



PUBLIC INFORMATION MEETING

1. Introduction by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicant presentation
4. Questions or Comments from the public
5. Conclusion of Public Information Meeting



College Rd, Windsor PID 45336203 Development Agreement Amendment

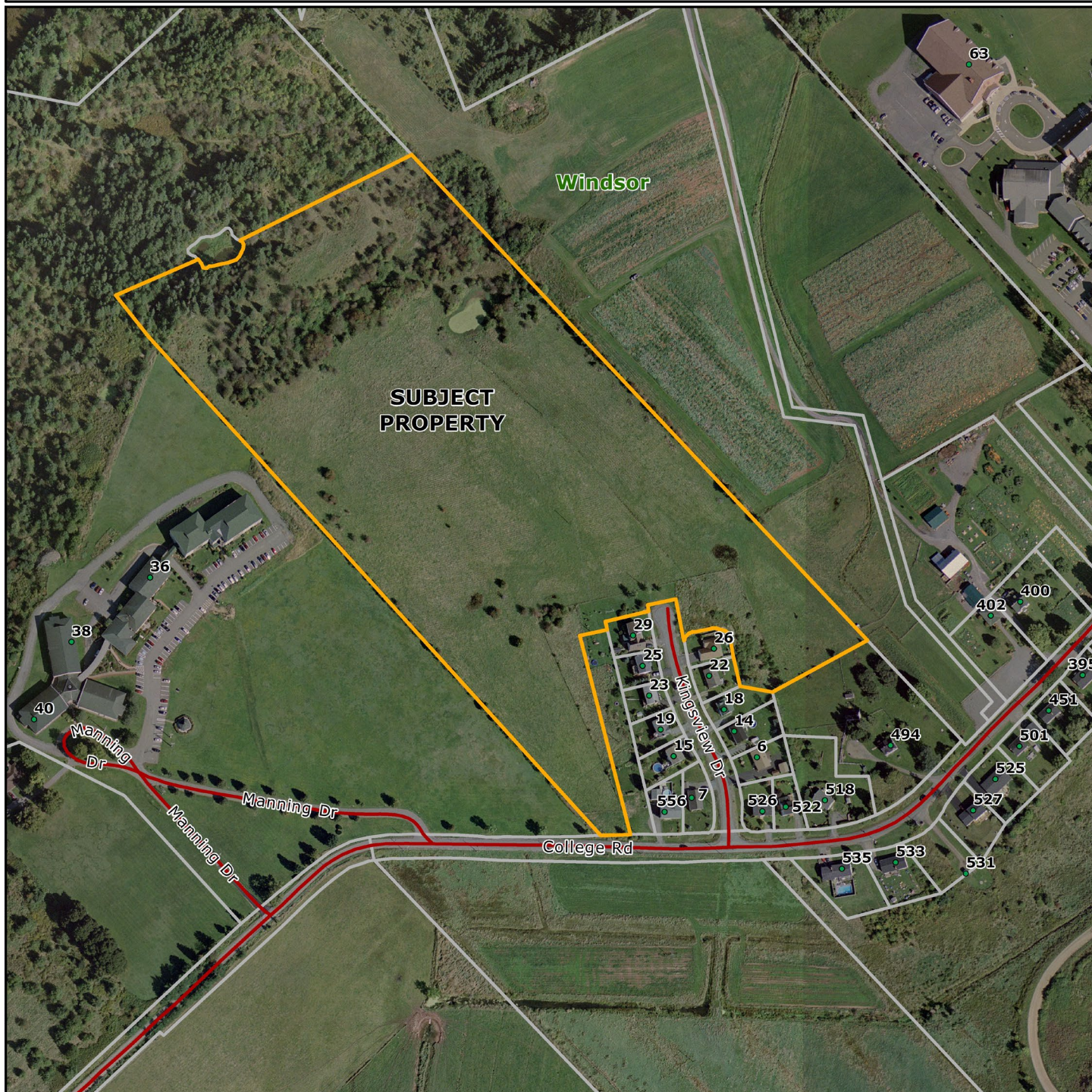
Public Information Meeting

January 12, 2023

something inspiring awaits



Orthophoto



Application

- Application received November 29, 2022 from Krista Beeler and Ed Sherman on behalf of the Hants County Residence for Senior Citizens
 - Dykeland Lodge is operated by their Board of Directors
- Request to amend the development agreement with Hants County Residence for Senior Citizens on PID 45336203, College Road, to increase the maximum number of beds permitted in the home for special care from 128 to 160

Background

- Development agreement with Hants County Residence for Senior Citizens was approved by Council on May 24, 2022
- Permits a new home for special care with up to 128 beds, plus up to 126 dwelling units on the same lot, which may be used as part of the homes for special care or as assisted living units
- Following approval by Council, the Province requested that Dykeland Lodge construct a larger facility than originally anticipated - expected to now include 144-beds
- Dykeland Lodge would like Council to consider allowing a maximum of 160-beds within the home for special care to accommodate this request and any future increases



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



Development Agreement Amendments

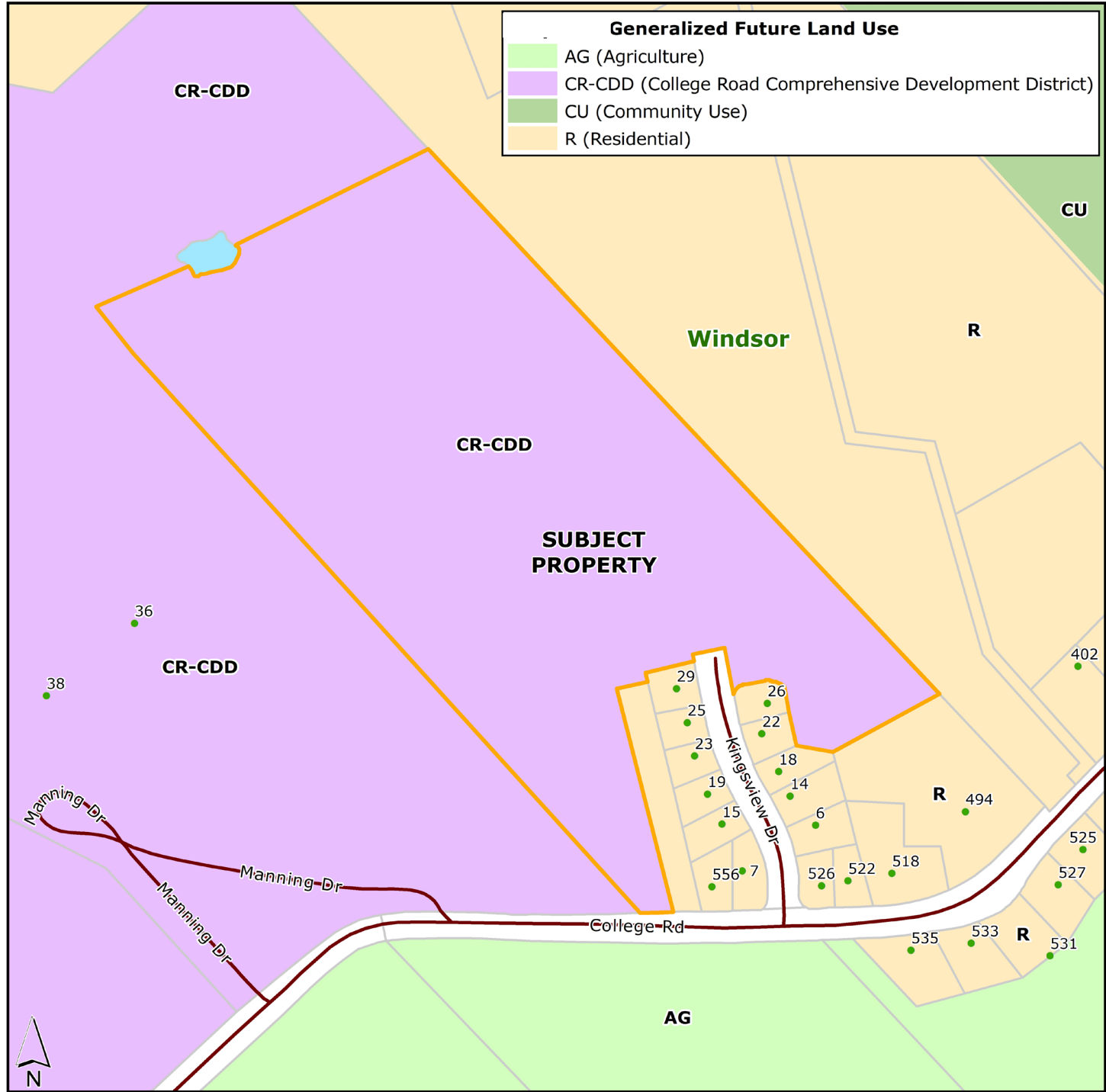
- A property owner can apply for an amendment to a development agreement registered on their property at any time
- Section 3.3 outlines substantive matters of the development agreement
- Section 3.3 (b) states that *“the maximum number of beds in the homes for special care and maximum number of residential dwelling units permitted on the lot in Section 2.2, Development Location and Design”* is a substantive amendment to the development agreement
- Therefore, this amendment application must follow the regular process for planning applications, including a Public Hearing



Site Plan

No changes proposed

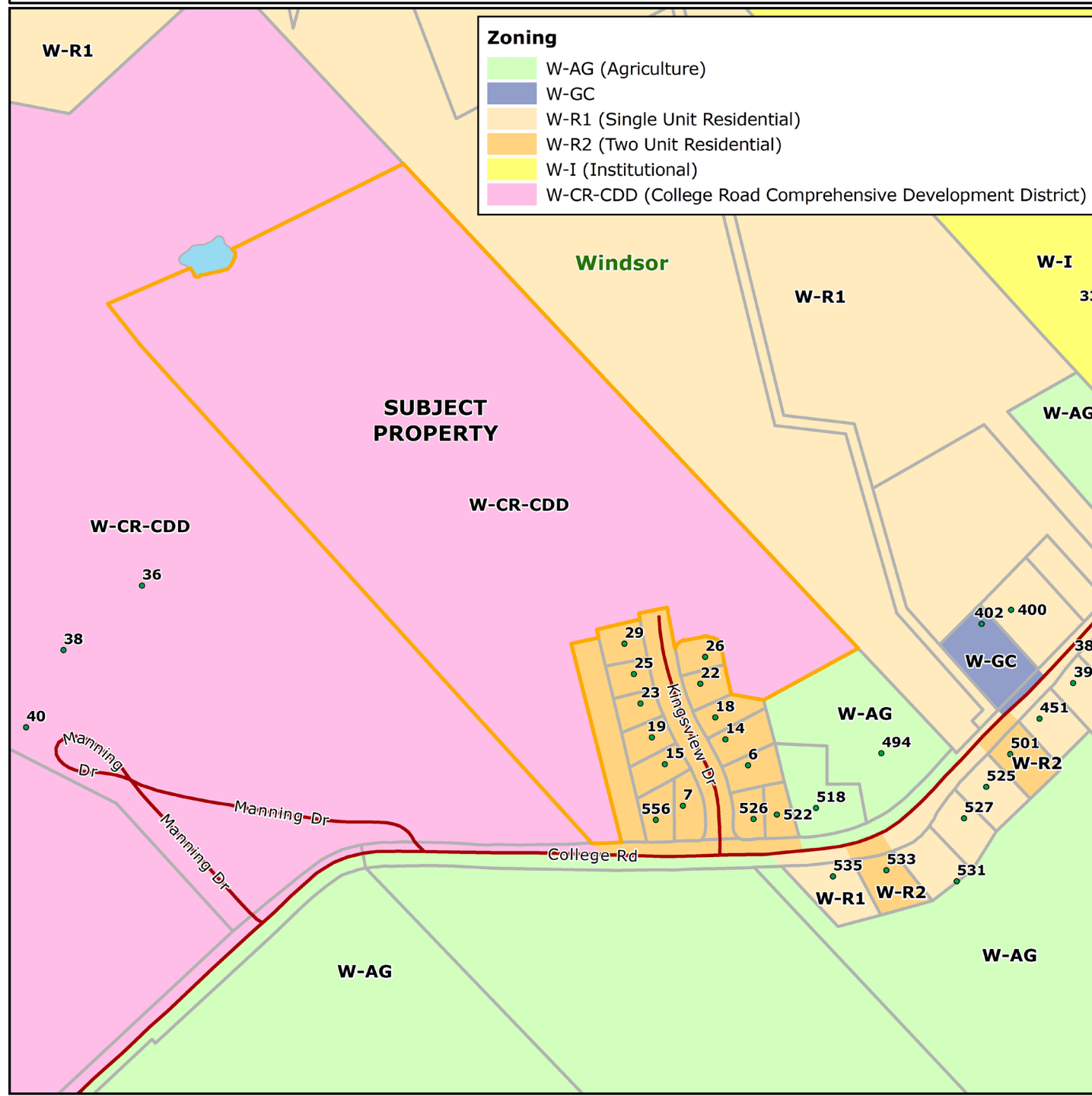




GFLUM



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 12

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 27**
- 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



Applicant Presentation

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West Hants

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