



West Hants
something inspiring awaits

Wentworth Road Gateway District WMPS and WLUB Text Amendments

Public Information Meeting

February 10, 2022

something inspiring awaits



Application

- A completed application was received on January 20, 2022 from Faisal Al-Hammadi of FH Development Group Inc.
- Request grouped residential uses including mixed use apartment buildings and townhouses on PID 45059631 on Wentworth Road



PID 45059631, Wentworth Road



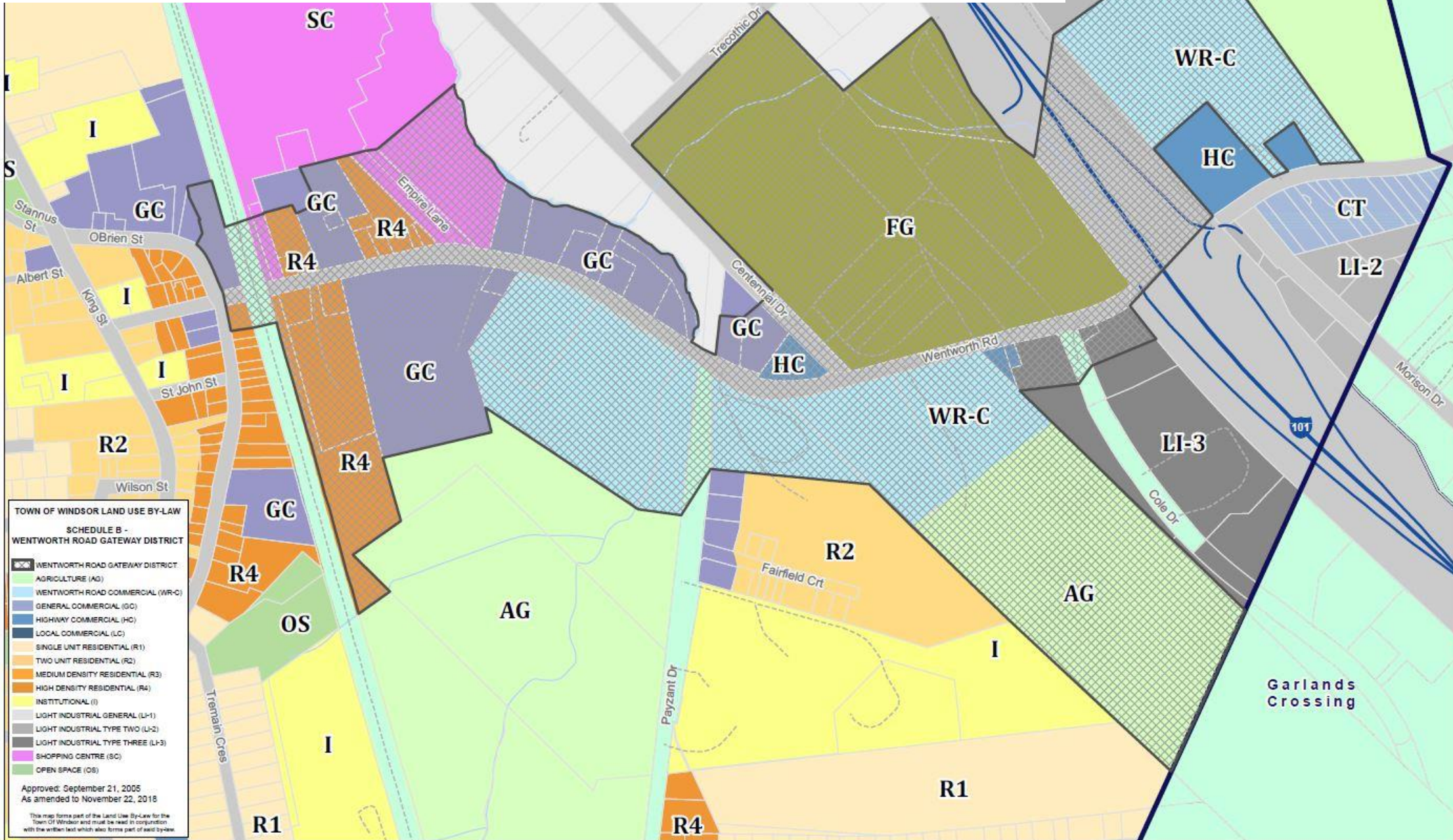
something inspiring awaits



Application Cont.

- This application will be considered by Planning staff in two parts:
 1. an amendment to the text of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to allow Council to consider grouped dwellings including townhouses and mixed use, multiple unit buildings within the Wentworth Road Gateway District by development agreement; and
 2. consider the proposed uses by development agreement as per Policy 8.6.15 of the WMPS

Wentworth Road Gateway District



Windsor Municipal Planning Strategy

- The Wentworth Road Gateway District (WRGD) was created to recognize Wentworth Road as the gateway to Windsor
- The objectives of the WRGD is to:
 - identify Wentworth Road as an important entrance route into Windsor, for pedestrians and cyclists as well as for vehicles;
 - promote a sense of welcome and arrival;
 - assist in visitor orientation and direction into downtown Windsor



Windsor Municipal Planning Strategy Cont.

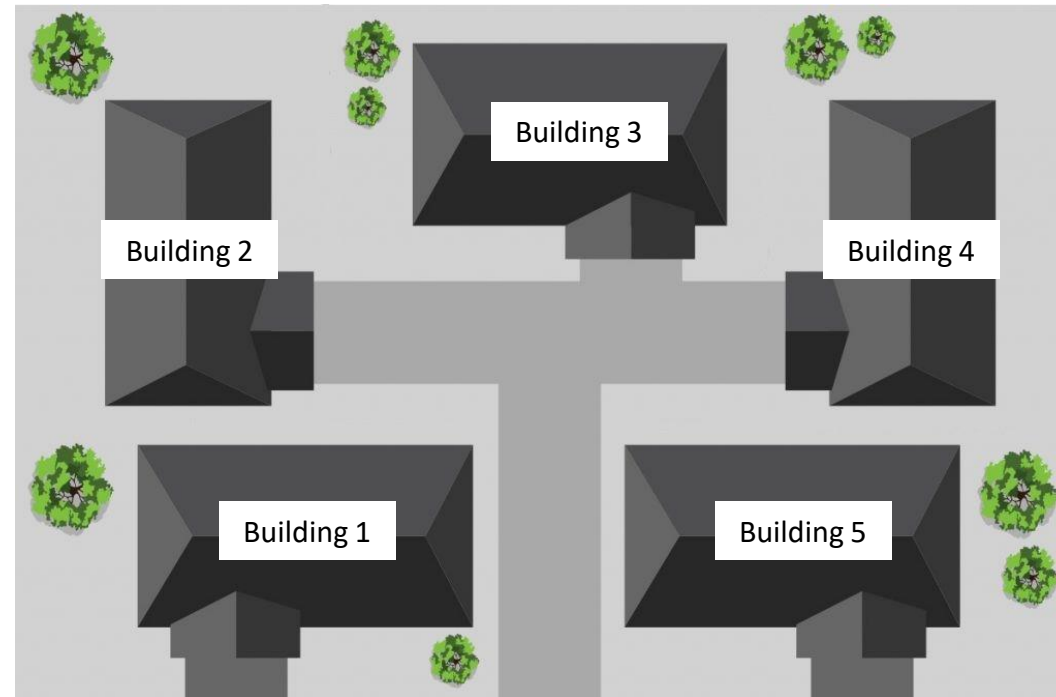
Policy 8.6.15 enables Council to consider proposals for large format retail stores exceeding 50,000 ft² (4,645 m²) in commercial floor area, regional shopping centres, institutional uses, **mixed use, multiple unit residential**, or light industrial development **by development agreement** within the Wentworth Road Gateway District

- Mixed use, multiple unit residential developments are already permitted to be considered by development agreement
- However, there is no mention of considering grouped dwellings in the Policy



Windsor Land Use By-law

- ***Grouped Dwellings*** means two or more dwelling units which are contained in two or more buildings designed to be part of a group of dwellings clustered on a single lot;



Windsor Municipal Planning Strategy

- Staff are considering amendments to Policy 8.6.15 and the corresponding Land Use By-law provision, Section 6.1 (j), to include the ability for Council to consider grouped dwellings, including townhouses and mixed use, multiple unit residential buildings, by development agreement in the WRGD



Windsor Municipal Planning Strategy

Policy 16.1.1 It shall be the policy of Council to review and make amendments to this Strategy:

(c) when Council deems it necessary because of a change in policy intentions or the development environment.



Process

Notice was placed in the Valley Journal advertising the PIM



Comments Submission

- Comments and questions can be submitted by the public until noon on **February 25th**
- All correspondence should be sent to:

Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





West Hants
something inspiring awaits

westhants.ca