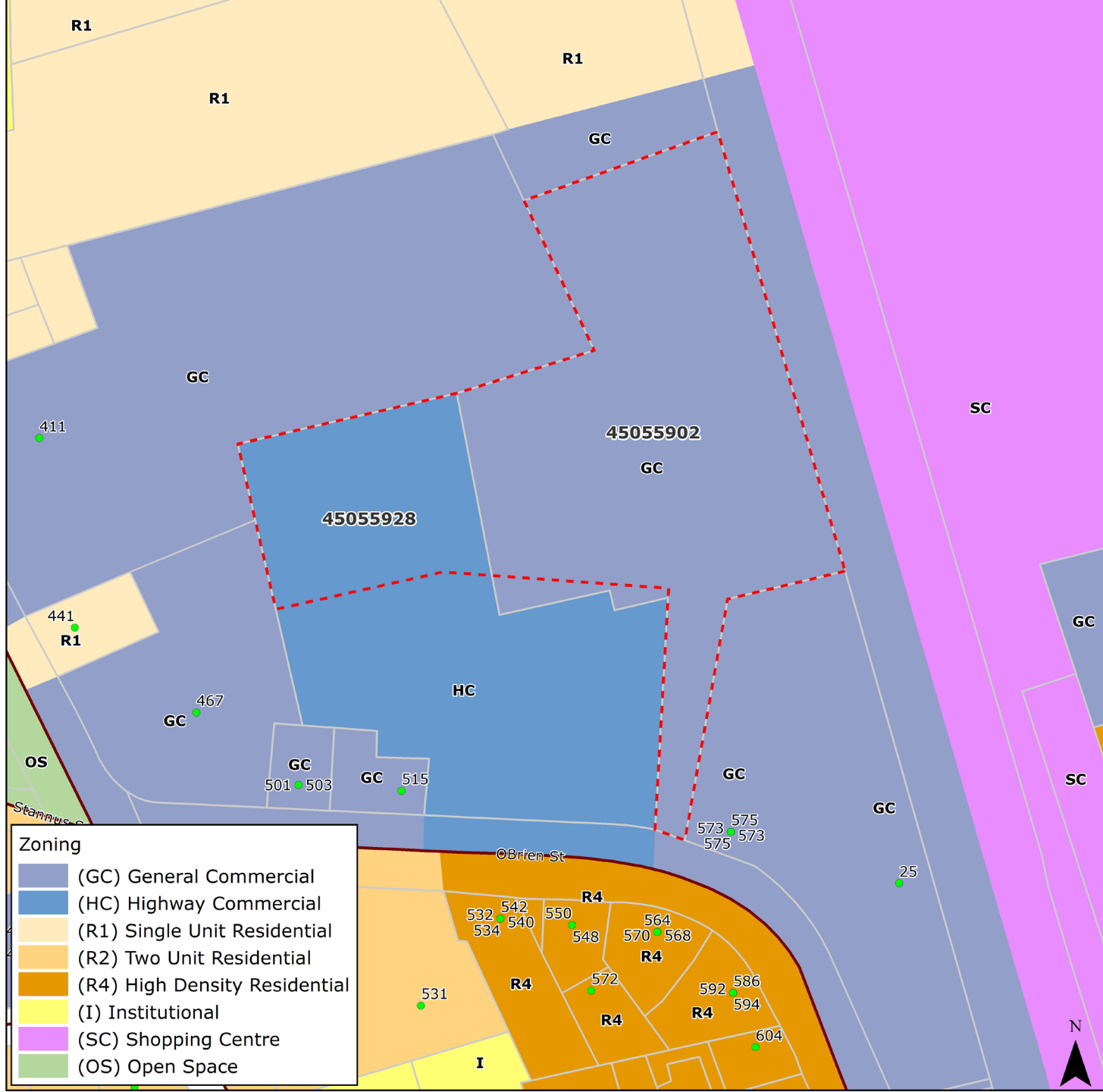
# Background

- Current development agreement on the property from 2010
  - Permits two (2) buildings, a maximum of 66 residential units, a maximum height of 4 storeys, ground floor commercial in one building max of 10,000 ft<sup>2</sup>
- This application would discharge the previous development agreement on the property
- Subdivision application to change the lot configuration of the subject lots



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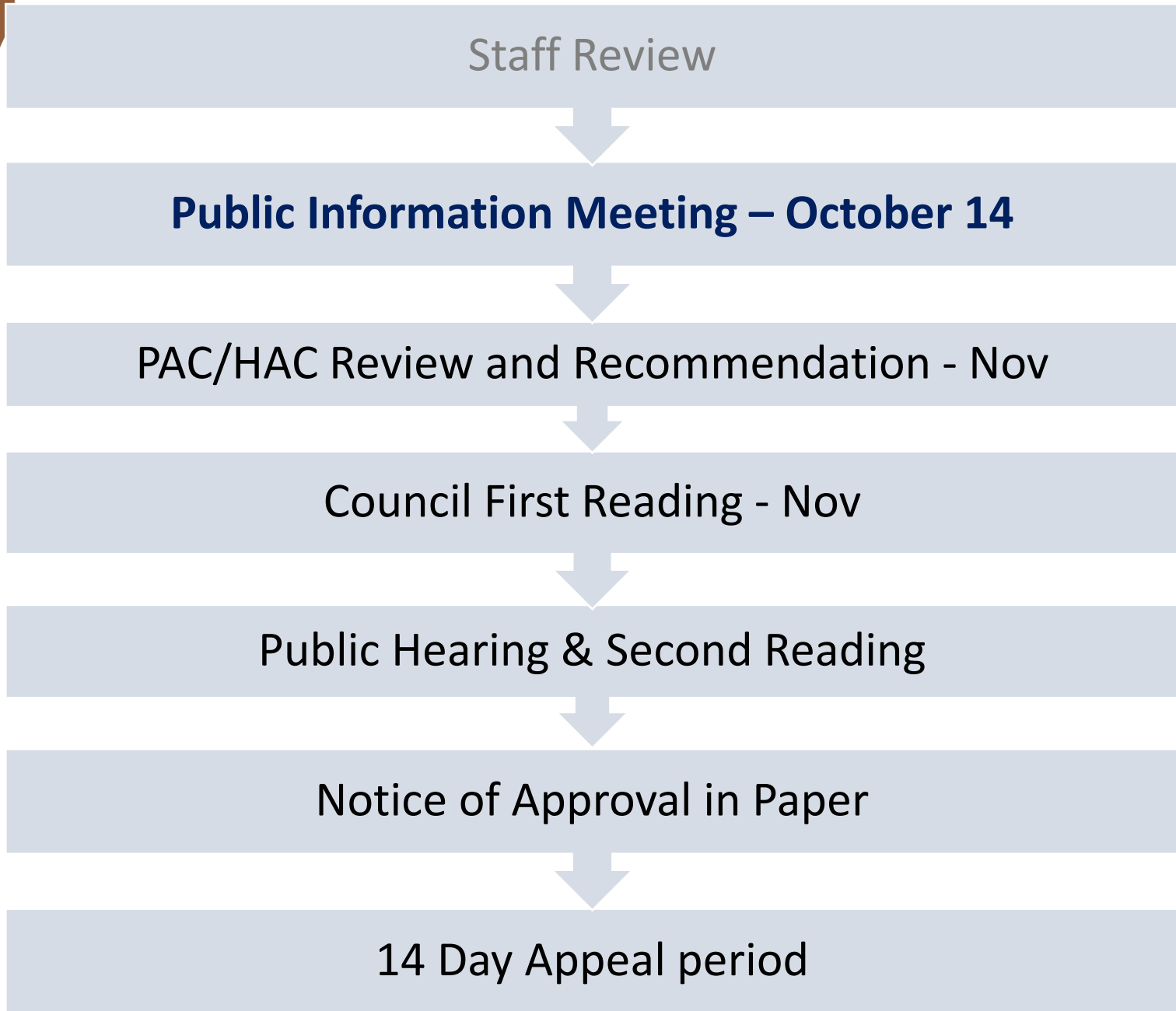
# Windsor Land Use By-law

- Part 6.0 of the WLUB, Development Agreements, states that “The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:
  - (I) mixed use development in the Commercial designation or the Industrial designation outside the industrial parks in accordance with Policy 9.2.1 of the Municipal Planning Strategy;



# Windsor Municipal Planning Strategy

- *Policy 9.2.1* establishes Council's intention to "consider mixed use development by development agreement in the Commercial designation or the Industrial designation outside the industrial parks"



# Process

Notice was placed in the Chronicle Herald

Properties within 300' 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:

Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	<a href="mailto:spoirier@westhants.ca">spoirier@westhants.ca</a>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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