

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, January 8, 2026

Clifton Avenue, Windsor (PID 45049921)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (Dave LeRiche)
5. Questions or Comments from the public can be sent until noon on January 22 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



Clifton Avenue, Windsor Rezoning

Public Information Meeting

January 8, 2026

something inspiring awaits



Application

- A completed application was received from Dave LeRiche on November 28, 2025.
- The application was to rezone a portion of the subject lot from Low Density Residential (R-1) to Medium Density Residential (R-2) to allow for subdivision and a six-unit residential development on the subject lot.





Orthophoto

- Converted eight-unit residential building (previous DA)
- Abuts a variety of residential uses, including high density units to the north and is located across Clifton Avenue from the Clifton Museum Park



GFLUM

Residential Designation

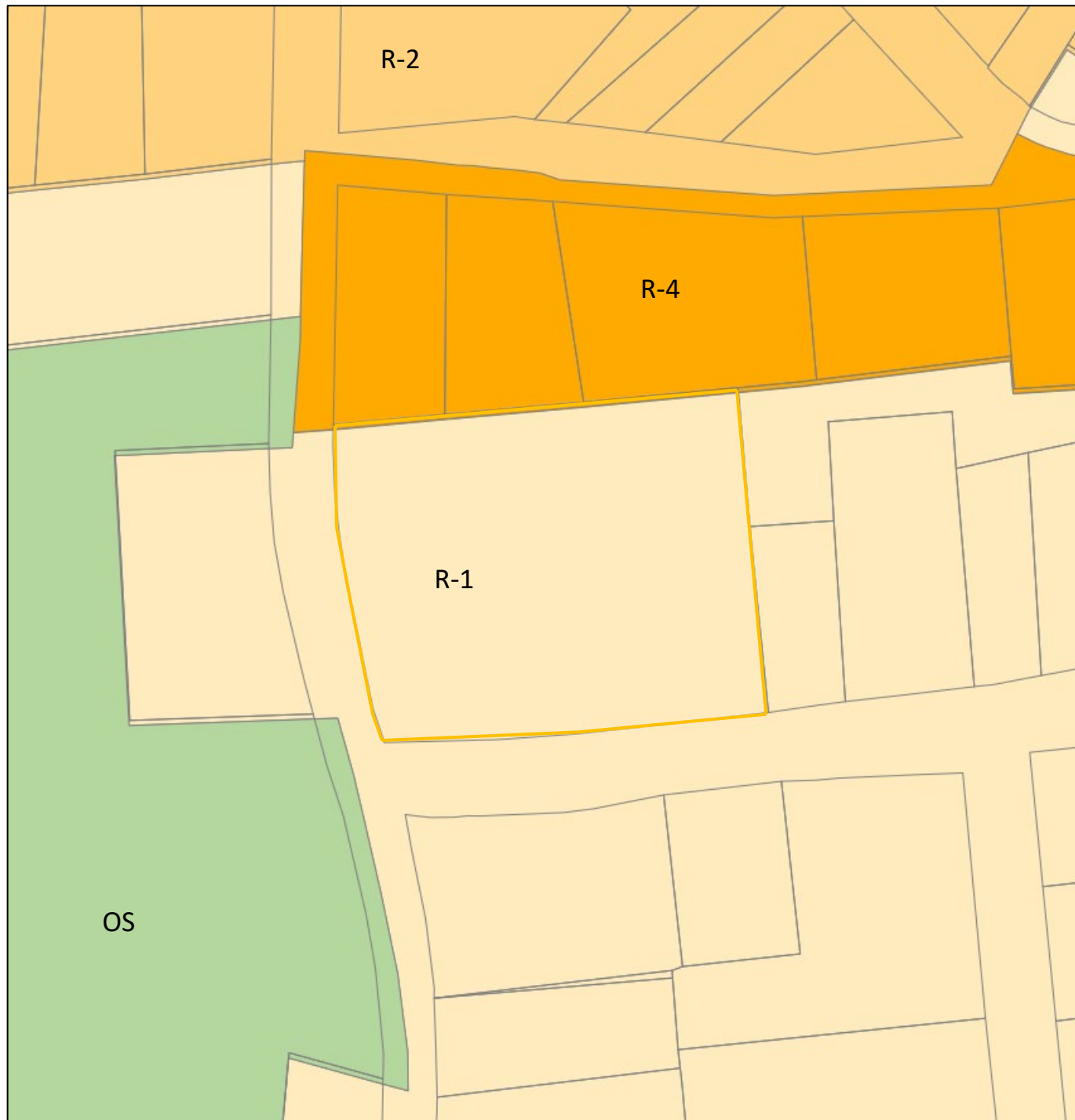


Current Zoning

Low Density Residential (R-1)

Permitted uses include:

- Dwellings containing up to 4 units; and
- Converted dwellings containing up to 4 units.



Proposed Zoning

Medium Density Residential (R-2)

Permitted uses include:

- Dwellings containing 5 or 6 units; and
- Uses permitted in the R-1 zone, subject to R-1 requirements.

The application requests that only the subdivided portion will be rezoned. This is a representation of the new lot.





View of Subject Lot from Alexander Street

something inspiring awaits





View of Surrounding Area on Alexander Street



Windsor MPS Policies

- **Policy 5.1.3** enables Council to consider rezoning a Low Density Residential (R-1) lot to Medium Density Residential (R-2), within the Residential Designation.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

Public Information Meeting – January 8

Staff Review

PAC/HAC Review and Recommendation –
February 12*

Council First Reading – February 24*

Public Hearing & Second Reading –
March 24*

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

Signage posted on subject lot

* Anticipated dates



Comments Submission

- Comments and questions can be submitted by the public until noon on **January 22**
- All correspondence should be sent to:

Alex Dunphy, Senior 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





West Hants
something inspiring awaits

westhants.ca