



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, July 7, 2026

Development Agreement Application:
19 Victoria St, Windsor (PID 45059987)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on July 21, 2026, to Director Poirier to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 117; or
 - spoirier@westhants.ca
- Conclusion of Public Information Meeting

something inspiring awaits



Development Agreement Application: 19 Victoria St, Windsor (PID 45059987)

Public Information Meeting
July 7, 2026

something inspiring awaits



Background

- The property is currently owned by the Municipality and is in the process of being sold through a purchase and sale agreement. This follows Council's decision to declare the subject lot and building surplus at its September 23, 2025, Council meeting.
- A completed application was received on June 17, 2026, from RM Architects Inc.
- The application proposes to enter into a development agreement to permit a 4-storey mixed-use building.
- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not otherwise permitted in the underlying zone.



Development Proposal



- 39 residential units and one ground-floor commercial unit facing the intersection of Victoria and Gerrish Street
- 42 parking spaces (mostly underground)



Development Proposal



inspiring awaits

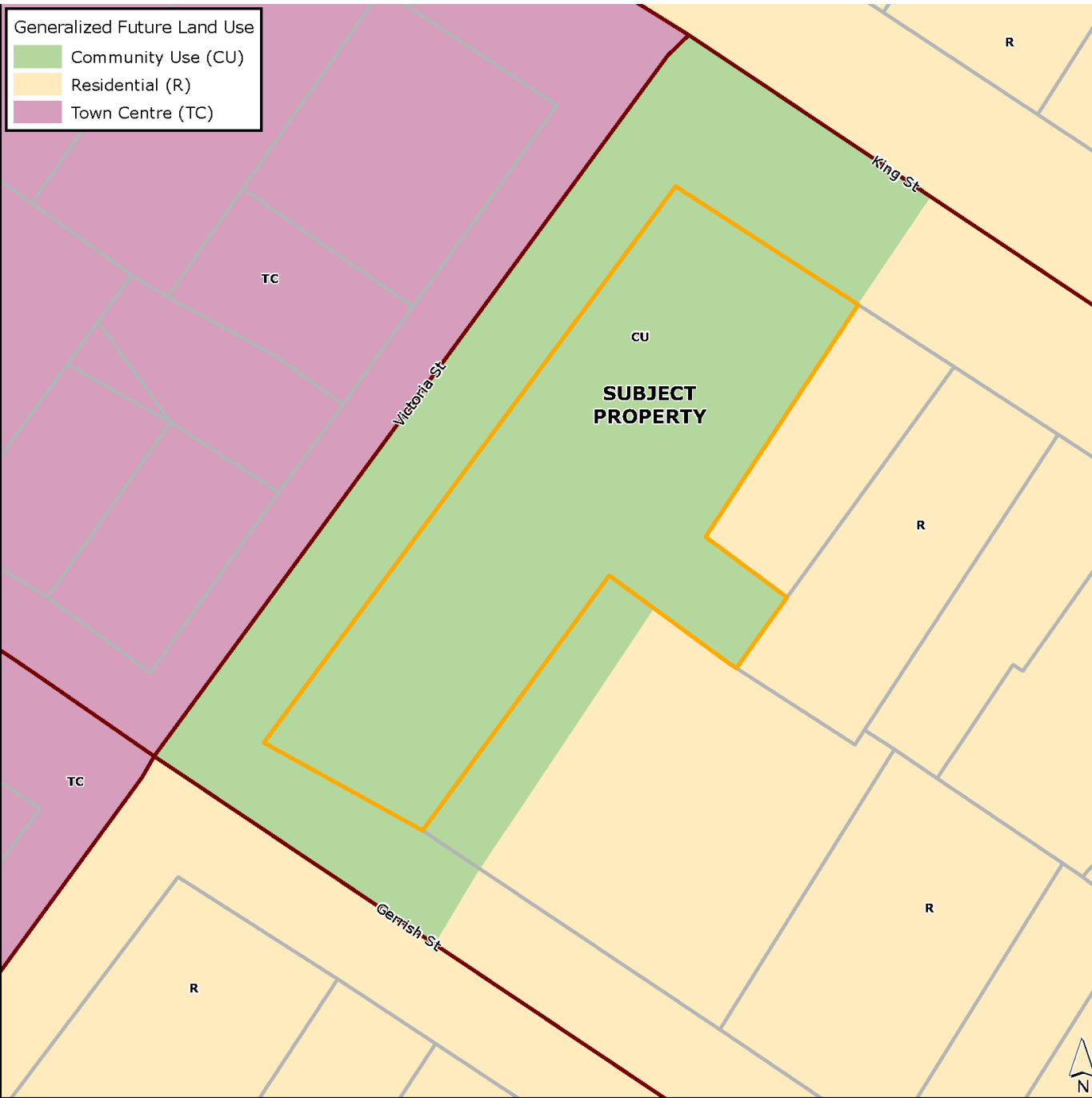




Orthophoto

- The property is currently vacant following the Province's closure of the courthouse in 2025.
- The property has frontage on Gerrish Street, Victoria Street, and King Street.
- The surrounding area comprises a mix of commercial, institutional, and residential uses.





Generalized Future Land Use Map

Current Designation:

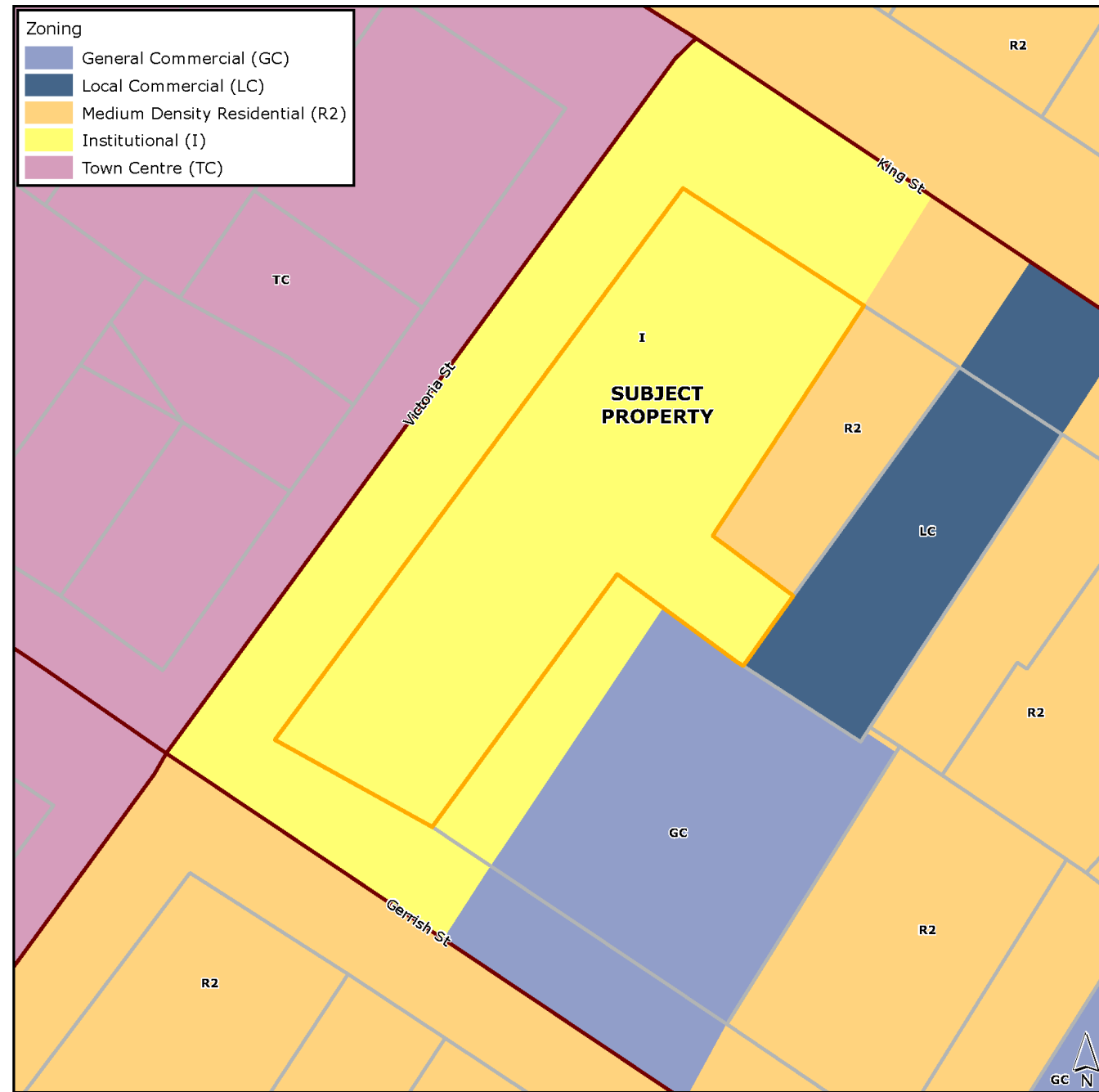
- Community Use



Current Zoning

Institutional (I) zone permits (partial list):

- Any institutional use
- Churches, community centres
- Colleges, universities and schools
- Emergency services facilities
- Government offices
- Hospitals and medical clinics
- Senior citizen housing





View of the subject lot from King Street



View of the existing buildings from Gerrish Street

something inspiring awaits



Windsor Municipal Planning Strategy

- **Policy 16.1.4** enables Council to consider entering into a development agreement for a property immediately adjacent to a given land use designation on the Generalized Future Land Use Map (Map 1) without requiring a Strategy amendment, provided that all policies of the Strategy are satisfied.
- **Policy 9.1.1** allows Council to consider new mixed use residential/commercial developments with two or more dwelling units by development agreement in areas designated Residential.

Windsor Municipal Planning Strategy

- **Policy 16.3.1** states general criteria for development agreements, which include, but are not limited to:
 - Adequacy of water and sewer services; road networks, fire protection and other emergency services
 - Suitability of transportation access
 - Compliance with other municipal, provincial, and federal regulations



Public Information Meeting – July 7

Staff Review

PAC/HAC Review and Recommendation –
TBD

Council First Reading – TBD

Public Hearing & Second Reading – TBD

Notice Placed in Paper

14 Day Appeal period

Public Process

- Notice was placed in the Valley Journal Advertiser
- Properties within 300 ft were notified of the Public Information Meeting



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **July 21, 2026**
- All correspondence should be sent to:

Sara Poirier, Director of Planning and Development

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





West Hants
something inspiring awaits

westhants.ca