

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Thursday, November 2, 2023

172, 179, 180, 187 & 188 Wagners Court, Windsor  
(PID 45058310 & 45058344)

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (Edward Edelstein)
5. Questions or Comments from the public can be sent until noon on Nov. 16 to Planner Dunphy to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 118; or
  - [adunphy@westhants.ca](mailto:adunphy@westhants.ca)
6. Conclusion of Public Information Meeting



# Wagners Court Development Agreement

Public Information Meeting

November 2, 2023

something inspiring awaits



# Application Background

- An application was received from Edward Edelstein of Ecogreen Homes on October 11, 2023.
- The application is to allow the conversion from single unit residential dwellings into two-unit residential dwellings for 172, 179, 180, 187, and 188 Wagners Court by development agreement.



# Development Proposal

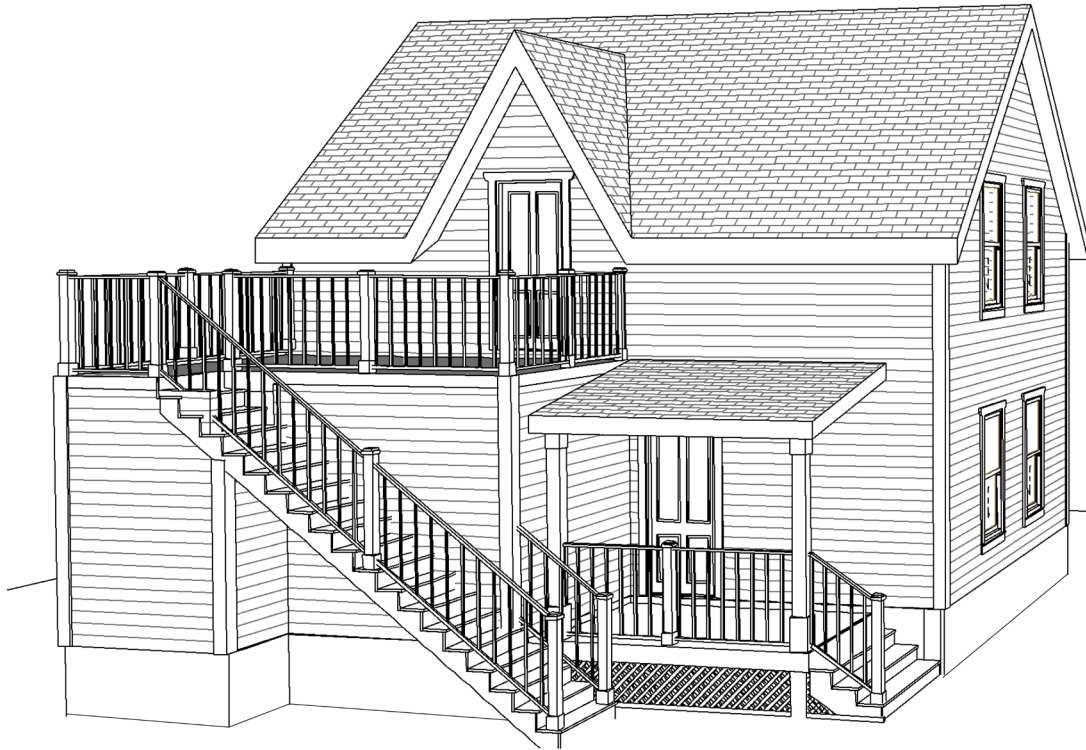


- Addition of 5 units across 5 existing dwellings
- 11 units total on both lots
- 12 parking spaces provided

 - Existing     - New     - Proposed Shed 8'x10'x10'(h)



# Development Proposal



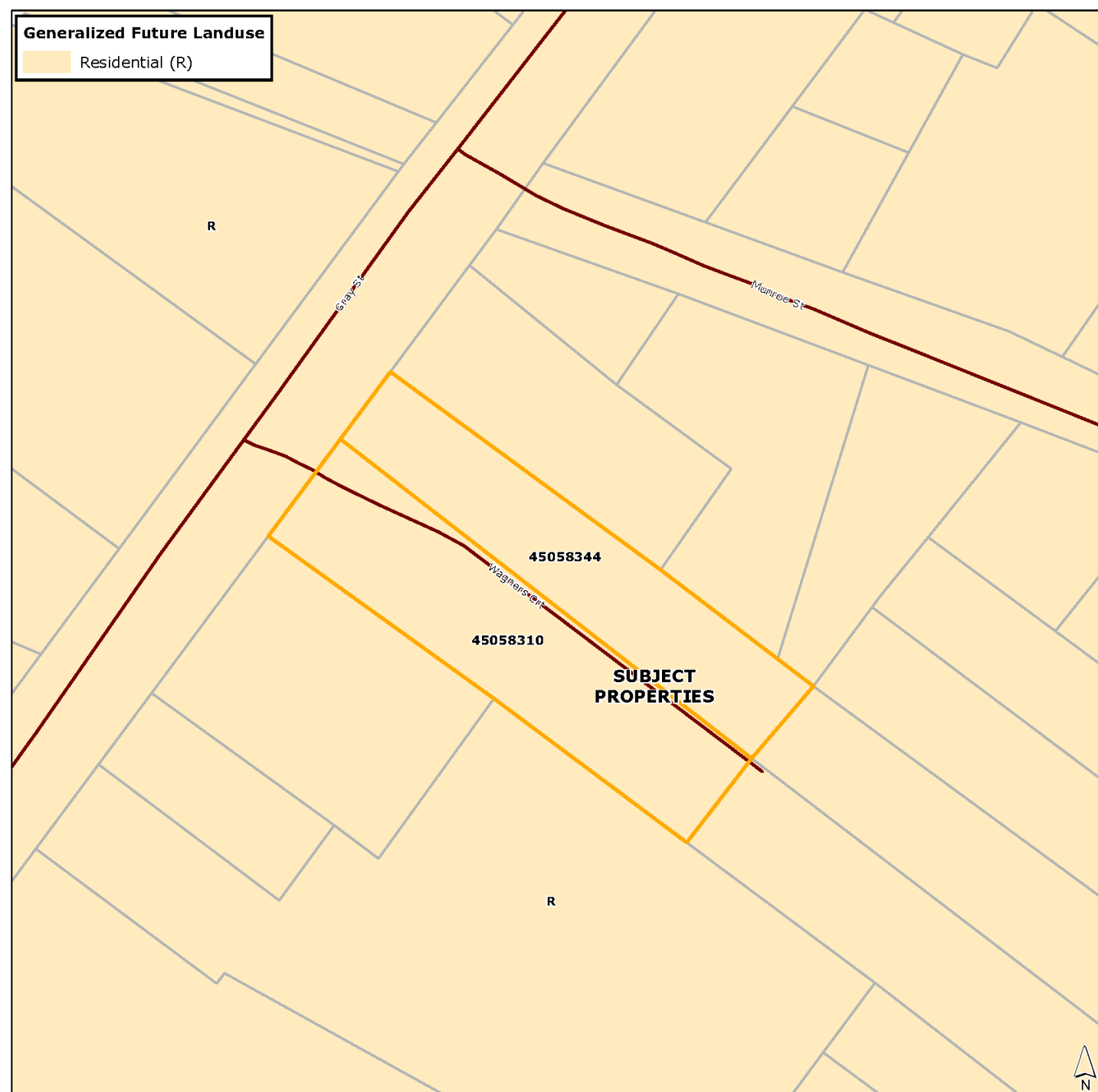
# Orthophoto

- The properties currently have 3 single unit dwellings located mirroring each other on each lot
- Abuts a number of residential uses and is located across Gray Street from the Windsor Curling Club



**Generalized Future Landuse**

Residential (R)



# GFLUM

- Residential Designation

something inspiring awaits



# Zoning

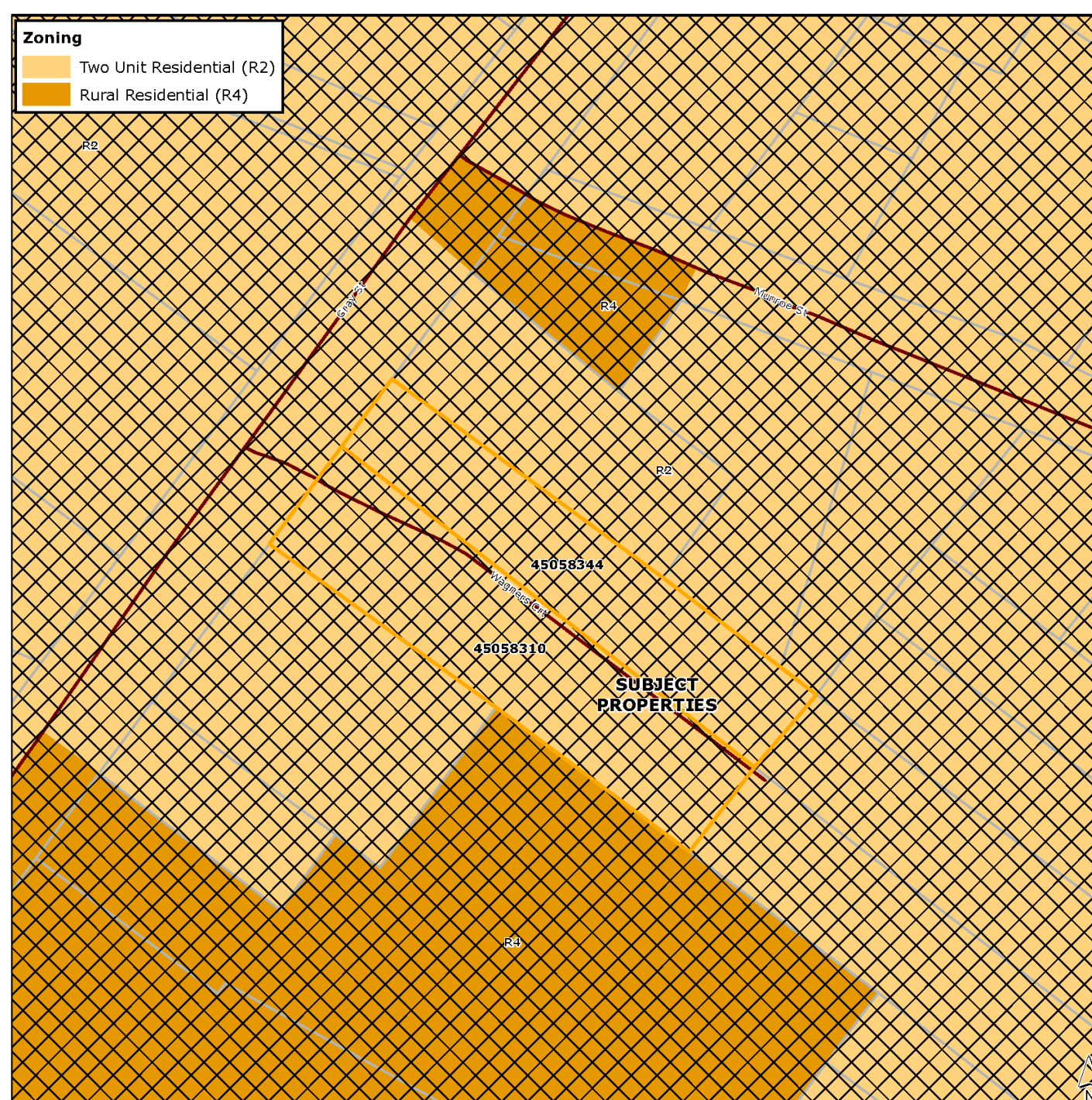
- Two Unit Residential (R-2) zone

Permitted uses include:

- Single and Two-unit dwellings

- Architectural Control District

Requires developments to meet the Architectural Design Manual





View down centre of Subject Lots





View across from Subject Lots



# Windsor MPS Policies

- **Policy 5.4.6** enables Council to consider grouped dwellings in the Residential designation by development agreement.
- **Policy 13.0.3** requests comment from the Heritage Advisory Committee on design review for development agreements within the Architectural Control District.
- **Policy 16.3.1** states general criteria for development agreements.



**Public Information Meeting – Nov. 2**

Staff Review

PAC/HAC Review and Recommendation –  
Dec. 14\*

Council First Reading – Jan. 23\*

Public Hearing & Second Reading – Feb. 27\*

Notice of Approval

14 Day Appeal Period

# Process

Notice was placed in the Valley Journal Advertiser

Properties within 300 ft were notified of the Public Information Meeting

Signage posted on the subject lot

\* Anticipated Date



# Comments Submission

- Comments and questions can be submitted by the public until noon on **November 16**
- 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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