

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, April 13, 2023

Cole Drive, Garlands Crossing (PID 45411808)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation
5. Questions or Comments from the public can be sent until noon on April 28 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



Cole Drive Development Agreement

Public Information Meeting

April 13th, 2023

something inspiring awaits

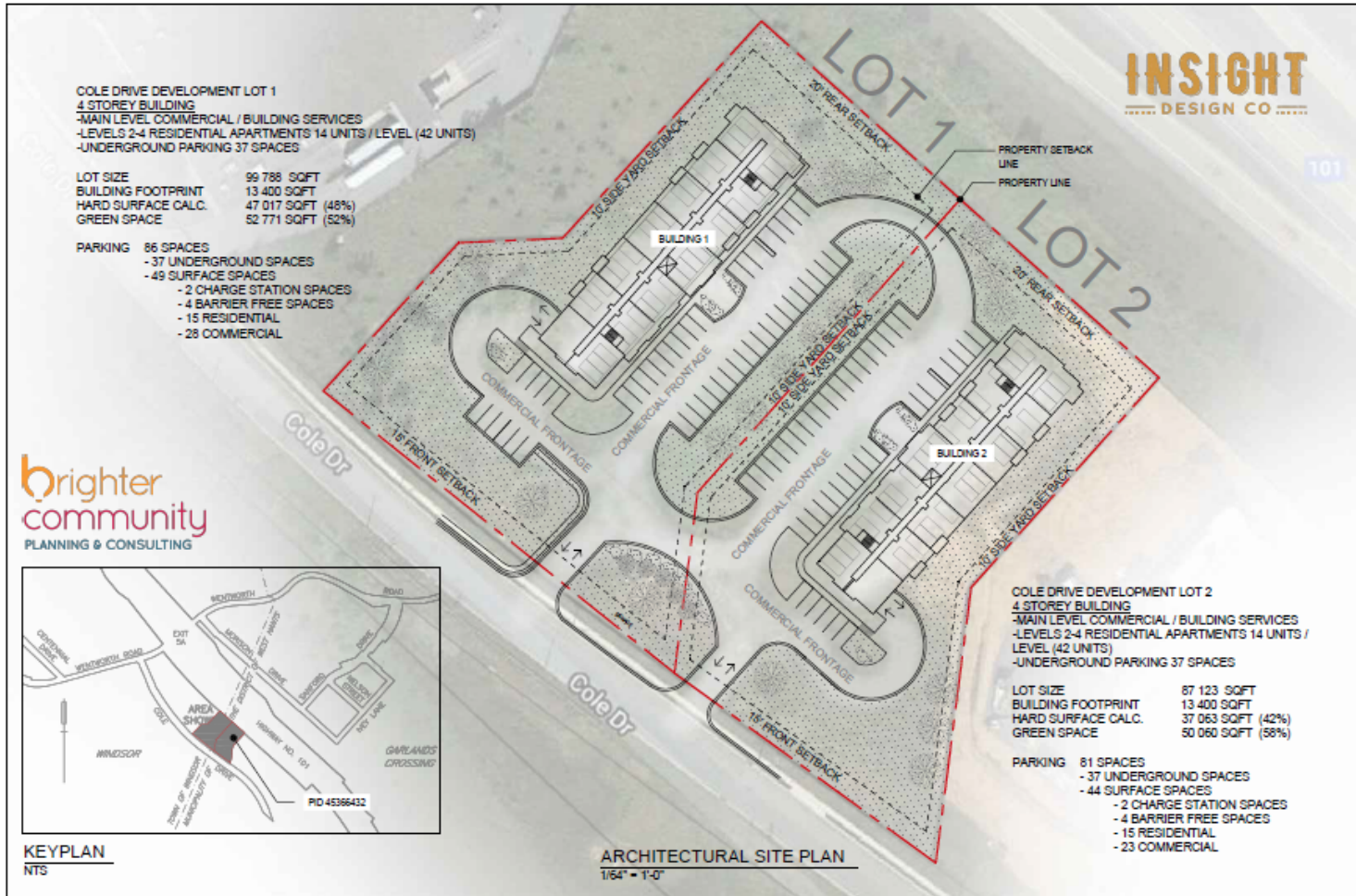


Application Background

- An updated application was received from Darren Shupe of Brighter Community Planning on behalf of Mainland South Investments on March 21, 2023.
- The application is to allow a proposed development for a 4-storey mixed-use building by development agreement.



Development Proposal – LOT 2



- 4-storey building (1st floor commercial, floors 2-4 residential)
- 42 total apartment units
- 13 400 sq. ft. of total commercial space
- 81 parking spaces (37 underground, 44 surface)



Application Organization

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

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

This process is only concerning the West Hants portion of Part 2.





West Hants

Cole Drive, Garlands Crossing
PID 45411808



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Orthophoto

0 20 40
Metres
Scale: 1:1,100

 PID 45411808
 Community Boundaries
 Parcels
 Roads

Orthophoto

- The property is currently vacant
- The property is the West Hants portion of the original application
- Abuts an unused office building (not pictured), Highway 101, and the Windsor portion of the original application

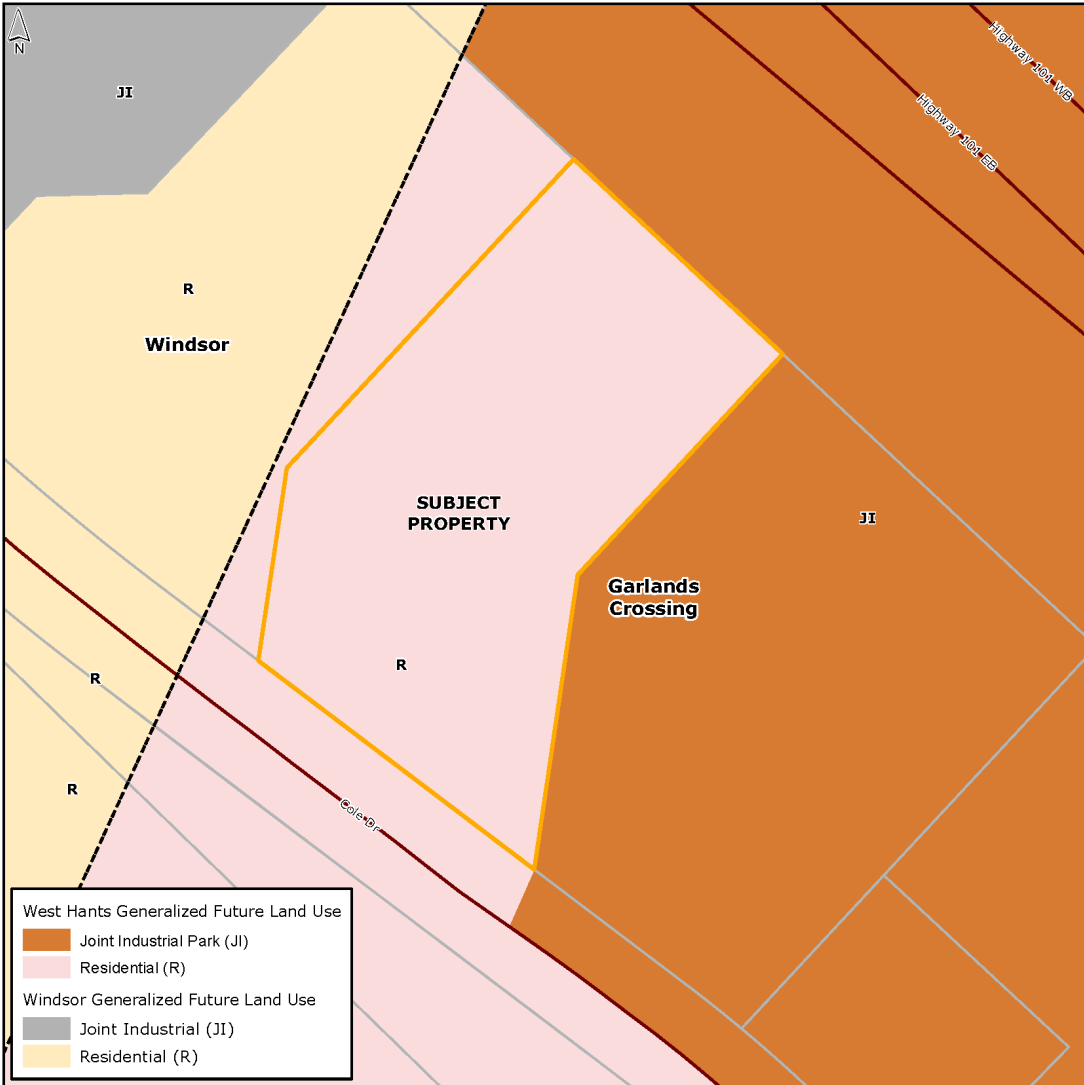
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**Cole Drive, Garlands Crossing
PID 45411808**

West Hants

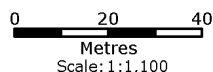


West Hants Generalized Future Land Use
 ■ Joint Industrial Park (JI)
 ■ Residential (R)

Windsor Generalized Future Land Use
 ■ Joint Industrial (JI)
 ■ Residential (R)

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 Prepared by: West Hants Regional Planning and Development Department April 2023

**Generalized Future
Land Use**



■ PID 45411808
 - - - Community Boundaries
 □ Parcels
 — Roads

GFLUM

Current Designation:

- Residential and Three Mile Plains Growth Centre

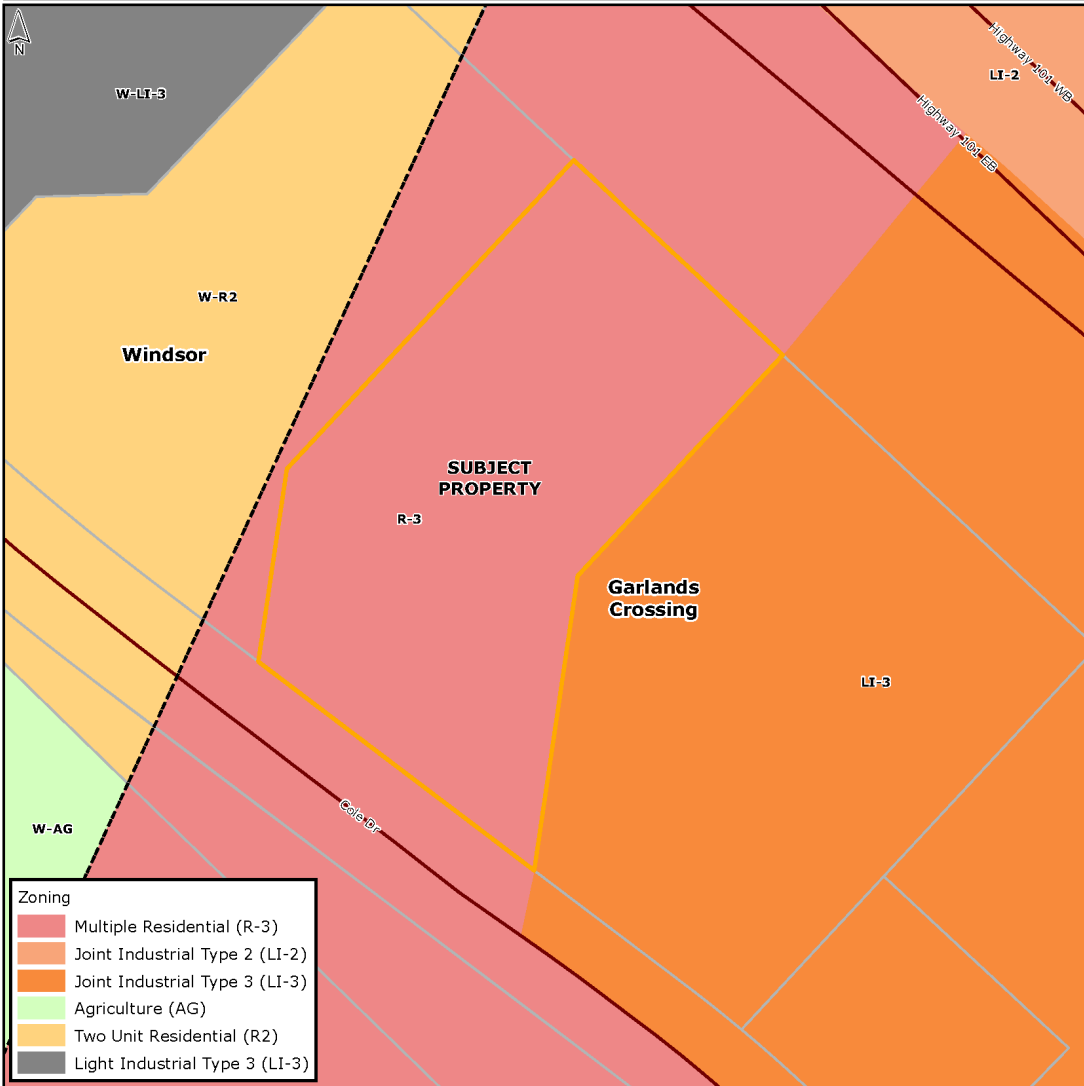
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Cole Drive, Garlands Crossing
PID 45411808

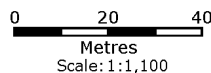
West Hants



Zoning	
	Multiple Residential (R-3)
	Joint Industrial Type 2 (LI-2)
	Joint Industrial Type 3 (LI-3)
	Agriculture (AG)
	Two Unit Residential (R2)
	Light Industrial Type 3 (LI-3)

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Zoning



- PID 45411808
- Community Boundaries
- Parcels
- Roads

Zoning - Current

Current Zone:

- Multiple Unit Residential (R-3) zone

This zone permits:

- Dwellings with more than two units
- Boarding/Rooming Houses
- Residential Care Facilities
- Uses permitted in the R-1 and R-2 zones

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View of Subject Lot from Cole Drive



Application Part 2 – West Hants Development Agreement

- **Policy 5.3.8** enables Council to consider multiple unit residential development greater than three storeys in height in the Three Mile Plains Growth Centre.
- **Policy 5.6.4** enables Council to consider new local commercial uses in Growth Centres outside of the Commercial designation.
- **Policy 16.3.1** states general criteria for development agreements.



Public Information Meeting – Apr. 13

Staff Review

PAC/HAC Review and Recommendation –
May. 11*

Regional Council First Reading

Public Hearing & Second Reading

Notice of Approval

14 Day Appeal Period

Process

Notice was placed in the Valley Journal Advertiser

Properties within 500 ft were notified of the Public Information Meeting

* Anticipated Date



Comments Submission

- Comments and questions can be submitted by the public until noon on **April 28**
- All correspondence should be sent to:

Alex Dunphy, Planner

Phone	902-798-8391 ext. 118
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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