



West Hants
something inspiring awaits

WEST HANTS REGIONAL MUNICIPALITY
Planning and Heritage Advisory Committee (PAC/HAC) Agenda
February 13, 2025 – 6:00pm
Sanford Council Chambers and Zoom / YouTube Live

- 1.0 Call to Order and Attendance**
- 2.0 Announcements**
- 3.0 Approval of Agenda and Additions**
- 4.0 Declaration of Conflict of Interest**
- 5.0 [Approval of Minutes \(January 9, 2025\)](#)**
- 6.0 New Business**
 - 6.1 [File #24-25 Rezoning: 33 Lakewood Drive, Brooklyn, PID 45017183 \(Will Hong\) - Pg. 3](#)
 - 6.2 [Plan Review: Growth Centre Policies Discussion \(Alex Dunphy\) - Pg. 15](#)
- 7.0 Business Arising from the Public Information Meetings (February 5, 2025)**
 - 7.1 File #25-01 Rezoning and WHLUB Amendments: PID 45405784, College Rd, Windsor (Will Hong)
- 8.0 [Business Arising from the Minutes \(File Updates\) - Pg. 18](#)**
 - 8.1 Minas Basin Flood Study Results
 - 8.2 File #24-22 Development Agreement: 411 King Street, Windsor Phase 2 (Alex Dunphy)
 - 8.3 File #23-21 Windsor, West Hants and Hantsport MPS/LUB Amendments: Housing Accelerator Fund Initiatives #1-3 (Will Hong)
 - 8.4 File #24-26 Rezoning: 1177 King Street, Windsor, PID 45053816 (Alex Dunphy)
 - 8.5 File #24-03 Development Agreement: Bear Lake Wind Farm (Kari Fougere)
 - 8.6 File #24-21 Development Agreement: 439 Clifton Avenue, Windsor (Alex Dunphy)
 - 8.7 File #24-10 WHMPS Amendments: Wind Turbine Setbacks (Kari Fougere)
 - 8.8 File #24-01 Rezoning: PID 45045879 Willow St, Hantsport (Alex Dunphy)

8.9 File #23-33 Development Agreement: PID 45402831 Windsor Back Road, Three Mile Plains (Alex Dunphy)

9.0 [Building and Development Activity Reports \(January 2025\) - Pg. 22](#)

10.0 Notices from Adjacent Municipal Units (None)

11.0 Public Participation Period

12.0 Next Meeting Date (March 13, 2025) / Adjournment



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Will Hong, Planner

Date: February 13, 2025

Subject: WHLUB Map Amendment: 33 Lakewood Drive, Brooklyn (PID 45017183); File # 24-25

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

Staff recommend that the PAC/HAC forward a positive recommendation by passing the following motion:

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law to rezone PID 45017183 at 33 Lakewood Drive in Brooklyn from the split zone of Two Unit Residential (R-2) and Highway Commercial (GC) zone to the Two Unit Residential (R-2) zone entirely as shown in the report #24-25 to the Planning and Heritage Advisory Committee dated February 13, 2025.

BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received from Michael Redmon on behalf of Diane Saunders on November 5, 2024. The application was to rezone the subject lot from a split zone of Highway Commercial and Two Unit Residential to Two Unit Residential (R-2) entirely in order to subdivide three different residential lots after rezoning.

DISCUSSION

The subject lot is 20 acres with frontage on both Highway 215 and 33 Lakewood Drive, which contains a single unit dwelling fronting the Lakewood Drive and a derelict, old barn located on the eastern side of the property.

The subject lot is currently designated Village on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1). The subject lot is split into two zones, with a portion zoned Two Unit Residential (R-2) and another portion zoned Highway Commercial (HC) on Schedule A of the West Hants Land Use By-law (WHLUB) (Figure 2).

All properties surrounding the subject lot are designated Village. Adjacent uses primarily consist of low-density residential dwellings, and a self-storage facility on Highway 215. These properties have a mix of zoning including the Two Unit Residential (R-2) zone, Highway Commercial (HC) zone, Resource Industrial (M-1) zone

Municipal Planning Strategy Review

Policy 6.2.3 is the primary enabling policy to be considered for this application. This policy provides Council with the ability to consider rezoning land to Single Unit Residential (R-1) or Two Unit Residential (R-2) within the Village designation. The policy also includes criteria which must be considered in relation to the proposal. The evaluation of the full list of criteria is included in Attachment A. In summary, the proposal meets the criteria since:

- the subject lot is not conflict with adjacent existing uses.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the West Hants Land Use By-law. The full list of criteria is included in Attachment A. In summary, the proposal meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Area Manager of the Nova Scotia Department of Public Works, and Public Works Engineering Division have no concerns which have not been addressed in this report.

Public Comment Response

Staff did not receive any responses during the 14 days comment period. Staff received one response from resident in the area before the Public Information Meeting including concerns regarding safe road access on potential new driveway on Highway 215.

In response to this concern, staff contacted Nova Scotia Public Works Department (NSDPW), who has the jurisdiction of Highway 215. The initial response from NSDPW confirmed that the subject property has safe roadway access to both Lakewood Drive and Highway 215.

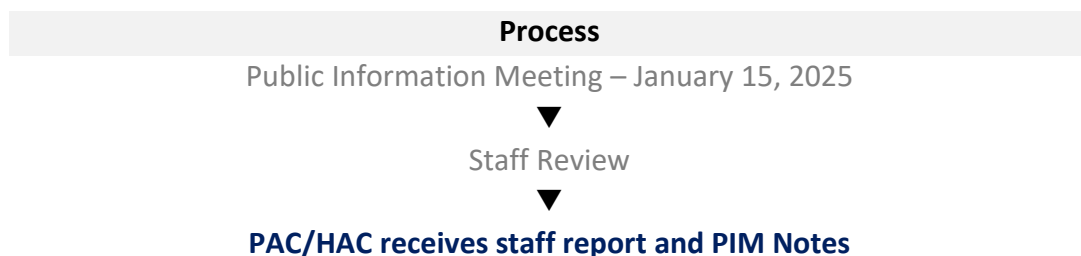
A Public Information Meeting was held on January 15, 2025. There was one question from the member of public to better understand what is being proposed on the lot. The applicant provided further details about their development plans to subdivide into 3 lots for personal use after rezoning.

MUNICIPAL CLIMATE CHANGE ACTION PLAN

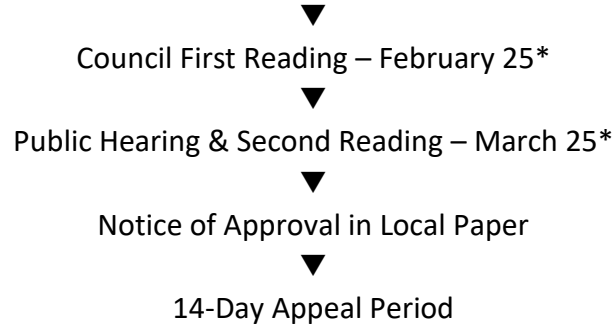
The Municipal Climate Change Action Plan (MCCAP) Coastal Flooding map does not show any risks of coastal flooding on the subject lot. The MCCAP Inland Flooding map shows the property as having both 0-0.10 m and 0.11 - 0.50m depth to water table. Section 4.3.2 of the MCCAP (pg. 40-41) explains the Inland Flooding map in more detail. It states “The Depth to Water Table categories, as seen on the map, indicate quality of drainage: the 0-0.10 m class is generally associated with poor drainage and the 0.11-0.50 m class with imperfect drainage. These areas can be used to infer where water will naturally flow and/or accumulate in the landscape. Therefore, property owners are responsible for ensuring that their lot is suitable for the proposed uses.

NEXT STEPS

As noted above, the proposed amendment has been considered within the context of the general policies of the WHMPS, and is consistent with the intent, objectives, policies and criteria of the WHMPS. As a result, it is reasonable to amend the zoning of PID 45017183 to the Two Unit Residential (R-2) zone.



Review and Recommendation – February 13, 2025



*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality with regard to the filing of this report.

ALTERNATIVES

In response to this application, the PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the amendment as drafted or as specifically revised by direction of PAC/HAC;
- provide alternative direction, such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	West Hants GFLUM Extract
Figure 2	West Hants Zoning Map Extract
Figure 3	West Hants Proposed Zoning Map Extract
Attachment A	Policy Summary for WHLUB Amendments
Attachment B	Public Information Meeting Notes

Report Prepared by: _____
Will Hong, Planner

Report Approved by: _____
Kari Fougere, Acting Director of Planning and Development

Figure 1 – West Hants GFLUM Extract

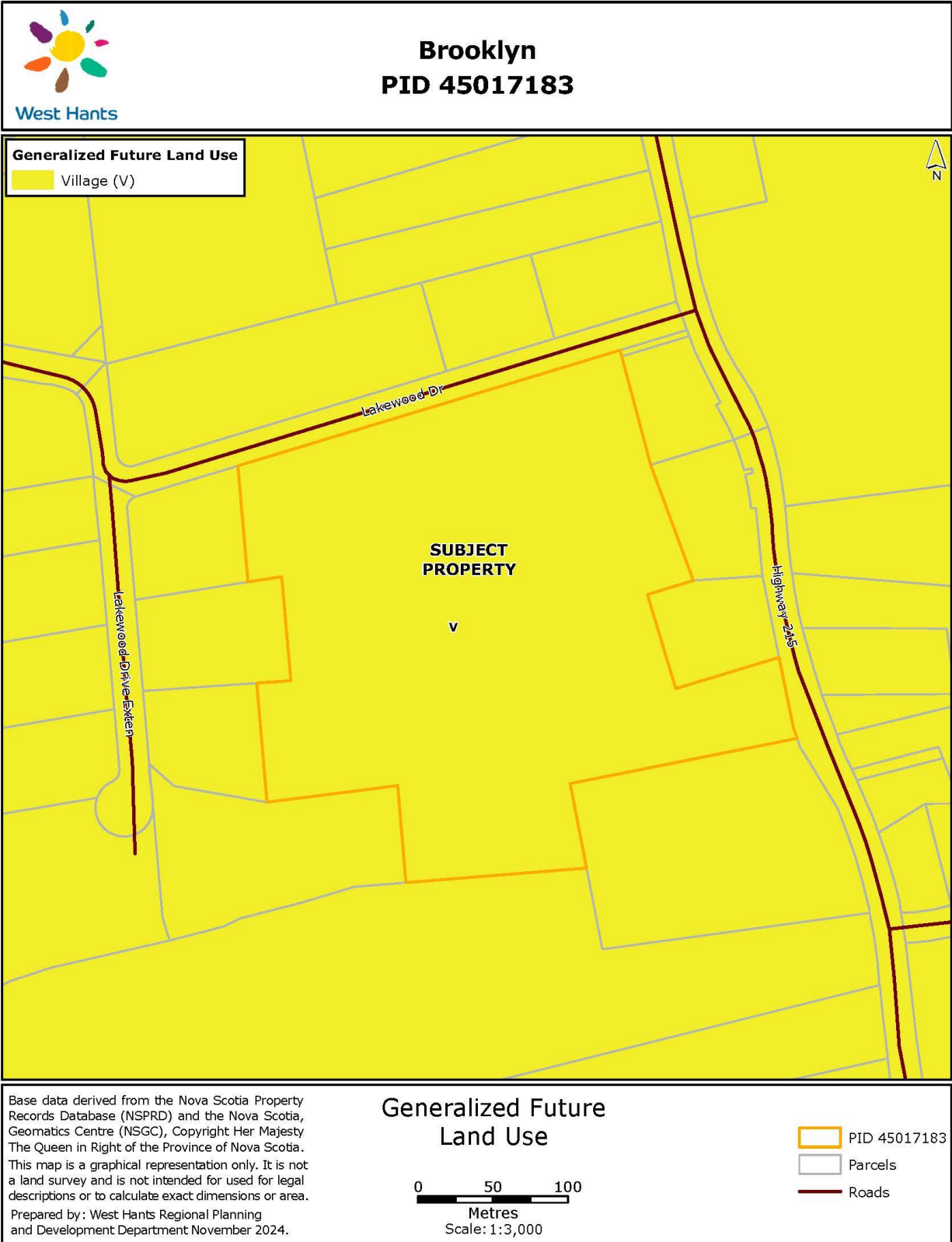


Figure 2 – West Hants Zoning Map Extract

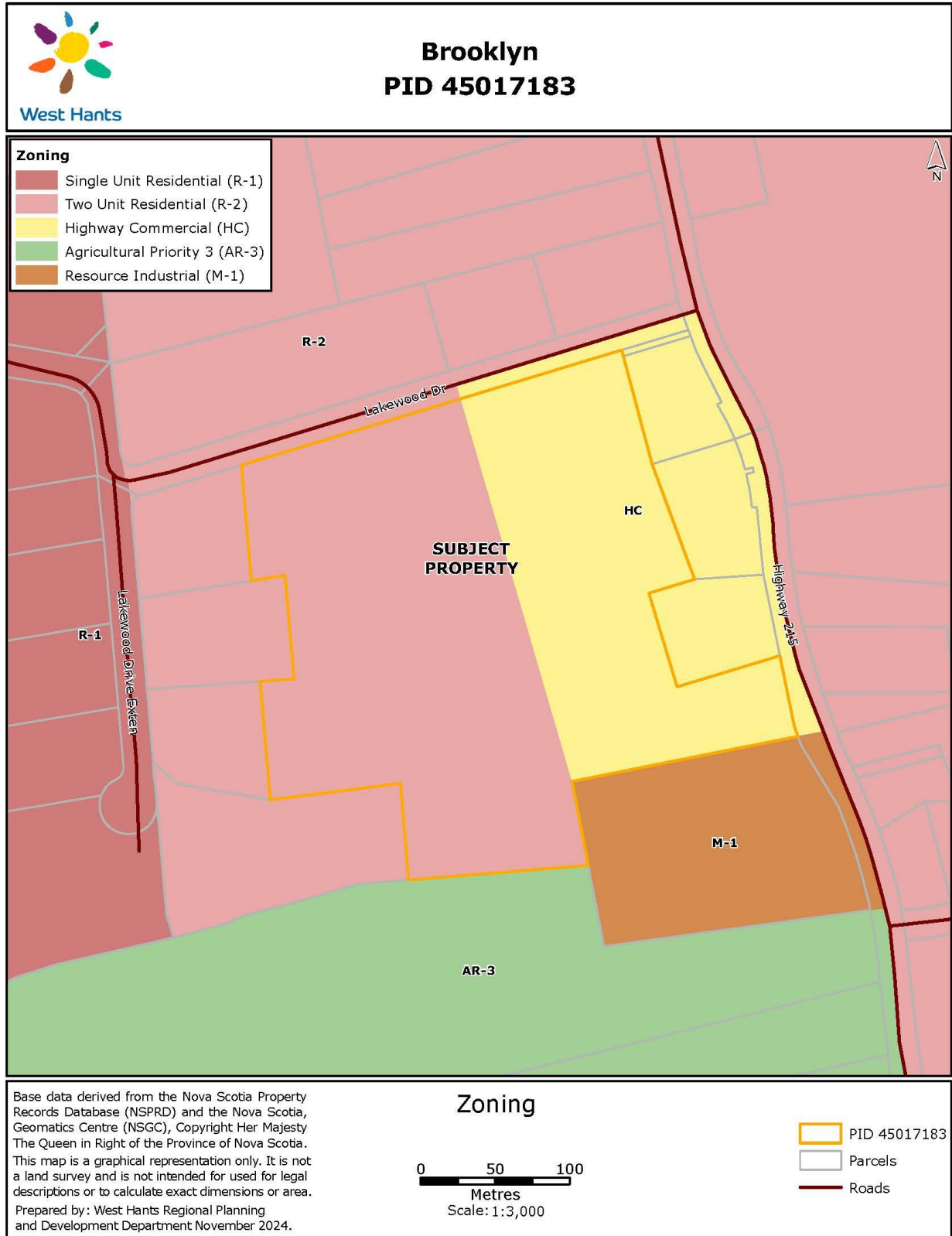
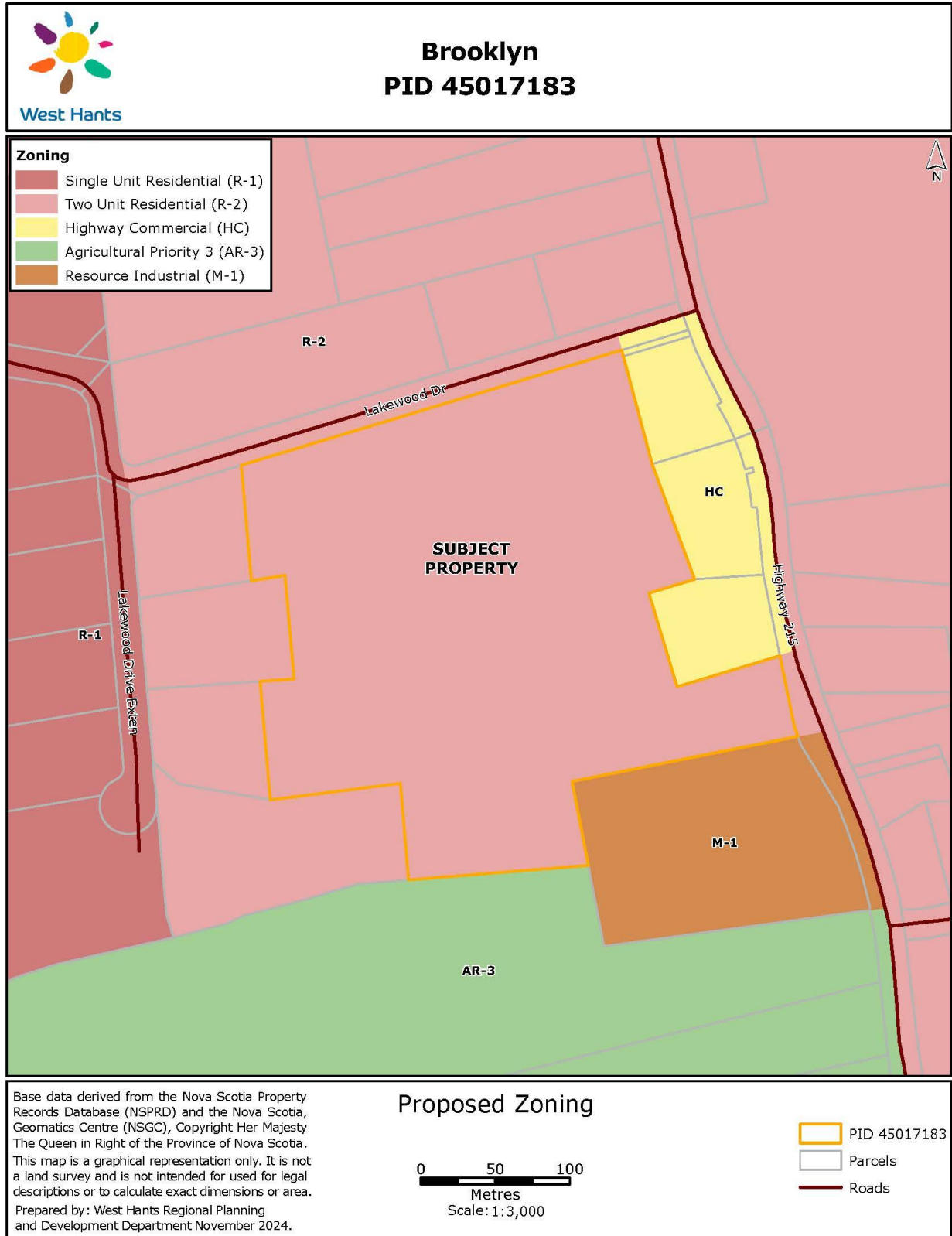


Figure 3 – West Hants Proposed Zoning Map Extract



Attachment A – Policy Summary for Amendments

<p>Policy 6.2.3 <i>It shall be the policy of Council to consider rezoning land within the Village designation to Single Unit Residential (R-1) or Two Unit Residential (R 2) subject to the following:</i></p>	
<p><i>(a) the proposed use will not conflict with adjacent existing uses;</i></p>	<p>The proposed residential use is compatible with the surrounding properties, which are primarily residential. Only one adjacent property is zoned Resource Industrial (M-1) and is currently used as a commercial self-storage facility. No conflicts are anticipated between the proposed residential use and this property, as residential use is also permitted in the Resource Industrial (M-1) zone, and the property is subject to a more restrictive setbacks and buffering requirements.</p>
<p><i>(b) any other matter which may be addressed in a Land Use By law; and</i></p>	<p>See Policy 16.3.1 below.</p>
<p><i>(c) Policy 16.3.1.</i></p>	<p>See Policy 16.3.1 below.</p>

<p>Policy 16.3.1 <i>In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</i></p>	
<p><i>(a) whether the proposal is considered premature or inappropriate in terms of:</i></p>	
<p><i>(i) the adequacy of sewer and water services;</i></p>	<p>The Public Works Engineering Division commented that no central sewer or water services are available in Brooklyn or the other designated Village. In this case, on-site water and sewer will be required. See Policy 16.3.1 (b) below.</p>

<p><i>(ii) the adequacy of school facilities;</i></p>	<p>The Regional Executive Director of the Annapolis Valley Regional Centre for Education stated that “We have a responsibility to provide public education for students living in the catchment areas served by these schools. We therefore expect our facilities to accommodate any new development.”</p>
<p><i>(iii) the adequacy of fire protection and other emergency services;</i></p>	<p>The Manager of Building and Fire Inspection Services commented that they had no concerns regarding the adequacy of fire protection. The local Fire Chief commented that they also had no concerns.</p>
<p><i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i></p>	<p>The Area Manager of the Nova Scotia Department of Public Works commented that they had no concerns regarding the adjacent road network.</p>
<p><i>(v) the financial capacity of the Municipality to absorb any costs relating to the development.</i></p>	<p>There are no anticipated costs to the Municipality regarding this development.</p>
<p><i>(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;</i></p>	<p>The subject property has adequate lot area to meet the minimum standard for un-serviced lots. This indicates the lot should be capable of accommodating an on-site well and septic system.</p> <p>The existing on-site systems may be adequate or may require upgrades, but these details are determined at the time of permitting, with the approval coming from Nova Scotia Department of Environment and Climate Change who has jurisdiction over septic systems and wells.</p>

	For any other future subdivision, the owners will have to determine the suitability of water and sewer services during the permitting process.
<i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	The Area Manager of the Nova Scotia Department of Public Works commented that they had no concerns regarding this criteria.
<i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i>	The Development Officer commented that they had no concerns regarding the adequacy of the dimensions and shape of the lot for residential uses.
<i>(e) the pattern of development which the proposal might create;</i>	The Development Officer commented that they had no concerns regarding the pattern of development which the proposal might create.
<i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, wetlands, and susceptibility of flooding;</i>	The majority of the subject lot appears to be flat. No waterbodies or wetlands appear to be present on the mapping for the subject lot.
<i>(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations; and</i>	All Municipal, Provincial, and Federal regulations will have to be met.
<i>(h) any other matter required by relevant policies of this Strategy.</i>	All relevant matters have been addressed in this report.

Attachment B – Public Information Meeting Notes

January - 15, 2025

WHLUB Map Amendment: 33 Lakewood Drive, Brooklyn (PID 45017183); File # 24-25

Meeting date and time	A Public Information Meeting was held on January 15, 2025 beginning at 6:00 p.m. The meeting was broadcast live on the Municipal YouTube Channel.
Attending	<p>In attendance for the meeting:</p> <p>One (1) Chair:</p> <ul style="list-style-type: none"> • Mayor Zebian <p>Four (4) members of staff:</p> <ul style="list-style-type: none"> • Acting Director Fougere • Senior Planner Dunphy • Planner Hong • Planning Assistant Lake <p>Approximately 9 members of the public.</p>
<p>Applicant Michael Redmon on behalf of Diane Saunders</p> <p>Property PID 45017183, 33 Lakewood Drive, Brooklyn</p>	Planner Hong outlined the application to rezone the subject lot entirely to the Two Unit Residential (R-2) zone.
Comments	<p>Comments from the public could be submitted by mail, e-mail and telephone between January 15-29, 2025.</p> <p>Staff did not receive any phone calls or written submissions during the comment period.</p> <p>1 member of the public spoke during the Public Information Meeting. Applicant responses are in purple.</p> <ul style="list-style-type: none"> • Liam McNeil, who lives adjacent to the subject property, was curious about what was going on. • Michael Redmond, applicant, explained that the intention after rezoning is to subdivide into 3 lots for personal use: one for the property owner’s son, the other two for the owner or possible future sale. Property needs to be rezoned to be able to build residential.

Adjournment	The Public Information Meeting was adjourned at approximately 6:20 p.m.
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Public Email Responses Submitted for the Application

From: Kevin Arenburg

Date: January 7, 2025

To: Will Hong and Vanessa Lake

Thank you for the notice on the proposed rezoning of the above mentioned property. We would like to offer our support in favour of the rezoning so long as the driveway access is restricted to and from Lakewood Drive. The vehicular speeds observed on Highway 215, despite posted speed limits, are often well above safe levels. The RCMP devote most of their attention to the school zone on Hwy 14 during the school year and drivers evidently make up for their lost time in all directional routes from this "speed trap". We would not encourage any additional driveway access points on Highway 215. This stretch of road has had many vehicle accidents. A near fatality occurred May 2013 as a school bus was stopped loading children in the morning at the intersection of Murdock Harvey Road and Highway 215 very close (within 500ft) to where a portion of this land parcel abuts Highway 215. Four months ago another school bus incident occurred near Sterling Road.

By copy of this email to Vanessa Lake, can you send us the registration link via Zoom.

Sincerely,

Kevin and Julia Arenburg



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information X	Recommendation <input type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
 Alex Dunphy, Senior Planner

Date: February 13, 2025

Subject: Growth Centres Discussion: Background

BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social X	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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As part of the work being done through the plan review, staff have identified that Growth Centres as a key discussion point to for further consideration with the Planning Advisory Committee and Council. Staff hope to provide some basic background on Growth Centres and the relevant policies in existing documents to find potential areas improvement that can be reflected upon in the drafting of the new regional planning documents.

DISCUSSION

The general intent of Growth Centres is to encourage more concentrated residential and commercial development, services, and amenities in certain areas with access to efficient servicing of both water and sewer. This concentration of density and growth in specific areas helps to take development pressure off of the rest of the Municipality, which in turn reduces sprawl.

The current planning documents identify Three Mile Plains and Falmouth as Growth Centres within the West Hants Municipal Planning Strategy. Staff are also considering Windsor and

Hantsport as Growth Centres in this discussion, as they have been identified as such in the drafted Municipal Planning Strategy.

Residential Development in Three Mile Plains Growth Centre

Multiple unit residential dwellings under three stories are generally processed through rezoning. Any multiple unit residential development over three stories must be considered through development agreement.

Residential Development in Falmouth Growth Centre

Higher density multiple unit residential dwellings are not permitted. Only townhouse or duplex buildings can be considered by development agreement. Proposals must be comprehensively designed, include single unit dwellings as nearly a third of the total number of units, be at least 25 acres, and cannot exceed certain restrictions on density.

Commercial and Industrial Development in Both West Hants Growth Centres

Commercial development is generally only allowed within commercially designated areas. A broad range of commercial uses are permitted as-of-right. Only smaller scale commercial uses can be considered outside of the commercial designation by development agreement.

Industrial developments are exclusively considered through development agreements.

There is a policy to consider expansion of the boundaries of the Growth Centres, should Council deem it necessary.

Development in Windsor

Unless pre-zoned for higher density, all residential development or three units or above must be considered through development agreement. There are few higher density pre-zoned residential lands available for development. There is a policy which specifically restricts rezoning residential lots to a higher density zone.

Any new main buildings in the downtown area can only be considered by development agreement.

General commercial development can be achieved through rezoning within Windsor, regardless of underlying designation. Larger scale commercial developments are permitted in specific zones through development agreement, while smaller scale commercial developments can be considered anywhere by development agreement.

Only light industrial developments can be considered outside of industrially designated areas by development agreement.

Development in Hantsport

Higher density residential development is considered strictly through rezoning, there is no option for consideration by development agreement.

Hantsport currently has no policy support to allow for commercial or industrial development outside of appropriately designated areas.

NEXT STEPS

Staff will use the discussion points from the Planning and Heritage Advisory Committee in further drafting of documents for the Growth Centre section of the plan review.

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

Report Prepared by: _____

Alex Dunphy, Senior Planner

Report Approved by: _____

Kari Fougere, Acting Director of Planning and Development

8.0 Business Arising from the Minutes (File Updates)

General

8.1 Minas Basin Flood Study

The Province, in partnership with Dillon Consulting, conducted a Minas Basin Flood Study. Planning staff received a preview of the mapping on May 21, which has also been posted to the Provincial mapping site. The Province and Dillon Consulting held a workshop with municipal staff involved with planning, public works, emergency management and other policy development that may affect flood mitigation and public safety on September 27. Staff will determine how this information will impact planning and development in the areas identified as flood prone and send this information to WSP to incorporate into the Plan Review.

<https://gis.dillon.ca/maps/apps/webappviewer/index.html?id=fbf00dae11bc4d97b3454e5e74c185b3>

Staff Review

8.2 File #24-22 Development Agreement: 411 King Street, Windsor Phase 2 (Alex Dunphy)

This is a development agreement application for Phase 2 of the residential development at 411 King Street, Windsor. The first phase is already approved and is for 18 stacked townhouse units on the site of the old Baptist church. The second phase is a 7-storey, 60-unit apartment building on the land behind the church. The PIM was held on November 6, 2024. Alex is processing feedback from inquires and working with the developer to address that feedback before he brings this file forward to the PAC/HAC.

8.3 File #23-21 Windsor, West Hants and Hantsport MPS/LUB Amendments: Housing Accelerator Fund Initiatives #1-3 (Will Hong)

The Housing Accelerator Fund is a federal funding program initiated by the Canadian Mortgage Housing Corporation (CMHC). Through this program, municipalities can access funding and resources to help streamline the development process to accelerate housing development. As part of the application, a Housing Action Plan was submitted with 7 initiative items to support housing development. To fulfill the funding agreement, staff have drafted amendments to Initiatives #1-3, which include amendments to the West Hants, Windsor, and Hantsport Municipal Planning Strategies and Land Use By-laws. PAC/HAC recommended in favour of the amendments on January 9, 2025. Staff is currently working with CMHC to ensure the proposed

amendments align with the agreement's objectives and address any necessary revisions before introducing to Council for first reading. The draft amendments are expected to be finalized in the coming weeks.

8.4 File #24-26 Rezoning: 1177 King Street, Windsor, PID 45053816 (Alex Dunphy)

This application is for a request to rezone the subject lot from the Single Unit Residential (R-1) zone to the Two Unit Residential (R-2) zone to permit converting the existing dwelling into a two-unit structure as well as subdividing the lot for an additional two-unit structure. The Public Information Meeting was held on January 15, 2025. Alex is processing feedback from inquires and working with the developer to address that feedback before he brings this file forward to the PAC/HAC.

First Readings / Public Hearings

8.5 File #24-03 Development Agreement: Bear Lake Wind Farm (Kari Fougere)

This application is for a development agreement to permit an 11-turbine wind farm across multiple PIDs in Vaughan. The Public Information Meeting was held on April 8, 2024. PAC/HAC recommended in favour of this application with amendments on October 10, 2024. The developer chose to move forward with their application without the recommendations. The developer has since withdrawn and resubmitted their application under the newly amended Wind Turbine section of the West Hants Municipal Planning Strategy. Staff expect the application to be brought to the March PAC/HAC meeting.

8.6 File #24-21 Development Agreement: 439 Clifton Avenue, Windsor (Alex Dunphy)

This is a development agreement application to convert the existing single unit dwelling and detached garage at 439 Clifton Avenue, Windsor, into 8 dwelling units (7 in the main building, 1 within the garage). The Public Information Meeting was held on September 4, 2024. PAC/HAC recommended in favour of this application on November 14, 2024. First Reading was held on November 26, 2024. Public Hearing and Second Reading were scheduled to be held on January 28, 2025, however, due to an advertising error, it has been postponed until February.

Notice of Approval / Minister Review / Appeals

8.7 File #24-10 WHMPS Amendments: Wind Turbine Setbacks (Kari Fougere)

An application received in November 2023 requesting amendments to Section 4.24 of the WHMPS to further evaluate wind farm development proposals which began a staff investigation and Council discussions on appropriate setbacks for large-scale wind turbines. Following those discussions, Council approved a motion on February 27, 2024, to direct staff to “follow the planning process to amend the planning documents to include a 4 km setback.” A recommendation report was brought to PAC/HAC on May 9, 2024, and the Committee did not vote in favour of these amendments. The amendments were taken to Council for First Reading on May 28, 2024, at which time Council directed staff to “bring back a report to Council which identifies property lines as the designation for measurement from wind farms and that the distance be established at 2.5 km and with development agreement as part of the process.” Staff revised the report as requested and First Reading was held on June 25, 2024. Council amended the motion to read, “...2.5 km from abutting lots with frontage on a roadway, unless written permission is given by the abutting property owner.” The Public Hearing was held on July 23, 2024. The Second Reading was held on September 24, 2024, where Council approved the amendments. On January 14, 2025, the Minister of Planning approved Council’s decision with additional amendments. The notice of approval was placed in the paper on January 24, 2025. The amendments are now in effect and both the West Hants Municipal Planning Strategy and West Hants Land Use By-law have been updated and uploaded to the website. The Department of Municipal Affairs’ response can be found on the municipal website under Applications and Amendments Under Consideration, at www.westhants.ca/staff-reports. This item can now be removed from the agenda.

8.8 File #24-01 Rezoning: PID 45045879 Willow St, Hantsport (Alex Dunphy)

This application is for a request to rezone the subject lot from the Single Unit Residential (R-1) zone to the Multiple Unit Residential (R-3) zone to permit an apartment building on Willow Street in Hantsport. Council held the First Reading on March 26 and scheduled the Public Hearing and Second Reading for April 23, 2024. The Public Hearing was postponed until May 28, 2024, to allow for staff to answer additional questions of Council. At this time, Council voted against the rezoning. The applicant was notified of Council’s refusal of the rezoning, initiating the 14-day appeal period for their application. The applicant appealed Council’s decision. The appeal hearing was held on September 17, 2024. On January 9, 2025, Staff received notice from the Utility and Review Board that this appeal has been dismissed, and Council’s decision was upheld. This item may now be removed from the agenda.

8.9 File #23-33 Development Agreement: PID 45402831 Windsor Back Road, Three Mile Plains (Alex Dunphy)

This application is for a development agreement to permit 87 residential units in 3 multi-unit buildings on a vacant property on Windsor Back Road in Three Mile Plains. The Public Information Meeting was held on November 2, 2023. PAC/HAC recommended in favour of this application on June 13, 2024. First Reading was scheduled to be held on June 25, 2024, however Council requested staff get written confirmation from NSECC regarding the watercourse on the property. First Reading was then postponed until such confirmation is received. Written confirmation was received, and First Reading was held on July 23, 2024. The Public Hearing and Second Reading were held on September 24, 2024, where Council refused the application. Notification was sent to the applicant on September 27, 2024, outlining Council's reasonings for refusal and initiating the 14-day appeal period. The developer has appealed Council's decision on October 10, 2024. The appeal hearing will be held mid February 2025.

ACTIVITY REPORT

For Month of January 1/31/2025

Type	Jan 2024			Jan 2025		
	Permits	Units	Value of Construction	Permits	Units	Value of Construction
Single Family	16	7	1,701,250	11	6	1,226,168
Duplex/Semi	0	0	0	0	0	0
Apartments	1	0	15,000	2	8	900,000
Other Residential	5	0	44,700	6	0	418,300
Commercial	4	0	240,000	1	0	200,000
Industrial	0	0	0	0	0	0
Inst & Gov	1	0	771,098	0	0	0
Agriculture	2	0	120,000	0	0	0
Other	1	0	367,000	0	0	0
Total	30	7	3,259,048	20	14	2,744,468
Year To Date	30	7	3,259,048	20	14	2,744,468
Demolition	1	1		2	0	
Sign Permits	0			2		
Sub Applications	5	3 (Lots Requested)		10	6 (Lots Requested)	