

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Thursday, October 13, 2022

Cole Drive, Windsor / Garlands Crossing (PID 45366432)

### 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 28 to Planner Dunphy to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 118; or
  - [adunphy@westhants.ca](mailto:adunphy@westhants.ca)
6. Conclusion of Public Information Meeting



# Cole Drive Application

Public Information Meeting

October 13<sup>th</sup>, 2022

something inspiring awaits

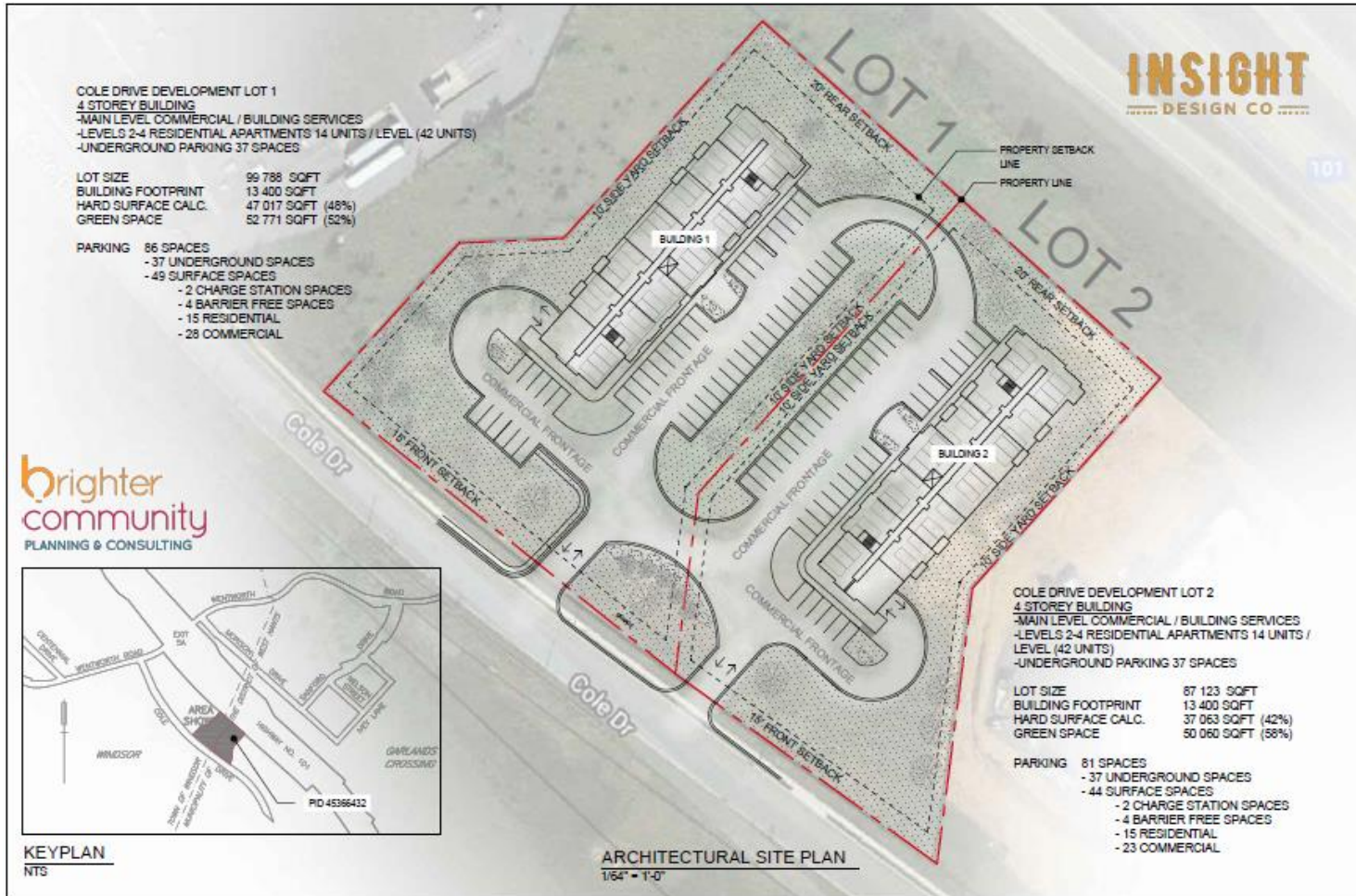


# Application Background

- A completed application was received from Darren Shupe of Brighter Community Planning on behalf of Mainland South Investments on June 15<sup>th</sup>, 2022.
- The application is to allow a proposed development consisting of two 4-storey mixed-use buildings by amending the Windsor Land Use By-law as well as the West Hants Municipal Planning Strategy and Land Use By-law.

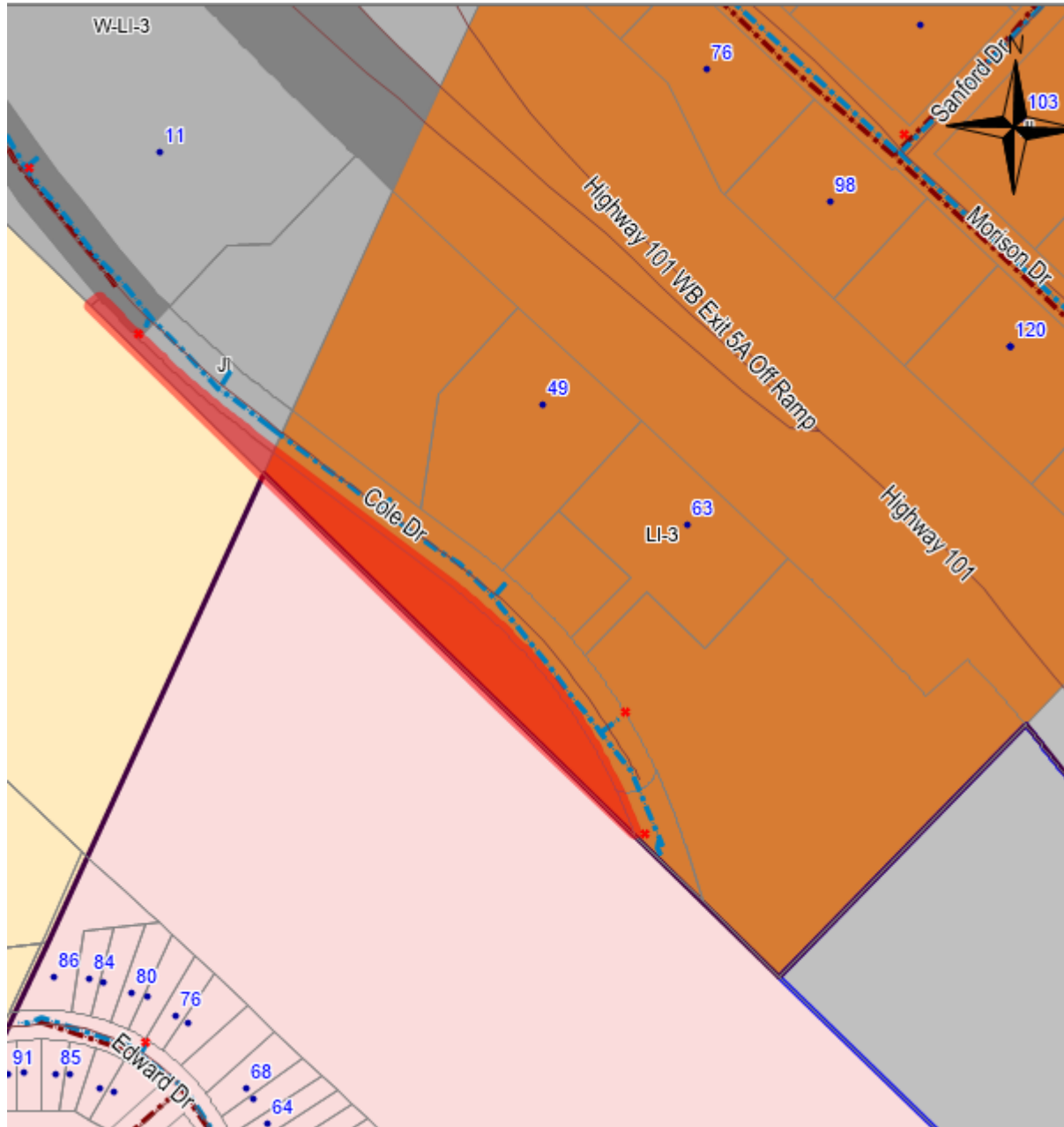


# Development Proposal



- Two 4-storey buildings (1<sup>st</sup> floor commercial, floors 2-4 residential)
- 84 total apartment units (42 per building)
- 26 800 sq. ft. of total commercial space
- 167 parking spaces (74 underground, 93 surface)





# PID 4536657

- There is another file (#22-17) to consider rezoning the West Hants portion of this lot and the abutting lot (PID 45190386), to the Multiple Unit Residential (R-3) zone.
- Although this rezoning would be permitted without a change in designation, it would be reasonable to consider amending the designation of this lot in conjunction with the Cole Drive application to align the intended residential use of the lot and avoid separating the proposed developments by a lot within the Joint Industrial designation.



# Application Organization

The application has been considered by Planning staff in two parts:

1. amendments to the West Hants Municipal Planning Strategy and Land Use By-law to designate PIDs 45366432 and 45366457 as Residential and include them in the Three Mile Plains Growth Centre, as well as concurrently rezone PID 45366432 to the Multiple Unit Residential (R-3) zone;  
amendments to the Windsor Municipal Planning Strategy and Land Use By-law to designate PIDs 45366432 and 4536657 as Residential and concurrently rezone the lots to the Two Unit Residential (R-2) zone; and
2. consider the proposed use by development agreement as per Policies 5.4.6, 5.1.1, and 9.1.1 in the Windsor MPS and Policies 5.3.8 and 5.6.4 in the West Hants MPS.

This process is only concerning Part 1.





West Hants

Cole Drive, Windsor/Garlands Crossing  
PID 45366432



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Orthophoto

0 40 80  
Metres  
Scale: 1:2,000

 Subject Parcel  
 Communities  
 Parcels  
 Roads

# Orthophoto

- The property is currently vacant
- The property is located partially within both the Windsor Plan Area and West Hants Plan Area
- Abuts a grocery store, an unused office building (not pictured), and Highway 101

something inspiring awaits

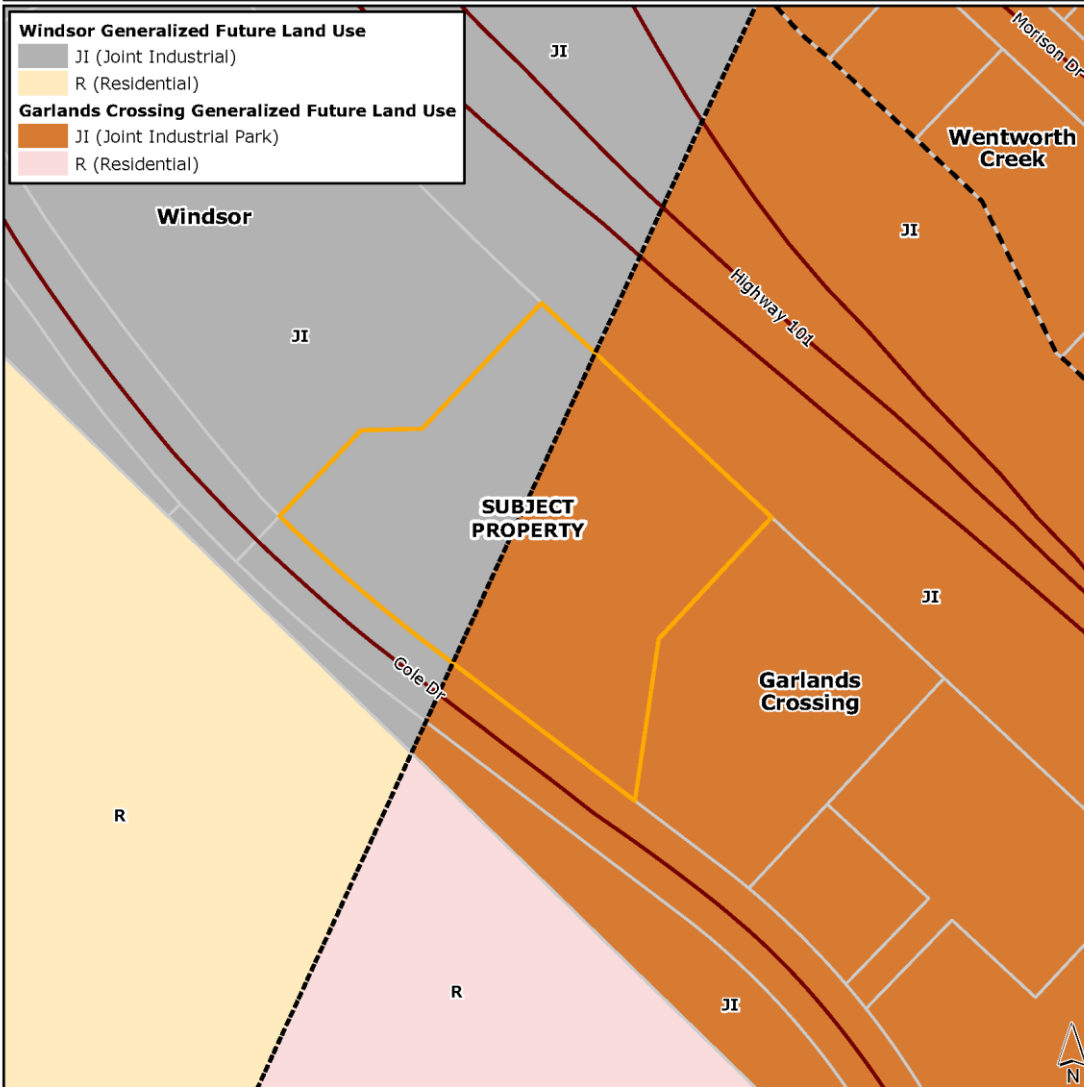




West Hants

Cole Drive, Windsor/Garlands Crossing  
PID 45366432

Windsor Generalized Future Land Use	
Grey	JI (Joint Industrial)
Yellow	R (Residential)
Garlands Crossing Generalized Future Land Use	
Orange	JI (Joint Industrial Park)
Pink	R (Residential)



# GFLUM - Current

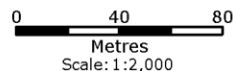
Current Designation:

- Joint Industrial/Park in both the Windsor and West Hants portions

Both designations are identical, aside from the name, due to being based on the same policy replicated in each MPS.

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Current Generalized Future Land Use



- Yellow outline: Subject Parcel
- Dashed line: Communities
- White outline: Parcels
- Red line: Roads

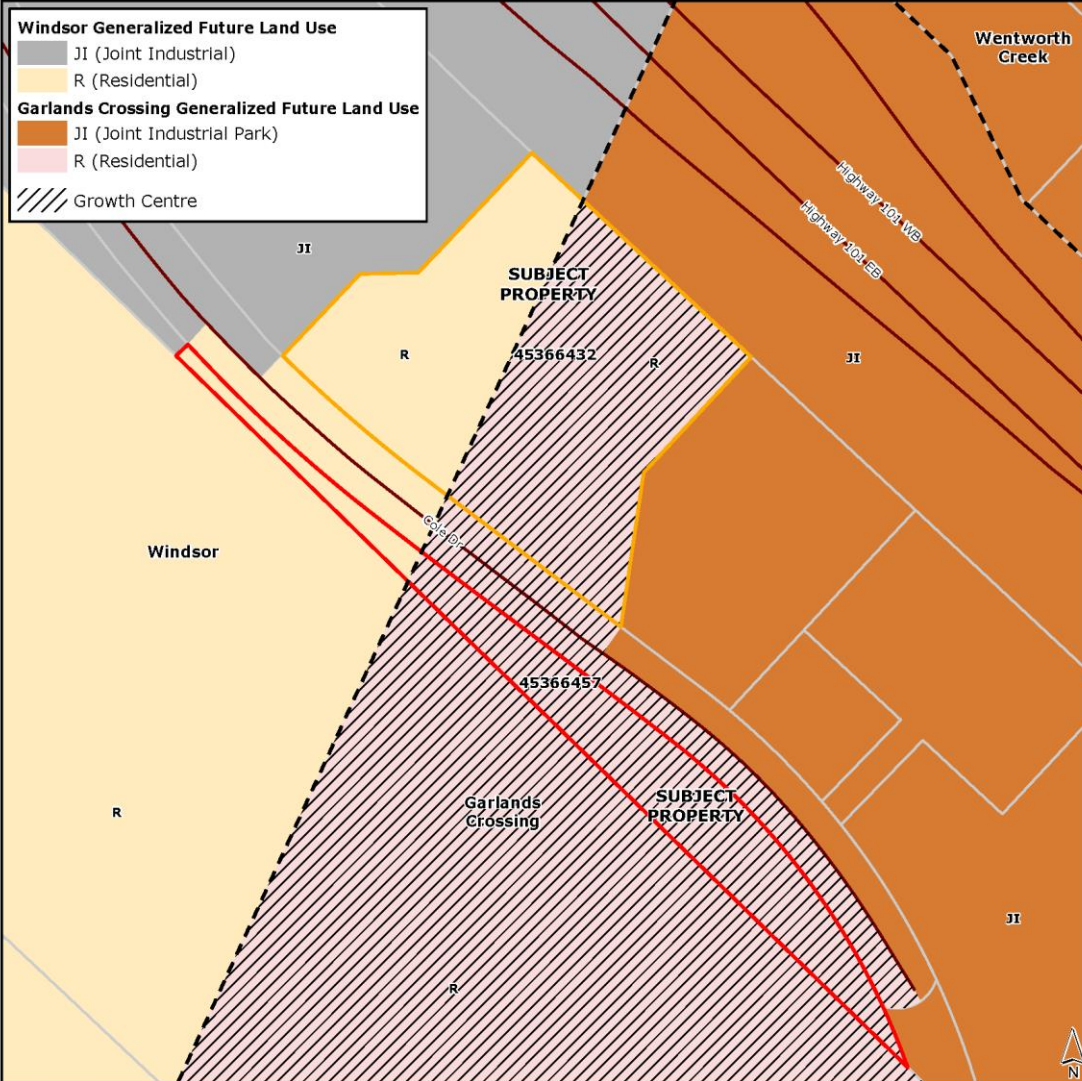
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**Cole Drive, Windsor/Garlands Crossing  
PID 45366432 and 45366457**

West Hants

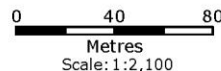


# GFLUM - Proposed

Amending to the Residential designation in both the West Hants and Windsor Municipal Planning Strategies, as well as inclusion of the West Hants portion in the Three Mile Plains Growth Centre will enable higher-density residential development through development agreement.

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Prepared by: West Hants Regional Planning and Development Department October 2022

**Proposed Generalized Future Land Use**



- PID 45366432
- PID 45366457
- Communities
- Parcels
- Roads

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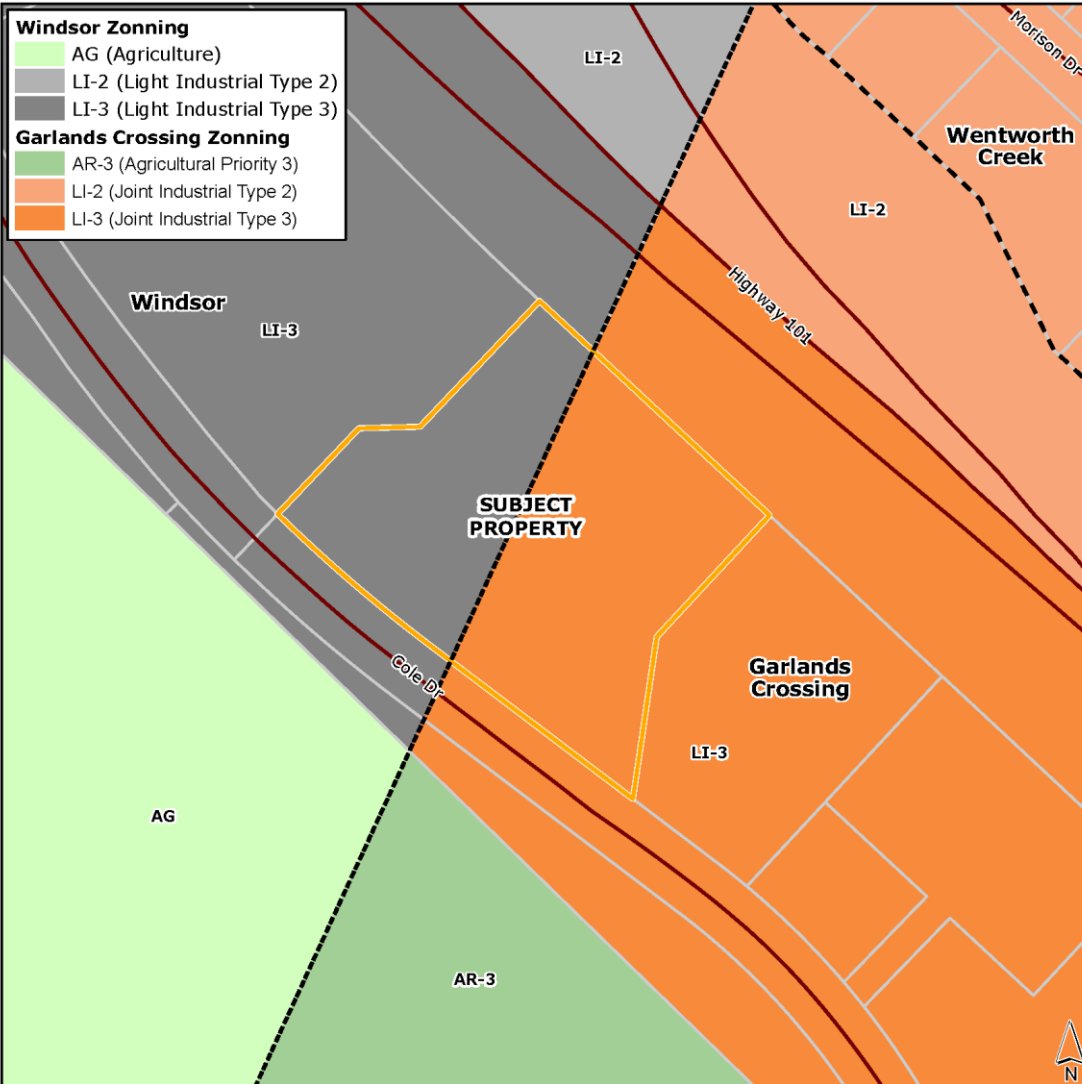




West Hants

# Cole Drive, Windsor/Garlands Crossing PID 45366432

- Windsor Zoning**
- AG (Agriculture)
  - LI-2 (Light Industrial Type 2)
  - LI-3 (Light Industrial Type 3)
- Garlands Crossing Zoning**
- AR-3 (Agricultural Priority 3)
  - LI-2 (Joint Industrial Type 2)
  - LI-3 (Joint Industrial Type 3)



# Zoning - Current

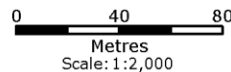
Current Zone:

- Light Industrial Type 3 (LI-3) for the Windsor portion of the lot
- Joint Industrial Type 3 (LI-3) for the West Hants portion of the lot

Both zones are very similar in function.

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Current Zoning



- Subject Parcel
- Communities
- Parcels
- Roads

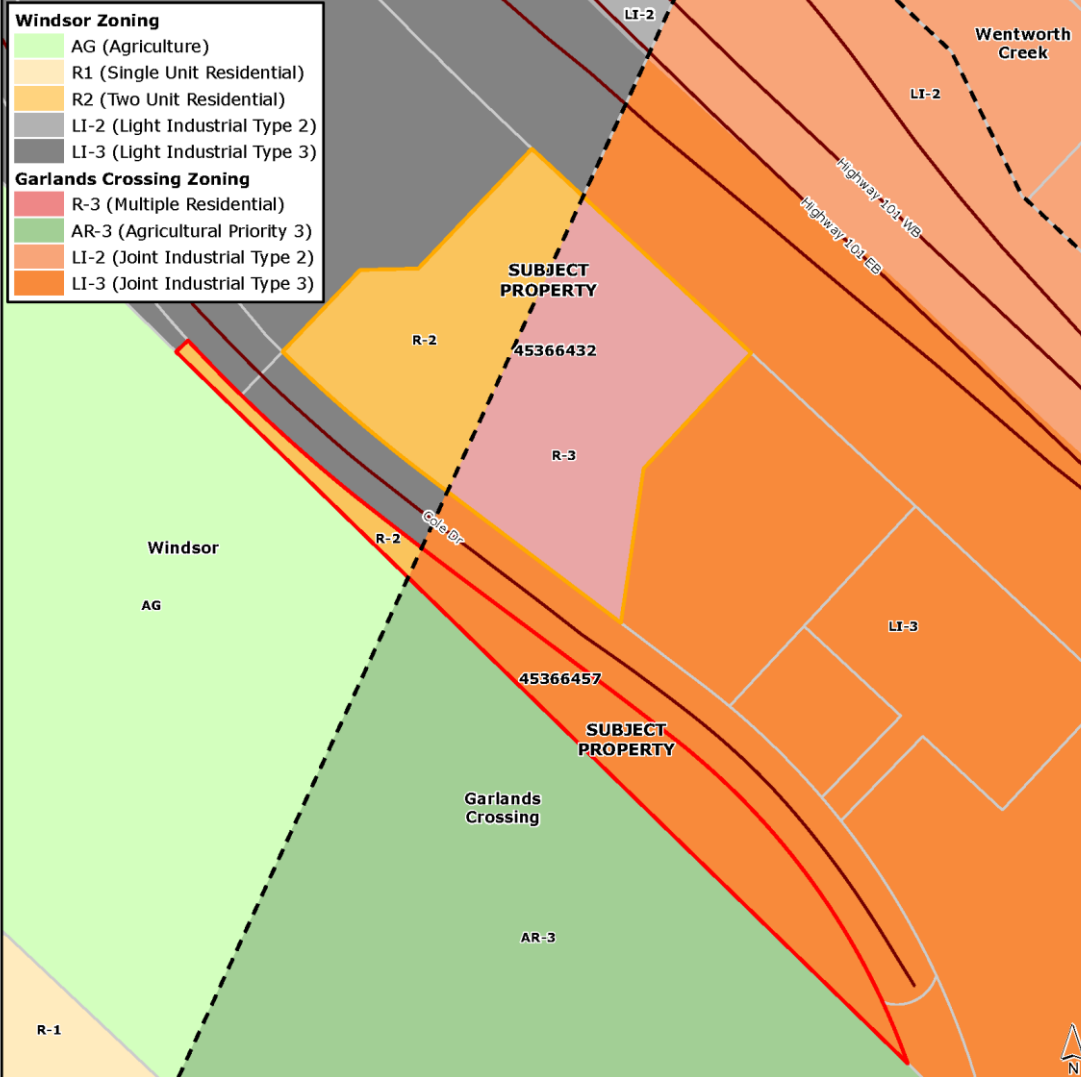
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# Cole Drive, Windsor/Garlands Crossing PID 45366432 and 45366457



# Zoning - Proposed

## Windsor – Two Unit Residential (R-2) zone:

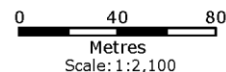
- Permits one- and two-unit dwellings

## West Hants – Multiple Unit Residential (R-3) zone:

- Permits dwellings with one, two, and more than two units

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### Proposed Zoning



- PID 45366432
- PID 45366457
- Communities
- Parcels
- Roads

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View of Subject Lot from Cole Drive



# Application Part 1 – Windsor MPS and LUB Amendments

- **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
  - to better reflect policy intentions or the development environment.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

# Application Part 1 – West Hants MPS and LUB Amendments

- **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
  - to better reflect policy intentions or the development environment.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
- **Policy 5.1.6** enables Council to consider expanding the boundaries of the Growth Centres.
- **Policy 5.3.7** enables Council to consider rezoning land in the Three Mile Plains Growth Centre to the Multiple Unit Residential (R-3) zone.





# Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting

\* Anticipated Date

# Comments Submission

- Comments and questions can be submitted by the public until noon on **October 28**
- 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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[westhants.ca](http://westhants.ca)