



**WEST HANTS REGIONAL MUNICIPALITY**

**Public Information Meeting**

**VIRTUAL**

**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 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



# College Rd, Windsor, PID 45336203 Development Agreement

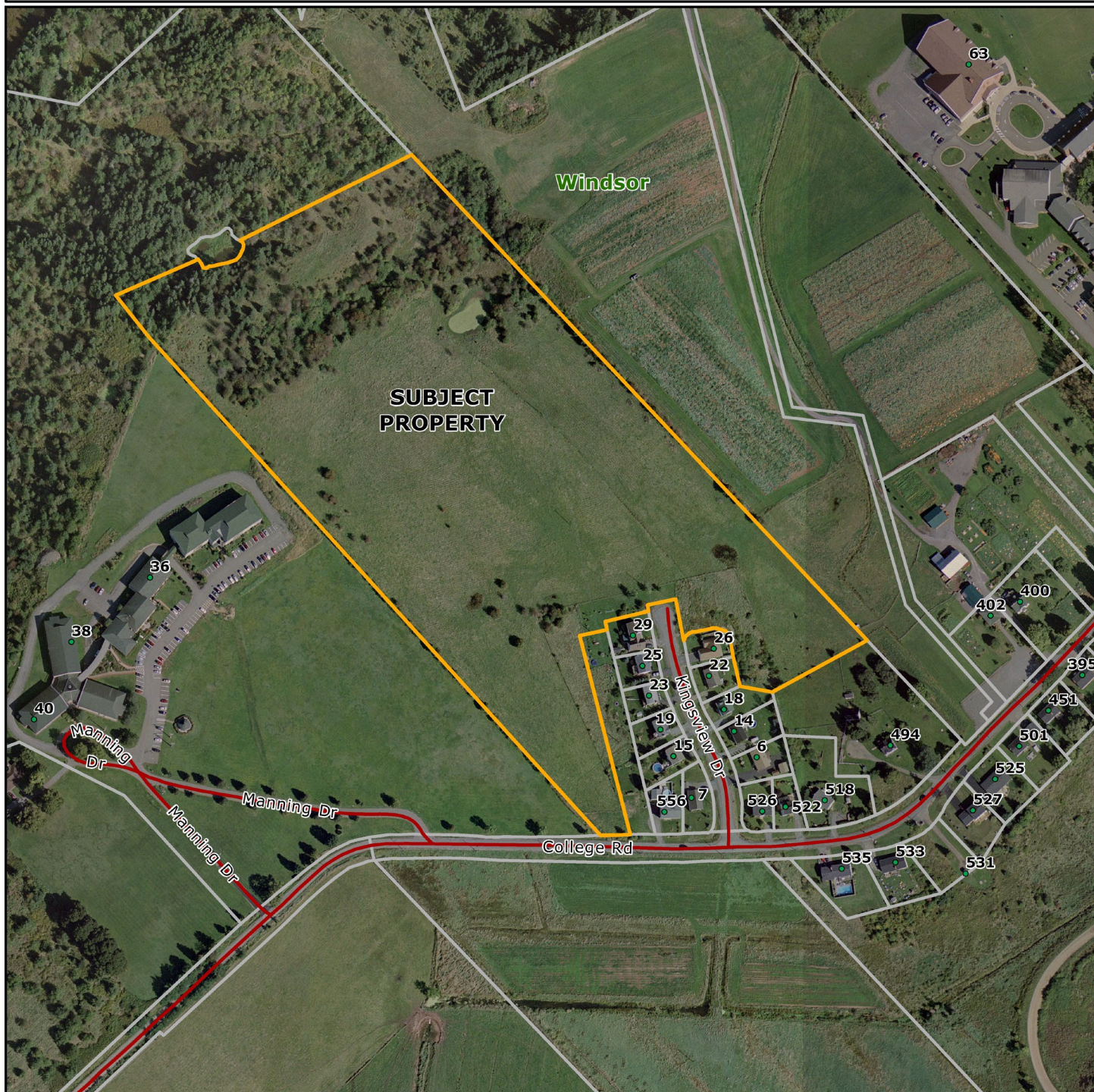
Public Information Meeting

January 13, 2022

something inspiring awaits



# Orthophoto



# Application

- An application was received on September 23, 2021 from Krista Beeler and Ed Sherman on behalf of the Hants County Residence for Senior Citizens
- Request a variety of uses including affordable and senior housing, long term care, assisted living, independent living, commercial space and a community centre on the subject lot



# Application Cont.

- This application has been considered by Planning staff in two parts:
  1. an amendment to the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to amend the designation and zoning of the subject lot to College Road Comprehensive Development District (approved by Council Dec 16, 2021); and
  2. consider the proposed uses by development agreement as per Policy 5.7.4 of the WMPS



# Development Agreements

- 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
- The College Road Comprehensive Development District (CR-CDD) only permits developments by development agreement



# Proposal

- Dykeland Lodge is proposing a multi-phase development over a 10-year timeline that will include:
  - a long term care facility with 128 rooms;
  - an assisted living facility with up to 42 units;
  - up to 10 units for residents with disabilities;
  - up to 44 independent living units;
  - a mix of affordable and seniors housing to a maximum of 80 units;
  - plus an 11,000 sq. ft. community centre; and
  - 8,000 sq. ft. of commercial space which may include a pharmacy, corner store, café, and medical centre



# Proposal Cont.



DYKELAND VILLAGE

COLLEGE ROAD WINDSOR N.S.  
PID 45336203  
24.7 ACRES



CONCEPTUAL RENDER OF VILLAGE

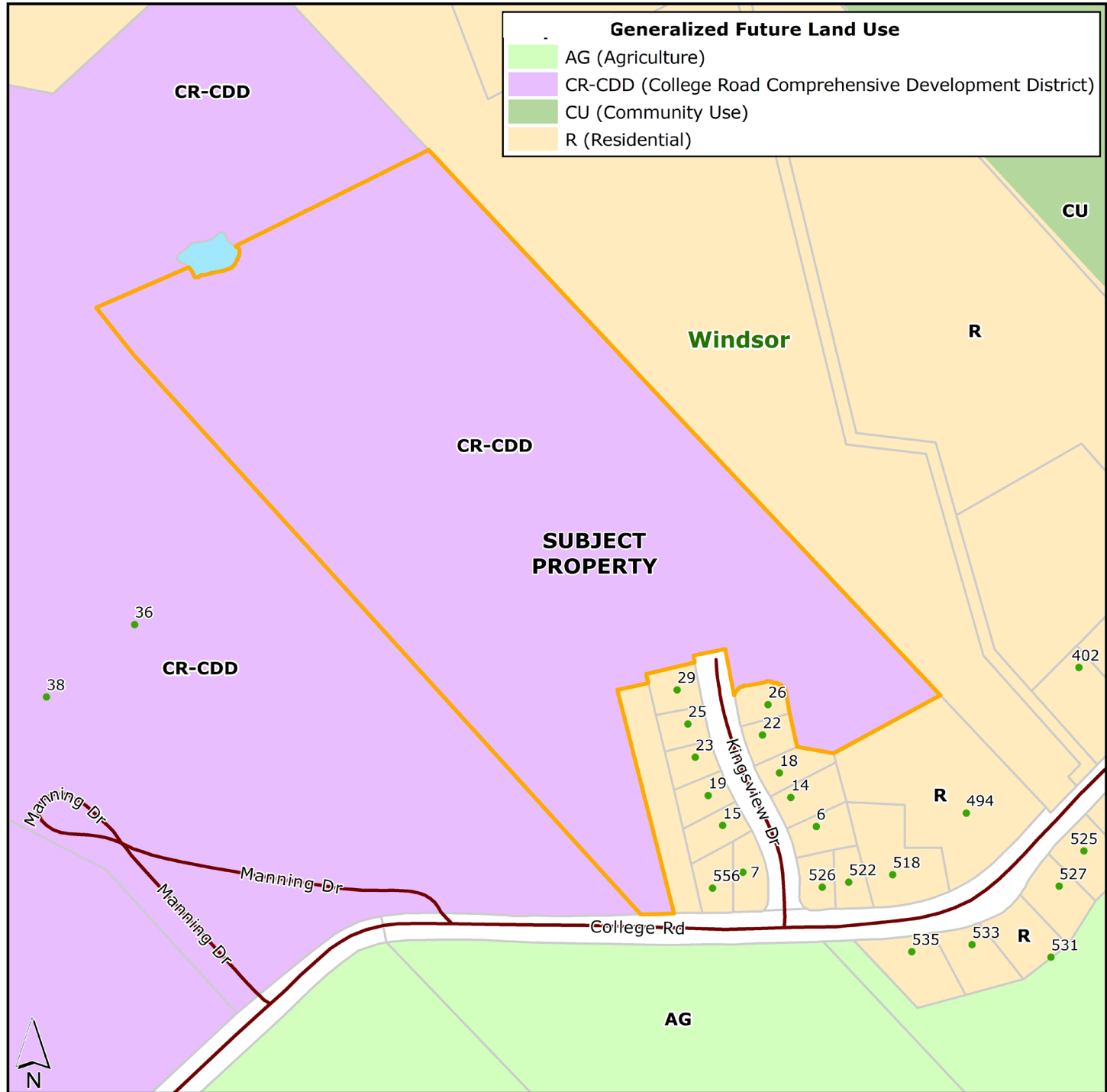
Proposal Cont.





bird

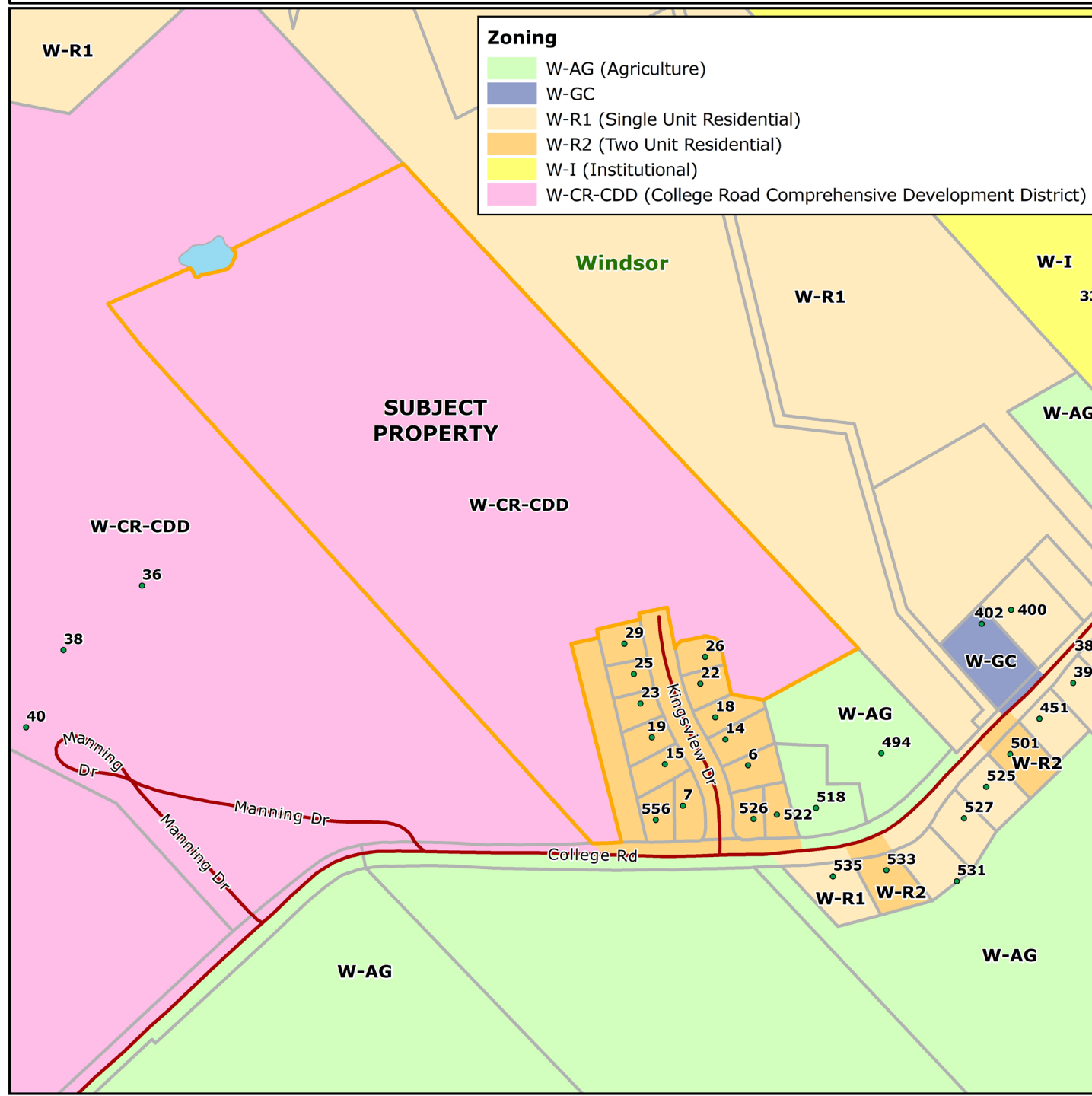
Proposal Cont.



# GFLUM



# Zoning



# 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:  
  
(d) residential, institutional or recreational development in the College Road CDD in accordance with Section 5.7 of the Municipal Planning Strategy;

# Windsor Municipal Planning Strategy

- Part 5.7 of the WMPS contains the overall intention for properties designated College Road CDD in Windsor
- *Policy 5.7.4* states that “It shall be the policy of Council that a development agreement for the development of the College Road CDD shall only be approved when the following conditions have been satisfied”



**Public Information Meeting – January 13**

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval in Paper

14 Day Appeal period

# Process

Notice was placed in the Valley Journal

Properties within 300' were notified of the Public Information Meeting



# Comments Submission

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