

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, December 7, 2023

Pesaquid Comprehensive Development District – Text Amendment

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 December 21 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



Pesaquid Comprehensive Development District – Windsor MPS/LUB Text Amendment

Public Information Meeting

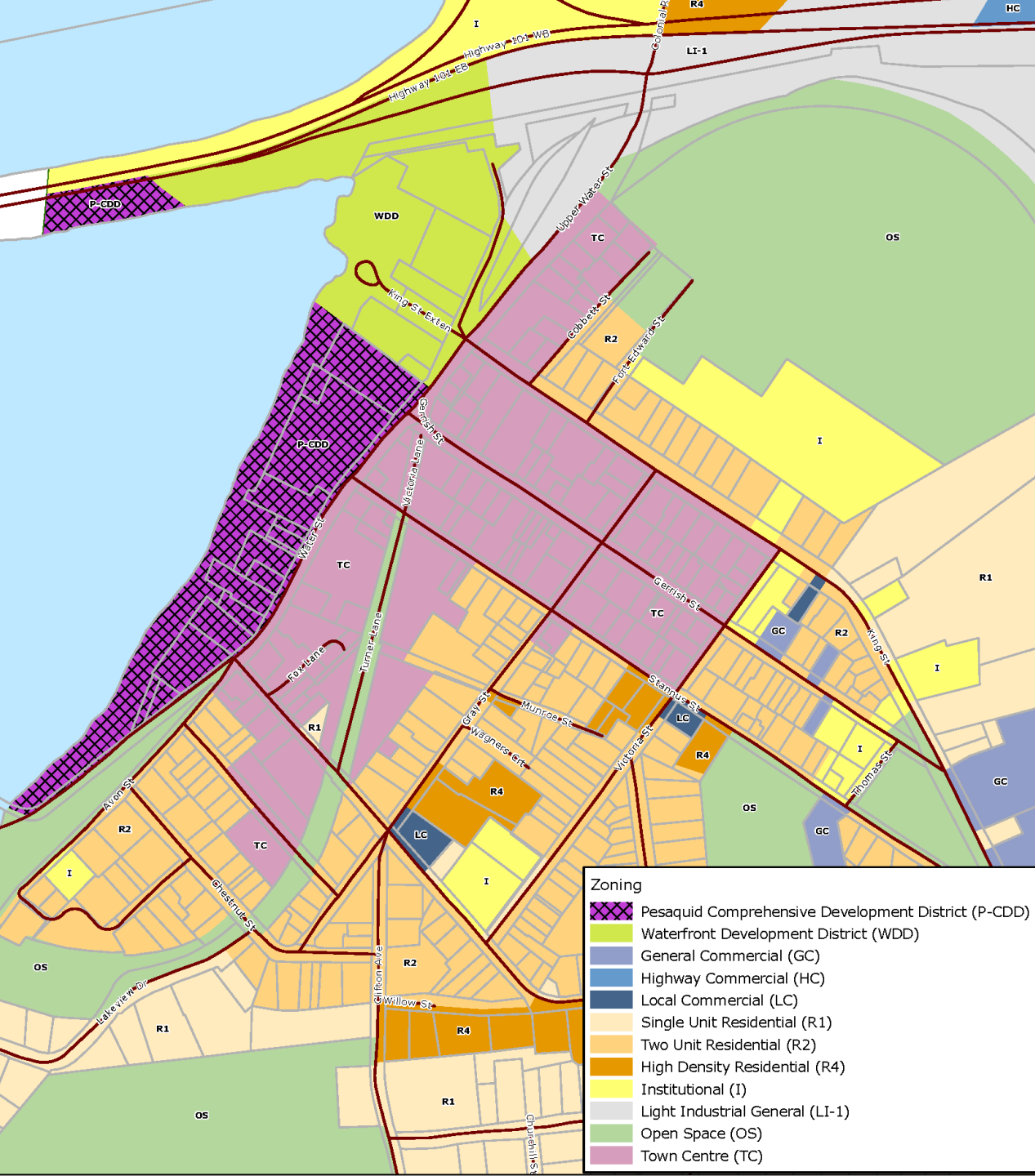
December 7, 2023

something inspiring awaits



Application

- A completed application was received from Chad and Mandy Singleton on October 19, 2023.
- The application was to amend the Windsor Municipal Planning Strategy and Land Use By-law to permit a rear-facing residential unit apartment unit on the ground floor of an existing business.

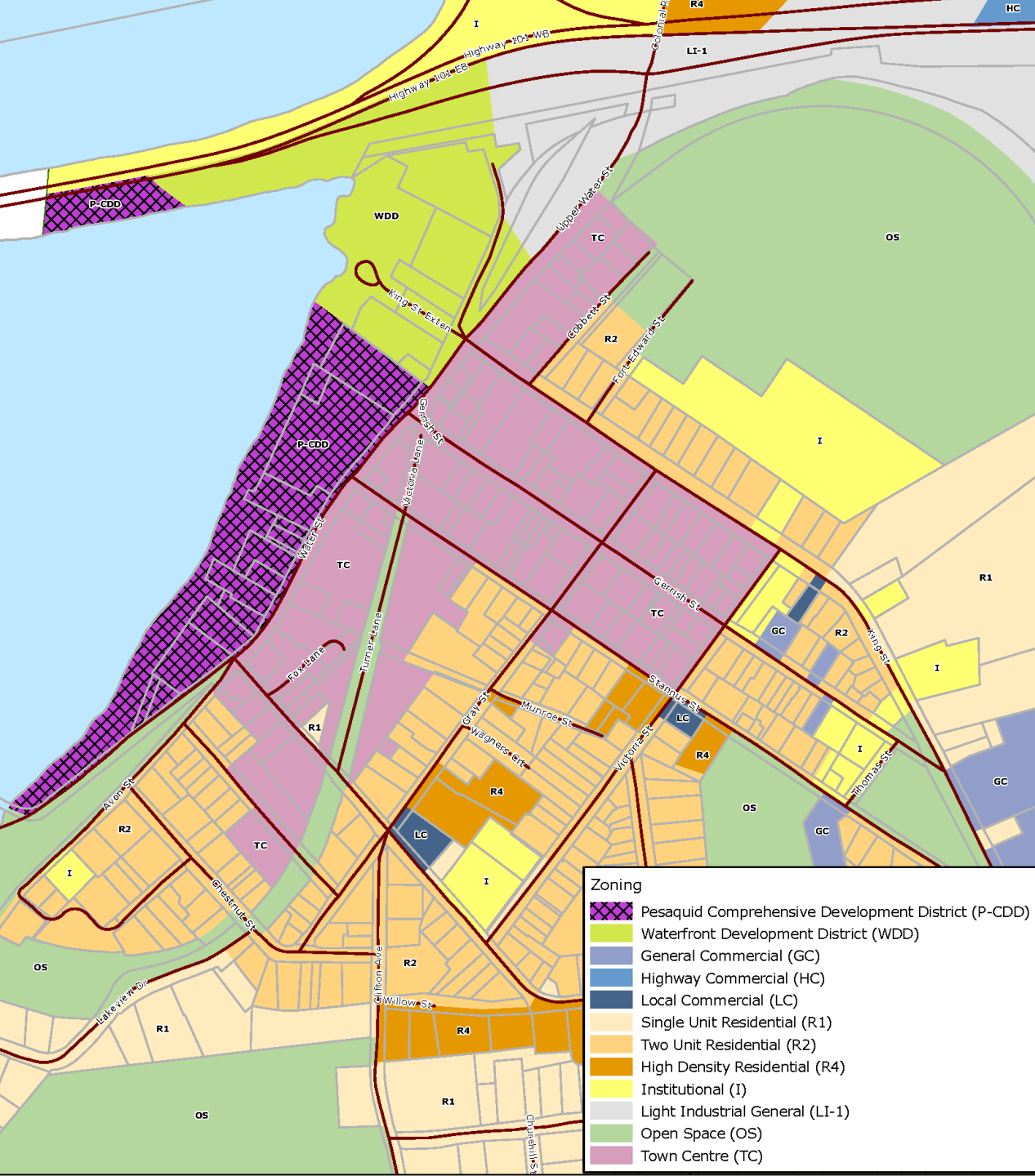


Pesaquid Comprehensive Development District

As-of-right development:

- change in use in an existing building, provided the use is permitted in the Town Centre (TC) zone;
- additions not exceeding 1,000 sq. ft. (92.90 sq. m.) in floor area, alterations, repairs and renovations to existing buildings, subject to Town Centre (TC) zone requirements;
- accessory structures not exceeding 500 sq. ft. (46.45 sq. m.) in floor area, subject to Town Centre (TC) zone requirements; and



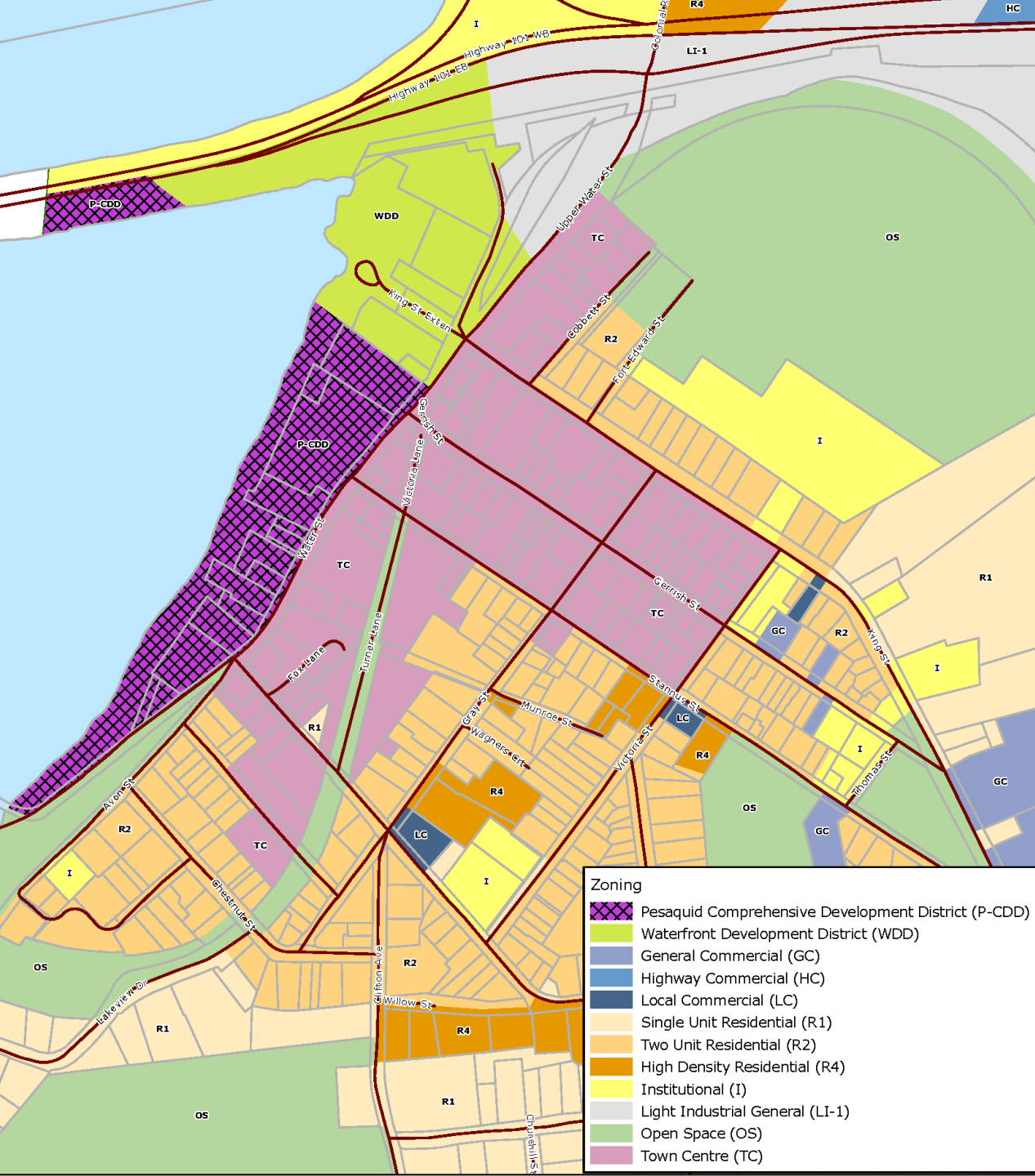


Pesaquid Comprehensive Development District

Permitted by Development Agreement in accordance with Policy 7.5.2:

- new main buildings;
- additions in excess of 1,000 sq. ft. (92.90 sq. m.) in floor area;
- accessory structures in excess of 500 sq. ft. (46.45 sq. m.) in floor area; or
- change in use in an existing building to a use which is not permitted in the Town Centre (TC) zone.





Pesaquid Comprehensive Development District

The following stipulation is included:

- The uses to be considered by development agreement shall be predominantly commercial, recreational, or institutional, with residential uses having a secondary focus, as defined in Policy 7.5.3 of the Municipal Planning Strategy.



Proposal Information

The following amendments to the Windsor Municipal Planning Strategy and Land Use By-law would be required for the proposal:

1. Adding wording to Policy 7.5.3 and Policy 7.5.5 of the MPS to permit residential development at the rear of the ground floor of existing buildings; and
2. The addition of residential development at the rear of the ground floor of existing buildings to the Section 15.1, *As-of-Right Development*, of the LUB.

These amendments would affect all properties zoned Pesaquid Comprehensive Development District (P-CDD) in Windsor.



Windsor MPS – General Criteria Policy

- **Policy 16.1.1** provides the ability for Council to consider amendments to the Municipal Planning Strategy.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

**Public Information Meeting –
December 7**

Staff Review

PAC/HAC Review and
Recommendation – January 11*

Council First Reading – January 23*

Public Hearing & Second Reading –
February 27*

Ministerial Review/Approval

Notice of Approval placed in paper

Process

Notice was placed in the
Valley Journal

*anticipated date



Comments Submission

- Comments and questions can be submitted by the public until noon on **December 21**
- 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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