



WEST HANTS REGIONAL MUNICIPALITY REPORT

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| Information <input type="checkbox"/> | Recommendation <input checked="" type="checkbox"/> | Decision Request <input type="checkbox"/> | Councillor Activity <input type="checkbox"/> |
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Alex Dunphy, Planner

Date: January 24th, 2023

Subject: West Hants MPS and LUB Amendments: PID 45366432 Cole Drive, Garlands Crossing/Windsor; File #22-11B

LEGISLATIVE AUTHORITY

Municipal Government Act Sections 205 & 210

RECOMMENDATION

If Council wishes to approve the amendments following the Public Hearing, the following motion would be in order:

... that Council gives Second Reading and approves amending the Generalized Future Land Use Map of the West Hants Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Three Mile Plains Growth Centre and the Residential designation, as well as amending the zoning map of the West Hants Land Use By-law to include PIDs 45366432 in the Multiple Unit Residential (R-3) zone.

BACKGROUND

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| Property X | Public Opinion <input type="checkbox"/> | Environment <input type="checkbox"/> | Social <input type="checkbox"/> | Economic <input type="checkbox"/> | Councillor Activity <input type="checkbox"/> |
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A completed application was received from Darren Shupe of Brighter Community Planning on behalf of the property owner, Mainland South Investments, on June 15th, 2022 to request two 4-storey, mixed-use apartment buildings containing a total of 84 dwelling units at PID 45366432

Cole Drive, Windsor.

DISCUSSION

A Public Information Meeting was held on October 13th, 2022.

The public comment period ended on October 28th with no comments received from the public.

On November 10th, 2022, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). The committee then discussed the implications of the subject lot being removed from potential industrial development.

During the November 10th meeting, PAC/HAC recommended in favour of the application.

On November 22nd, 2022, staff presented the PAC/HAC recommendation to Council for First Reading (Appendix A).

During the November 22nd meeting, Council had requested staff to provide additional information regarding the suitability of residential development and if the existing supply of vacant and serviced industrial land in the region was sufficient.

Staff Response to Additional Information Request

In response to the concern regarding the suitability of residential development on the subject lot, staff reviewed previously written staff reports (Appendix A). The original recommendation from staff regarding the residential component of the mixed-use proposal was based on the existing development pattern in the surrounding context of the subject lot. Although the subject lot is zoned for industrial use, the pattern of development on Cole Drive appears to be closer to that of a business park with uses such as a grocery store, office complex, hotel, fast food restaurants, and a gas station. In addition, there is a large-scale residential development project in progress on the southwest side of Cole Drive.

In response to the concern regarding the existing supply of vacant and serviced industrial land, staff reviewed the West Hants Industrial Zones Inventory (Appendix B). Staff determined that of the 177.35 acres of vacant industrially zoned properties in the Region, 67.55 acres were similar in size or larger than the subject lot and also located near existing municipal services.

Additionally, staff determined that there are 33.55 acres of vacant industrially zoned land which is similar to or larger than the subject lot, located near existing municipal services, and located within 2.5 km of the subject lot.

NEXT STEPS

The proposed amendments have been considered based on the West Hants Municipal Planning Strategy and have proven consistent with the intent, objectives, and policies of the Planning Strategy. As a result, it is reasonable to consider amending the Municipal Planning Strategy and Land use By-law.

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality with regard to the filing of this report.

ALTERNATIVES

In response to the application, Council may decide to:

- approve the amendment as drafted or as specifically revised by direction of Council; or
- provide alternative direction such as requesting further information on a specific topic.

APPENDICIES

Appendix A 2022-11-10 Staff Report - West Hants MPS and LUB Amendments: PID 45366432 Cole Drive, Garlands Crossing/Windsor; File #22-11

Appendix B West Hants Regional Municipality Industrial Zone Inventory

CHIEF ADMINISTRATIVE OFFICER REVIEW

The comments made in the reports by Planner Dunphy and recommendations speak to the need for an amendment of the strategy and the rezoning of the noted properties to accommodate the potential development. If approved, these amendments will prepare the lands for what is likely to be a Development Agreement application (next steps) in order to achieve the development goals.

“The proposed amendments have been considered based on the Windsor Municipal Planning Strategy and have proven consistent with the intent, objectives, and policies of the Planning Strategy. As a result, it is reasonable to consider amending the Municipal Planning Strategy and Land use By-law.” – Planner Dunphy

Staff have provided additional information pertaining to existing industrial zoned lands within the municipality to help provide a reference or inventory. With respect to the noted lands, the developer has indicated there is an intent to have a mixed use with commercial-like activities on the ground level and residential in the upper levels. A development agreement would be required to achieve this goal (multi-residential) and would be an additional safeguard for Council to ensure a commercial presence is maintained on the property at the ground level vs an exclusive residential development under R2 (Windsor) and R3 (West Hants) zoning as of right, should the amendments be approved.

I support the recommendation for the amendments with the hope the developer will apply for a development agreement as indicated creating the mixed use (Commercial / Multi-Unit Residential)

Report Prepared by: _____

Alex Dunphy, Planner

Report Approved by: _____

Madelyn LeMay, Director of Planning and Development

Report Approved by:  _____

Mark Phillips, Chief Administrative Officer

**Appendix A – 2022-11-10 Staff Report - West Hants MPS and LUB Amendments: PID 45366432
Cole Drive, Garlands Crossing/Windsor; File #22-11**



WEST HANTS REGIONAL MUNICIPALITY REPORT

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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
 Alex Dunphy, Planner

Date: November 10th, 2022

Subject: West Hants MPS and LUB Amendments: PID 45366432 Cole Drive, Garlands Crossing/Windsor; File #22-11

LEGISLATIVE AUTHORITY

Municipal Government Act Sections 205 & 210

RECOMMENDATION

To allow the requested amendment, staff recommends that the PAC/HAC forward a positive recommendation by passing the following motion:

... that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Generalized Future Land Use Map of the West Hants Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Three Mile Plains Growth Centre and the Residential designation, as well as amending the zoning map of the West Hants Land Use By-law to include PIDs 45366432 in the Multiple Unit Residential (R-3) zone.

BACKGROUND

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|------------|--|--------------------------------------|---------------------------------|-----------------------------------|---|
| Property X | Public Opinion <input type="checkbox"/> | Environment <input type="checkbox"/> | Social <input type="checkbox"/> | Economic <input type="checkbox"/> | Councillor Activity <input type="checkbox"/> |
|------------|--|--------------------------------------|---------------------------------|-----------------------------------|---|

A completed application was received from Darren Shupe of Brighter Community Planning on behalf of the property owner, Mainland South Investments, on June 15th, 2022 to request two 4-storey, mixed-use apartment buildings containing a total of 84 dwelling units at PID 45366432 Cole Drive, Windsor.

PAC/HAC History

During the July 14th PAC/HAC meeting, staff presented an information report on the application for two 4-storey, mixed-use apartment buildings to be developed on Cole Drive. The Committee discussed this report and determined that more information was required, requesting staff to provide an inventory of available industrial and residential lands.

During the August 16th PAC/HAC meeting staff returned with a report with additional information and land inventory maps. The Committee determined that allowing residential uses on the property would not affect the ability of nearby industrial lands to be developed. The Committee recommended holding a Public Information Meeting for the application.

Surrounding Context

The Windsor portion of the subject lot is directly abutting other lands that are designated Joint Industrial and zoned Light Industrial Type Three (LI-3). Nearby, on the south side of Cole Drive are lands designated Residential and zoned Agriculture (AG). Existing uses in this area of the Joint Industrial designation include a grocery store which directly abuts the subject lot, as well as fast food restaurants and a gas station nearer to the intersection of Cole Drive and Wentworth Road. The 101 Highway also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

The West Hants portion of the subject lot is directly abutting other lands that are designated Joint Industrial Park and zoned Joint Industrial Type Three (LI-3) and is nearby other lands that are designated Residential and zoned Agricultural Priority Three (AR-3). There is an office building which is currently not in use directly abutting the subject lot. Further along Cole Drive in the Joint Industrial Park designation is a hotel and a vacant lot. Highway 101 also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

DISCUSSION

The subject lot is partially within the jurisdiction of the Windsor Municipal Planning Strategy and partially within the jurisdiction of the West Hants Municipal Planning Strategy. Due to the subject lot being split between the two planning areas, staff, the Planning and Heritage Advisory Committee, and Council must consider the planning documents for both Windsor and West Hants for any potential development on the property.

The subject lot is currently designated Joint Industrial Park on the Generalized Future Land Use Map (GFLUM) of the Windsor and West Hants Municipal Planning Strategies (MPS). This designation is a special joint effort between the former Town of Windsor and former Municipality of West Hants to create an industrially focused area close to Highway 101 on the border of the two jurisdictions. The Joint Industrial Park designation is intended to mirror policies and zoning regulations in each document for all lots within it. The subject lot is zoned Joint Industrial Type Three (LI-3) on Schedule A of the West Hants Land Use By-law and zoned Light Industrial Type Three (LI-3) on Schedule A of the Windsor LUB.

Municipal Planning Strategy Document Review

Policy 16.1.1 allows Council to review and make amendments to the West Hants Municipal Planning Strategy or the Generalized Future Land Use Map. Amendments may be considered when the Generalized Future Land Use Map is required to be changed, in order to bring the Strategy in line with the Statements of Provincial Interest, or when Council deems it necessary because of a change in policy intensions or the development environment. In this circumstance, the proposed amendments align with the Statements of Provincial Interest Regarding Housing and Infrastructure. The proposed amendment also seeks to match the pattern of development in the area surrounding Cole Drive.

Policy 16.3.1 establishes the general criteria that all amendments to the West Hants Land Use By-law must meet. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Municipal Project Engineer, and Municipal Traffic Authority have no concerns.

Policy 5.1.6 provides Council with an opportunity to consider expanding the boundaries of the Growth Centres. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria as:

- the expansion is necessary to accommodate proposed serviced development;
- the subject lot's location is well suited for the proposed development; and
- the subject lot already has access to municipal services.

Policy 5.3.7 establishes the criteria to consider rezoning land within the Three Mile Plains Growth Centre to the Multiple Unit Residential (R-3) zone. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria as:

- Cole Drive is identified as a Collector Street on the Future Streets Map (Figure 5) within the West Hants Subdivision By-law;
- the Development Officer, Municipal Project Engineer, and Municipal Traffic Authority have no concerns.

Nova Scotia Statements of Provincial Interest

The Statement of Provincial Interest Regarding Housing seeks to provide a wide range of housing types and opportunities to meet the needs of all Nova Scotians. The proposed development aligns with this interest as introducing a mixed-use apartment building to this area would enable a higher density of residential units to be provided for the community in an area with existing amenities.

The Statement of Provincial Interest Regarding Infrastructure seeks to make efficient use of existing municipal water supply and wastewater disposal systems. The proposed development aligns with this interest as the subject lot is currently vacant and enabling infill development would allow for effective use of existing municipal services.

NEXT STEPS

Discussion by PAC/HAC will be incorporated into the report and presentation to Council.

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality with regard to the filing of this report.

ALTERNATIVES

The Planning and Heritage Advisory Committee (PAC/HAC) may:

- provide alternative direction, such as requesting further information on a specific topic.

ATTACHMENTS

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| Figure 1 | GFLUM Extract: Current Designation |
| Figure 2 | GFLUM Extract: Proposed Designation |
| Figure 3 | Zoning Map Extract: Existing Zoning |
| Figure 4 | Zoning Map Extract: Proposed Zoning |
| Figure 5 | West Hants Future Street Conceptual Plan |
| Attachment A | Policy Summary of West Hants MPS and LUB Amendments |
| Attachment B | File 22-05B - West Hants and Windsor MPS and LUB Amendments: Cole Drive, Garlands Crossing/Windsor - Information Report |
| Attachment C | Public Information Meeting Notes |

Report Prepared by: _____

Alex Dunphy, Planner

Report Approved by: _____

Madelyn LeMay, Director of Planning and Development

Figure 1 – GFLUM Extract: Current Designation

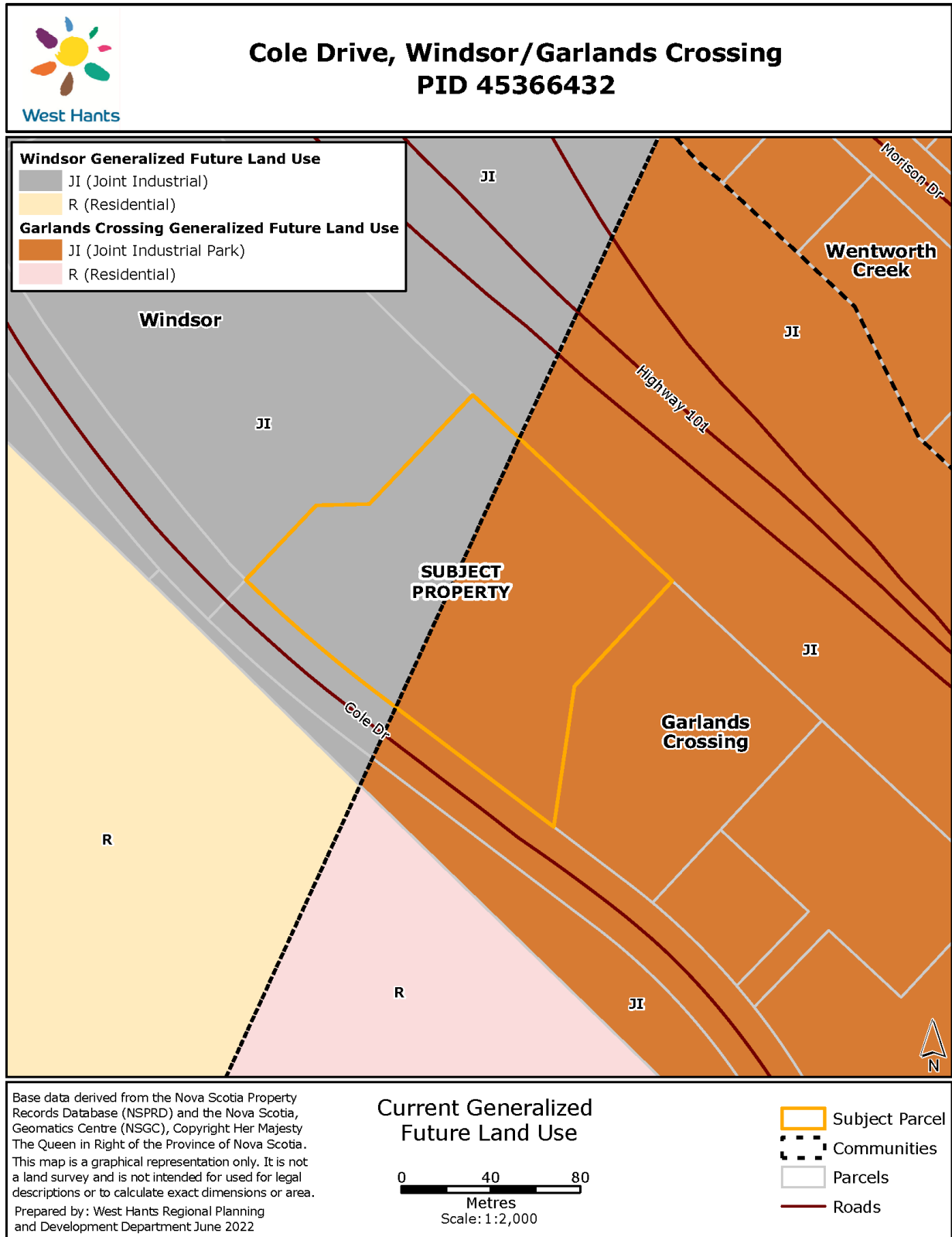


Figure 3 – Zoning Map Extract: Existing Zoning

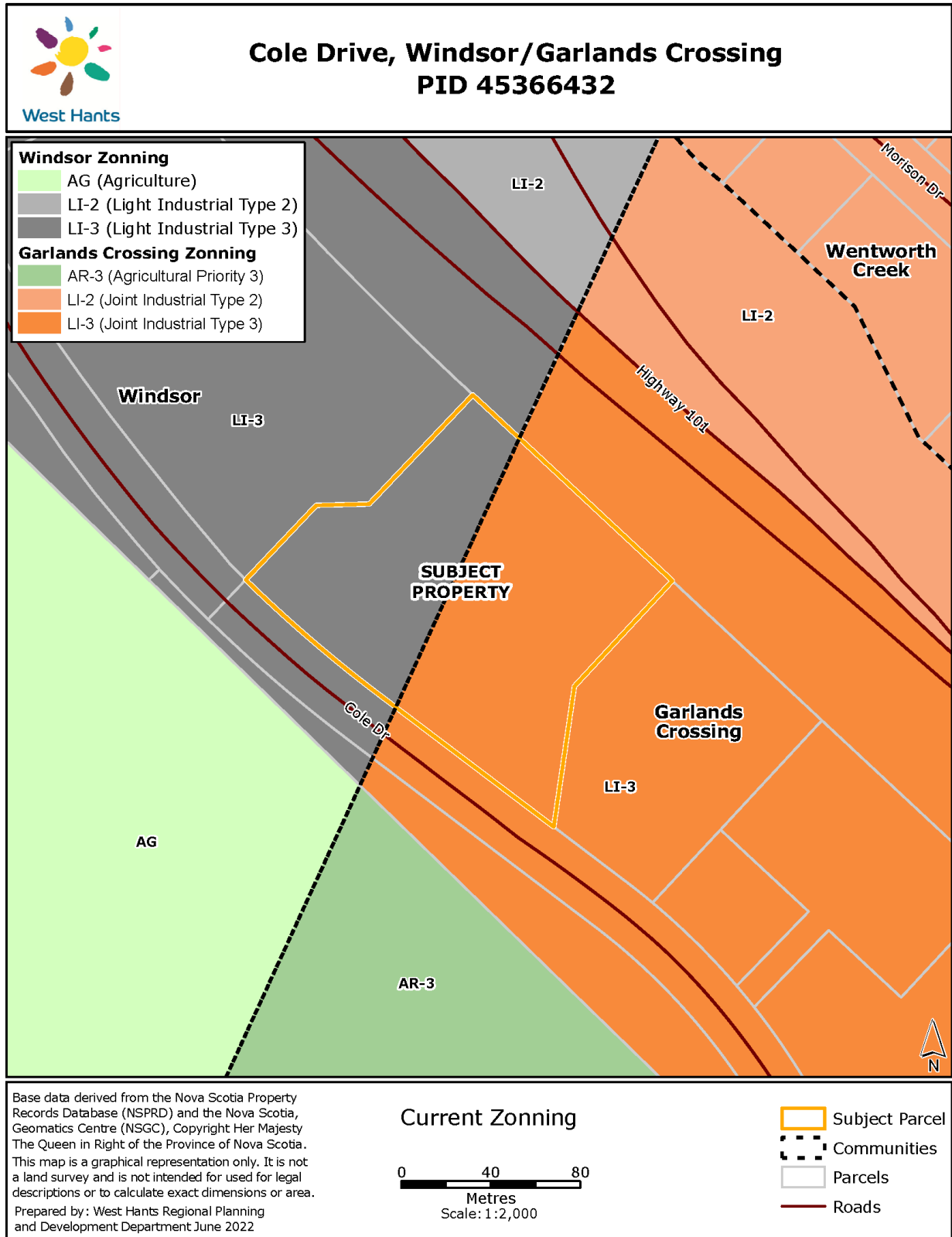


Figure 4 – Zoning Map Extract: Proposed Zoning

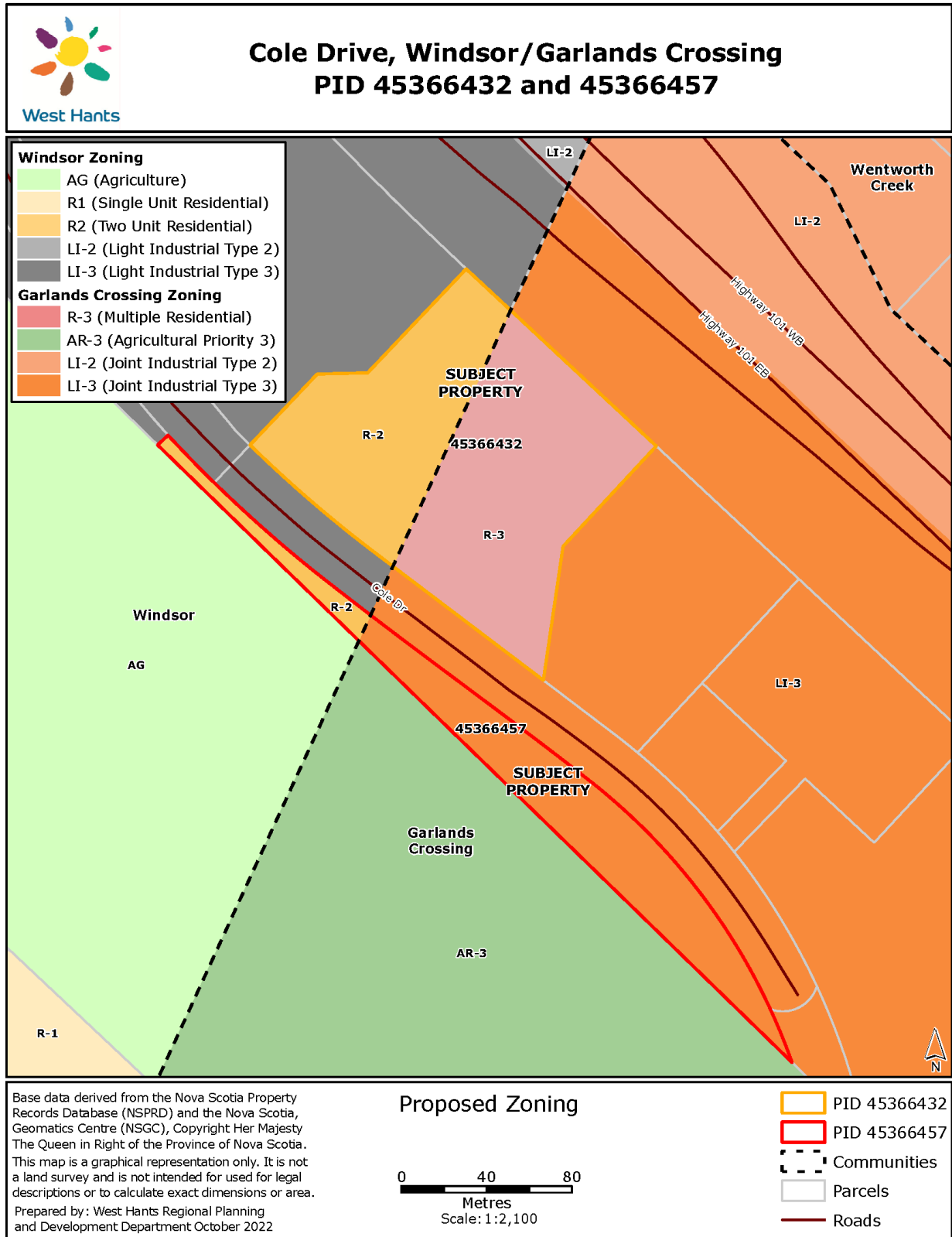
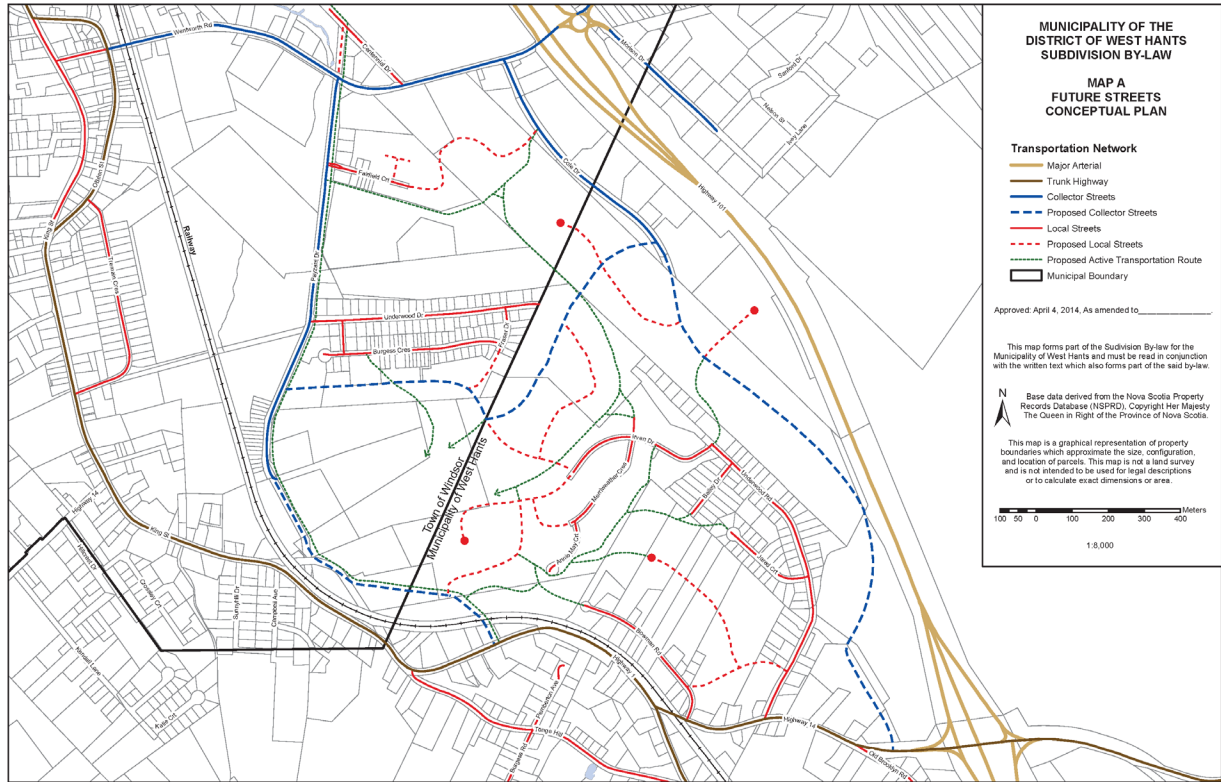


Figure 5 – West Hants Future Street Conceptual Plan



Attachment A – Policy Summary for Amendments to Municipal Planning Strategy and Land Use By-law

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| <p>Policy 16.1.1 <i>It shall be the policy of Council to review and make amendments to this Strategy:</i></p> | |
| <p>(a) <i>when there is a requirement to change the Generalized Future Land Use Map (Map 1);</i></p> | <p>The GFLUM will be updated if Council approves the redesignation.</p> |
| <p>(b) <i>to bring the Strategy in line with Provincial Statements of Interest; or</i></p> | <p>The redesignation would address the Statements of Provincial Interest with regard to housing and infrastructure.</p> |
| <p>(c) <i>when Council deems it necessary because of a change in policy intentions or the development environment.</i></p> | <p>Although the area surrounding Cole Drive is considered the Joint Industrial Park, much of the existing and proposed development in the area would not be classified as ‘industrial uses’. The development environment appears to be moving towards a mix of business park and residential uses.</p> |

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| <p>Policy 16.3.1 <i>In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</i></p> | |
| <p>(a) <i>whether the proposal is considered premature or inappropriate in terms of:</i></p> | |
| <p>(i) <i>the adequacy of sewer and water services;</i></p> | <p>The Public Works Department had no concerns with regard to the adequacy of municipal water and sewer services.</p> |
| <p>(ii) <i>the adequacy of school facilities;</i></p> | <p>No impact on school facilities is anticipated.</p> |
| <p>(iii) <i>the adequacy of fire protection;</i></p> | <p>The local Fire Chief and Manager of Building and Fire Inspection Services have stated that there is adequate fire protection for the building and proposed amendments.</p> |
| <p>(iv) <i>the adequacy of road networks adjacent to, or leading to the development; and</i></p> | <p>The Traffic Authority commented that there were no concerns regarding the road network.</p> |
| <p>(v) <i>the financial capacity of the Municipality to absorb any costs relating to the development.</i></p> | <p>There are no anticipated costs to the Municipality regarding this development.</p> |

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| <i>(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;</i> | The Public Works Department confirmed that the subject lot has access to municipal water and sewer services. |
| <i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i> | The Traffic Authority commented that the subject lot is considered to have safe roadway access to Cole Drive and has no further concerns. |
| <i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i> | The Development Officer commented that there were no concerns with the dimensions and shape of the lot for the proposed amendments. |
| <i>(e) the pattern of development which the proposal might create;</i> | The proposal is in line with the pattern of development as other applications for properties abutting or nearby to Cole Drive to permit residential development are being considered. The Development Officer has no concerns regarding the pattern of the development. |
| <i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;</i> | The site appears to be at a higher elevation in comparison to buildings nearer to Wentworth Road. No concerns were recorded during the site visit. |
| <i>(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations; and</i> | All Municipal, Provincial, and Federal regulations will have to be met. |
| <i>(h) any other matter required by relevant policies of this Strategy.</i> | All relevant matters have been addressed in this report. |

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| Policy 5.1.6 | |
| <i>It shall be the policy of Council to consider expanding the boundaries of the Growth Centres subject to the following criteria:</i> | |
| <i>(a) the expansion is necessary to accommodate proposed serviced development;</i> | The expansion of the Growth Centre will provide the opportunity for serviced development on the subject lot. |
| <i>(b) it is clearly demonstrated that existing serviceable land within the Growth Centre is unsuitable or unavailable for the development;</i> | The subject lot is located nearby existing amenities and services and the proposed infill development would benefit from the subject lot's location. |

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| <i>(c) the expanded area is capable of being serviced by both municipal water and sewer services; and</i> | The subject lot currently has access to both municipal water and sewer services. |
| <i>(d) the Municipality is financially capable of providing the necessary services.</i> | No financial implications with regard to servicing are anticipated from this proposal. |
| <p>Policy 5.3.7 <i>It shall be the policy of Council to consider rezoning land within the Three Mile Plains Growth Centre to R-3 subject to the following:</i></p> | |
| <i>(a) the development has frontage on an arterial or collector street designated on the Transportation Map (Map 2) if it consists of 12 or more units;</i> | Cole Drive is shown as a local road on the Transportation Map of the West Hants Municipal Planning Strategy. Even though Cole Drive is within an area designated Joint Industrial Park and was constructed with a sidewalk on one side of the street, it is most likely classified as a local road due to it being a dead-end street with no current connections elsewhere. The Future Streets Map (Figure 5) attached to the West Hants Subdivision By-law identifies Cole Drive as a collector street by way of connecting to Edward Drive. Due to this classification and the Traffic Authority having no concerns, this criterion is considered met. |
| <i>(b) the lot is serviced, or is capable of being serviced, with municipal water and sewer; (Amendment WHMPS 14-01 Effective January 22, 2015)</i> | The Public Works Department confirmed that the subject lot has access to municipal water and sewer services. |
| <i>(c) the development is compatible with the character of the area with respect to building scale and design, traffic generation, population density and similar matters;</i> | The proposal is of a similar scale and design to the surrounding existing uses. There are no concerns regarding traffic generation or density. |
| <i>(d) existing and proposed streets are adequate to support the development and existing streets will not require major infrastructure improvements as a result of the development; a traffic impact study may be required in accordance with Section 14.6 of this Strategy;</i> | The Traffic Authority commented that there were no concerns regarding the adequacy of the existing streets. |
| <i>(e) adequate open space or recreational space is provided;</i> | The subject lot is an appropriate size to accommodate the proposed amendments. There are no concerns regarding the adequacy of open space or recreational space. |

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| <i>(f) adequate on-site parking is provided;</i> | The subject lot is an appropriate size to accommodate the proposed amendments. There are no concerns regarding the adequacy of on-site parking. |
| <i>(g) any other matter which may be addressed in a Land Use By-law; and</i> | All relevant matters have been addressed in this report. |
| <i>(h) Policy 16.3.1.</i> | See Policy 16.3.1. |

Attachment B - File 22-05B - West Hants and Windsor MPS and LUB Amendments: Cole Drive, Garlands Crossing/Windsor - Information Report



WEST HANTS REGIONAL MUNICIPALITY REPORT

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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Alex Dunphy, Planner

Date: September 8th, 2022

Subject: West Hants and Windsor MPS and LUB Amendments: Cole Drive, Garlands Crossing/Windsor

LEGISLATIVE AUTHORITY

Municipal Government Act Section 205 & 219 (2)

BACKGROUND

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| Property <input checked="" type="checkbox"/> | Public Opinion <input type="checkbox"/> | Environment <input type="checkbox"/> | Social <input type="checkbox"/> | Economic <input type="checkbox"/> | Councillor Activity <input type="checkbox"/> |
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A completed application was received from Darren Shupe of Brighter Community Planning on behalf of the property owner, Mainland South Investments, on June 15th, 2022 to request two 4-storey, mixed-use apartment buildings containing a total of 84 dwelling units on Cole Drive, Garlands Crossing (PID 45366432) be considered through:

- (i) amendments to the West Hants Municipal Planning Strategy to allow a change in zoning to the General Commercial (GC) zone within the Joint Industrial Park designation;
- (ii) amendments to the West Hants Land Use By-law zoning map to change the zoning for the West Hants portion of the lot from Joint Industrial Type Three (LI-3) to the General Commercial (GC) zone as enabled through the new policy created above;
- (iii) amendments to the Windsor Land Use By-law zoning map to change the zoning for the Windsor portion of the lot from Light Industrial Type Three (LI-3) to the General Commercial (GC) zone as enabled through Policy 8.3.2; and

- (iv) amendments to the West Hants and Windsor Land Use By-law to increase the maximum height of the main building to 45 ft. (13.7 m.) and increase the total allowable residential floor area of the main building to 75% in the Joint Industrial Park designation.

DISCUSSION

The subject lot is partially within the jurisdiction of the Windsor Municipal Planning Strategy and partially within the jurisdiction of the West Hants Municipal Planning Strategy. Due to the subject lot being split between the two planning areas, staff, the Planning and Heritage Advisory Committee, and Council must consider the planning documents for both Windsor and West Hants for any potential development on the property.

The subject lot is currently designated Joint Industrial Park on the Generalized Future Land Use Map (GFLUM) of the Windsor and West Hants Municipal Planning Strategies (MPS). This designation is a special joint effort between the former Town of Windsor and former Municipality of West Hants to create an industrially focused area close to Highway 101 on the border of the two jurisdictions. The Joint Industrial Park designation is intended to mirror policies and zoning regulations in each document for all lots within it. The subject lot is zoned Joint Industrial Type Three (LI-3) on Schedule A of the West Hants Land Use By-law and zoned Light Industrial Type Three (LI-3) on Schedule A of the Windsor LUB.

Surrounding Context

The Windsor portion of the subject lot is directly abutting other lands that are designated Joint Industrial and zoned Light Industrial Type Three (LI-3). Nearby, on the south side of Cole Drive are lands designated Residential and zoned Agriculture (AG). Existing uses in this area of the Joint Industrial designation include a grocery store which directly abuts the subject lot, as well as fast food restaurants and a gas station nearer to the intersection of Cole Drive and Wentworth Road. The 101 Highway also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

The West Hants portion of the subject lot is directly abutting other lands that are designated Joint Industrial Park and zoned Joint Industrial Type Three (LI-3) and is nearby other lands that are designated Residential and zoned Agricultural Priority Three (AR-3). There is an office building which is currently not in use directly abutting the subject lot. Further along Cole Drive in the Joint Industrial Park designation is a hotel and a vacant lot. Highway 101 also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

PAC/HAC Discussion

During the July 14th PAC/HAC meeting, staff presented an information report on the application for two 4-storey, mixed-use apartment buildings to be developed on Cole Drive. Upon initial review, I had determined that there were no existing policies to allow for residential uses within the Joint Industrial Park. I had posed a number of questions to the Committee such as if the lot was suitable for a mix of residential and commercial development, if there was enough information to change the lot from potential industrial use, and if it would be reasonable to

allow an increase to maximum height and total allowable residential floor space in a mixed-use development in a Commercial zone. The Committee discussed these questions and determined that more information was required including staff providing an inventory of available industrial and residential lands.

Availability of Industrial Lands

The first request from PAC/HAC was to provide an overview of the industrial land available in WHRM.

West Hants Regional Municipality encompasses 309,672.5 acres (1253.2 sq. km.) (Census profile 2016). Based on estimates made through an analysis of all industrially zoned properties in the Region, there is an approximate total of 650.22 acres of industrial land. This corresponds to approximately 0.2% of the land area of the Region. This includes the Joint Industrial Park, Windsor Industrial Park, lots in rural areas zoned Industrial (M), Hamlet Industrial (M-2), and Resource Industrial (M-1). Of that total, 177.35 acres of industrial designated or zoned land does not currently have an assigned civic number or otherwise appears vacant when cross referencing with orthophotos and site visits (Figure 4). This equates to 27% of the Industrial land within our Region. It is important to note that it is possible that some of the properties included in this inventory may be vacant or undesirable for development due to present conditions on the property.

Based on the WHRM Industrial mapping (Figure 2), there are distinct clusters of industrial land in Hantsport, Windsor, and Falmouth. There is also a number of industrial lots spread out located along Highway 101, as well as some sparsely located along Highway 215. Industrially zoned land with no civic address assigned appears to be vacant and available throughout the Region as a whole. There appears to be a number of lots available in Hantsport, Falmouth, and the Joint Industrial Park. Certain properties in the Joint Industrial Park are likely unsuitable for industrial development due to their lot shape and size. Certain properties in the Windsor Industrial Park may also be designated Dykeland, making them unsuitable for industrial development. The only other developable industrially zoned land near the subject lot is located at the end of Cole Drive and is currently vacant. It is unlikely that allowing a residential use on the subject lot would affect the ability of nearby industrial land to be developed but it may change the use of existing Industrial buildings when owners change or consider repurposing. However, permitting a change from industrial to residential will set a precedent for future applications similar to this one.

Availability of Commercial Lands in Windsor's Downtown

During the discussion by PAC/HAC there were comments on whether allowing commercial/residential development in the Industrial areas would affect the downtown area in Windsor.

To find information regarding the availability of commercial space in Windsor's downtown, I spoke with the Manager of Community Economic Development and a representative from the Windsor Township. There is no formal record kept by either the Municipality or the Township which indicates the availability of commercial space. The Manager of Community Economic Development performed a site visit and determined that there were four properties available

on Gerrish Street, two on Water Street, and one on Albert Street. The representative from Windsor Township had stated that not all of the available commercial spaces in the downtown are suitable for use. Some commercial units are in disrepair that may not be seen on the surface, while other units do not have a responsive property owner to coordinate rental agreements.

Availability of Residential Lands in Windsor

Another part of the discussion during the PAC/HAC meeting was whether there was already an abundance of residential land for mixed use development.

Looking at the residentially zoned properties in Windsor (Figure 5), there appears to be only a small number of available properties which are zoned for higher density residential development and all of them are smaller in size than the subject lot. The rest of the available residential properties would require a development agreement to accommodate higher density development. Certain properties are not zoned or designated for residential uses but allow for residential development through development agreement only (Figure 6). Of those properties, there are only a small number which are a similar size as the subject lot.

Inquiries for Industrial Lands

I sought information regarding inquiries for industrial uses to be located in the Region from the Chief Administrative Officer (CAO), the Manager of Community Economic Development, and an Economic Development Officer with the Valley Regional Enterprise Network (REN). Both the CAO and the Manager of Community Economic Development had not received many inquiries regarding new or expanding industrial uses in the previous two years. It should be noted that this may be due to the pandemic. Of the few inquiries received by the Municipality for industrial land, the only one that was actively seeking a new use was for a property located on the Hants Shore and only one business in the Industrial Park was considering expanding. Other discussions surrounding industrial lands were mainly focused on the lack of interest by certain owners to develop or sell their vacant parcels and concern with the lack of available 'shovel ready' industrial lands. Of the inquiries received by the Valley REN, most did not require or prefer industrial space for their business. There was some interest in industrial space located near Highway 101, but the proprietor was unable to find a suitable space. There were also reports that the pandemic had interrupted plans for some of these businesses.

PID 45366457

This property is included in the recommendations in this report as there is another application (File # 22-17) to consider rezoning the West Hants portion of this lot and the West Hants portion of PID 45190386, the larger lot to the west of this PID to allow residential development. The West Hants portion of PID 45366457 is being considered to be rezoned to Multiple Unit Residential (R-3) as part of that application. Although present WHMPS policies would permit the rezoning without a change in designation, it would be reasonable to consider amending the designation of this entire lot in conjunction with the application on Cole Drive to align with the intended residential use of the lot and avoid separating the proposed residential developments by a small lot within the Joint Industrial designation. PID 45366457 is highlighted in Figure 7.

NEXT STEPS

In response to this report, the PAC/HAC may:

- recommend holding a Public Information Meeting to consider:

Windsor Portion

- amending the map of the Windsor Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Residential designation and amending the map of the Windsor Land Use By-law to include PIDs 45366432 and 45366457 in the Two Unit Residential (R-2) zone; and

West Hants Portion

- amending the map of the West Hants Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Three Mile Plains Growth Centre and the Residential Designation, as well as amending the map of the West Hants Land Use By-law to include PID 45366432 in the Multiple Unit Residential (R-3) zone.

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

ALTERNATIVES

The Planning and Heritage Advisory Committee (PAC/HAC) may:

- amending the text of the Windsor and West Hants Municipal Planning Strategies and Land Use By-laws to allow Council to consider mixed-use commercial and residential development by development agreement in the Joint Industrial Park designation, based on criteria established in a new policy;
- recommend Council not move forward with this application; or
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

| | |
|----------|---|
| Figure 1 | Subject Lot Context Map |
| Figure 2 | West Hants Regional Municipality Industrial Zones (Without Civic Numbers Assigned) |
| Figure 3 | Hantsport Industrial Zones (Without Civic Numbers Assigned) |
| Figure 4 | West Hants Regional Municipality Industrial Spreadsheet |
| Figure 5 | Windsor Residential Zones (Without Civic Numbers Assigned) |
| Figure 6 | Windsor Residential Development Only Permitted by DA (Without Civic Numbers Assigned) |
| Figure 7 | Additional Property in Recommendation Context Map (PID 45366457) |

Report Prepared by: _____

Alex Dunphy, Planner

Report Approved by: _____

Madelyn LeMay, Director of Planning and Development

Figure 1 – Subject Lot Context Map (PID 45366432)



Figure 2 – West Hants Regional Municipality Industrial Zones (Without Civic Numbers Assigned)

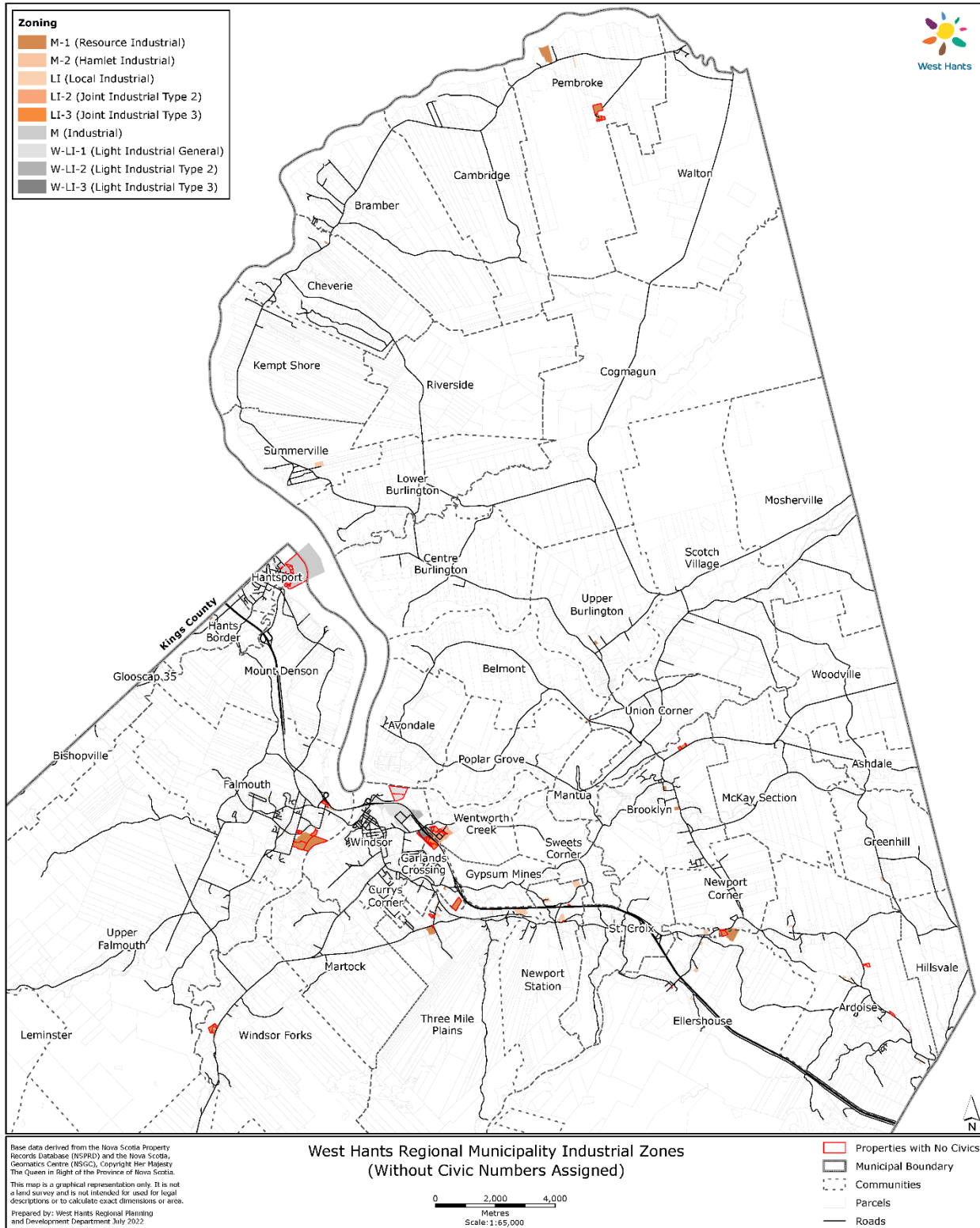
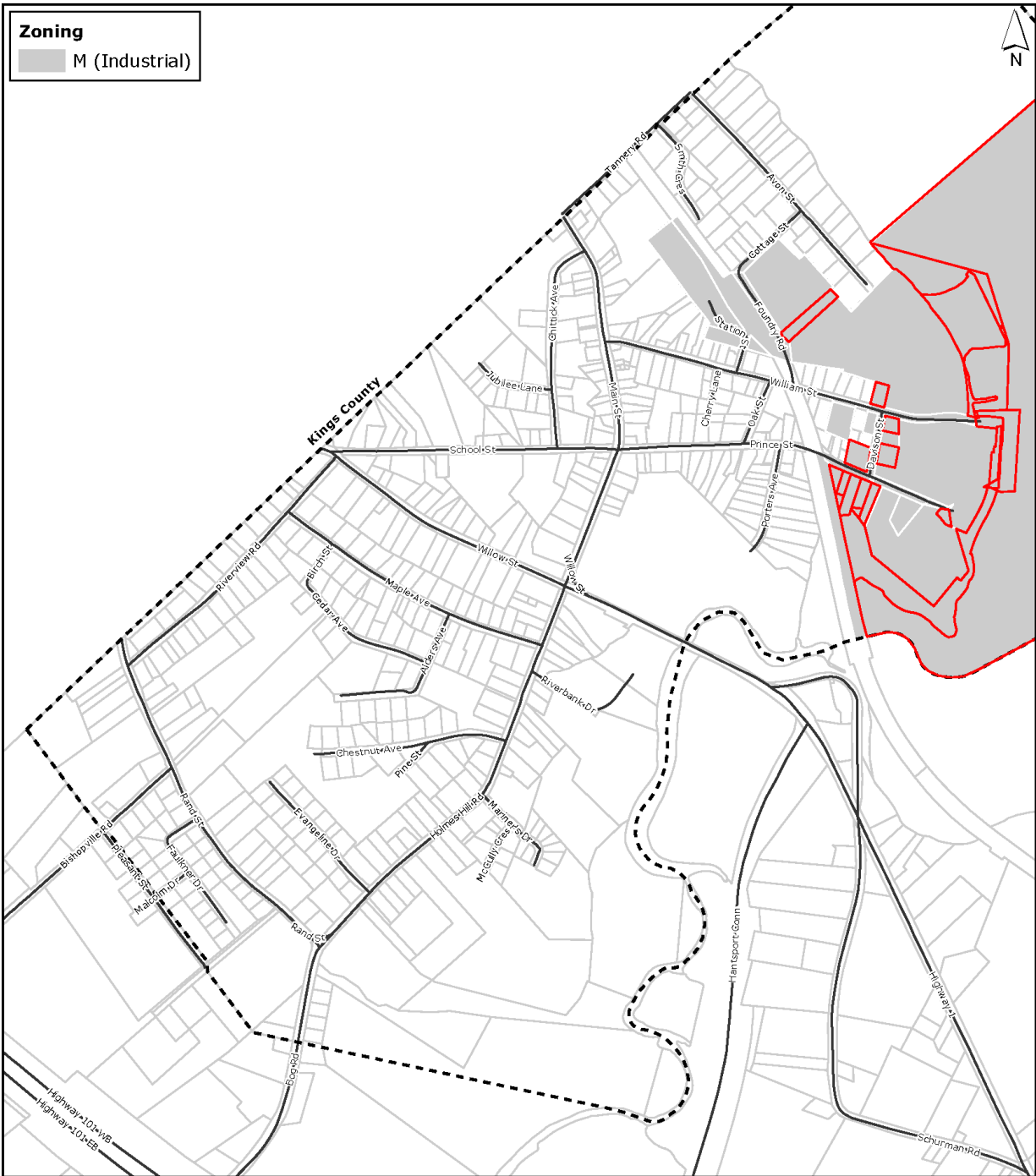


Figure 3 – Hantsport Industrial Zones (Without Civic Numbers Assigned)



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department July 2022

**Hantsport Industrial Zones
(Without Civic Numbers Assigned)**

0 200 400

Metres

Scale: 1:9,500

Properties with No Cives

Hantsport

Parcels

Roads

Figure 4 – West Hants Regional Municipality Industrial Spreadsheet

See attached document

| PID | CIVNUMBER | STREET | ST_TYPE | CITY | LOC | ACRES | Total Industrial Land | 650.22 |
|----------|-----------|----------------------------|---------|-------------------|-------------------------------|-------------------------------|-------------------------------|--------|
| 45190378 | | MORISON | DR | WENTWORTH CREEK | MORISON DR | LOT EFG WENTWORTH CREEK | INDUSTRIAL | 5.78 |
| 45197803 | | MORISON | DR | WENTWORTH CREEK | MORISON DR | LOT 12 WENTWORTH CREEK | INDUSTRIAL | 0.98 |
| 45075256 | | NO 101 | HWY | WINDSOR | NO 101 HWY | WINDSOR | LAND WAREHOUSE | 19.58 |
| 45248150 | | SANFORD | DR | WENTWORTH CREEK | SANFORD DR | WENTWORTH CREEK | LAND INDUSTRIAL | 1.51 |
| 45055548 | | PARK | DR | WINDSOR | PARK DR | WINDSOR | LAND SERVICE | 2.68 |
| 45062205 | | LAGOON | DR | WINDSOR | LAGOON DR | LOT D WINDSOR | INDUSTRIAL | 0.91 |
| 45062189 | | CENTENNIAL | DR | WINDSOR | CENTENNIAL DR | LOT E WINDSOR | INDUSTRIAL | 1.21 |
| 45347150 | | SANFORD | DR | WENTWORTH CREEK | SANFORD DR | LOT H WENTWORTH CREEK | INDUSTRIAL | 1.27 |
| 45062239 | | PARK | DR | WINDSOR | PARK DR | LOT B WINDSOR | INDUSTRIAL | 2.34 |
| 45209053 | | TRECOTHIC | DR | WINDSOR | TRECOTHIC DR | LOT JL-2 WINDSOR | | 1.09 |
| 45209061 | | TRECOTHIC | DR | WINDSOR | TRECOTHIC DR | LOT JL-1 WINDSOR | | 1.05 |
| 45413416 | | IVEY | LANE | WENTWORTH CREEK | IVEY LANE | LOT 45A2 WENTWORTH CREEK | INDUSTRIAL | 1.4 |
| 45055282 | | COLE | DR | WINDSOR | COLE DR | WINDSOR | LAND | 1.83 |
| 45395514 | | IVEY | LANE | WENTWORTH CREEK | IVEY LANE | LOT 28A WENTWORTH CREEK | INDUSTRIAL | 0.29 |
| 45055605 | | CENTENNIAL | DR | WINDSOR | CENTENNIAL DR | WINDSOR | LAND INDUSTRIAL | 0.86 |
| 45366432 | | COLE | DR | WINDSOR | COLE DR | LOT 1 & 2 WINDSOR | INDUSTRIAL | 4.29 |
| 45366408 | | COLE | DR | WINDSOR | COLE DR | WINDSOR | LAND INDUSTRIAL | 0.59 |
| 45366440 | | COLE | DR | GARLANDS CROSSING | COLE DR | GARLANDS CROSSING | LAND INDUSTRIAL | 6.72 |
| 45280088 | | OLD BROOKLYN | RD | THREE MILE PLAINS | OLD BROOKLYN RD | BLOCK 1CD THREE MILE PLAINS | | 17.84 |
| 45388907 | | HIGHWAY 1 | HWY | THREE MILE PLAINS | HIGHWAY 1 HWY | THREE MILE PLAINS | LAND GARAGE | 0.13 |
| 45003167 | | THREE MILE PLAINS CROSS | RD | THREE MILE PLAINS | THREE MILE PLAINS CROSS RD | LOT 1 PORT THREE MILE PLAINS | | 0.28 |
| 45003076 | | THREE MILE PLAINS CR | RD | THREE MILE PLAN | THREE MILE PLAINS CR RD | LOT 3 THREE MILE PLAN | | 0.34 |
| 45002847 | | THREE MILE PLAINS CR | RD | THREE MILE PLAINS | 106 THREE MILE PLAINS CR RD | THREE MILE PLAINS | LAND | 3.21 |
| 45002508 | | NO 1 | HWY | THREE MILE PLAINS | NO 1 HWY | LOT HL-4A THREE MILE PLAINS | BUILDING | 0.98 |
| 45191749 | | | | | | | | 0.73 |
| 45191731 | | | | | | | | 2.22 |
| 45379534 | | | | | | | | 0.15 |
| 45322419 | | | | | | | | 1.13 |
| 45359825 | | | | | | | | 0.32 |
| 45413598 | | | | | | | | 1.12 |
| 45367281 | | DRESSER MINERALS | RD | PEMBROKE | DRESSER MINERALS RD | PEMBROKE | LAND | 18.47 |
| 45367281 | | DRESSER MINERALS | RD | PEMBROKE | DRESSER MINERALS RD | PEMBROKE | LAND | 5.45 |
| 45044948 | | FOUNDRY | RD | HANTSPORT | 10 FOUNDRY RD | HANTSPORT | LAND SPORTS PARK | 4.05 |
| 45044930 | | FOUNDRY | RD | HANTSPORT | FOUNDRY RD | HANTSPORT | LAND | 0.7 |
| 45228137 | | WILLIAM | ST | HANTSPORT | WILLIAM ST | PARCEL 4 HANTSPORT | SHIP REPAIR | 1.38 |
| 45364080 | | STATION | LANE | FALMOUTH | STATION LANE | FALMOUTH | LAND | 3.09 |
| 45364031 | | NO 101 | HWY | FALMOUTH | NO 101 HWY | FALMOUTH | LAND RAILWAY | 0.18 |
| 45228137 | | WILLIAM | ST | HANTSPORT | WILLIAM ST | PARCEL 4 HANTSPORT | SHIP REPAIR | 0.39 |
| 45085909 | | WILLIAM | ST | HANTSPORT | WILLIAM ST | PARCEL 4 HANTSPORT | SHIP REPAIR | 0.34 |
| 45043775 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT | LAND | 0.52 |
| 45048121 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT | LAND | 0.19 |
| 45043668 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT | LAND | 0.18 |
| 45043676 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT | LAND | 0.42 |
| 45043684 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT | LAND | 0.29 |
| 45043692 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT | LAND | 0.32 |
| 45333671 | | PRINCE | ST | HANTSPORT | PRINCE ST | LOT CKF1995- HANTSPORT | PULP & PAPER | 6.1 |
| 45333689 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT | LAND | 4.71 |
| 45407897 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT | LAND | 0.07 |
| 45384302 | | | | | | | | 0.15 |
| 45406030 | | HIGHWAY 14 | | WINDSOR FORKS | HIGHWAY 14 | LOT B-1 WINDSOR FORKS | | 2.68 |
| 45282555 | | HIGHWAY 14 | | WINDSOR FORKS | HIGHWAY 14 | LOT GSCP-1 WINDSOR FORKS | INDUSTRIAL | 6.45 |
| 45414489 | | GABRIEL | RD | FALMOUTH | GABRIEL RD | LOT 1 FALMOUTH | | 22.15 |
| 45199510 | | MOUNTAIN | RD | THREE MILE PLAINS | MOUNTAIN RD | LOT JWM-1 THREE MILE PLAINS | | 0.62 |
| 45015187 | | NO 1 | HWY | NEWPORT STATION | NO 1 HWY | NEWPORT STATION | | 0.3 |
| 45259744 | | MAPLE | AVE | ELLERSHOUSE | MAPLE AVE | LOT ELLERSHOUSE | | 0.35 |
| 45041910 | | NO 1 | HWY | ARDOISE | NO 1 HWY | LOT 1 ARDOISE | | 2.77 |
| 45203874 | | NO 1 | HWY | ELLERSHOUSE | NO 1 HWY | ELLERSHOUSE | LAND | 0.72 |
| 45013372 | | NO 1 | HWY | NEWPORT CORNER | NO 1 HWY | NEWPORT CORNER | LAND | 7.73 |
| 45275344 | | NO 1 | HWY | ARDOISE | NO 1 HWY | LOT B ARDOISE | | 3.75 |
| 45366010 | | 0 WENTWORTH | RD | WINDSOR | WENTWORTH RD | WINDSOR | LAND | 1.5 |
| 45190865 | | 0 CENTENNIAL | DR | WINDSOR | CENTENNIAL DR | WINDSOR | LAND | 1.29 |
| 45200623 | | 10 IVEY | LANE | WENTWORTH CREEK | 10 IVEY LANE | LOT 8A WENTWORTH CREEK | WAREHOUSE | 1.05 |
| 45055514 | | 101 INDUSTRIAL | DR | WINDSOR | 101 INDUSTRIAL DR | LOT JL-3 WINDSOR | RETAIL/OFFICE | 1.6 |
| 45198421 | | 103 MORISON | DR | WENTWORTH CREEK | 103 MORISON DR | LOT 14-15 WENTWORTH CREEK | TRANS TERMINAL | 2.25 |
| 45293784 | | 103 CENTENNIAL | DR | WINDSOR | 103 CENTENNIAL DR | LOT Z1-A WINDSOR | WAREHOUSE | 1.72 |
| 45055571 | | 104 CENTENNIAL | DR | WINDSOR | 104 CENTENNIAL DR | LOT H WINDSOR | WAREHOUSE | 1.06 |
| 45230729 | | 108 FALMOUTH BACK | RD | FALMOUTH | 108 FALMOUTH BACK RD | LOT BH-4 FALMOUTH | SMALL BUSINESS | 0.68 |
| 45292653 | | 11 COLE | DR | WINDSOR | 11 COLE DR | WINDSOR | LAND GROCERY STORE | 6.23 |
| 45229481 | | 11 IVEY | LANE | WENTWORTH CREEK | 11 IVEY LANE | LOT 16-17 WENTWORTH CREEK | INDUSTRIAL | 2.32 |
| 45062106 | | 112 CENTENNIAL | DR | WINDSOR | 112 CENTENNIAL DR | LOT G WINDSOR | SERVICE | 1.07 |
| 45212552 | | 12 BONNIE | LANE | NEWPORT STATION | 12 BONNIE LANE | PARCEL A PORT NEWPORT STATION | DWELLING GARAGE | 4.72 |
| 45003084 | | 12 THREE MILE PLAINS CROSS | RD | THREE MILE PLAINS | 12 THREE MILE PLAINS CROSS RD | LOT 2 THREE MILE PLAINS | DWELLING | 0.34 |
| 45037173 | | 12 STATION | LANE | FALMOUTH | 12 STATION LANE | LOT B FALMOUTH | BULK STORAGE | 0.6 |
| 45201621 | | 120 MORISON | DR | WENTWORTH CREEK | 120 MORISON DR | LOT 11 WENTWORTH CREEK | WAREHOUSE | 1.77 |
| 45062171 | | 120 CENTENNIAL | DR | WINDSOR | 120 CENTENNIAL DR | LOT F WINDSOR | BOWLING | 1.09 |
| 45055621 | | 125 CENTENNIAL | DR | WINDSOR | 125 CENTENNIAL DR | WINDSOR | LAND INDUSTRIAL | 0.79 |
| 45059698 | | 133 CENTENNIAL | DR | WINDSOR | 133 CENTENNIAL DR | WINDSOR | LAND | 5.35 |
| 45198439 | | 140 MORISON | DR | WENTWORTH CREEK | 140 MORISON DR | LOT 10 WENTWORTH CREEK | POLICE | 2.1 |
| 45168143 | | 140 OLD WALTON | RD | UP BURLINGTON | 140 OLD WALTON RD | LOT A UP BURLINGTON | DWELLING SERVICE | 3.38 |
| 45191715 | | 144 WILLIAMS | RD | ELLERSHOUSE | 144 WILLIAMS RD | LOT 2-Z ELLERSHOUSE | DWELLING GARAGE | 2.54 |
| 45015179 | | 15 OLD HALIFAX | RD | NEWPORT STATION | 15 OLD HALIFAX RDE | NEWPORT STATION | LAND GARAGE | 1.82 |
| 45009990 | | 15 MAPLE | AVE | ELLERSHOUSE | 15 MAPLE AVE | LOT 2 ELLERSHOUSE | DWELLING GARAGE | 0.5 |
| 45075389 | | 155 TOWN | RD | FALMOUTH | 155 TOWN RD | FALMOUTH | CEMETERY BUILDING | 6.29 |
| 45193190 | | 16 NELSON | ST | WENTWORTH CREEK | 16 NELSON ST | LOT 45A1 WENTWORTH CREEK | WAREHOUSE | 2.63 |
| 45048196 | | 16 STATION | ST | HANTSPORT | 16 STATION ST | LOT 1 HANTSPORT | | 3.35 |
| 45213691 | | 173 AYLWARD | RD | FALMOUTH | 173 AYLWARD RD | FALMOUTH | LAND DWELLING BUILDING GARAGE | 0.93 |
| 45060027 | | 1736 WENTWORTH | RD | NEWPORT STATION | 1736 WENTWORTH RD | NEWPORT STATION | LAND INDUSTRIAL | 12.65 |
| 45008687 | | 1879 WENTWORTH | RD | NEWPORT STATION | 1879 WENTWORTH RD | LOT 1&2 NEWPORT STATION | DWELLING BUILDINGS GARAGE | 1.21 |
| 45169638 | | 1888 BELMONT | RD | BELMONT | 1888 BELMONT RD | BELMONT | LAND DWELLING BUILDING | 2.03 |
| 45202215 | | 19 SANFORD | DR | WENTWORTH CREEK | 19 SANFORD DR | LOT 2 WENTWORTH CREEK | TELECOM | 0.83 |
| 45246329 | | 19 BONNIE | LANE | NEWPORT STATION | 19 BONNIE LANE | LOT 94-2A NEWPORT STATION | DWELLING GARAGE | 3.3 |
| 45181609 | | 197 NUNN | RD | SUMMERVILLE | 197 NUNN RD | SUMMERVILLE | LAND DWELLING GARAGE | 0.92 |
| 45403946 | | 1989 WENTWORTH | RD | NEWPORT STATION | 1989 WENTWORTH RD | LOT A NEWPORT STATION | DINING | 8.73 |
| 45282076 | | 199 MUSGRAVE | RD | SUMMERVILLE | 199 MUSGRAVE RD | LOT X SUMMERVILLE | FORESTRY | 10.73 |
| 45044252 | | 2 DAVISON | ST | HANTSPORT | 2 DAVISON ST | HANTSPORT | LAND | 0.22 |
| 45274198 | | 20 PARK | DR | WINDSOR | 20 PARK DR | LOT 1A WINDSOR | INDUSTRIAL | 2.95 |
| 45341716 | | 20 IVEY | LANE | WENTWORTH CREEK | 20 IVEY LANE | LOT 27A-07 WENTWORTH CREEK | RESEARCH | 5.92 |
| 45056561 | | 212 COLONIAL | RD | WINDSOR | 212 COLONIAL RD | WINDSOR | LAND | 17.42 |
| 45347077 | | 232 WENTWORTH | RD | WINDSOR | 232 WENTWORTH RD | LOT 5 WINDSOR | GAS STATION | 1.11 |
| 45333150 | | 24 STATION | LANE | FALMOUTH | 24 STATION LANE | LOT FW-1234 FALMOUTH | WAREHOUSE | 1.04 |
| 45219797 | | 244 WENTWORTH | RD | WINDSOR | 244 WENTWORTH RD | PARCEL TOW-1 WINDSOR | | 0.09 |
| 45356011 | | 255 WOODVILLE | RD | GREENHILL | 255 WOODVILLE RD | LOT MD-1 GREENHILL | SMALL BUSINESS | 3.27 |
| 45016672 | | 257 OLD HALIFAX | RD | THREE MILE PLAINS | 257 OLD HALIFAX RD W | THREE MILE PLAINS | LAND SERVICE | 14.1 |
| 45213600 | | 26 MORISON | DR | WINDSOR | 26 MORISON DR | LOT 18 WINDSOR | RETAIL/OFFICE | 0.72 |

| | | | | | | | | |
|----------|----------------------------|------|-------------------|-------------------------------|--------------------------------|-----------------------------------|-------------------|------|
| 45030285 | 273 TOWN | RD | FALMOUTH | 273 TOWN RD | FALMOUTH | LAND INCORP FARM | 34.98 | |
| 45062213 | 29 PARK | DR | WINDSOR | 29 PARK DR | LOT B-2 WINDSOR | SELF STORAGE | 1.58 | |
| 45405917 | 290 TOWN | RD | FALMOUTH | 290 TOWN RD | FALMOUTH | LAND INCORP FARM | 1.18 | |
| 45405933 | 290 TOWN | RD | FALMOUTH | 290 TOWN RD | FALMOUTH | LAND INCORP FARM | 0.44 | |
| 45030319 | 290 TOWN | RD | FALMOUTH | 290 TOWN RD | FALMOUTH | LAND INCORP FARM | 2.22 | |
| 45055464 | 295 WENTWORTH | RD | WINDSOR | 295 WENTWORTH RD | LOT 2 WINDSOR | TELECOM | 12.47 | |
| 45062197 | 3 LAGOON | DR | WINDSOR | 3 LAGOON DR | WINDSOR | SEWAGE/WATER TREATMENT FACILITIES | 14.29 | |
| 45000387 | 3 BOWMAN | RD | GARLANDS CROSSING | 3 BOWMAN RD | GARLANDS CROSSING | LAND WAREHOUSE | 0.19 | |
| 45056447 | 368 NESBITT | ST | WINDSOR | 368 NESBITT ST | WINDSOR | LAND RES/COM MIX | 4.87 | |
| 45025624 | 37 BEECH BROOK | RD | ARDOISE | 37 BEECH BROOK RD | ARDOISE | LAND DWELLING GARAGE | 2 | |
| 45294907 | 37 MORISON | DR | WINDSOR | 37 MORISON DR | LOT 1A WINDSOR | RETAIL/OFFICE | 0.87 | |
| 45030442 | 380 TOWN | RD | FALMOUTH | 380 TOWN RD | LOT A1 FALMOUTH | DWELLING BUILDINGS | 1.04 | |
| 45406063 | 3891 HIGHWAY 14 | | WINDSOR FORKS | 3891 HIGHWAY 14 | LOT B-4 WINDSOR FORKS | INDUSTRIAL | 4.09 | |
| 45406055 | 3899 HIGHWAY 14 | | WINDSOR FORKS | 3899 HIGHWAY 14 | LOT B-3 WINDSOR FORKS | INDUSTRIAL | 0.93 | |
| 45406048 | 3901 HIGHWAY 14 | | WINDSOR FORKS | 3901 HIGHWAY 14 | LOT B-2 WINDSOR FORKS | DWELLING BUILDING | 1.13 | |
| 45067923 | 4 IVEY | LANE | WENTWORTH CREEK | 4 IVEY LANE | LOT 9 WENTWORTH CREEK | OFFICE BUILDING | 1.26 | |
| 45003019 | 40 THREE MILE PLAINS CROSS | RD | THREE MILE PLAINS | 40 THREE MILE PLAINS CROSS RD | THREE MILE PLAINS | LAND DWELLING SMALL BUSINESS | 1.28 | |
| 45293743 | 41 MORISON | DR | WINDSOR | 41 MORISON DR | LOT B WINDSOR | SERVICE | 1.07 | |
| 45033958 | 41 BEN JACKSON | RD | HANTS BORDER | 41 BEN JACKSON RD | LOT MH-2 HANTS BORDER | DWELLINGS SMALL BUSINESS | 41 BEN JACKSON RD | 4.37 |
| 45055555 | 43 TRECOTHIC | DR | WINDSOR | 43 TRECOTHIC DR | LOT A WINDSOR | WAREHOUSE | 1.55 | |
| 45003126 | 4307 HIGHWAY 1 | | THREE MILE PLAINS | 4307 HIGHWAY 1 | THREE MILE PLAINS | LAND DWELLING | 0.13 | |
| 45249307 | 4436 HIGHWAY 1 | | THREE MILE PLAINS | 4436 HIGHWAY 1 | LOT HL-2 POR THREE MILE PLAINS | DWELLING | 0.45 | |
| 45272754 | 45 MORISON | DR | WENTWORTH CREEK | 45 MORISON DR | LOT C-1 WENTWORTH CREEK | ANIMAL CLINIC | 1.92 | |
| 45059706 | 46 PARK | DR | WINDSOR | 46 PARK DR | WINDSOR | LAND WAREHOUSE | 4.77 | |
| 45044237 | 46 WILLIAM | ST | HANTSPOURT | 46 WILLIAM ST | HANTSPOURT | LAND DWELLING | 0.73 | |
| 45043759 | 46 PRINCE | ST | HANTSPOURT | 46 PRINCE ST | HANTSPOURT | LAND | 0.62 | |
| 45173382 | 471 DRESSER MINERALS | RD | PEMBROKE | 471 DRESSER MINERALS RD | PEMBROKE | LAND MINING | 7.45 | |
| 45014461 | 48 MORISON | DR | WENTWORTH CREEK | 48 MORISON DR | LOT 15 WENTWORTH CREEK | INDUSTRIAL | 1.2 | |
| 45017365 | 49 DUNLOP | RD | BROOKLYN | 49 DUNLOP RD | LOT H-1 BROOKLYN | SERVICE | 0.63 | |
| 45059714 | 49 CENTENNIAL | DR | WINDSOR | 49 CENTENNIAL DR | LOT K WINDSOR | WAREHOUSE | 1.97 | |
| 45394913 | 49 COLE | DR | GARLANDS CROSSING | 49 COLE DR | LOT 3 GARLANDS CROSSING | OFFICE BUILDING | 2.36 | |
| 45044328 | 49 WILLIAM | ST | HANTSPOURT | 49 WILLIAM ST | HANTSPOURT | LAND | 0.29 | |
| 45200631 | 5 SANFORD | DR | WENTWORTH CREEK | 5 SANFORD DR | LOT 1-A1 WENTWORTH CREEK | WAREHOUSE | 1.88 | |
| 45333648 | 5 STATION | ST | HANTSPOURT | 5 STATION ST | LOT 1-01 HANTSPOURT | WAREHOUSE | 0.47 | |
| 45234929 | 5 DAVISON | ST | HANTSPOURT | 5 DAVISON ST | LOT 1 HANTSPOURT | PULP & PAPER | 0.21 | |
| 45234937 | 5 DAVISON | ST | HANTSPOURT | 5 DAVISON ST | LOT 1 HANTSPOURT | PULP & PAPER | 7.56 | |
| 45044286 | 5 DAVISON | ST | HANTSPOURT | 5 DAVISON ST | LOT 1 HANTSPOURT | PULP & PAPER | 0.22 | |
| 45044278 | 5 DAVISON | ST | HANTSPOURT | 5 DAVISON ST | LOT 1 HANTSPOURT | PULP & PAPER | 0.37 | |
| 45228467 | 51 WILLIAM | ST | HANTSPOURT | 51 WILLIAM ST | HANTSPOURT | LAND MINING | 2.57 | |
| 45044310 | 51 WILLIAM | ST | HANTSPOURT | 51 WILLIAM ST | HANTSPOURT | LAND MINING | 13.78 | |
| 45228467 | 51 WILLIAM | ST | HANTSPOURT | 51 WILLIAM ST | HANTSPOURT | LAND MINING | 3.51 | |
| 45228467 | 51 WILLIAM | ST | HANTSPOURT | 51 WILLIAM ST | HANTSPOURT | LAND MINING | 2.21 | |
| 45014057 | 5568 HIGHWAY 1 | | ST. CROIX | 5568 HIGHWAY 1 | LOT 89-1EB ST. CROIX | DWELLING GARAGE | 1.24 | |
| 45228665 | 57 ELLERSHOUSE | RD | ELLERSHOUSE | 57 ELLERSHOUSE RD | LOT KB-1 ELLERSHOUSE | | 2.18 | |
| 45044443 | 6 STATION | ST | HANTSPOURT | 6 STATION ST | LOT 2 HANTSPOURT | COMMERCIAL/APT MIX UNITS | 0.2 | |
| 45204120 | 60 MORISON | DR | WENTWORTH CREEK | 60 MORISON DR | LOT 14A-1 WENTWORTH CREEK | WAREHOUSE | 0.55 | |
| 45010857 | 60 PRIVILEGE | RD | ELLERSHOUSE | 60 PRIVILEGE RD | ELLERSHOUSE | LAND | 4.19 | |
| 45294782 | 6000 HIGHWAY 14 | | GARLANDS CROSSING | 6000 HIGHWAY 14 | LOT RAC-4 GARLANDS CROSSING | RETAIL/OFFICE | 2.24 | |
| 45218690 | 61 MORISON | DR | WENTWORTH CREEK | 61 MORISON DR | LOT 20 WENTWORTH CREEK | SERVICE | 0.99 | |
| 45005782 | 6219 HIGHWAY 1 | | ELLERSHOUSE | 6219 HIGHWAY 1 | ELLERSHOUSE | LAND DWELLING | 3.81 | |
| 45190097 | 6229 HIGHWAY 1 | | ELLERSHOUSE | 6229 HIGHWAY 1 | LOT F-1 ELLERSHOUSE | DWELLING SMALL BUSINESS | 2.65 | |
| 45366390 | 63 COLE | DR | GARLANDS CROSSING | 63 COLE DR | LOT 4 GARLANDS CROSSING | HOTEL | 1.95 | |
| 45013364 | 6310 HIGHWAY 1 | | NEWPORT CORNER | 6310 HIGHWAY 1 | NEWPORT CORNER | LAND DWELLING BUILDINGS | 2.45 | |
| 45013356 | 6398 HIGHWAY 1 | | NEWPORT CORNER | 6398 NO 1 HWY | NEWPORT CORNER | LAND MOBILE | 34.71 | |
| 45061199 | 671 COLLIER | RD | ARDOISE | 671 COLLIER RD E | ARDOISE | LAND TELECOM | 2.03 | |
| 45229895 | 6729 HIGHWAY 215 | | CHEVERIE | 6729 HIGHWAY 215 | LOT LC-1 CHEVERIE | DWELLING BUILDINGS | 2.1 | |
| 45270865 | 7 COLE | DR | WINDSOR | 7 COLE DR | LOT 18 WINDSOR | FAST FOOD | 0.93 | |
| 45199965 | 711 COLLIER | RD | ARDOISE | 711 COLLIER RD E | ARDOISE | LAND | 1.71 | |
| 45193679 | 72 IVEY | LANE | WENTWORTH CREEK | 72 IVEY LANE | PARCEL X WENTWORTH CREEK | TELECOM | 0.33 | |
| 45218708 | 73 MORISON | DR | WENTWORTH CREEK | 73 MORISON DR | LOT 19 WENTWORTH CREEK | SERVICE | 1 | |
| 45025236 | 7493 HIGHWAY 1 | | ARDOISE | 7493 HIGHWAY 1 | ARDOISE | LAND TELECOM | 2.45 | |
| 45055522 | 75 TRECOTHIC | DR | WINDSOR | 75 TRECOTHIC DR | WINDSOR | LAND INDUSTRIAL | 3.45 | |
| 45018595 | 76 IVEY | LANE | WENTWORTH CREEK | 76 IVEY LANE | LOT 31 PORT WENTWORTH CREEK | GROW OPERATION | 9.27 | |
| 45148731 | 76 MORISON | DR | WENTWORTH CREEK | 76 MORISON DR | LOT 14A-23 WENTWORTH CREEK | MUNICIPAL BLDG | 1.38 | |
| 45055597 | 79 CENTENNIAL | DR | WINDSOR | 79 CENTENNIAL DR | WINDSOR | LAND WAREHOUSE | 1.8 | |
| 45100724 | 79 OLD HALIFAX | RD | THREE MILE PLAINS | 79 OLD HALIFAX RD W | LOT G-4 THREE MILE PLAINS | DWELLING GARAGE | 2.05 | |
| 45001245 | 798 WINDSOR BACK | RD | THREE MILE PLAINS | 798 WINDSOR BACK RD | THREE MILE PLAINS | LAND DWELLING BUILDING | 0.18 | |
| 45062221 | 8 PARK | DR | WINDSOR | 8 PARK DR | LOT B-1 WINDSOR | SELF STORAGE | 1.7 | |
| 45044377 | 80 DUNLOP | RD | BROOKLYN | 80 DUNLOP RD | BROOKLYN | LAND WAREHOUSE | 3.27 | |
| 45060266 | 80 ROBERT | DR | ARDOISE | 80 ROBERT DR | LOT 20-18 ARDOISE | DWELLING SMALL BUSINESS | 1.15 | |
| 45206505 | 8061 HIGHWAY 1 | | ARDOISE | 8061 HIGHWAY 1 | LOT CA ARDOISE | DWELLING GARAGE | 1.8 | |
| 45061132 | 8105 HIGHWAY 14 | | BROOKLYN | 8105 HIGHWAY 14 | BROOKLYN | LAND | 4.06 | |
| 45055563 | 82 CENTENNIAL | DR | WINDSOR | 82 CENTENNIAL DR | LOT 1 WINDSOR | WAREHOUSE | 1.39 | |
| 45002938 | 83 THREE MILE PLAINS CR | RD | THREE MILE PLAINS | 83 THREE MILE PLAINS CR | THREE MILE PLAN | LAND DWELLING BUILDINGS GARAGE | 3.84 | |
| 45196698 | 834 WINDSOR BACK | RD | THREE MILE PLAINS | 834 WINDSOR BACK RD | THREE MILE PLAINS | LAND INCORP FARM | 15.72 | |
| 45019601 | 853 HIGHWAY 215 | | BROOKLYN | 853 HIGHWAY 215 | LOT B BROOKLYN | WAREHOUSE | 4.98 | |
| 45227923 | 88 SANFORD | DR | WENTWORTH CREEK | 88 SANFORD DR | LOT 30A-1 WENTWORTH CREEK | GROW OPERATION | 2.24 | |
| 45173804 | 8879 HIGHWAY 215 | | PEMBROKE | 8879 HIGHWAY 215 | PEMBROKE | LAND DWELLING BUILDINGS | 39.24 | |
| 45270840 | 9 COLE | DR | WINDSOR | 9 COLE DR | LOT 2 WINDSOR | FAST FOOD | 1.08 | |
| 45283603 | 90 SANFORD | DR | WENTWORTH CREEK | 90 SANFORD DR | LOT 24AC-1 WENTWORTH CREEK | INDUSTRIAL | 90 SANFORD DR | 3.1 |
| 45173598 | 9048 HIGHWAY 215 | | PEMBROKE | 9048 HIGHWAY 215 | PEMBROKE | LAND DWELLING BUILDINGS GARAGE | 4.22 | |
| 45262086 | 93 INDUSTRIAL | DR | WINDSOR | 93 INDUSTRIAL DR | LOT JL-4 WINDSOR | AUTO SALES | 2.02 | |
| 45059730 | 93 CENTENNIAL | DR | WINDSOR | 93 CENTENNIAL DR | WINDSOR | LAND SERVICE | 1.31 | |
| 45062114 | 98 CENTENNIAL | DR | WINDSOR | 98 CENTENNIAL DR | LOT 1 WINDSOR | SERVICE | 1.11 | |
| 45201613 | 98 MORISON | DR | WENTWORTH CREEK | 98 MORISON DR | LOT 13A WENTWORTH CREEK | SERVICE | 1.48 | |

Figure 5 – Windsor Residential Zones (Without Civic Numbers Assigned)



Figure 6 – Windsor Residential Development Permitted Only by DA (Without Civic Numbers Assigned)

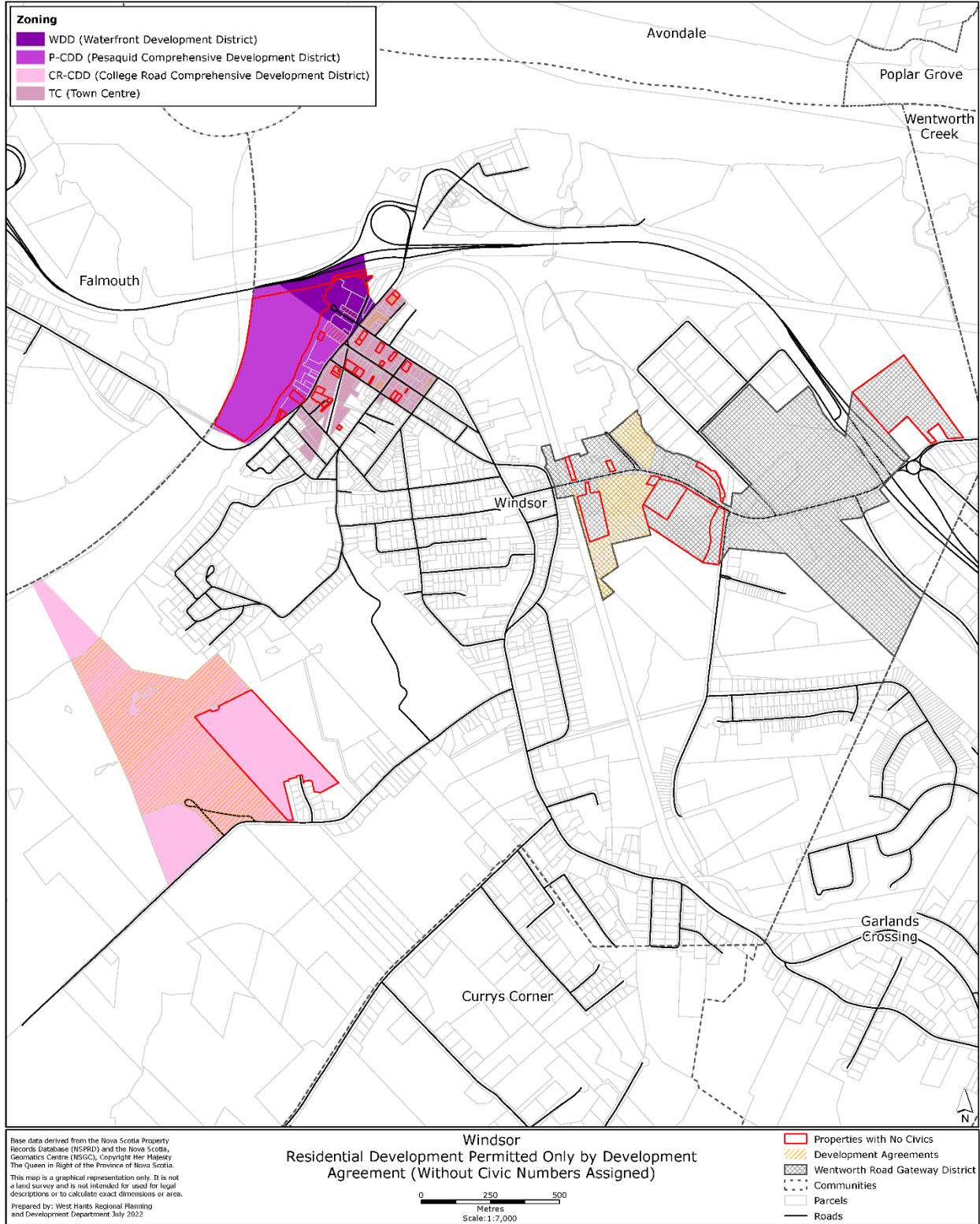
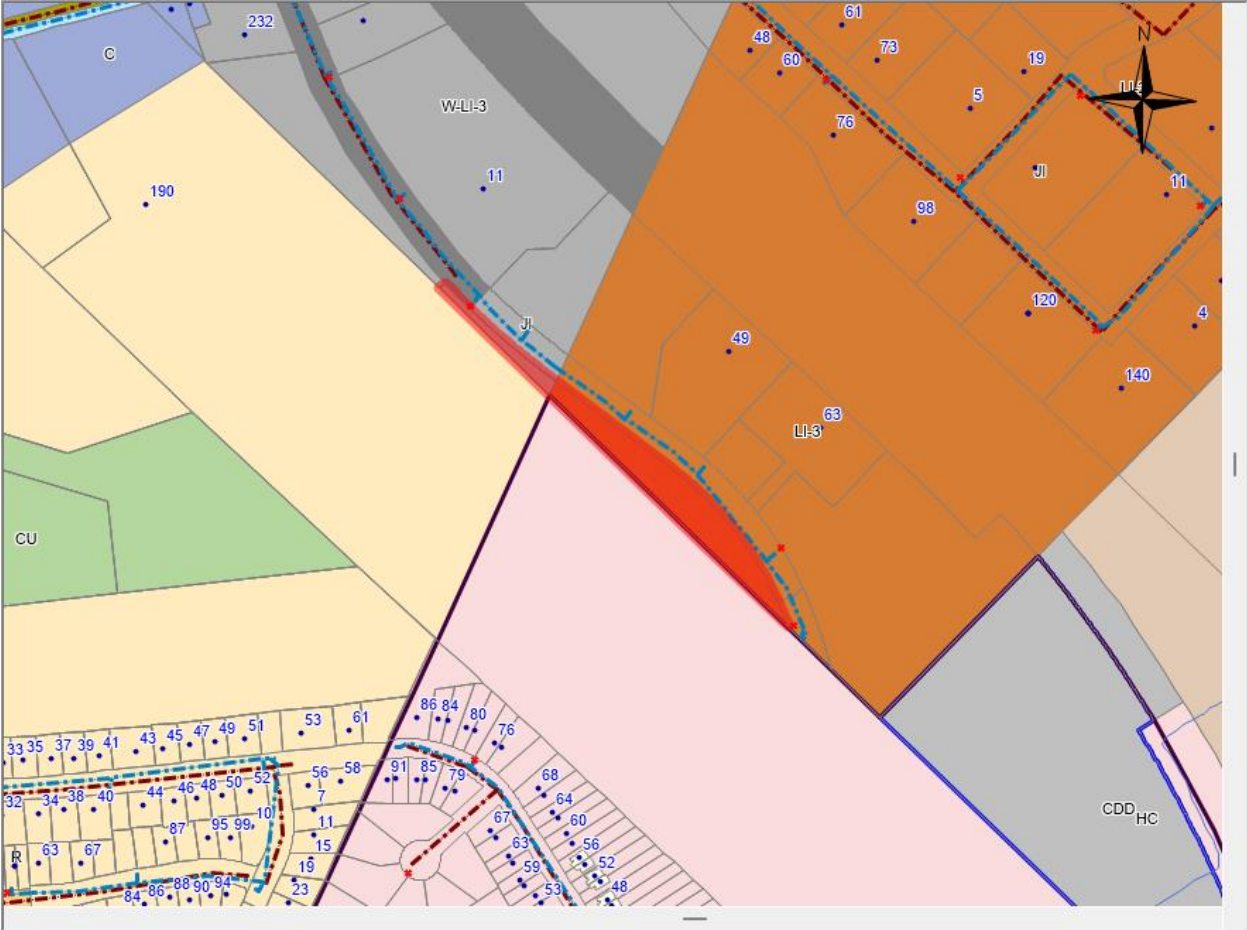


Figure 7 – Additional Property in Recommendation Context Map (PID 45366457)



Attachment C – Public Information Meeting Notes










October 13 - October 28, 2022

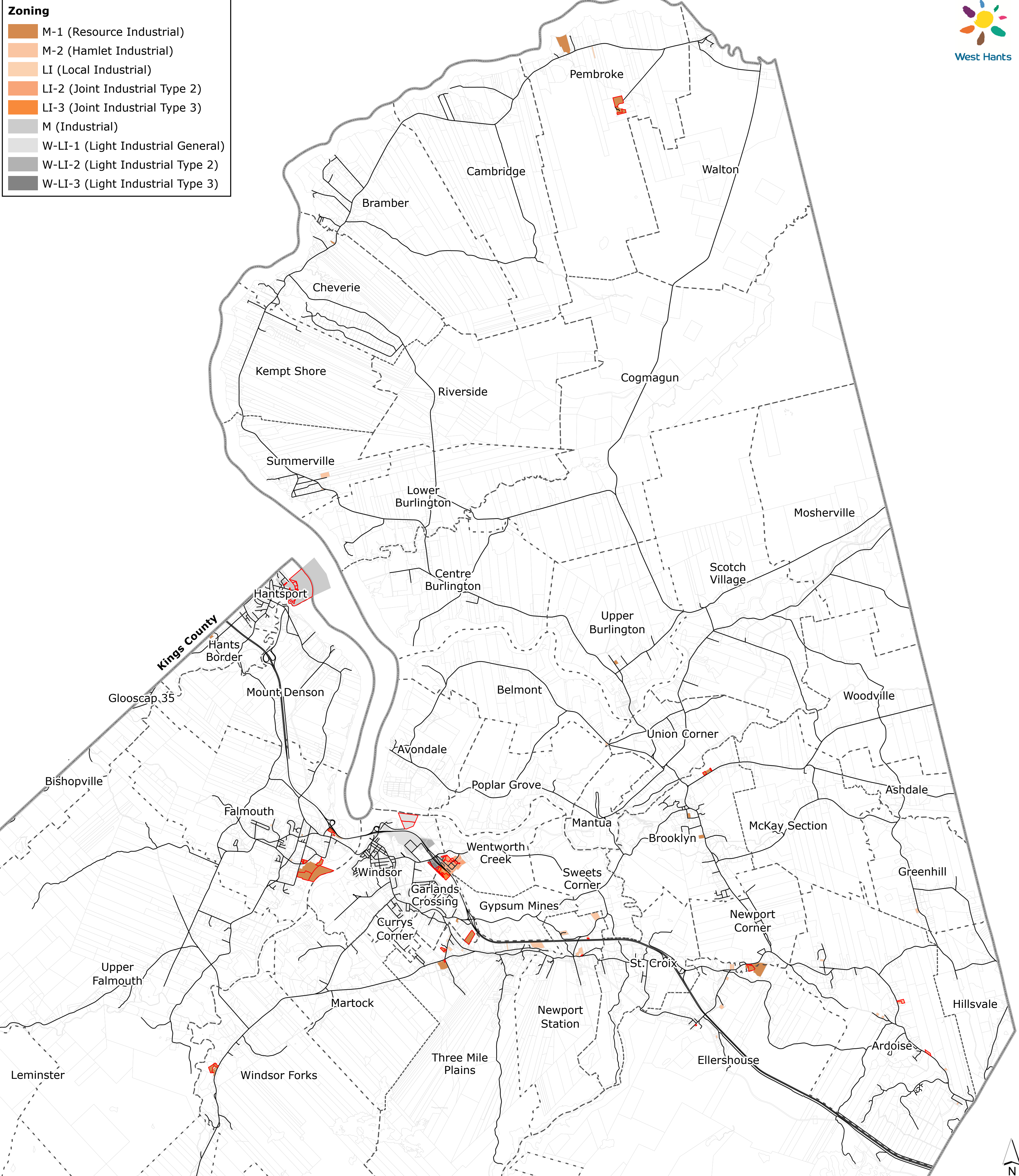
File 22-05: Cole Drive, Garlands Crossing/Windsor (PID 45366432) Windsor and West Hants Planning Document Amendments

| | |
|---|---|
| Meeting date and time | A public information meeting was held on October 13, 2022 beginning at 6 p.m. The meeting was broadcast live on the Municipal Facebook page. |
| File Number | 22-05 |
| Attending | In attendance: One (1) Councillor: <ul style="list-style-type: none">• Councillor Jim Ivey Four (4) members of staff: <ul style="list-style-type: none">• Director LeMay• Planner Poirier• Planner Dunphy• Meeting Secretary Lake No members of the public were present for this meeting. |
| Applicant Darren Shupe, Brighter Community Planning on behalf of Mainland South Investments Property PID 45366432 Cole Drive, Windsor | Planner Dunphy outlined the application to allow a proposed development consisting of two 4-storey buildings in two parts by first amending both the Windsor and West Hants Municipal Planning Strategies and Land Use By-laws, then considering the proposal by development agreement. |
| Comments | Comments from the public could be submitted to Alex Dunphy by mail, e-mail and telephone between October 13 – October 28, 2022. No comments were received from the public. |
| Adjournment | The presentation portion of the PIM ended at approximately 6:10 p.m. |

Appendix B - West Hants Regional Municipality Industrial Zone Inventory

Zoning

| | |
|---|-----------------------------------|
|  | M-1 (Resource Industrial) |
|  | M-2 (Hamlet Industrial) |
|  | LI (Local Industrial) |
|  | LI-2 (Joint Industrial Type 2) |
|  | LI-3 (Joint Industrial Type 3) |
|  | M (Industrial) |
|  | W-LI-1 (Light Industrial General) |
|  | W-LI-2 (Light Industrial Type 2) |
|  | W-LI-3 (Light Industrial Type 3) |

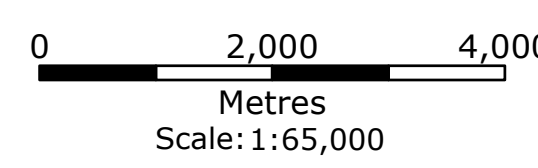






Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia.

This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area.

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

West Hants Regional Municipality Industrial Zones (Without Civic Numbers Assigned)



| | |
|---|---------------------------|
|  | Properties with No Civics |
|  | Municipal Boundary |
|  | Communities |
|  | Parcels |
| | Roads |



| PID | CIVNUMBER | STREET | ST_TYPE | CITY | LOC | | ACRES | Total Industrial Land | 650.22 |
|----------|-----------|----------------------------|---------|-------------------|-------------------------------|---|-------|-------------------------|--------|
| 45407897 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT LAND | 0.07 | | |
| 45388907 | | HIGHWAY 1 | HWY | THREE MILE PLAINS | HIGHWAY 1 HWY | THREE MILE PLAINS LAND GARAGE | 0.13 | Total Available Land | 177.35 |
| 45379534 | | | | | | | 0.15 | | |
| 45384302 | | | | | | | 0.15 | Similar to subject lot | 67.55 |
| 45364031 | | NO 101 | HWY | FALMOUTH | NO 101 HWY | FALMOUTH LAND RAILWAY | 0.18 | | |
| 45043668 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT LAND | 0.18 | Similar and near to sut | 33.55 |
| 45048121 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT LAND | 0.19 | | |
| 45003167 | | THREE MILE PLAINS CROSS | RD | THREE MILE PLAINS | THREE MILE PLAINS CROSS RD | LOT 1 PORT THREE MILE PLAINS | 0.28 | | |
| 45395514 | | IVEY | LANE | WENTWORTH CREEK | IVEY LANE | LOT 28A WENTWORTH CREEK INDUSTRIAL | 0.29 | | |
| 45043684 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT LAND | 0.29 | | |
| 45015187 | | NO 1 | HWY | NEWPORT STATION | NO 1 HWY | NEWPORT STATION | 0.3 | | |
| 45359825 | | | | | | | 0.32 | | |
| 45043692 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT LAND | 0.32 | | |
| 45003076 | | THREE MILE PLAINS CR | RD | THREE MILE PLAN | THREE MILE PLAINS CR RD | LOT 3 THREE MILE PLAN | 0.34 | | |
| 45085909 | | WILLIAM | ST | HANTSPORT | WILLIAM ST | PARCEL 4 HANTSPORT SHIP REPAIR | 0.34 | | |
| 45259744 | | MAPLE | AVE | ELLERSHOUSE | MAPLE AVE | LOT ELLERSHOUSE | 0.35 | | |
| 45228137 | | WILLIAM | ST | HANTSPORT | WILLIAM ST | PARCEL 4 HANTSPORT SHIP REPAIR | 0.39 | | |
| 45043676 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT LAND | 0.42 | | |
| 45043775 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT LAND | 0.52 | | |
| 45366408 | | COLE | DR | WINDSOR | COLE DR | WINDSOR LAND INDUSTRIAL | 0.59 | | |
| 45199510 | | MOUNTAIN | RD | THREE MILE PLAINS | MOUNTAIN RD | LOT JWM-1 THREE MILE PLAINS | 0.62 | | |
| 45044930 | | FOUNDRY | RD | HANTSPORT | FOUNDRY RD | HANTSPORT LAND | 0.7 | | |
| 45203874 | | NO 1 | HWY | ELLERSHOUSE | NO 1 HWY | ELLERSHOUSE LAND | 0.72 | | |
| 45191749 | | | | | | | 0.73 | | |
| 45055605 | | CENTENNIAL | DR | WINDSOR | CENTENNIAL DR | WINDSOR LAND INDUSTRIAL | 0.86 | | |
| 45062205 | | LAGOON | DR | WINDSOR | LAGOON DR | LOT D WINDSOR INDUSTRIAL | 0.91 | | |
| 45197803 | | MORISON | DR | WENTWORTH CREEK | MORISON DR | LOT 12 WENTWORTH CREEK INDUSTRIAL | 0.98 | | |
| 45002508 | | NO 1 | HWY | THREE MILE PLAINS | NO 1 HWY | LOT HL-4A THREE MILE PLAINS BUILDING | 0.98 | | |
| 45209061 | | TRECOTHIC | DR | WINDSOR | TRECOTHIC DR | LOT JL-1 WINDSOR | 1.05 | | |
| 45209053 | | TRECOTHIC | DR | WINDSOR | TRECOTHIC DR | LOT JL-2 WINDSOR | 1.09 | | |
| 45413598 | | | | | | | 1.12 | | |
| 45322419 | | | | | | | 1.13 | | |
| 45062189 | | CENTENNIAL | DR | WINDSOR | CENTENNIAL DR | LOT E WINDSOR INDUSTRIAL | 1.21 | | |
| 45347150 | | SANFORD | DR | WENTWORTH CREEK | SANFORD DR | LOT H WENTWORTH CREEK INDUSTRIAL | 1.27 | | |
| 45228137 | | WILLIAM | ST | HANTSPORT | WILLIAM ST | PARCEL 4 HANTSPORT SHIP REPAIR | 1.38 | | |
| 45413416 | | IVEY | LANE | WENTWORTH CREEK | IVEY LANE | LOT 45A2 WENTWORTH CREEK INDUSTRIAL | 1.4 | | |
| 45248150 | | SANFORD | DR | WENTWORTH CREEK | SANFORD DR | WENTWORTH CREEK LAND INDUSTRIAL | 1.51 | | |
| 45055282 | | COLE | DR | WINDSOR | COLE DR | WINDSOR LAND | 1.83 | | |
| 45191731 | | | | | | | 2.22 | | |
| 45062239 | | PARK | DR | WINDSOR | PARK DR | LOT B WINDSOR INDUSTRIAL | 2.34 | Serviced | |
| 45055548 | | PARK | DR | WINDSOR | PARK DR | WINDSOR LAND SERVICE | 2.68 | Serviced | |
| 45406030 | | HIGHWAY 14 | | WINDSOR FORKS | HIGHWAY 14 | LOT B-1 WINDSOR FORKS | 2.68 | | |
| 45041910 | | NO 1 | HWY | ARDOISE | NO 1 HWY | LOT 1 ARDOISE | 2.77 | | |
| 45364080 | | STATION | LANE | FALMOUTH | STATION LANE | FALMOUTH LAND | 3.09 | Serviced | |
| 45002847 | | THREE MILE PLAINS CR | RD | THREE MILE PLAINS | 106 THREE MILE PLAINS CR RD | THREE MILE PLAINS LAND | 3.21 | Serviced | |
| 45275344 | | NO 1 | HWY | ARDOISE | NO 1 HWY | LOT B ARDOISE | 3.75 | | |
| 45044948 | | FOUNDRY | RD | HANTSPORT | 10 FOUNDRY RD | HANTSPORT LAND SPORTS PARK | 4.05 | Serviced | |
| 45366432 | | COLE | DR | WINDSOR | COLE DR | LOT 1 & 2 WINDSOR INDUSTRIAL | 4.29 | Subject lot | |
| 45333689 | | PRINCE | ST | HANTSPORT | PRINCE ST | HANTSPORT LAND | 4.71 | Serviced | |
| 45367281 | | DRESSER MINERALS | RD | PEMBROKE | DRESSER MINERALS RD | PEMBROKE LAND | 5.45 | | |
| 45190378 | | MORISON | DR | WENTWORTH CREEK | MORISON DR | LOT EFG WENTWORTH CREEK INDUSTRIAL | 5.78 | Serviced | |
| 45333671 | | PRINCE | ST | HANTSPORT | PRINCE ST | LOT KCF1995- HANTSPORT PULP & PAPER | 6.1 | | |
| 45282555 | | HIGHWAY 14 | | WINDSOR FORKS | HIGHWAY 14 | LOT GSCP-1 WINDSOR FORKS INDUSTRIAL | 6.45 | | |
| 45366440 | | COLE | DR | GARLANDS CROSSING | COLE DR | GARLANDS CROSSING LAND INDUSTRIAL | 6.72 | Serviced | |
| 45013372 | | NO 1 | HWY | NEWPORT CORNER | NO 1 HWY | NEWPORT CORNER LAND | 7.73 | | |
| 45280088 | | OLD BROOKLYN | RD | THREE MILE PLAINS | OLD BROOKLYN RD | BLOCK 3CD THREE MILE PLAINS | 17.84 | Serviced | |
| 45367281 | | DRESSER MINERALS | RD | PEMBROKE | DRESSER MINERALS RD | PEMBROKE LAND | 18.47 | | |
| 45075256 | | NO 101 | HWY | WINDSOR | NO 101 HWY | WINDSOR LAND WAREHOUSE | 19.58 | | |
| 45414489 | | GABRIEL | RD | FALMOUTH | GABRIEL RD | LOT 1 FALMOUTH | 22.15 | Serviced | |
| 45366010 | | 0 WENTWORTH | RD | WINDSOR | WENTWORTH RD | WINDSOR LAND SEE 01175904 (COUNTY) | 1.5 | | |
| 45190865 | | 0 CENTENNIAL | DR | WINDSOR | CENTENNIAL DR | WINDSOR LAND | 1.29 | | |
| 45200623 | | 10 IVEY | LANE | WENTWORTH CREEK | 10 IVEY LANE | LOT 8A WENTWORTH CREEK WAREHOUSE | 1.05 | | |
| 45055514 | | 101 INDUSTRIAL | DR | WINDSOR | 101 INDUSTRIAL DR | LOT JL-3 WINDSOR RETAIL/OFFICE | 1.6 | | |
| 45198421 | | 103 MORISON | DR | WENTWORTH CREEK | 103 MORISON DR | LOT 14-15 WENTWORTH CREEK TRANS TERMINAL | 2.25 | | |
| 45293784 | | 103 CENTENNIAL | DR | WINDSOR | 103 CENTENNIAL DR | LOT 21-A WINDSOR WAREHOUSE | 1.72 | | |
| 45055571 | | 104 CENTENNIAL | DR | WINDSOR | 104 CENTENNIAL DR | LOT H WINDSOR WAREHOUSE | 1.06 | | |
| 45230729 | | 108 FALMOUTH BACK | RD | FALMOUTH | 108 FALMOUTH BACK RD | LOT BH-4 FALMOUTH SMALL BUSINESS | 0.68 | | |
| 45292653 | | 11 COLE | DR | WINDSOR | 11 COLE DR | WINDSOR LAND GROCERY STORE | 6.23 | | |
| 45229481 | | 11 IVEY | LANE | WENTWORTH CREEK | 11 IVEY LANE | LOT 16-17 WENTWORTH CREEK INDUSTRIAL | 2.32 | | |
| 45062106 | | 112 CENTENNIAL | DR | WINDSOR | 112 CENTENNIAL DR | LOT G WINDSOR SERVICE | 1.07 | | |
| 45212552 | | 12 BONNIE | LANE | NEWPORT STATION | 12 BONNIE LANE | PARCEL A PORT NEWPORT STATION DWELLING GARAGE | 4.72 | | |
| 45003084 | | 12 THREE MILE PLAINS CROSS | RD | THREE MILE PLAINS | 12 THREE MILE PLAINS CROSS RD | LOT 2 THREE MILE PLAINS DWELLING | 0.34 | | |
| 45037173 | | 12 STATION | LANE | FALMOUTH | 12 STATION LANE | LOT B FALMOUTH BULK STORAGE | 0.6 | | |
| 45201621 | | 120 MORISON | DR | WENTWORTH CREEK | 120 MORISON DR | LOT 11 WENTWORTH CREEK WAREHOUSE | 1.77 | | |
| 45062171 | | 120 CENTENNIAL | DR | WINDSOR | 120 CENTENNIAL DR | LOT F WINDSOR BOWLING | 1.09 | | |
| 45055621 | | 125 CENTENNIAL | DR | WINDSOR | 125 CENTENNIAL DR | WINDSOR LAND INDUSTRIAL | 0.79 | | |
| 45059698 | | 133 CENTENNIAL | DR | WINDSOR | 133 CENTENNIAL DR | WINDSOR LAND | 5.35 | | |
| 45198439 | | 140 MORISON | DR | WENTWORTH CREEK | 140 MORISON DR | LOT 10 WENTWORTH CREEK POLICE | 2.1 | | |
| 45168143 | | 140 OLD WALTON | RD | UP BURLINGTON | 140 OLD WALTON RD | LOT A UP BURLINGTON DWELLING SERVICE | 3.38 | | |
| 45191715 | | 144 WILLIAMS | RD | ELLERSHOUSE | 144 WILLIAMS RD | LOT 2-2 ELLERSHOUSE DWELLING GARAGE | 2.54 | | |
| 45015179 | | 15 OLD HALIFAX | RD | NEWPORT STATION | 15 OLD HALIFAX RD E | NEWPORT STATION LAND GARAGE | 1.82 | | |
| 45009990 | | 15 MAPLE | AVE | ELLERSHOUSE | 15 MAPLE AVE | LOT 2 ELLERSHOUSE DWELLING GARAGE | 0.5 | | |
| 45075389 | | 155 TOWN | RD | FALMOUTH | 155 TOWN RD | FALMOUTH CEMETERY BUILDING | 6.29 | | |
| 45193190 | | 16 NELSON | ST | WENTWORTH CREEK | 16 NELSON ST | LOT 45A1 WENTWORTH CREEK WAREHOUSE | 2.63 | | |
| 45048196 | | 16 STATION | ST | HANTSPORT | 16 STATION ST | LOT 1 HANTSPORT | 3.35 | | |
| 45213691 | | 173 AYLWARD | RD | FALMOUTH | 173 AYLWARD RD | FALMOUTH LAND DWELLING BUILDING GARAGE | 0.93 | | |
| 45060027 | | 1736 WENTWORTH | RD | NEWPORT STATION | 1736 WENTWORTH RD | NEWPORT STATION LAND INDUSTRIAL | 12.65 | | |
| 45008687 | | 1879 WENTWORTH | RD | NEWPORT STATION | 1879 WENTWORTH RD | LOT 1&2 NEWPORT STATION DWELLING BUILDINGS GARAGE | 1.21 | | |
| 45169638 | | 1888 BELMONT | RD | BELMONT | 1888 BELMONT RD | BELMONT LAND DWELLING BUILDING | 2.03 | | |
| 45202215 | | 19 SANFORD | DR | WENTWORTH CREEK | 19 SANFORD DR | LOT 2 WENTWORTH CREEK TELECOM | 0.83 | | |
| 45246329 | | 19 BONNIE | LANE | NEWPORT STATION | 19 BONNIE LANE | LOT 94-2A NEWPORT STATION DWELLING GARAGE | 3.3 | | |
| 45181609 | | 197 NUNN | RD | SUMMERVILLE | 197 NUNN RD | SUMMERVILLE LAND DWELLING GARAGE | 0.92 | | |
| 45403946 | | 1989 WENTWORTH | RD | NEWPORT STATION | 1989 WENTWORTH RD | LOT A NEWPORT STATION DINING | 8.73 | | |
| 45282076 | | 199 MUSGRAVE | RD | SUMMERVILLE | 199 MUSGRAVE RD | LOT X SUMMERVILLE FORESTRY | 10.73 | | |
| 45044252 | | 2 DAVISON | ST | HANTSPORT | 2 DAVISON ST | HANTSPORT LAND | 0.22 | | |
| 45274198 | | 20 PARK | DR | WINDSOR | 20 PARK DR | LOT 1A WINDSOR INDUSTRIAL | 2.95 | | |
| 45341716 | | 20 IVEY | LANE | WENTWORTH CREEK | 20 IVEY LANE | LOT 27A-07 WENTWORTH CREEK RESEARCH | 5.92 | | |
| 45056561 | | 212 COLONIAL | RD | WINDSOR | 212 COLONIAL RD | WINDSOR LAND | 17.42 | | |
| 45347077 | | 232 WENTWORTH | RD | WINDSOR | 232 WENTWORTH RD | LOT 5 WINDSOR GAS STATION | 1.11 | | |
| 45333150 | | 24 STATION | LANE | FALMOUTH | 24 STATION LANE | LOT FW-1234 FALMOUTH WAREHOUSE | 1.04 | | |
| 45219797 | | 244 WENTWORTH | RD | WINDSOR | 244 WENTWORTH RD | PARCEL TOW-1 WINDSOR | 0.09 | | |
| 45356011 | | 255 WOODVILLE | RD | GREENHILL | 255 WOODVILLE RD | LOT MD-1 GREENHILL SMALL BUSINESS | 3.27 | | |
| 45016672 | | 257 OLD HALIFAX | RD | THREE MILE PLAINS | 257 OLD HALIFAX RD W | THREE MILE PLAINS LAND SERVICE | 14.1 | | |

| | | | | | | | | |
|----------|----------------------------|------|-------------------|-------------------------------|---|-----------------------------------|-------------------|------|
| 45213600 | 26 MORISON | DR | WINDSOR | 26 MORISON DR | LOT 18 WINDSOR | RETAIL/OFFICE | 0.72 | |
| 45030285 | 273 TOWN | RD | FALMOUTH | 273 TOWN RD | FALMOUTH | LAND INCORP FARM | 34.98 | |
| 45062213 | 29 PARK | DR | WINDSOR | 29 PARK DR | LOT B-2 WINDSOR | SELF STORAGE | 1.58 | |
| 45405917 | 290 TOWN | RD | FALMOUTH | 290 TOWN RD | FALMOUTH | LAND INCORP FARM | 1.18 | |
| 45405933 | 290 TOWN | RD | FALMOUTH | 290 TOWN RD | FALMOUTH | LAND INCORP FARM | 0.44 | |
| 45030319 | 290 TOWN | RD | FALMOUTH | 290 TOWN RD | FALMOUTH | LAND INCORP FARM | 2.22 | |
| 45055464 | 295 WENTWORTH | RD | WINDSOR | 295 WENTWORTH RD | LOT 2 WINDSOR | TELECOM | 12.47 | |
| 45062197 | 3 LAGOON | DR | WINDSOR | 3 LAGOON DR | WINDSOR | SEWAGE/WATER TREATMENT FACILITIES | 14.29 | |
| 45000387 | 3 BOWMAN | RD | GARLANDS CROSSING | 3 BOWMAN RD | GARLANDS CROSSING | LAND WAREHOUSE | 0.19 | |
| 45056447 | 368 NESBITT | ST | WINDSOR | 368 NESBITT ST | WINDSOR | LAND RES/COM MIX | 4.87 | |
| 45025624 | 37 BEECH BROOK | RD | ARDOISE | 37 BEECH BROOK RD | ARDOISE | LAND DWELLING GARAGE | 2 | |
| 45294907 | 37 MORISON | DR | WINDSOR | 37 MORISON DR | LOT 1A WINDSOR | RETAIL/OFFICE | 0.87 | |
| 45030442 | 380 TOWN | RD | FALMOUTH | 380 TOWN RD | LOT A1 FALMOUTH | DWELLING BUILDINGS | 1.04 | |
| 45406063 | 3891 HIGHWAY 14 | | WINDSOR FORKS | 3891 HIGHWAY 14 | LOT B-4 WINDSOR FORKS | INDUSTRIAL | 4.09 | |
| 45406055 | 3899 HIGHWAY 14 | | WINDSOR FORKS | 3899 HIGHWAY 14 | LOT B-3 WINDSOR FORKS | INDUSTRIAL | 0.93 | |
| 45406048 | 3901 HIGHWAY 14 | | WINDSOR FORKS | 3901 HIGHWAY 14 | LOT B-2 WINDSOR FORKS | DWELLING BUILDING | 1.13 | |
| 45067923 | 4 IVEY | LANE | WENTWORTH CREEK | 4 IVEY LANE | LOT 9 WENTWORTH CREEK | OFFICE BUILDING | 1.26 | |
| 45003019 | 40 THREE MILE PLAINS CROSS | RD | THREE MILE PLAINS | 40 THREE MILE PLAINS CROSS RD | THREE MILE PLAINS | LAND DWELLING SMALL BUSINESS | 1.28 | |
| 45293743 | 41 MORISON | DR | WINDSOR | 41 MORISON DR | LOT B WINDSOR | SERVICE | 1.07 | |
| 45033958 | 41 BEN JACKSON | RD | HANTS BORDER | 41 BEN JACKSON RD | LOT MH-2 HANTS BORDER | DWELLINGS SMALL BUSINESS | 41 BEN JACKSON RD | 4.37 |
| 45055555 | 43 TRECOTHIC | DR | WINDSOR | 43 TRECOTHIC DR | LOT A WINDSOR | WAREHOUSE | 1.55 | |
| 45003126 | 4307 HIGHWAY 1 | | THREE MILE PLAINS | 4307 HIGHWAY 1 | THREE MILE PLAINS | LAND DWELLING | 0.13 | |
| 45249307 | 4436 HIGHWAY 1 | | THREE MILE PLAINS | 4436 HIGHWAY 1 | LOT HL-2 POR THREE MILE PLAINS/DWELLING | | 0.45 | |
| 45272754 | 45 MORISON | DR | WENTWORTH CREEK | 45 MORISON DR | LOT C-1 WENTWORTH CREEK | ANIMAL CLINIC | 1.92 | |
| 45059706 | 46 PARK | DR | WINDSOR | 46 PARK DR | WINDSOR | LAND WAREHOUSE | 4.77 | |
| 45044237 | 46 WILLIAM | ST | HANTSPOUR | 46 WILLIAM ST | HANTSPOUR | LAND DWELLING | 0.73 | |
| 45043759 | 46 PRINCE | ST | HANTSPOUR | 46 PRINCE ST | HANTSPOUR | LAND | 0.62 | |
| 45173382 | 471 DRESSER MINERALS | RD | PEMBROKE | 471 DRESSER MINERALS RD | PEMBROKE | LAND MINING | 7.45 | |
| 45014461 | 48 MORISON | DR | WENTWORTH CREEK | 48 MORISON DR | LOT 15 WENTWORTH CREEK | INDUSTRIAL | 1.2 | |
| 45017365 | 49 DUNLOP | RD | BROOKLYN | 49 DUNLOP RD | LOT H-1 BROOKLYN | SERVICE | 0.63 | |
| 45059714 | 49 CENTENNIAL | DR | WINDSOR | 49 CENTENNIAL DR | LOT K WINDSOR | WAREHOUSE | 1.97 | |
| 45394913 | 49 COLE | DR | GARLANDS CROSSING | 49 COLE DR | LOT 3 GARLANDS CROSSING | OFFICE BUILDING | 2.36 | |
| 45044328 | 49 WILLIAM | ST | HANTSPOUR | 49 WILLIAM ST | HANTSPOUR | LAND | 0.29 | |
| 45200631 | 5 SANFORD | DR | WENTWORTH CREEK | 5 SANFORD DR | LOT 1-A1 WENTWORTH CREEK | WAREHOUSE | 1.88 | |
| 45333648 | 5 STATION | ST | HANTSPOUR | 5 STATION ST | LOT 1-01 HANTSPOUR | WAREHOUSE | 0.47 | |
| 45234929 | 5 DAVISON | ST | HANTSPOUR | 5 DAVISON ST | LOT 1 HANTSPOUR | PULP & PAPER | 0.21 | |
| 45234937 | 5 DAVISON | ST | HANTSPOUR | 5 DAVISON ST | LOT 1 HANTSPOUR | PULP & PAPER | 7.56 | |
| 45044286 | 5 DAVISON | ST | HANTSPOUR | 5 DAVISON ST | LOT 1 HANTSPOUR | PULP & PAPER | 0.22 | |
| 45044278 | 5 DAVISON | ST | HANTSPOUR | 5 DAVISON ST | LOT 1 HANTSPOUR | PULP & PAPER | 0.37 | |
| 45228467 | 51 WILLIAM | ST | HANTSPOUR | 51 WILLIAM ST | HANTSPOUR | LAND MINING | 2.57 | |
| 45044310 | 51 WILLIAM | ST | HANTSPOUR | 51 WILLIAM ST | HANTSPOUR | LAND MINING | 13.78 | |
| 45228467 | 51 WILLIAM | ST | HANTSPOUR | 51 WILLIAM ST | HANTSPOUR | LAND MINING | 3.51 | |
| 45228467 | 51 WILLIAM | ST | HANTSPOUR | 51 WILLIAM ST | HANTSPOUR | LAND MINING | 2.21 | |
| 45014057 | 5568 HIGHWAY 1 | | ST. CROIX | 5568 HIGHWAY 1 | LOT 89-1EB ST. CROIX | DWELLING GARAGE | 1.24 | |
| 45228665 | 57 ELLERSHOUSE | RD | ELLERSHOUSE | 57 ELLERSHOUSE RD | LOT KB-1 ELLERSHOUSE | | 2.18 | |
| 45044443 | 6 STATION | ST | HANTSPOUR | 6 STATION ST | LOT 2 HANTSPOUR | COMMERCIAL/APT MIX UNITS | 0.2 | |
| 45204120 | 60 MORISON | DR | WENTWORTH CREEK | 60 MORISON DR | LOT 14A-1 WENTWORTH CREEK | WAREHOUSE | 0.55 | |
| 45010857 | 60 PRIVILEGE | RD | ELLERSHOUSE | 60 PRIVILEGE RD | ELLERSHOUSE | LAND | 4.19 | |
| 45294782 | 6000 HIGHWAY 14 | | GARLANDS CROSSING | 6000 HIGHWAY 14 | LOT RAC-4 GARLANDS CROSSING | RETAIL/OFFICE | 2.24 | |
| 45218690 | 61 MORISON | DR | WENTWORTH CREEK | 61 MORISON DR | LOT 20 WENTWORTH CREEK | SERVICE | 0.99 | |
| 45005782 | 6219 HIGHWAY 1 | | ELLERSHOUSE | 6219 HIGHWAY 1 | ELLERSHOUSE | LAND DWELLING | 3.81 | |
| 45190097 | 6229 HIGHWAY 1 | | ELLERSHOUSE | 6229 HIGHWAY 1 | LOT F-1 ELLERSHOUSE | DWELLING SMALL BUSINESS | 2.65 | |
| 45366390 | 63 COLE | DR | GARLANDS CROSSING | 63 COLE DR | LOT 4 GARLANDS CROSSING | HOTEL | 1.95 | |
| 45013364 | 6310 HIGHWAY 1 | | NEWPORT CORNER | 6310 HIGHWAY 1 | NEWPORT CORNER | LAND DWELLING BUILDINGS | 2.45 | |
| 45013356 | 6398 HIGHWAY 1 | | NEWPORT CORNER | 6398 NO 1 HWY | NEWPORT CORNER | LAND MOBILE | 34.71 | |
| 45061199 | 671 COLLIER | RD | ARDOISE | 671 COLLIER RD E | ARDOISE | LAND TELECOM | 2.03 | |
| 45229895 | 6729 HIGHWAY 215 | | CHEVERIE | 6729 HIGHWAY 215 | LOT LC-1 CHEVERIE | DWELLING BUILDINGS | 2.1 | |
| 45270865 | 7 COLE | DR | WINDSOR | 7 COLE DR | LOT 1B WINDSOR | FAST FOOD | 0.93 | |
| 45199965 | 711 COLLIER | RD | ARDOISE | 711 COLLIER RD E | ARDOISE | LAND | 1.71 | |
| 45193679 | 72 IVEY | LANE | WENTWORTH CREEK | 72 IVEY LANE | PARCEL X WENTWORTH CREEK | TELECOM | 0.33 | |
| 45218708 | 73 MORISON | DR | WENTWORTH CREEK | 73 MORISON DR | LOT 19 WENTWORTH CREEK | SERVICE | 1 | |
| 45025236 | 7493 HIGHWAY 1 | | ARDOISE | 7493 HIGHWAY 1 | ARDOISE | LAND TELECOM | 2.45 | |
| 45055522 | 75 TRECOTHIC | DR | WINDSOR | 75 TRECOTHIC DR | WINDSOR | LAND INDUSTRIAL | 3.45 | |
| 45018595 | 76 IVEY | LANE | WENTWORTH CREEK | 76 IVEY LANE | LOT 31 PORT WENTWORTH CREEK | GROW OPERATION | 9.27 | |
| 45148731 | 76 MORISON | DR | WENTWORTH CREEK | 76 MORISON DR | LOT 14A-23 WENTWORTH CREEK | MUNICIPAL BLDG | 1.38 | |
| 45055597 | 79 CENTENNIAL | DR | WINDSOR | 79 CENTENNIAL DR | WINDSOR | LAND WAREHOUSE | 1.8 | |
| 45100724 | 79 OLD HALIFAX | RD | THREE MILE PLAINS | 79 OLD HALIFAX RD W | LOT G-4 THREE MILE PLAINS | DWELLING GARAGE | 2.05 | |
| 45001245 | 798 WINDSOR BACK | RD | THREE MILE PLAINS | 798 WINDSOR BACK RD | THREE MILE PLAINS | LAND DWELLING BUILDING | 0.18 | |
| 45062221 | 8 PARK | DR | WINDSOR | 8 PARK DR | LOT B-1 WINDSOR | SELF STORAGE | 1.7 | |
| 45044377 | 80 DUNLOP | RD | BROOKLYN | 80 DUNLOP RD | BROOKLYN | LAND WAREHOUSE | 3.27 | |
| 45060266 | 80 ROBERT | DR | ARDOISE | 80 ROBERT DR | LOT 20-18 ARDOISE | DWELLING SMALL BUSINESS | 1.15 | |
| 45206505 | 8061 HIGHWAY 1 | | ARDOISE | 8061 HIGHWAY 1 | LOT CA ARDOISE | DWELLING GARAGE | 1.8 | |
| 45061132 | 8105 HIGHWAY 14 | | BROOKLYN | 8105 HIGHWAY 14 | BROOKLYN | LAND | 4.06 | |
| 45055563 | 82 CENTENNIAL | DR | WINDSOR | 82 CENTENNIAL DR | LOT J WINDSOR | WAREHOUSE | 1.39 | |
| 45002938 | 83 THREE MILE PLAINS CR | RD | THREE MILE PLAINS | 83 THREE MILE PLAINS CR RD | THREE MILE PLAN | LAND DWELLING BUILDINGS GARAGE | 3.84 | |
| 45196698 | 834 WINDSOR BACK | RD | THREE MILE PLAINS | 834 WINDSOR BACK RD | THREE MILE PLAINS | LAND INCORP FARM | 15.72 | |
| 45019601 | 853 HIGHWAY 215 | | BROOKLYN | 853 HIGHWAY 215 | LOT B BROOKLYN | WAREHOUSE | 4.98 | |
| 45227923 | 88 SANFORD | DR | WENTWORTH CREEK | 88 SANFORD DR | LOT 30A-1 WENTWORTH CREEK | GROW OPERATION | 2.24 | |
| 45173804 | 8879 HIGHWAY 215 | | PEMBROKE | 8879 HIGHWAY 215 | PEMBROKE | LAND DWELLING BUILDINGS | 39.24 | |
| 45270840 | 9 COLE | DR | WINDSOR | 9 COLE DR | LOT 2 WINDSOR | FAST FOOD | 1.08 | |
| 45283603 | 90 SANFORD | DR | WENTWORTH CREEK | 90 SANFORD DR | LOT 24AC-1 WENTWORTH CREEK | INDUSTRIAL | 90 SANFORD DR | 3.1 |
| 45173598 | 9048 HIGHWAY 215 | | PEMBROKE | 9048 HIGHWAY 215 | PEMBROKE | LAND DWELLING BUILDINGS GARAGE | 4.22 | |
| 45262086 | 93 INDUSTRIAL | DR | WINDSOR | 93 INDUSTRIAL DR | LOT JL-4 WINDSOR | AUTO SALES | 2.02 | |
| 45059730 | 93 CENTENNIAL | DR | WINDSOR | 93 CENTENNIAL DR | WINDSOR | LAND SERVICE | 1.31 | |
| 45062114 | 98 CENTENNIAL | DR | WINDSOR | 98 CENTENNIAL DR | LOT I WINDSOR | SERVICE | 1.11 | |
| 45201613 | 98 MORISON | DR | WENTWORTH CREEK | 98 MORISON DR | LOT 13A WENTWORTH CREEK | SERVICE | 1.48 | |