

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, June 6, 2023

Cole Drive, Windsor (PID 45366432)

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 June 20 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



Part 2: Cole Drive Development Agreement

Public Information Meeting

June 6, 2023

something inspiring awaits

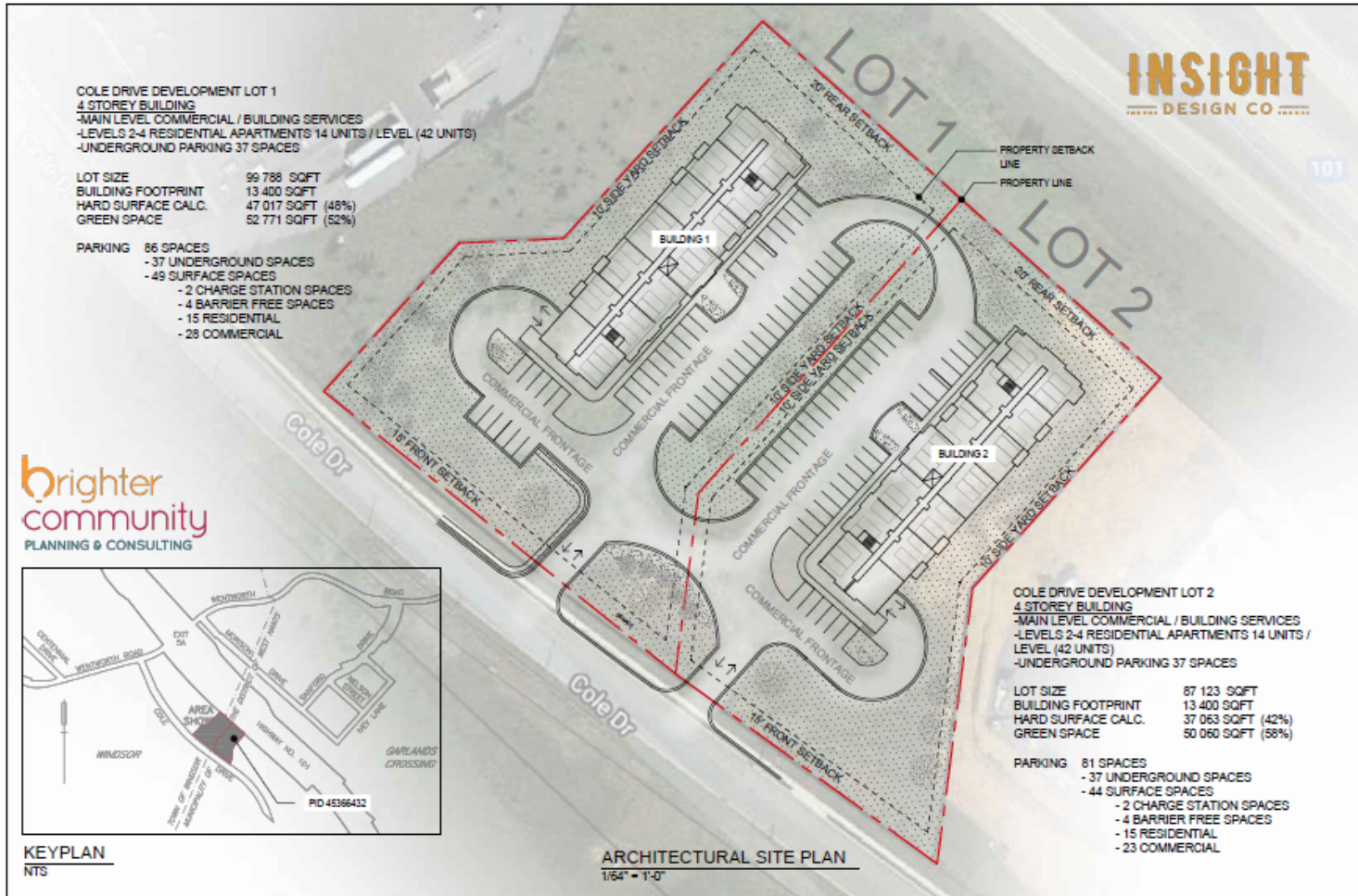


Application Background

- An updated application was received from Darren Shupe of Brighter Community Planning on behalf of Mainland South Investments on March 31, 2023.
- The application is to allow a proposed development for a 4-storey mixed-use building by development agreement.



Development Proposal – LOT 1



- 4-storey building (1st floor commercial, floors 2-4 residential)
- 42 total apartment units
- 13 400 sq. ft. of total commercial space
- 86 parking spaces (37 underground, 49 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, 5.5.1, 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 Windsor portion of Part 2.



**Cole Drive, Windsor/Garlands Crossing
PID 45366432**



Orthophoto

- The property is currently vacant
- The property is the Windsor portion of the original application
- Abuts a grocery store, Highway 101, and the West Hants portion of the original application

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Orthophoto

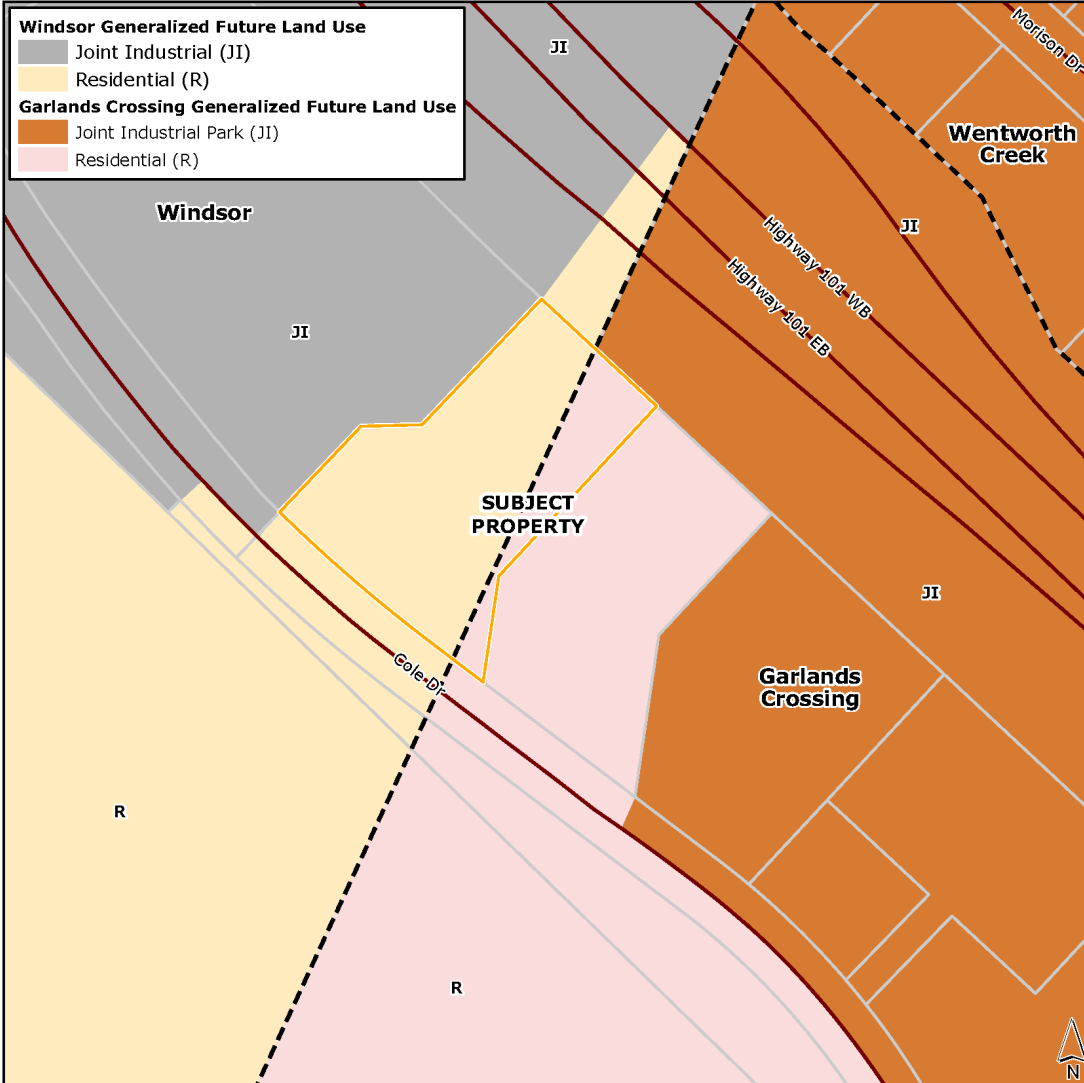


- Subject Parcel
- Communities
- Parcels
- Roads

something inspiring awaits



**Cole Drive, Windsor/Garlands Crossing
PID 45366432**



GFLUM

Windsor:

- Residential Designation

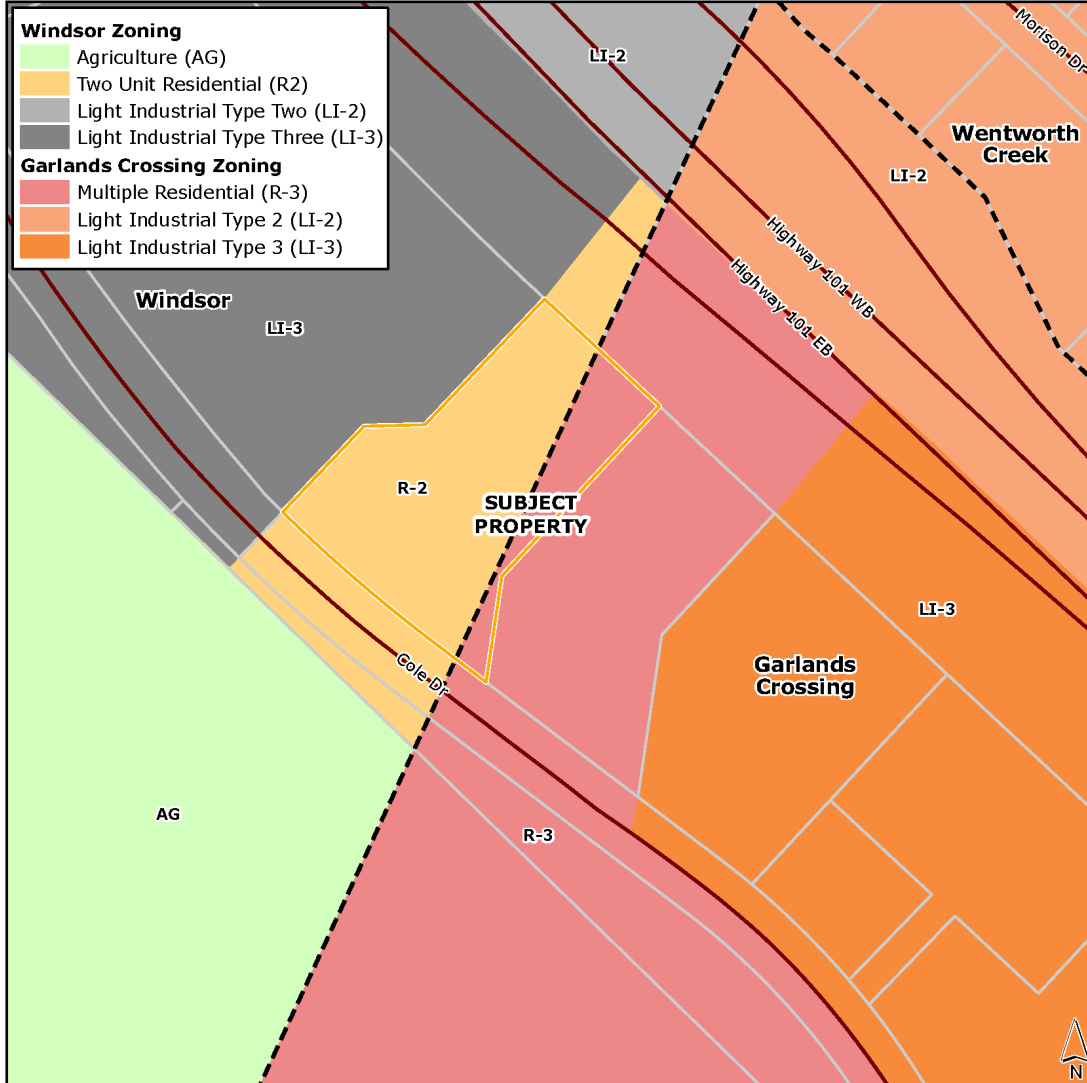
West Hants:

- Residential Designation and Three Mile Plains Growth Centre

something inspiring awaits

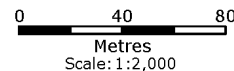


**Cole Drive, Windsor/Garlands Crossing
PID 45366432**



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Zoning



- Subject Parcel
- Communities
- Parcels
- Roads

Zoning – Windsor

- Two Unit Residential (R-2) zone

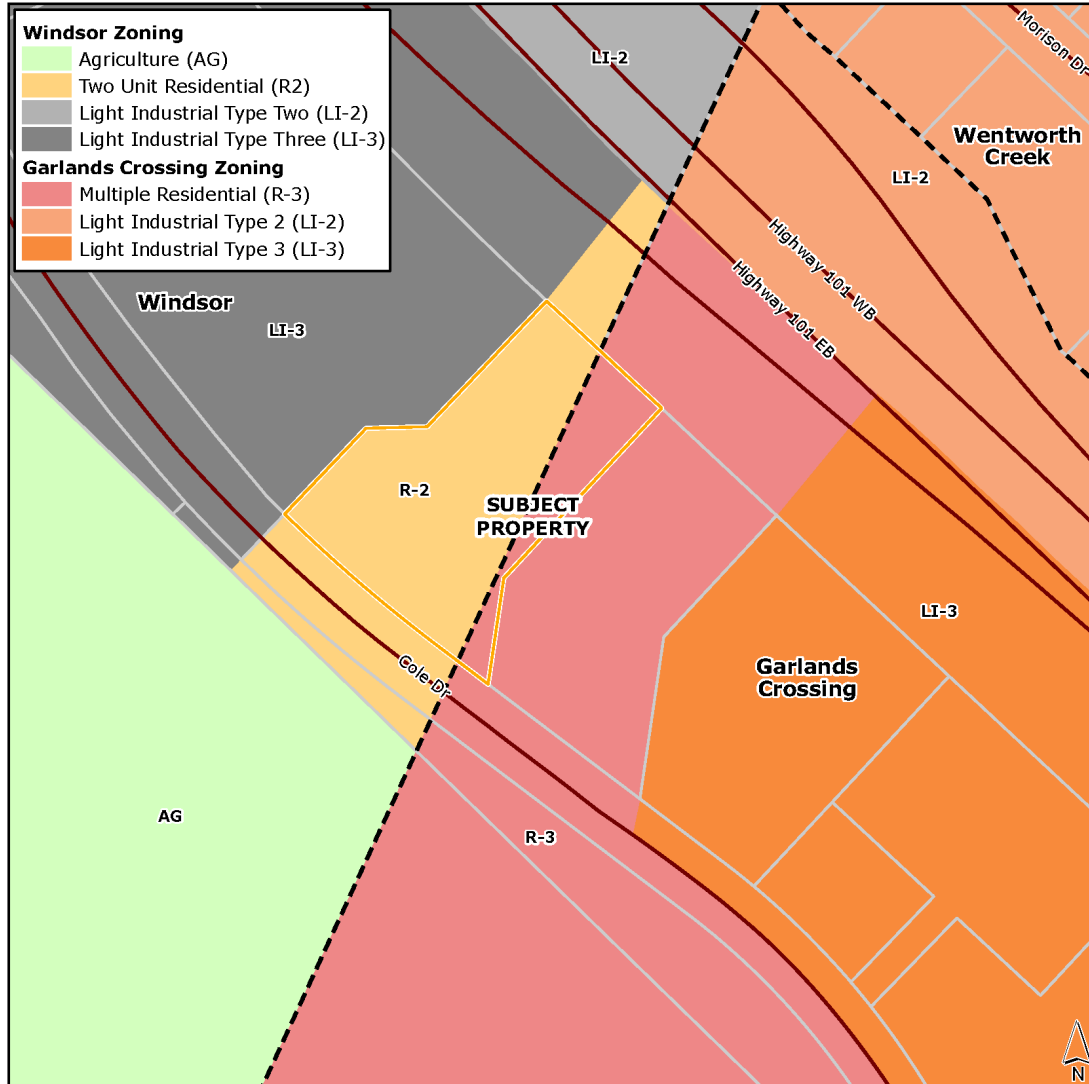
Permitted uses include:

- Uses permitted in the R-1 zone
- Converted dwellings to a maximum of two dwelling units
- Two-unit dwellings

something inspiring awaits



**Cole Drive, Windsor/Garlands Crossing
PID 45366432**



Zoning – West Hants

- Multiple Unit Residential (R-3) zone

Permitted uses include:

- 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 – Windsor Development Agreement

- **Policy 5.4.6** enables Council to consider multiple unit residential development consisting of three or more units in the Residential Designation by development agreement.
- **Policy 5.5.1** enables Council to consider multiple unit residential development greater than three storeys in height in any residential zone by development agreement.
- **Policy 9.1.1** enables Council to consider mixed use developments in the Residential Designation by development agreement.
- **Policy 16.3.1** states general criteria for development agreements.



Public Information Meeting – June 6

Staff Review

PAC/HAC Review and Recommendation –
July 13*

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 **June 20**
- 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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