

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, May 11, 2023

Payzant Drive, Windsor

(PIDs 45053030, 45343878, 45343894, and 45234382)

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 May 25 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



Payzant Drive, Windsor Development Agreement

Public Information Meeting

May 11, 2023

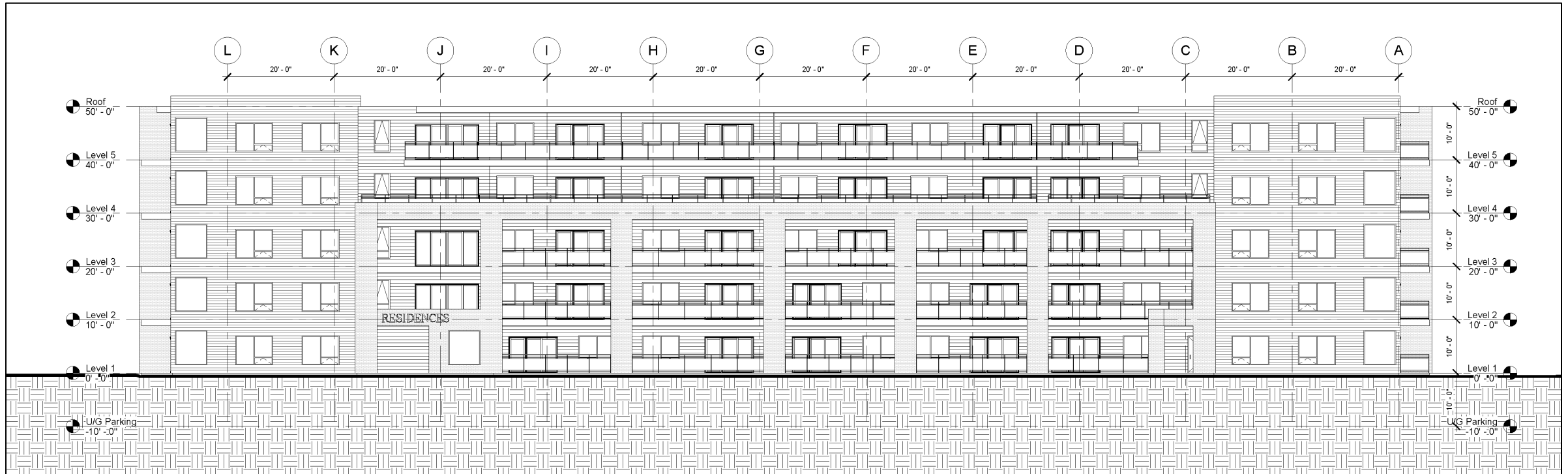
something inspiring awaits



Application

- A completed application was received from Noel Taiani of Parsons Green Developments on behalf of Abraham Zebian on March 15, 2023.
- The application was to permit a multi-phase residential development by development agreement.

Preliminary Site Plan – Submitted Drawings



Preliminary Site Plan – Submitted Drawings





West Hants

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Orthophoto

0 50 100
Metres
Scale: 1:2,200

 Subject Properties
 Parcels
 Roads

Orthophoto

- Located at the end of Payzant Drive
- Adjacent properties on include Avon View High School, the Windsor Baptist Church, residential dwellings to the north, and a mix of commercial and residential uses to the south

something inspiring awaits





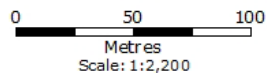
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Generalized Future Land Use



- Subject Properties
- Parcels
- Roads

GFLUM

- Residential Designation

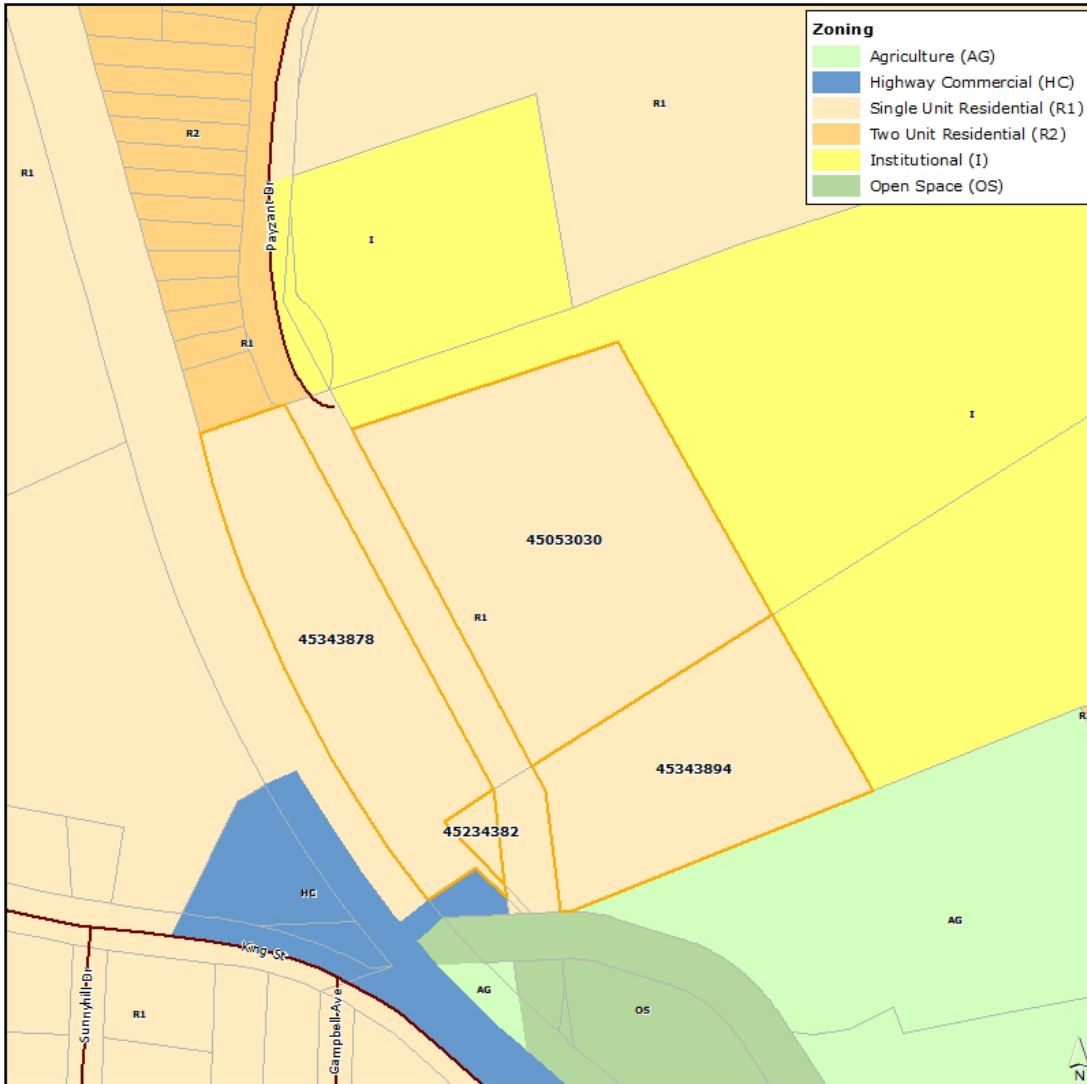
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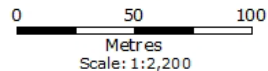
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Zoning



- Subject Properties
- Parcels
- Roads

Zoning - Current

- Single Unit Residential (R-1) zone
- Permitted uses include:
- Single unit dwellings

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View of Subject Lot from the End of Payzant Drive

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View of Surrounding Uses East of the Subject Lot



View of Surrounding Uses West of the Subject Lot

Windsor MPS – Enabling Policy

- **Policy 5.4.6** states the intention to allow Council to consider entering into a development agreement to allow, in the Residential designation, new multiple unit residential development consisting of three or more units.
- **Policy 5.5.1** states the intention to allow Council to consider permitting dwellings in excess of three storeys by development agreement.

Windsor MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for development agreements.
- **Policy 5.4.5** states that Council requires adequate recreational space for multiple unit residential development.

Public Information Meeting – May 11

Staff Review

PAC/HAC Review and Recommendation –
June 8*

Regional Council First Reading

Public Hearing & Second Reading

Notice Placed 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 date



Comments Submission

- Comments and questions can be submitted by the public until noon on **May 25**
- 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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