



West Hants

Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Mark Fredericks)
3. Applicants Presentation (Chrystal Fuller)
4. Comments or Questions from Public
5. Conclusion of Public Information Meeting



PID 45276441
187 Payzant Drive, Windsor
Development Agreement

Public Information Meeting

July 5, 2023

something inspiring awaits



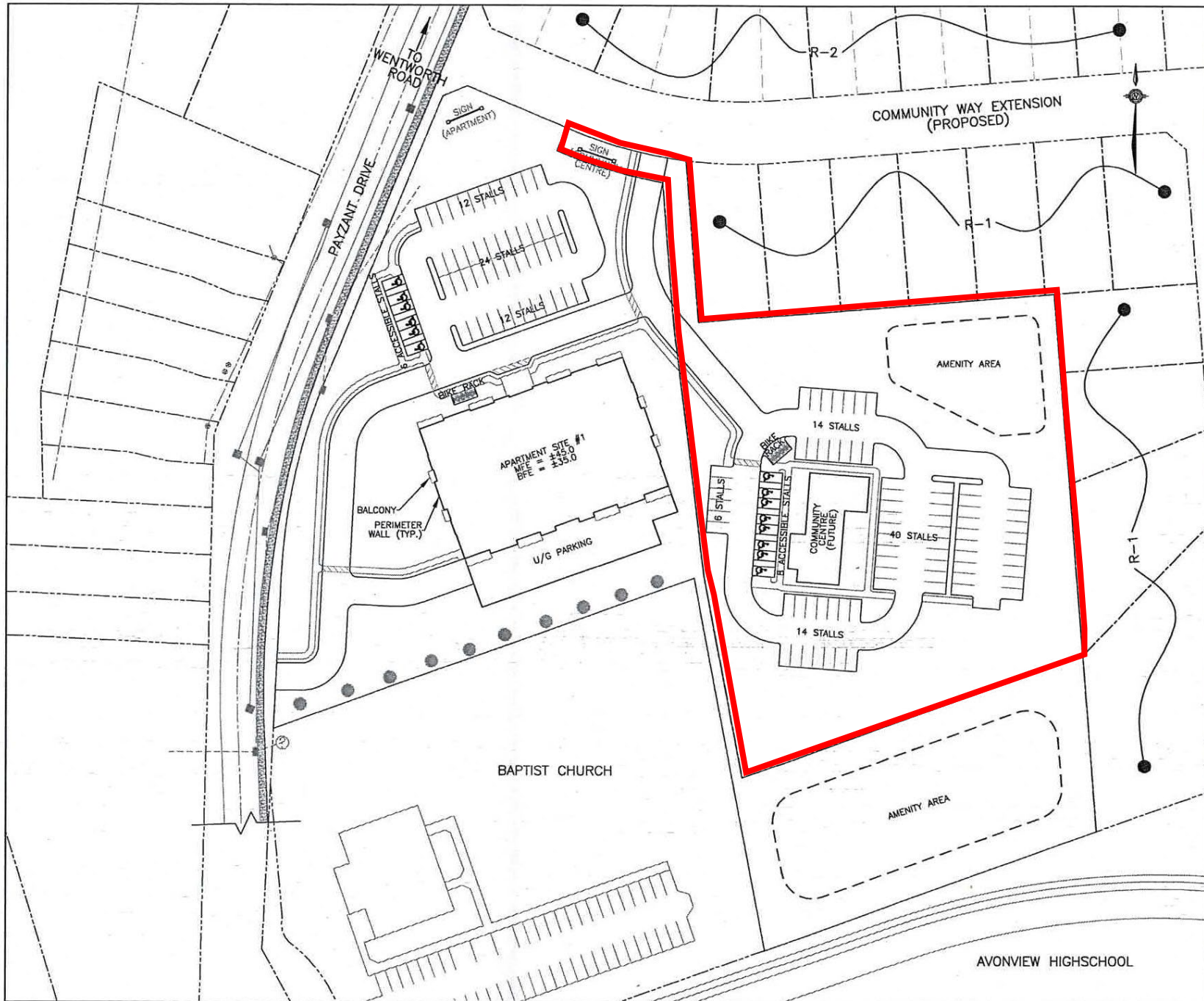
Application

- A complete application was received on May 31, 2023 from Chrystal Fuller (Brighter Community Planning) on behalf of **Brison Developments**.
- Request is to repurpose the existing building at 187 Payzant Drive to permit a **community/recreation centre**.
- Property is proposed to be subdivided and share an access from Community Way.





View of existing building from Payzant Drive



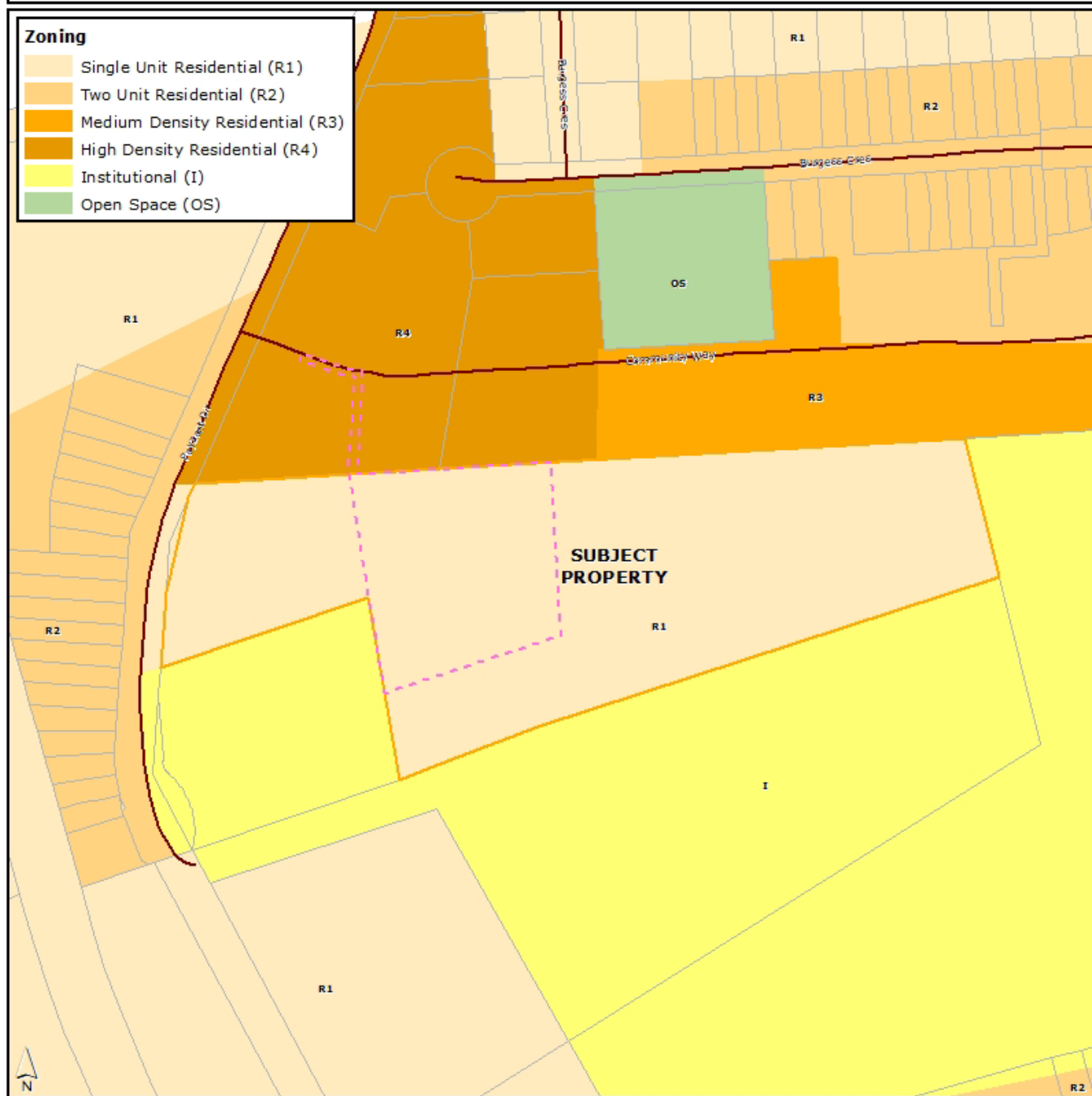
Proposed
property

2.3 acre
portion

Proposal

- **Community Center** intended to provide social and recreational opportunities for members
- Venue for special events – weddings etc.
- Potential for:
 - Meeting rooms
 - Pool
 - Gym
 - Accessory commercial uses
 - Indoor/Outdoor recreation uses





Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia,

Zoning

Zoning

(Single Unit Residential – R1)

Generalized Future Land Use
Community Use (CU)
Residential (R)



GFLUM



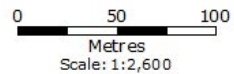
West Hants





Payzant Drive, Windsor
PID 45276441



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 June 2023

Orthophoto



-  Proposed Boundary
-  Subject Property
-  Parcels
-  Roads

Orthophoto

something inspiring awaits



Development Agreements

- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not usually permitted in the underlying zone.
- **Institutional uses** and **Recreation Commercial uses** can be considered by development agreement in Windsor.



Consideration

- Ability to have a development agreement for a specific purpose must be established in the LUB
- Requests for development agreements are “measured” against the policies of the MPS



Windsor Land Use By-law

- Part 6.1 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:*

*(n) new **institutional uses** in any designation in accordance with Policy 11.1.4 of the Municipal Planning Strategy;*

*(o) new **Recreation Commercial uses** in any designation in accordance with Policy 11.3.1 of the Municipal Planning Strategy;*



Windsor Municipal Planning Strategy

- Part 11.0 of the WMPS contains the overall intention for Community Uses including **Institutional** uses including community centers, recreation spaces in any designation.
- *Policy 11.1.4* establishes Council's intention to consider new institutional uses by development agreement.
- Part 11.3 of the WMPS contains the overall intention for **Recreation Commercial** Uses including indoor/outdoor rec facilities.
- *Policy 11.3.1* establishes Council's intention to consider new Recreation Commercial uses by development agreement in any designation.



Public Information Meeting – July 5

Staff Review

PAC/HAC Review and Recommendation – Sept 14*

Council First Reading – Sept 26*

Public Hearing & Second Reading – October 24*

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 500 ft. were notified of the Public Information Meeting

*anticipated dates; final dates set by Council



Comments Submission

- Comments and questions can be submitted by the public until noon on **July 19, 2023**.
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



Applicant Presentation

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Comment / Questions





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