



**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:** Mayor Zebian and Members of West Hants Regional Municipality Council

**Submitted by:** \_\_\_\_\_  
Alex Dunphy, Planner

**Date:** November 22<sup>nd</sup>, 2022

**Subject:** West Hants MPS and LUB Amendments: PID 45366432 Cole Drive, Garlands Crossing/Windsor; File #22-11A

**LEGISLATIVE AUTHORITY**

Municipal Government Act Sections 205 & 210

**RECOMMENDATION**

If Council wishes to proceed to a Public Hearing the following motion would be in order:  
... that Council gives First Reading and will hold a Public Hearing to consider amending the Generalized Future Land Use Map of the West Hants Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Three Mile Plains Growth Centre and the Residential designation, as well as amending the zoning map of the West Hants Land Use By-law to include PIDs 45366432 in the Multiple Unit Residential (R-3) zone.

**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 Darren Shupe of Brighter Community Planning on behalf of the property owner, Mainland South Investments, on June 15th, 2022 to request two 4-storey, mixed-use apartment buildings containing a total of 84 dwelling units at PID 45366432 Cole Drive, Windsor.

## **DISCUSSION**

A Public Information Meeting was held on October 13<sup>th</sup>, 2022.

The public comment period ended on October 28<sup>th</sup> with no comments received from the public.

On November 10<sup>th</sup>, 2022, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). The committee then discussed the implications of the subject lot being removed from potential industrial development.

During the November 10<sup>th</sup> meeting, PAC/HAC recommended in favour of the application.

## **NEXT STEPS**

The proposed amendments have been considered based on the West Hants Municipal Planning Strategy and have proven consistent with the intent, objectives, and policies of the Planning Strategy. As a result, it is reasonable to consider amending the Municipal Planning Strategy and Land use By-law.

## **FINANCIAL IMPLICATIONS**

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

## **ALTERNATIVES**

In response to the application, Council may decide to:

- hold First Reading and authorize a Public Hearing to approve the amendments as drafted or as specifically revised by direction of Council; or
- provide alternative direction such as requesting further information on a specific topic

## **APPENDICIES**

Appendix A                      2022-11-10 Staff Report - West Hants MPS and LUB Amendments: PID 45366432 Cole Drive, Garlands Crossing/Windsor; File #22-11

## **CHIEF ADMINISTRATIVE OFFICER REVIEW**

The comments made in the report by Planner Dunphy are in alignment with the intent of the existing Planning Strategy. This of course is something Council should continue to reflect upon to ensure it meets the intent of current Council members.

“The proposed amendments have been considered based on the Windsor Municipal Planning Strategy and have proven consistent with the intent, objectives, and policies of the Planning Strategy. As a result, it is reasonable to consider amending the Municipal Planning Strategy and Land use By-law.” – Planner Dunphy

Recognizing it matches the existing intent expressed in the strategy I support the recommendation.

Report Prepared by: \_\_\_\_\_

Alex Dunphy, Planner

Report Approved by: \_\_\_\_\_

Madelyn LeMay, Director of Planning and Development

Report Approved by:  \_\_\_\_\_

Mark Phillips, Chief Administrative Officer

**Appendix A – 2022-11-10 Staff Report - West Hants MPS and LUB Amendments: PID 45366432  
Cole Drive, Garlands Crossing/Windsor; File #22-11**



**WEST HANTS REGIONAL MUNICIPALITY REPORT**

Information <input type="checkbox"/>	Recommendation <input checked="" 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, Planner

**Date:** November 10<sup>th</sup>, 2022

**Subject:** West Hants MPS and LUB Amendments: PID 45366432 Cole Drive, Garlands Crossing/Windsor; File #22-11

**LEGISLATIVE AUTHORITY**

Municipal Government Act Sections 205 & 210

**RECOMMENDATION**

To allow the requested amendment, staff recommends 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 the Generalized Future Land Use Map of the West Hants Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Three Mile Plains Growth Centre and the Residential designation, as well as amending the zoning map of the West Hants Land Use By-law to include PIDs 45366432 in the Multiple Unit Residential (R-3) zone.

**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 Darren Shupe of Brighter Community Planning on behalf of the property owner, Mainland South Investments, on June 15<sup>th</sup>, 2022 to request two 4-storey, mixed-use apartment buildings containing a total of 84 dwelling units at PID 45366432 Cole Drive, Windsor.

### ***PAC/HAC History***

During the July 14<sup>th</sup> PAC/HAC meeting, staff presented an information report on the application for two 4-storey, mixed-use apartment buildings to be developed on Cole Drive. The Committee discussed this report and determined that more information was required, requesting staff to provide an inventory of available industrial and residential lands.

During the August 16<sup>th</sup> PAC/HAC meeting staff returned with a report with additional information and land inventory maps. The Committee determined that allowing residential uses on the property would not affect the ability of nearby industrial lands to be developed. The Committee recommended holding a Public Information Meeting for the application.

### ***Surrounding Context***

The Windsor portion of the subject lot is directly abutting other lands that are designated Joint Industrial and zoned Light Industrial Type Three (LI-3). Nearby, on the south side of Cole Drive are lands designated Residential and zoned Agriculture (AG). Existing uses in this area of the Joint Industrial designation include a grocery store which directly abuts the subject lot, as well as fast food restaurants and a gas station nearer to the intersection of Cole Drive and Wentworth Road. The 101 Highway also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

The West Hants portion of the subject lot is directly abutting other lands that are designated Joint Industrial Park and zoned Joint Industrial Type Three (LI-3) and is nearby other lands that are designated Residential and zoned Agricultural Priority Three (AR-3). There is an office building which is currently not in use directly abutting the subject lot. Further along Cole Drive in the Joint Industrial Park designation is a hotel and a vacant lot. Highway 101 also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

## **DISCUSSION**

The subject lot is partially within the jurisdiction of the Windsor Municipal Planning Strategy and partially within the jurisdiction of the West Hants Municipal Planning Strategy. Due to the subject lot being split between the two planning areas, staff, the Planning and Heritage Advisory Committee, and Council must consider the planning documents for both Windsor and West Hants for any potential development on the property.

The subject lot is currently designated Joint Industrial Park on the Generalized Future Land Use Map (GFLUM) of the Windsor and West Hants Municipal Planning Strategies (MPS). This designation is a special joint effort between the former Town of Windsor and former Municipality of West Hants to create an industrially focused area close to Highway 101 on the border of the two jurisdictions. The Joint Industrial Park designation is intended to mirror policies and zoning regulations in each document for all lots within it. The subject lot is zoned Joint Industrial Type Three (LI-3) on Schedule A of the West Hants Land Use By-law and zoned Light Industrial Type Three (LI-3) on Schedule A of the Windsor LUB.

### ***Municipal Planning Strategy Document Review***

Policy 16.1.1 allows Council to review and make amendments to the West Hants Municipal Planning Strategy or the Generalized Future Land Use Map. Amendments may be considered when the Generalized Future Land Use Map is required to be changed, in order to bring the Strategy in line with the Statements of Provincial Interest, or when Council deems it necessary because of a change in policy intensions or the development environment. In this circumstance, the proposed amendments align with the Statements of Provincial Interest Regarding Housing and Infrastructure. The proposed amendment also seeks to match the pattern of development in the area surrounding Cole Drive.

Policy 16.3.1 establishes the general criteria that all amendments to the West Hants Land Use By-law must meet. The full list of criteria is included with this report 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, Municipal Project Engineer, and Municipal Traffic Authority have no concerns.

Policy 5.1.6 provides Council with an opportunity to consider expanding the boundaries of the Growth Centres. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria as:

- the expansion is necessary to accommodate proposed serviced development;
- the subject lot's location is well suited for the proposed development; and
- the subject lot already has access to municipal services.

Policy 5.3.7 establishes the criteria to consider rezoning land within the Three Mile Plains Growth Centre to the Multiple Unit Residential (R-3) zone. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria as:

- Cole Drive is identified as a Collector Street on the Future Streets Map (Figure 5) within the West Hants Subdivision By-law;
- the Development Officer, Municipal Project Engineer, and Municipal Traffic Authority have no concerns.

### ***Nova Scotia Statements of Provincial Interest***

The Statement of Provincial Interest Regarding Housing seeks to provide a wide range of housing types and opportunities to meet the needs of all Nova Scotians. The proposed development aligns with this interest as introducing a mixed-use apartment building to this area would enable a higher density of residential units to be provided for the community in an area with existing amenities.

The Statement of Provincial Interest Regarding Infrastructure seeks to make efficient use of existing municipal water supply and wastewater disposal systems. The proposed development aligns with this interest as the subject lot is currently vacant and enabling infill development would allow for effective use of existing municipal services.

## **NEXT STEPS**

Discussion by PAC/HAC will be incorporated into the report and presentation to Council.

## **FINANCIAL IMPLICATIONS**

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

## **ALTERNATIVES**

The Planning and Heritage Advisory Committee (PAC/HAC) may:

- provide alternative direction, such as requesting further information on a specific topic.

## **ATTACHMENTS**

Figure 1	GFLUM Extract: Current Designation
Figure 2	GFLUM Extract: Proposed Designation
Figure 3	Zoning Map Extract: Existing Zoning
Figure 4	Zoning Map Extract: Proposed Zoning
Figure 5	West Hants Future Street Conceptual Plan
Attachment A	Policy Summary of West Hants MPS and LUB Amendments
Attachment B	File 22-05B - West Hants and Windsor MPS and LUB Amendments: Cole Drive, Garlands Crossing/Windsor - Information Report
Attachment C	Public Information Meeting Notes

Report Prepared by: \_\_\_\_\_

Alex Dunphy, Planner

Report Approved by: \_\_\_\_\_

Madelyn LeMay, Director of Planning and Development

Figure 1 – GFLUM Extract: Current Designation

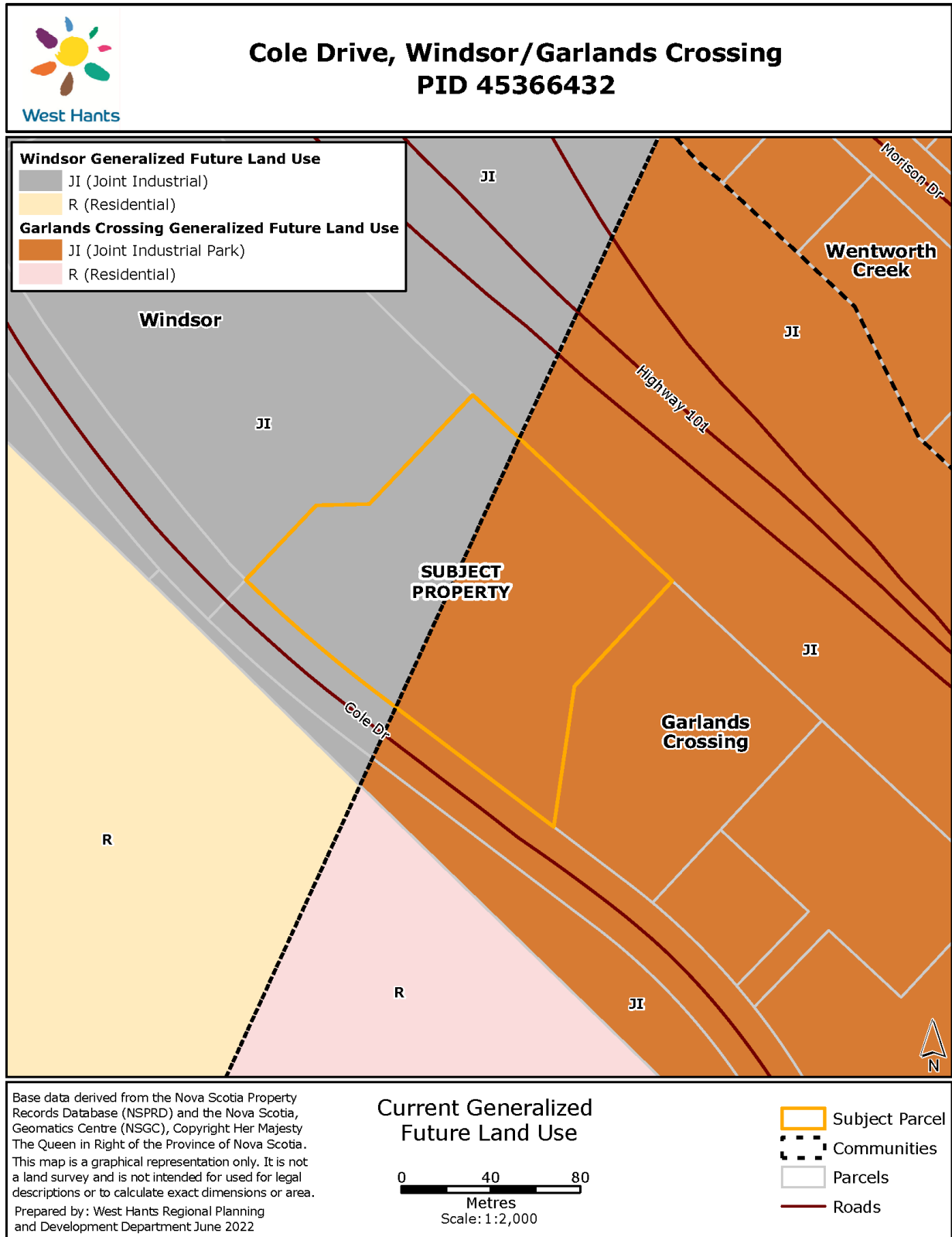


Figure 2 – GFLUM Extract: Proposed Designation

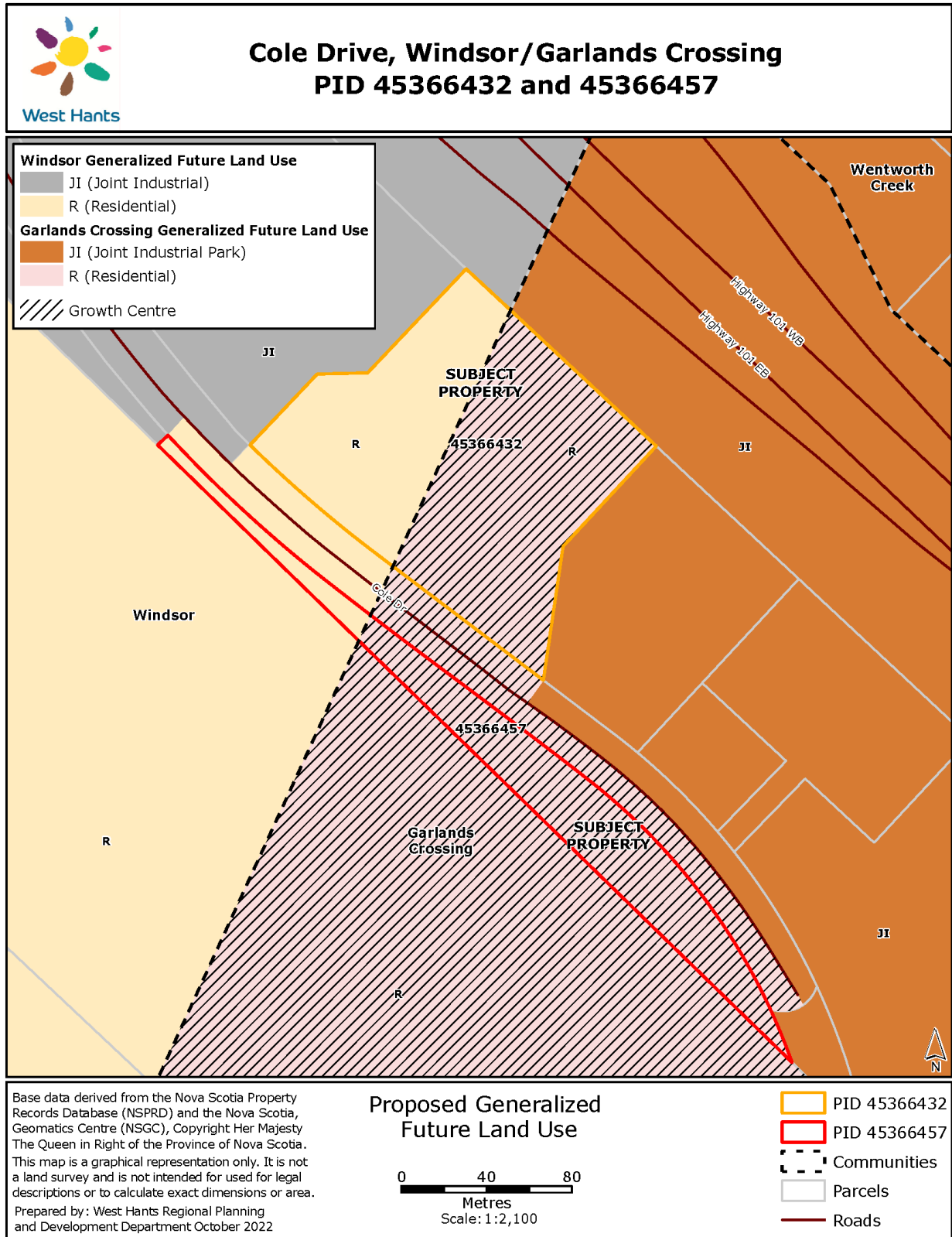
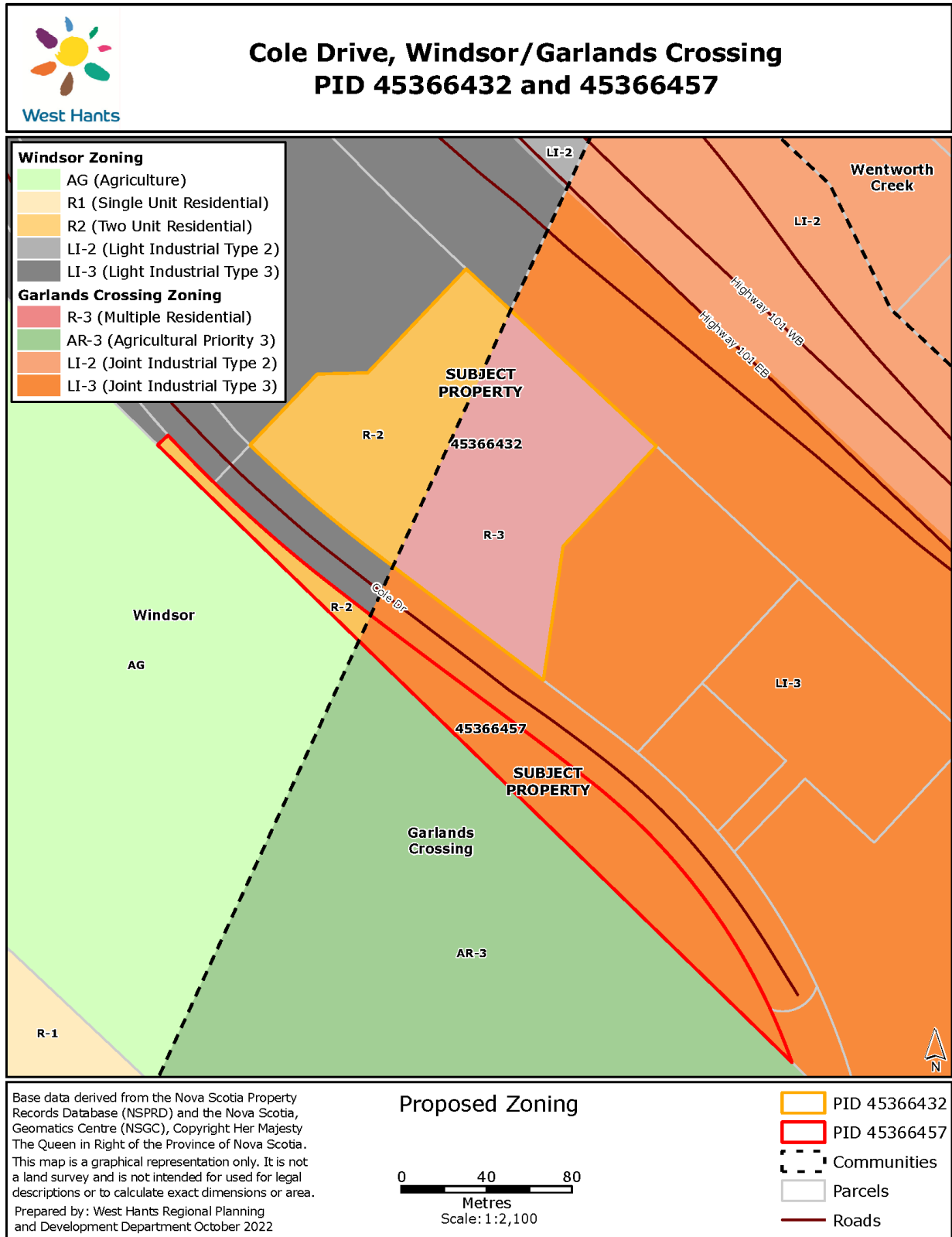
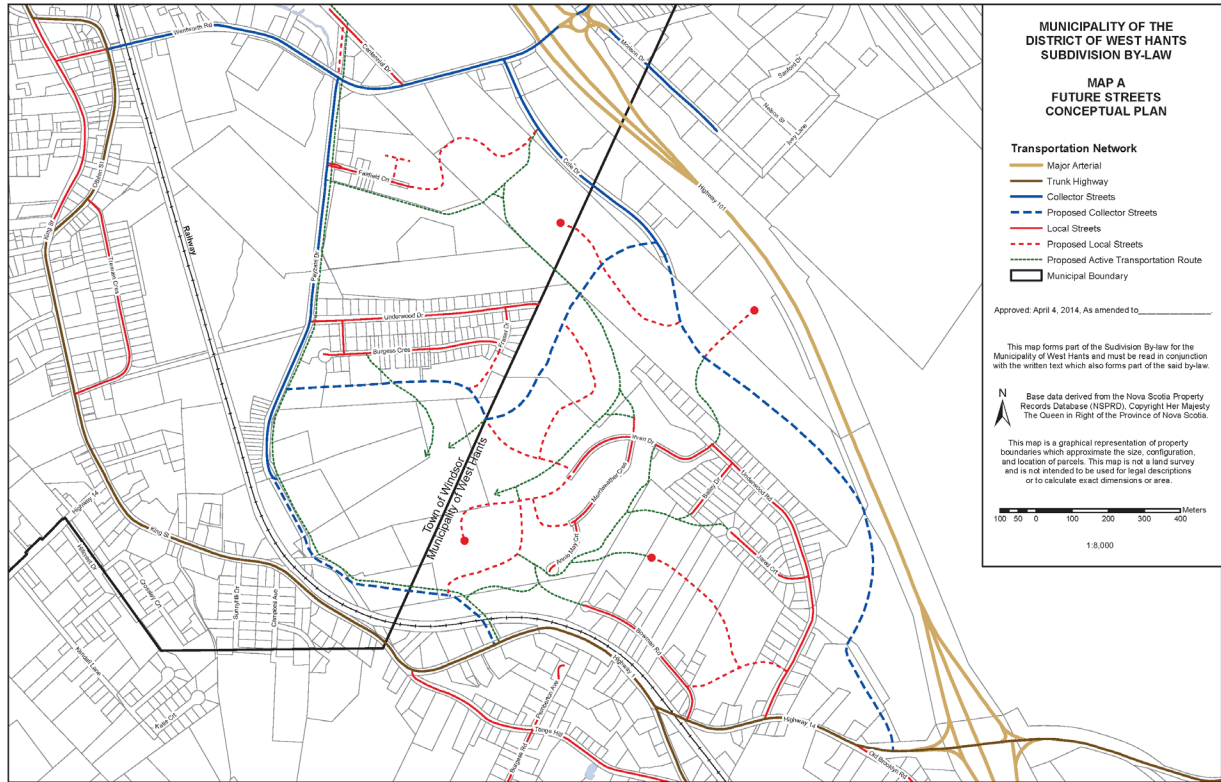




Figure 4 – Zoning Map Extract: Proposed Zoning



**Figure 5 – West Hants Future Street Conceptual Plan**



**Attachment A – Policy Summary for Amendments to Municipal Planning Strategy and Land Use By-law**

<p><b>Policy 16.1.1</b>  <i>It shall be the policy of Council to review and make amendments to this Strategy:</i></p>	
<p>(a) <i>when there is a requirement to change the Generalized Future Land Use Map (Map 1);</i></p>	<p>The GFLUM will be updated if Council approves the redesignation.</p>
<p>(b) <i>to bring the Strategy in line with Provincial Statements of Interest; or</i></p>	<p>The redesignation would address the Statements of Provincial Interest with regard to housing and infrastructure.</p>
<p>(c) <i>when Council deems it necessary because of a change in policy intentions or the development environment.</i></p>	<p>Although the area surrounding Cole Drive is considered the Joint Industrial Park, much of the existing and proposed development in the area would not be classified as ‘industrial uses’. The development environment appears to be moving towards a mix of business park and residential uses.</p>

<p><b>Policy 16.3.1</b>  <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>(a) <i>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 Department had no concerns with regard to the adequacy of municipal water and sewer services.</p>
<p>(ii) <i>the adequacy of school facilities;</i></p>	<p>No impact on school facilities is anticipated.</p>
<p>(iii) <i>the adequacy of fire protection;</i></p>	<p>The local Fire Chief and Manager of Building and Fire Inspection Services have stated that there is adequate fire protection for the building and proposed amendments.</p>
<p>(iv) <i>the adequacy of road networks adjacent to, or leading to the development; and</i></p>	<p>The Traffic Authority commented that there were no concerns regarding the road network.</p>
<p>(v) <i>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>

<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>	The Public Works Department confirmed that the subject lot has access to municipal water and sewer services.
<i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	The Traffic Authority commented that the subject lot is considered to have safe roadway access to Cole Drive and has no further concerns.
<i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i>	The Development Officer commented that there were no concerns with the dimensions and shape of the lot for the proposed amendments.
<i>(e) the pattern of development which the proposal might create;</i>	The proposal is in line with the pattern of development as other applications for properties abutting or nearby to Cole Drive to permit residential development are being considered. The Development Officer has no concerns regarding the pattern of the development.
<i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;</i>	The site appears to be at a higher elevation in comparison to buildings nearer to Wentworth Road. No concerns were recorded during the site visit.
<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.

<b>Policy 5.1.6</b>	
<i>It shall be the policy of Council to consider expanding the boundaries of the Growth Centres subject to the following criteria:</i>	
<i>(a) the expansion is necessary to accommodate proposed serviced development;</i>	The expansion of the Growth Centre will provide the opportunity for serviced development on the subject lot.
<i>(b) it is clearly demonstrated that existing serviceable land within the Growth Centre is unsuitable or unavailable for the development;</i>	The subject lot is located nearby existing amenities and services and the proposed infill development would benefit from the subject lot's location.

<i>(c) the expanded area is capable of being serviced by both municipal water and sewer services; and</i>	The subject lot currently has access to both municipal water and sewer services.
<i>(d) the Municipality is financially capable of providing the necessary services.</i>	No financial implications with regard to servicing are anticipated from this proposal.
<p><b>Policy 5.3.7</b>  <i>It shall be the policy of Council to consider rezoning land within the Three Mile Plains Growth Centre to R-3 subject to the following:</i></p>	
<i>(a) the development has frontage on an arterial or collector street designated on the Transportation Map (Map 2) if it consists of 12 or more units;</i>	Cole Drive is shown as a local road on the Transportation Map of the West Hants Municipal Planning Strategy. Even though Cole Drive is within an area designated Joint Industrial Park and was constructed with a sidewalk on one side of the street, it is most likely classified as a local road due to it being a dead-end street with no current connections elsewhere. The Future Streets Map (Figure 5) attached to the West Hants Subdivision By-law identifies Cole Drive as a collector street by way of connecting to Edward Drive. Due to this classification and the Traffic Authority having no concerns, this criterion is considered met.
<i>(b) the lot is serviced, or is capable of being serviced, with municipal water and sewer; (Amendment WHMPS 14-01 Effective January 22, 2015)</i>	The Public Works Department confirmed that the subject lot has access to municipal water and sewer services.
<i>(c) the development is compatible with the character of the area with respect to building scale and design, traffic generation, population density and similar matters;</i>	The proposal is of a similar scale and design to the surrounding existing uses. There are no concerns regarding traffic generation or density.
<i>(d) existing and proposed streets are adequate to support the development and existing streets will not require major infrastructure improvements as a result of the development; a traffic impact study may be required in accordance with Section 14.6 of this Strategy;</i>	The Traffic Authority commented that there were no concerns regarding the adequacy of the existing streets.
<i>(e) adequate open space or recreational space is provided;</i>	The subject lot is an appropriate size to accommodate the proposed amendments. There are no concerns regarding the adequacy of open space or recreational space.

<i>(f) adequate on-site parking is provided;</i>	The subject lot is an appropriate size to accommodate the proposed amendments. There are no concerns regarding the adequacy of on-site parking.
<i>(g) any other matter which may be addressed in a Land Use By-law; and</i>	All relevant matters have been addressed in this report.
<i>(h) Policy 16.3.1.</i>	See Policy 16.3.1.

**Attachment B - File 22-05B - West Hants and Windsor MPS and LUB Amendments: Cole Drive,  
Garlands Crossing/Windsor - Information Report**



## WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input checked="" type="checkbox"/>	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, Planner

**Date:** September 8<sup>th</sup>, 2022

**Subject:** West Hants and Windsor MPS and LUB Amendments: Cole Drive, Garlands Crossing/Windsor

### LEGISLATIVE AUTHORITY

Municipal Government Act Section 205 & 219 (2)

### BACKGROUND

Property <input checked="" type="checkbox"/>	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 Darren Shupe of Brighter Community Planning on behalf of the property owner, Mainland South Investments, on June 15<sup>th</sup>, 2022 to request two 4-storey, mixed-use apartment buildings containing a total of 84 dwelling units on Cole Drive, Garlands Crossing (PID 45366432) be considered through:

- (i) amendments to the West Hants Municipal Planning Strategy to allow a change in zoning to the General Commercial (GC) zone within the Joint Industrial Park designation;
- (ii) amendments to the West Hants Land Use By-law zoning map to change the zoning for the West Hants portion of the lot from Joint Industrial Type Three (LI-3) to the General Commercial (GC) zone as enabled through the new policy created above;
- (iii) amendments to the Windsor Land Use By-law zoning map to change the zoning for the Windsor portion of the lot from Light Industrial Type Three (LI-3) to the General Commercial (GC) zone as enabled through Policy 8.3.2; and

- (iv) amendments to the West Hants and Windsor Land Use By-law to increase the maximum height of the main building to 45 ft. (13.7 m.) and increase the total allowable residential floor area of the main building to 75% in the Joint Industrial Park designation.

## **DISCUSSION**

The subject lot is partially within the jurisdiction of the Windsor Municipal Planning Strategy and partially within the jurisdiction of the West Hants Municipal Planning Strategy. Due to the subject lot being split between the two planning areas, staff, the Planning and Heritage Advisory Committee, and Council must consider the planning documents for both Windsor and West Hants for any potential development on the property.

The subject lot is currently designated Joint Industrial Park on the Generalized Future Land Use Map (GFLUM) of the Windsor and West Hants Municipal Planning Strategies (MPS). This designation is a special joint effort between the former Town of Windsor and former Municipality of West Hants to create an industrially focused area close to Highway 101 on the border of the two jurisdictions. The Joint Industrial Park designation is intended to mirror policies and zoning regulations in each document for all lots within it. The subject lot is zoned Joint Industrial Type Three (LI-3) on Schedule A of the West Hants Land Use By-law and zoned Light Industrial Type Three (LI-3) on Schedule A of the Windsor LUB.

### ***Surrounding Context***

The Windsor portion of the subject lot is directly abutting other lands that are designated Joint Industrial and zoned Light Industrial Type Three (LI-3). Nearby, on the south side of Cole Drive are lands designated Residential and zoned Agriculture (AG). Existing uses in this area of the Joint Industrial designation include a grocery store which directly abuts the subject lot, as well as fast food restaurants and a gas station nearer to the intersection of Cole Drive and Wentworth Road. The 101 Highway also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

The West Hants portion of the subject lot is directly abutting other lands that are designated Joint Industrial Park and zoned Joint Industrial Type Three (LI-3) and is nearby other lands that are designated Residential and zoned Agricultural Priority Three (AR-3). There is an office building which is currently not in use directly abutting the subject lot. Further along Cole Drive in the Joint Industrial Park designation is a hotel and a vacant lot. Highway 101 also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

### ***PAC/HAC Discussion***

During the July 14<sup>th</sup> PAC/HAC meeting, staff presented an information report on the application for two 4-storey, mixed-use apartment buildings to be developed on Cole Drive. Upon initial review, I had determined that there were no existing policies to allow for residential uses within the Joint Industrial Park. I had posed a number of questions to the Committee such as if the lot was suitable for a mix of residential and commercial development, if there was enough information to change the lot from potential industrial use, and if it would be reasonable to

allow an increase to maximum height and total allowable residential floor space in a mixed-use development in a Commercial zone. The Committee discussed these questions and determined that more information was required including staff providing an inventory of available industrial and residential lands.

### ***Availability of Industrial Lands***

The first request from PAC/HAC was to provide an overview of the industrial land available in WHRM.

West Hants Regional Municipality encompasses 309,672.5 acres (1253.2 sq. km.) (Census profile 2016). Based on estimates made through an analysis of all industrially zoned properties in the Region, there is an approximate total of 650.22 acres of industrial land. This corresponds to approximately 0.2% of the land area of the Region. This includes the Joint Industrial Park, Windsor Industrial Park, lots in rural areas zoned Industrial (M), Hamlet Industrial (M-2), and Resource Industrial (M-1). Of that total, 177.35 acres of industrial designated or zoned land does not currently have an assigned civic number or otherwise appears vacant when cross referencing with orthophotos and site visits (Figure 4). This equates to 27% of the Industrial land within our Region. It is important to note that it is possible that some of the properties included in this inventory may be vacant or undesirable for development due to present conditions on the property.

Based on the WHRM Industrial mapping (Figure 2), there are distinct clusters of industrial land in Hantsport, Windsor, and Falmouth. There is also a number of industrial lots spread out located along Highway 101, as well as some sparsely located along Highway 215. Industrially zoned land with no civic address assigned appears to be vacant and available throughout the Region as a whole. There appears to be a number of lots available in Hantsport, Falmouth, and the Joint Industrial Park. Certain properties in the Joint Industrial Park are likely unsuitable for industrial development due to their lot shape and size. Certain properties in the Windsor Industrial Park may also be designated Dykeland, making them unsuitable for industrial development. The only other developable industrially zoned land near the subject lot is located at the end of Cole Drive and is currently vacant. It is unlikely that allowing a residential use on the subject lot would affect the ability of nearby industrial land to be developed but it may change the use of existing Industrial buildings when owners change or consider repurposing. However, permitting a change from industrial to residential will set a precedent for future applications similar to this one.

### ***Availability of Commercial Lands in Windsor's Downtown***

During the discussion by PAC/HAC there were comments on whether allowing commercial/residential development in the Industrial areas would affect the downtown area in Windsor.

To find information regarding the availability of commercial space in Windsor's downtown, I spoke with the Manager of Community Economic Development and a representative from the Windsor Township. There is no formal record kept by either the Municipality or the Township which indicates the availability of commercial space. The Manager of Community Economic Development performed a site visit and determined that there were four properties available

on Gerrish Street, two on Water Street, and one on Albert Street. The representative from Windsor Township had stated that not all of the available commercial spaces in the downtown are suitable for use. Some commercial units are in disrepair that may not be seen on the surface, while other units do not have a responsive property owner to coordinate rental agreements.

### ***Availability of Residential Lands in Windsor***

Another part of the discussion during the PAC/HAC meeting was whether there was already an abundance of residential land for mixed use development.

Looking at the residentially zoned properties in Windsor (Figure 5), there appears to be only a small number of available properties which are zoned for higher density residential development and all of them are smaller in size than the subject lot. The rest of the available residential properties would require a development agreement to accommodate higher density development. Certain properties are not zoned or designated for residential uses but allow for residential development through development agreement only (Figure 6). Of those properties, there are only a small number which are a similar size as the subject lot.

### ***Inquiries for Industrial Lands***

I sought information regarding inquiries for industrial uses to be located in the Region from the Chief Administrative Officer (CAO), the Manager of Community Economic Development, and an Economic Development Officer with the Valley Regional Enterprise Network (REN). Both the CAO and the Manager of Community Economic Development had not received many inquiries regarding new or expanding industrial uses in the previous two years. It should be noted that this may be due to the pandemic. Of the few inquiries received by the Municipality for industrial land, the only one that was actively seeking a new use was for a property located on the Hants Shore and only one business in the Industrial Park was considering expanding. Other discussions surrounding industrial lands were mainly focused on the lack of interest by certain owners to develop or sell their vacant parcels and concern with the lack of available 'shovel ready' industrial lands. Of the inquiries received by the Valley REN, most did not require or prefer industrial space for their business. There was some interest in industrial space located near Highway 101, but the proprietor was unable to find a suitable space. There were also reports that the pandemic had interrupted plans for some of these businesses.

### ***PID 45366457***

This property is included in the recommendations in this report as there is another application (File # 22-17) to consider rezoning the West Hants portion of this lot and the West Hants portion of PID 45190386, the larger lot to the west of this PID to allow residential development. The West Hants portion of PID 45366457 is being considered to be rezoned to Multiple Unit Residential (R-3) as part of that application. Although present WHMPS policies would permit the rezoning without a change in designation, it would be reasonable to consider amending the designation of this entire lot in conjunction with the application on Cole Drive to align with the intended residential use of the lot and avoid separating the proposed residential developments by a small lot within the Joint Industrial designation. PID 45366457 is highlighted in Figure 7.

## **NEXT STEPS**

In response to this report, the PAC/HAC may:

- recommend holding a Public Information Meeting to consider:

### Windsor Portion

- amending the map of the Windsor Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Residential designation and amending the map of the Windsor Land Use By-law to include PIDs 45366432 and 45366457 in the Two Unit Residential (R-2) zone; and

### West Hants Portion

- amending the map of the West Hants Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Three Mile Plains Growth Centre and the Residential Designation, as well as amending the map of the West Hants Land Use By-law to include PID 45366432 in the Multiple Unit Residential (R-3) zone.

## **FINANCIAL IMPLICATIONS**

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

## **ALTERNATIVES**

The Planning and Heritage Advisory Committee (PAC/HAC) may:

- amending the text of the Windsor and West Hants Municipal Planning Strategies and Land Use By-laws to allow Council to consider mixed-use commercial and residential development by development agreement in the Joint Industrial Park designation, based on criteria established in a new policy;
- recommend Council not move forward with this application; or
- provide alternative direction such as requesting further information on a specific topic.

## **ATTACHMENTS**

Figure 1	Subject Lot Context Map
Figure 2	West Hants Regional Municipality Industrial Zones (Without Civic Numbers Assigned)
Figure 3	Hantsport Industrial Zones (Without Civic Numbers Assigned)
Figure 4	West Hants Regional Municipality Industrial Spreadsheet
Figure 5	Windsor Residential Zones (Without Civic Numbers Assigned)
Figure 6	Windsor Residential Development Only Permitted by DA (Without Civic Numbers Assigned)
Figure 7	Additional Property in Recommendation Context Map (PID 45366457)

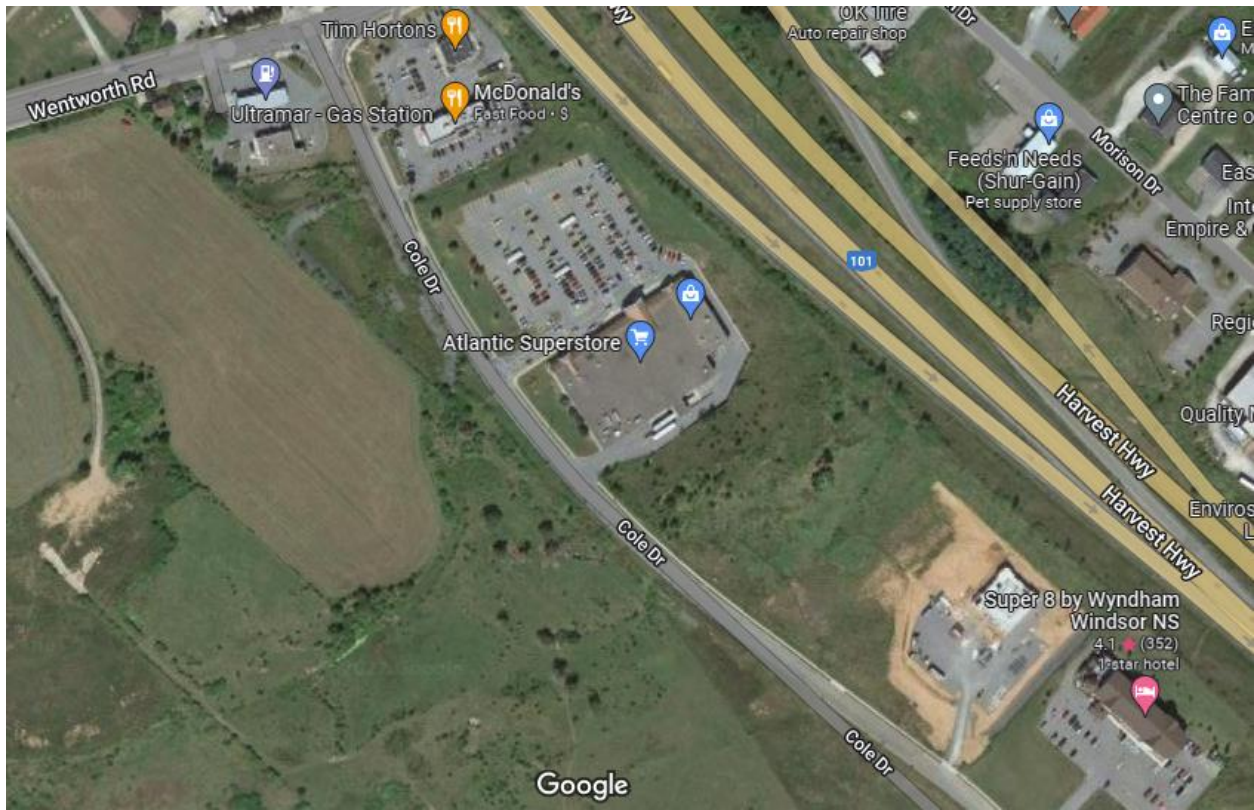
Report Prepared by: \_\_\_\_\_

Alex Dunphy, Planner

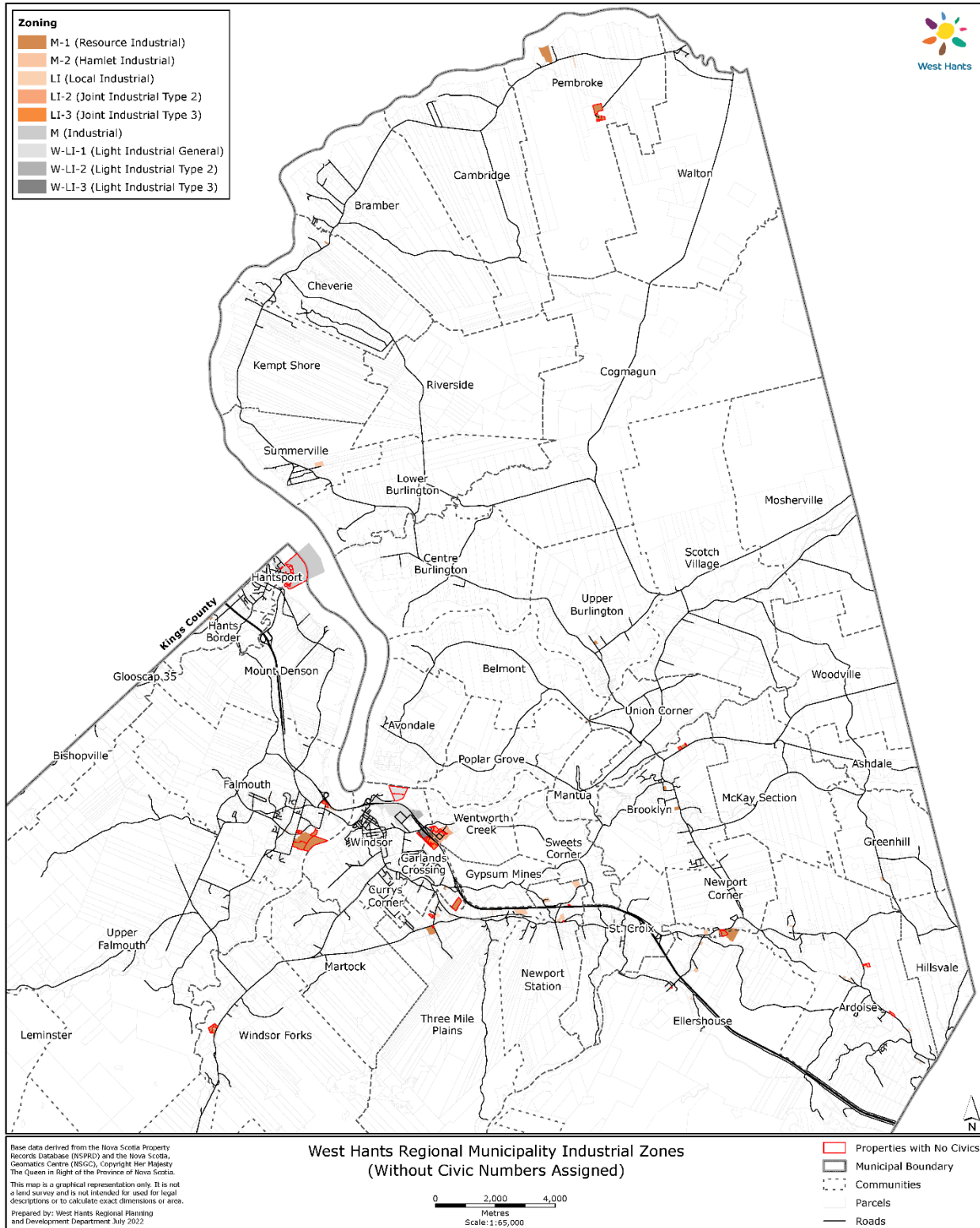
Report Approved by: \_\_\_\_\_

Madelyn LeMay, Director of Planning and Development

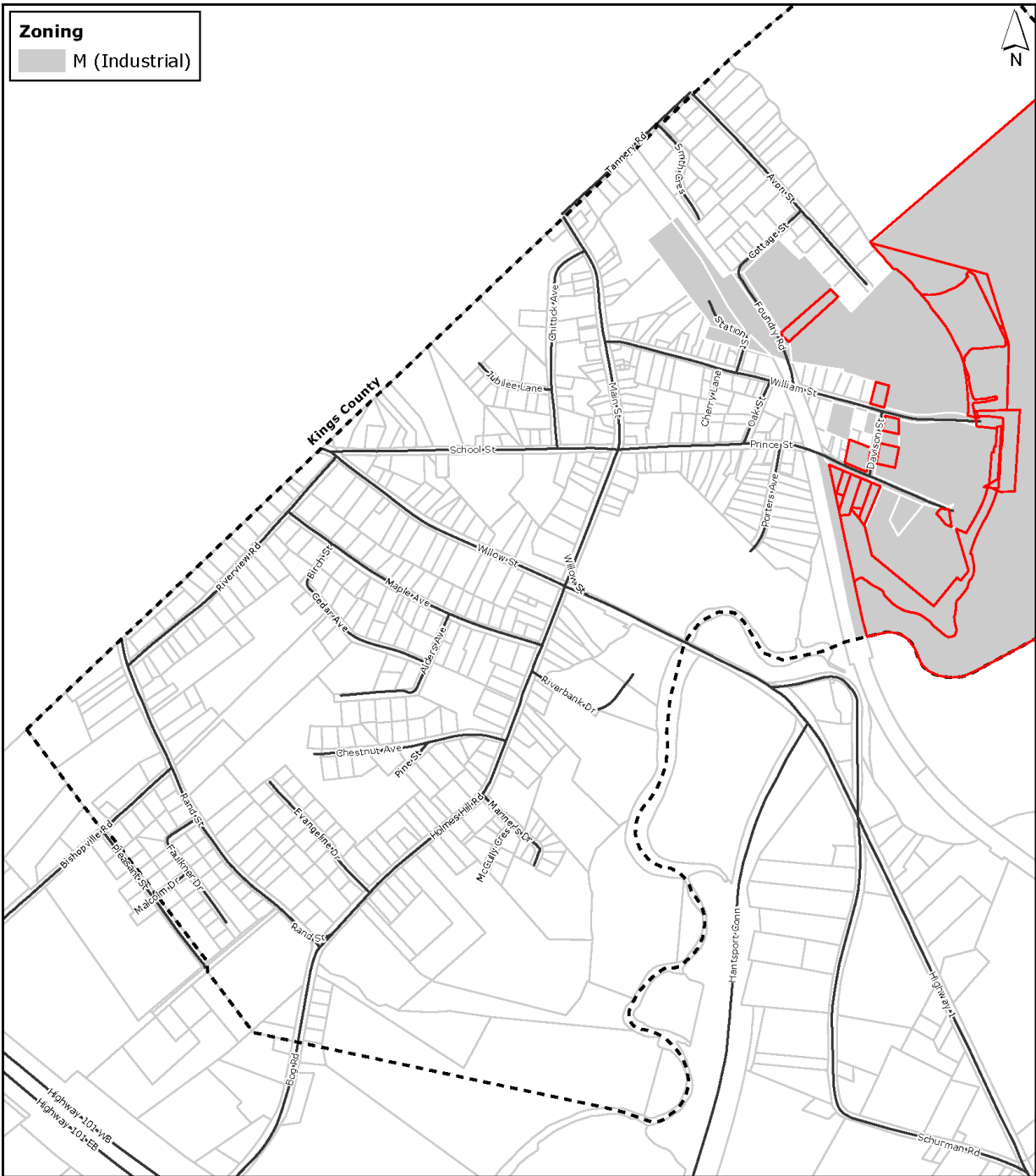
Figure 1 – Subject Lot Context Map (PID 45366432)



**Figure 2 – West Hants Regional Municipality Industrial Zones (Without Civic Numbers Assigned)**

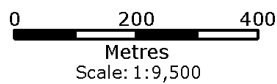


**Figure 3 – Hantsport Industrial Zones (Without Civic Numbers Assigned)**



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department July 2022

**Hantsport Industrial Zones (Without Civic Numbers Assigned)**



- Properties with No Cives
- Hantsport
- Parcels
- Roads

**Figure 4 – West Hants Regional Municipality Industrial Spreadsheet**

See attached document

PID	CIVNUMBER	STREET	ST_TYPE	CITY	LOC	ACRES	Total Industrial Land	650.22
45190378		MORISON	DR	WENTWORTH CREEK	MORISON DR	LOT EFG WENTWORTH CREEK	INDUSTRIAL	5.78
45197803		MORISON	DR	WENTWORTH CREEK	MORISON DR	LOT 12 WENTWORTH CREEK	INDUSTRIAL	0.98
45075256		NO 101	HWY	WINDSOR	NO 101 HWY	WINDSOR	LAND WAREHOUSE	19.58
45248150		SANFORD	DR	WENTWORTH CREEK	SANFORD DR	WENTWORTH CREEK	LAND INDUSTRIAL	1.51
45055548		PARK	DR	WINDSOR	PARK DR	WINDSOR	LAND SERVICE	2.68
45062205		LAGOON	DR	WINDSOR	LAGOON DR	LOT D WINDSOR	INDUSTRIAL	0.91
45062189		CENTENNIAL	DR	WINDSOR	CENTENNIAL DR	LOT E WINDSOR	INDUSTRIAL	1.21
45347150		SANFORD	DR	WENTWORTH CREEK	SANFORD DR	LOT H WENTWORTH CREEK	INDUSTRIAL	1.27
45062239		PARK	DR	WINDSOR	PARK DR	LOT B WINDSOR	INDUSTRIAL	2.34
45209053		TRECOTHIC	DR	WINDSOR	TRECOTHIC DR	LOT JL-2 WINDSOR		1.09
45209061		TRECOTHIC	DR	WINDSOR	TRECOTHIC DR	LOT JL-1 WINDSOR		1.05
45413416		IVEY	LANE	WENTWORTH CREEK	IVEY LANE	LOT 45A2 WENTWORTH CREEK	INDUSTRIAL	1.4
45055282		COLE	DR	WINDSOR	COLE DR	WINDSOR	LAND	1.83
45395514		IVEY	LANE	WENTWORTH CREEK	IVEY LANE	LOT 28A WENTWORTH CREEK	INDUSTRIAL	0.29
45055605		CENTENNIAL	DR	WINDSOR	CENTENNIAL DR	WINDSOR	LAND INDUSTRIAL	0.86
45366432		COLE	DR	WINDSOR	COLE DR	LOT 1 & 2 WINDSOR	INDUSTRIAL	4.29
45366408		COLE	DR	WINDSOR	COLE DR	WINDSOR	LAND INDUSTRIAL	0.59
45366440		COLE	DR	GARLANDS CROSSING	COLE DR	GARLANDS CROSSING	LAND INDUSTRIAL	6.72
45280088		OLD BROOKLYN	RD	THREE MILE PLAINS	OLD BROOKLYN RD	BLOCK 1CD THREE MILE PLAINS		17.84
45388907		HIGHWAY 1	HWY	THREE MILE PLAINS	HIGHWAY 1 HWY	THREE MILE PLAINS	LAND GARAGE	0.13
45003167		THREE MILE PLAINS CROSS	RD	THREE MILE PLAINS	THREE MILE PLAINS CROSS RD	LOT 1 PORT THREE MILE PLAINS		0.28
45003076		THREE MILE PLAINS CR	RD	THREE MILE PLAINS	THREE MILE PLAINS CR RD	LOT 3 THREE MILE PLAINS		0.34
45002847		THREE MILE PLAINS CR	RD	THREE MILE PLAINS	106 THREE MILE PLAINS CR RD	THREE MILE PLAINS	LAND	3.21
45002508		NO 1	HWY	THREE MILE PLAINS	NO 1 HWY	LOT HL-4A THREE MILE PLAINS	BUILDING	0.98
45191749								0.73
45191731								2.22
45379534								0.15
45322419								1.13
45359825								0.32
45413598								1.12
45367281		DRESSER MINERALS	RD	PEMBROKE	DRESSER MINERALS RD	PEMBROKE	LAND	18.47
45367281		DRESSER MINERALS	RD	PEMBROKE	DRESSER MINERALS RD	PEMBROKE	LAND	5.45
45044948		FOUNDRY	RD	HANTSPORT	10 FOUNDRY RD	HANTSPORT	LAND SPORTS PARK	4.05
45044930		FOUNDRY	RD	HANTSPORT	FOUNDRY RD	HANTSPORT	LAND	0.7
45228137		WILLIAM	ST	HANTSPORT	WILLIAM ST	PARCEL 4 HANTSPORT	SHIP REPAIR	1.38
45364080		STATION	LANE	FALMOUTH	STATION LANE	FALMOUTH	LAND	3.09
45364031		NO 101	HWY	FALMOUTH	NO 101 HWY	FALMOUTH	LAND RAILWAY	0.18
45228137		WILLIAM	ST	HANTSPORT	WILLIAM ST	PARCEL 4 HANTSPORT	SHIP REPAIR	0.39
45085909		WILLIAM	ST	HANTSPORT	WILLIAM ST	PARCEL 4 HANTSPORT	SHIP REPAIR	0.34
45043775		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.52
45048121		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.19
45043668		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.18
45043676		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.42
45043684		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.29
45043692		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.32
45333671		PRINCE	ST	HANTSPORT	PRINCE ST	LOT CKF1995- HANTSPORT	PULP & PAPER	6.1
45333689		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	4.71
45407897		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.07
45384302								0.15
45406030		HIGHWAY 14		WINDSOR FORKS	HIGHWAY 14	LOT B-1 WINDSOR FORKS		2.68
45282555		HIGHWAY 14		WINDSOR FORKS	HIGHWAY 14	LOT GSCP-1 WINDSOR FORKS	INDUSTRIAL	6.45
45414489		GABRIEL	RD	FALMOUTH	GABRIEL RD	LOT 1 FALMOUTH		22.15
45199510		MOUNTAIN	RD	THREE MILE PLAINS	MOUNTAIN RD	LOT JWM-1 THREE MILE PLAINS		0.62
45015187		NO 1	HWY	NEWPORT STATION	NO 1 HWY	NEWPORT STATION		0.3
45259744		MAPLE	AVE	ELLERSHOUSE	MAPLE AVE	LOT ELLERSHOUSE		0.35
45041910		NO 1	HWY	ARDOISE	NO 1 HWY	LOT 1 ARDOISE		2.77
45203874		NO 1	HWY	ELLERSHOUSE	NO 1 HWY	ELLERSHOUSE	LAND	0.72
45013372		NO 1	HWY	NEWPORT CORNER	NO 1 HWY	NEWPORT CORNER	LAND	7.73
45275344		NO 1	HWY	ARDOISE	NO 1 HWY	LOT B ARDOISE		3.75
45366010	0	WENTWORTH	RD	WINDSOR	WENTWORTH RD	WINDSOR	LAND	1.5
45190865	0	CENTENNIAL	DR	WINDSOR	CENTENNIAL DR	WINDSOR	LAND	1.29
45200623	10	IVEY	LANE	WENTWORTH CREEK	10 IVEY LANE	LOT 8A WENTWORTH CREEK	WAREHOUSE	1.05
45055514	101	INDUSTRIAL	DR	WINDSOR	101 INDUSTRIAL DR	LOT JL-3 WINDSOR	RETAIL/OFFICE	1.6
45198421	103	MORISON	DR	WENTWORTH CREEK	103 MORISON DR	LOT 14-15 WENTWORTH CREEK	TRANS TERMINAL	2.25
45293784	103	CENTENNIAL	DR	WINDSOR	103 CENTENNIAL DR	LOT Z1-A WINDSOR	WAREHOUSE	1.72
45055571	104	CENTENNIAL	DR	WINDSOR	104 CENTENNIAL DR	LOT H WINDSOR	WAREHOUSE	1.06
45230729	108	FALMOUTH BACK	RD	FALMOUTH	108 FALMOUTH BACK RD	LOT BH-4 FALMOUTH	SMALL BUSINESS	0.68
45292653	11	COLE	DR	WINDSOR	11 COLE DR	WINDSOR	LAND GROCERY STORE	6.23
45229481	11	IVEY	LANE	WENTWORTH CREEK	11 IVEY LANE	LOT 16-17 WENTWORTH CREEK	INDUSTRIAL	2.32
45062106	112	CENTENNIAL	DR	WINDSOR	112 CENTENNIAL DR	LOT G WINDSOR	SERVICE	1.07
45212552	12	BONNIE	LANE	NEWPORT STATION	12 BONNIE LANE	PARCEL A PORT NEWPORT STATION	DWELLING GARAGE	4.72
45003084	12	THREE MILE PLAINS CROSS	RD	THREE MILE PLAINS	12 THREE MILE PLAINS CROSS RD	LOT 2 THREE MILE PLAINS	DWELLING	0.34
45037173	12	STATION	LANE	FALMOUTH	12 STATION LANE	LOT B FALMOUTH	BULK STORAGE	0.6
45201621	120	MORISON	DR	WENTWORTH CREEK	120 MORISON DR	LOT 11 WENTWORTH CREEK	WAREHOUSE	1.77
45062171	120	CENTENNIAL	DR	WINDSOR	120 CENTENNIAL DR	LOT F WINDSOR	BOWLING	1.09
45055621	125	CENTENNIAL	DR	WINDSOR	125 CENTENNIAL DR	WINDSOR	LAND INDUSTRIAL	0.79
45059698	133	CENTENNIAL	DR	WINDSOR	133 CENTENNIAL DR	WINDSOR	LAND	5.35
45198439	140	MORISON	DR	WENTWORTH CREEK	140 MORISON DR	LOT 10 WENTWORTH CREEK	POLICE	2.1
45168143	140	OLD WALTON	RD	UP BURLINGTON	140 OLD WALTON RD	LOT A UP BURLINGTON	DWELLING SERVICE	3.38
45191715	144	WILLIAMS	RD	ELLERSHOUSE	144 WILLIAMS RD	LOT 2-Z ELLERSHOUSE	DWELLING GARAGE	2.54
45015179	15	OLD HALIFAX	RD	NEWPORT STATION	15 OLD HALIFAX RDE	NEWPORT STATION	LAND GARAGE	1.82
45009990	15	MAPLE	AVE	ELLERSHOUSE	15 MAPLE AVE	LOT 2 ELLERSHOUSE	DWELLING GARAGE	0.5
45075389	155	TOWN	RD	FALMOUTH	155 TOWN RD	FALMOUTH	CEMETERY BUILDING	6.29
45193190	16	NELSON	ST	WENTWORTH CREEK	16 NELSON ST	LOT 45A1 WENTWORTH CREEK	WAREHOUSE	2.63
45048196	16	STATION	ST	HANTSPORT	16 STATION ST	LOT 1 HANTSPORT		3.35
45213691	173	AYLWARD	RD	FALMOUTH	173 AYLWARD RD	FALMOUTH	LAND DWELLING BUILDING GARAGE	0.93
45060027	1736	WENTWORTH	RD	NEWPORT STATION	1736 WENTWORTH RD	NEWPORT STATION	LAND INDUSTRIAL	12.65
45008687	1879	WENTWORTH	RD	NEWPORT STATION	1879 WENTWORTH RD	LOT 1&2 NEWPORT STATION	DWELLING BUILDINGS GARAGE	1.21
45169638	1888	BELMONT	RD	BELMONT	1888 BELMONT RD	BELMONT	LAND DWELLING BUILDING	2.03
45202215	19	SANFORD	DR	WENTWORTH CREEK	19 SANFORD DR	LOT 2 WENTWORTH CREEK	TELECOM	0.83
45246329	19	BONNIE	LANE	NEWPORT STATION	19 BONNIE LANE	LOT 94-2A NEWPORT STATION	DWELLING GARAGE	3.3
45181609	197	NUNN	RD	SUMMERVILLE	197 NUNN RD	SUMMERVILLE	LAND DWELLING GARAGE	0.92
45403946	1989	WENTWORTH	RD	NEWPORT STATION	1989 WENTWORTH RD	LOT A NEWPORT STATION	DINING	8.73
45282076	199	MUSGRAVE	RD	SUMMERVILLE	199 MUSGRAVE RD	LOT X SUMMERVILLE	FORESTRY	10.73
45044252	2	DAVISON	ST	HANTSPORT	2 DAVISON ST	HANTSPORT	LAND	0.22
45274198	20	PARK	DR	WINDSOR	20 PARK DR	LOT 1A WINDSOR	INDUSTRIAL	2.95
45341716	20	IVEY	LANE	WENTWORTH CREEK	20 IVEY LANE	LOT 27A-07 WENTWORTH CREEK	RESEARCH	5.92
45056561	212	COLONIAL	RD	WINDSOR	212 COLONIAL RD	WINDSOR	LAND	17.42
45347077	232	WENTWORTH	RD	WINDSOR	232 WENTWORTH RD	LOT 5 WINDSOR	GAS STATION	1.11
45333150	24	STATION	LANE	FALMOUTH	24 STATION LANE	LOT FW-1234 FALMOUTH	WAREHOUSE	1.04
45219797	244	WENTWORTH	RD	WINDSOR	244 WENTWORTH RD	PARCEL TOW-1 WINDSOR		0.09
45356011	255	WOODVILLE	RD	GREENHILL	255 WOODVILLE RD	LOT MD-1 GREENHILL	SMALL BUSINESS	3.27
45016672	257	OLD HALIFAX	RD	THREE MILE PLAINS	257 OLD HALIFAX RD W	THREE MILE PLAINS	LAND SERVICE	14.1
45213600	26	MORISON	DR	WINDSOR	26 MORISON DR	LOT 18 WINDSOR	RETAIL/OFFICE	0.72

45030285	273 TOWN	RD	FALMOUTH	273 TOWN RD	FALMOUTH	LAND INCORP FARM	34.98	
45062213	29 PARK	DR	WINDSOR	29 PARK DR	LOT B-2 WINDSOR	SELF STORAGE	1.58	
45405917	290 TOWN	RD	FALMOUTH	290 TOWN RD	FALMOUTH	LAND INCORP FARM	1.18	
45405933	290 TOWN	RD	FALMOUTH	290 TOWN RD	FALMOUTH	LAND INCORP FARM	0.44	
45030319	290 TOWN	RD	FALMOUTH	290 TOWN RD	FALMOUTH	LAND INCORP FARM	2.22	
45055464	295 WENTWORTH	RD	WINDSOR	295 WENTWORTH RD	LOT 2 WINDSOR	TELECOM	12.47	
45062197	3 LAGOON	DR	WINDSOR	3 LAGOON DR	WINDSOR	SEWAGE/WATER TREATMENT FACILITIES	14.29	
45000387	3 BOWMAN	RD	GARLANDS CROSSING	3 BOWMAN RD	GARLANDS CROSSING	LAND WAREHOUSE	0.19	
45056447	368 NESBITT	ST	WINDSOR	368 NESBITT ST	WINDSOR	LAND RES/COM MIX	4.87	
45025624	37 BEECH BROOK	RD	ARDOISE	37 BEECH BROOK RD	ARDOISE	LAND DWELLING GARAGE	2	
45294907	37 MORISON	DR	WINDSOR	37 MORISON DR	LOT 1A WINDSOR	RETAIL/OFFICE	0.87	
45030442	380 TOWN	RD	FALMOUTH	380 TOWN RD	LOT A1 FALMOUTH	DWELLING BUILDINGS	1.04	
45406063	3891 HIGHWAY 14		WINDSOR FORKS	3891 HIGHWAY 14	LOT B-4 WINDSOR FORKS	INDUSTRIAL	4.09	
45406055	3899 HIGHWAY 14		WINDSOR FORKS	3899 HIGHWAY 14	LOT B-3 WINDSOR FORKS	INDUSTRIAL	0.93	
45406048	3901 HIGHWAY 14		WINDSOR FORKS	3901 HIGHWAY 14	LOT B-2 WINDSOR FORKS	DWELLING BUILDING	1.13	
45067923	4 IVEY	LANE	WENTWORTH CREEK	4 IVEY LANE	LOT 9 WENTWORTH CREEK	OFFICE BUILDING	1.26	
45003019	40 THREE MILE PLAINS CROSS	RD	THREE MILE PLAINS	40 THREE MILE PLAINS CROSS RD	THREE MILE PLAINS	LAND DWELLING SMALL BUSINESS	1.28	
45293743	41 MORISON	DR	WINDSOR	41 MORISON DR	LOT B WINDSOR	SERVICE	1.07	
45033958	41 BEN JACKSON	RD	HANTS BORDER	41 BEN JACKSON RD	LOT MH-2 HANTS BORDER	DWELLINGS SMALL BUSINESS	41 BEN JACKSON RD	4.37
45055555	43 TRECOTHIC	DR	WINDSOR	43 TRECOTHIC DR	LOT A WINDSOR	WAREHOUSE	1.55	
45003126	4307 HIGHWAY 1		THREE MILE PLAINS	4307 HIGHWAY 1	THREE MILE PLAINS	LAND DWELLING	0.13	
45249307	4436 HIGHWAY 1		THREE MILE PLAINS	4436 HIGHWAY 1	LOT HL-2 POR THREE MILE PLAINS	DWELLING	0.45	
45272754	45 MORISON	DR	WENTWORTH CREEK	45 MORISON DR	LOT C-1 WENTWORTH CREEK	ANIMAL CLINIC	1.92	
45059706	46 PARK	DR	WINDSOR	46 PARK DR	WINDSOR	LAND WAREHOUSE	4.77	
45044237	46 WILLIAM	ST	HANTSPOURT	46 WILLIAM ST	HANTSPOURT	LAND DWELLING	0.73	
45043759	46 PRINCE	ST	HANTSPOURT	46 PRINCE ST	HANTSPOURT	LAND	0.62	
45173382	471 DRESSER MINERALS	RD	PEMBROKE	471 DRESSER MINERALS RD	PEMBROKE	LAND MINING	7.45	
45014461	48 MORISON	DR	WENTWORTH CREEK	48 MORISON DR	LOT 15 WENTWORTH CREEK	INDUSTRIAL	1.2	
45017365	49 DUNLOP	RD	BROOKLYN	49 DUNLOP RD	LOT H-1 BROOKLYN	SERVICE	0.63	
45059714	49 CENTENNIAL	DR	WINDSOR	49 CENTENNIAL DR	LOT K WINDSOR	WAREHOUSE	1.97	
45394913	49 COLE	DR	GARLANDS CROSSING	49 COLE DR	LOT 3 GARLANDS CROSSING	OFFICE BUILDING	2.36	
45044328	49 WILLIAM	ST	HANTSPOURT	49 WILLIAM ST	HANTSPOURT	LAND	0.29	
45200631	5 SANFORD	DR	WENTWORTH CREEK	5 SANFORD DR	LOT 1-A1 WENTWORTH CREEK	WAREHOUSE	1.88	
45333648	5 STATION	ST	HANTSPOURT	5 STATION ST	LOT 1-01 HANTSPOURT	WAREHOUSE	0.47	
45234929	5 DAVISON	ST	HANTSPOURT	5 DAVISON ST	LOT 1 HANTSPOURT	PULP & PAPER	0.21	
45234937	5 DAVISON	ST	HANTSPOURT	5 DAVISON ST	LOT 1 HANTSPOURT	PULP & PAPER	7.56	
45044286	5 DAVISON	ST	HANTSPOURT	5 DAVISON ST	LOT 1 HANTSPOURT	PULP & PAPER	0.22	
45044278	5 DAVISON	ST	HANTSPOURT	5 DAVISON ST	LOT 1 HANTSPOURT	PULP & PAPER	0.37	
45228467	51 WILLIAM	ST	HANTSPOURT	51 WILLIAM ST	HANTSPOURT	LAND MINING	2.57	
45044310	51 WILLIAM	ST	HANTSPOURT	51 WILLIAM ST	HANTSPOURT	LAND MINING	13.78	
45228467	51 WILLIAM	ST	HANTSPOURT	51 WILLIAM ST	HANTSPOURT	LAND MINING	3.51	
45228467	51 WILLIAM	ST	HANTSPOURT	51 WILLIAM ST	HANTSPOURT	LAND MINING	2.21	
45014057	5568 HIGHWAY 1		ST. CROIX	5568 HIGHWAY 1	LOT 89-1EB ST. CROIX	DWELLING GARAGE	1.24	
45228665	57 ELLERSHOUSE	RD	ELLERSHOUSE	57 ELLERSHOUSE RD	LOT KB-1 ELLERSHOUSE		2.18	
45044443	6 STATION	ST	HANTSPOURT	6 STATION ST	LOT 2 HANTSPOURT	COMMERCIAL/APT MIX UNITS	0.2	
45204120	60 MORISON	DR	WENTWORTH CREEK	60 MORISON DR	LOT 14A-1 WENTWORTH CREEK	WAREHOUSE	0.55	
45010857	60 PRIVILEGE	RD	ELLERSHOUSE	60 PRIVILEGE RD	ELLERSHOUSE	LAND	4.19	
45294782	6000 HIGHWAY 14		GARLANDS CROSSING	6000 HIGHWAY 14	LOT RAC-4 GARLANDS CROSSING	RETAIL/OFFICE	2.24	
45218690	61 MORISON	DR	WENTWORTH CREEK	61 MORISON DR	LOT 20 WENTWORTH CREEK	SERVICE	0.99	
45005782	6219 HIGHWAY 1		ELLERSHOUSE	6219 HIGHWAY 1	ELLERSHOUSE	LAND DWELLING	3.81	
45190097	6229 HIGHWAY 1		ELLERSHOUSE	6229 HIGHWAY 1	LOT F-1 ELLERSHOUSE	DWELLING SMALL BUSINESS	2.65	
45366390	63 COLE	DR	GARLANDS CROSSING	63 COLE DR	LOT 4 GARLANDS CROSSING	HOTEL	1.95	
45013364	6310 HIGHWAY 1		NEWPORT CORNER	6310 HIGHWAY 1	NEWPORT CORNER	LAND DWELLING BUILDINGS	2.45	
45013356	6398 HIGHWAY 1		NEWPORT CORNER	6398 NO 1 HWY	NEWPORT CORNER	LAND MOBILE	34.71	
45061199	671 COLLIER	RD	ARDOISE	671 COLLIER RD E	ARDOISE	LAND TELECOM	2.03	
45229895	6729 HIGHWAY 215		CHEVERIE	6729 HIGHWAY 215	LOT LC-1 CHEVERIE	DWELLING BUILDINGS	2.1	
45270865	7 COLE	DR	WINDSOR	7 COLE DR	LOT 18 WINDSOR	FAST FOOD	0.93	
45199965	711 COLLIER	RD	ARDOISE	711 COLLIER RD E	ARDOISE	LAND	1.71	
45193679	72 IVEY	LANE	WENTWORTH CREEK	72 IVEY LANE	PARCEL X WENTWORTH CREEK	TELECOM	0.33	
45218708	73 MORISON	DR	WENTWORTH CREEK	73 MORISON DR	LOT 19 WENTWORTH CREEK	SERVICE	1	
45025236	7493 HIGHWAY 1		ARDOISE	7493 HIGHWAY 1	ARDOISE	LAND TELECOM	2.45	
45055522	75 TRECOTHIC	DR	WINDSOR	75 TRECOTHIC DR	WINDSOR	LAND INDUSTRIAL	3.45	
45018595	76 IVEY	LANE	WENTWORTH CREEK	76 IVEY LANE	LOT 31 PORT WENTWORTH CREEK	GROW OPERATION	9.27	
45148731	76 MORISON	DR	WENTWORTH CREEK	76 MORISON DR	LOT 14A-23 WENTWORTH CREEK	MUNICIPAL BLDG	1.38	
45055597	79 CENTENNIAL	DR	WINDSOR	79 CENTENNIAL DR	WINDSOR	LAND WAREHOUSE	1.8	
45100724	79 OLD HALIFAX	RD	THREE MILE PLAINS	79 OLD HALIFAX RD W	LOT G-4 THREE MILE PLAINS	DWELLING GARAGE	2.05	
45001245	798 WINDSOR BACK	RD	THREE MILE PLAINS	798 WINDSOR BACK RD	THREE MILE PLAINS	LAND DWELLING BUILDING	0.18	
45062221	8 PARK	DR	WINDSOR	8 PARK DR	LOT B-1 WINDSOR	SELF STORAGE	1.7	
45044377	80 DUNLOP	RD	BROOKLYN	80 DUNLOP RD	BROOKLYN	LAND WAREHOUSE	3.27	
45060266	80 ROBERT	DR	ARDOISE	80 ROBERT DR	LOT 20-18 ARDOISE	DWELLING SMALL BUSINESS	1.15	
45206505	8061 HIGHWAY 1		ARDOISE	8061 HIGHWAY 1	LOT CA ARDOISE	DWELLING GARAGE	1.8	
45061132	8105 HIGHWAY 14		BROOKLYN	8105 HIGHWAY 14	BROOKLYN	LAND	4.06	
45055563	82 CENTENNIAL	DR	WINDSOR	82 CENTENNIAL DR	LOT J WINDSOR	WAREHOUSE	1.39	
45002938	83 THREE MILE PLAINS CR	RD	THREE MILE PLAINS	83 THREE MILE PLAINS CR RD	THREE MILE PLAN	LAND DWELLING BUILDINGS GARAGE	3.84	
45196698	834 WINDSOR BACK	RD	THREE MILE PLAINS	834 WINDSOR BACK RD	THREE MILE PLAINS	LAND INCORP FARM	15.72	
45019601	853 HIGHWAY 215		BROOKLYN	853 HIGHWAY 215	LOT B BROOKLYN	WAREHOUSE	4.98	
45227923	88 SANFORD	DR	WENTWORTH CREEK	88 SANFORD DR	LOT 30A-1 WENTWORTH CREEK	GROW OPERATION	2.24	
45173804	8879 HIGHWAY 215		PEMBROKE	8879 HIGHWAY 215	PEMBROKE	LAND DWELLING BUILDINGS	39.24	
45270840	9 COLE	DR	WINDSOR	9 COLE DR	LOT 2 WINDSOR	FAST FOOD	1.08	
45283603	90 SANFORD	DR	WENTWORTH CREEK	90 SANFORD DR	LOT 24AC-1 WENTWORTH CREEK	INDUSTRIAL	90 SANFORD DR	3.1
45173598	9048 HIGHWAY 215		PEMBROKE	9048 HIGHWAY 215	PEMBROKE	LAND DWELLING BUILDINGS GARAGE	4.22	
45262086	93 INDUSTRIAL	DR	WINDSOR	93 INDUSTRIAL DR	LOT JL-4 WINDSOR	AUTO SALES	2.02	
45059730	93 CENTENNIAL	DR	WINDSOR	93 CENTENNIAL DR	WINDSOR	LAND SERVICE	1.31	
45062114	98 CENTENNIAL	DR	WINDSOR	98 CENTENNIAL DR	LOT I WINDSOR	SERVICE	1.11	
45201613	98 MORISON	DR	WENTWORTH CREEK	98 MORISON DR	LOT 13A WENTWORTH CREEK	SERVICE	1.48	

**Figure 5 – Windsor Residential Zones (Without Civic Numbers Assigned)**



**Figure 6 – Windsor Residential Development Permitted Only by DA (Without Civic Numbers Assigned)**

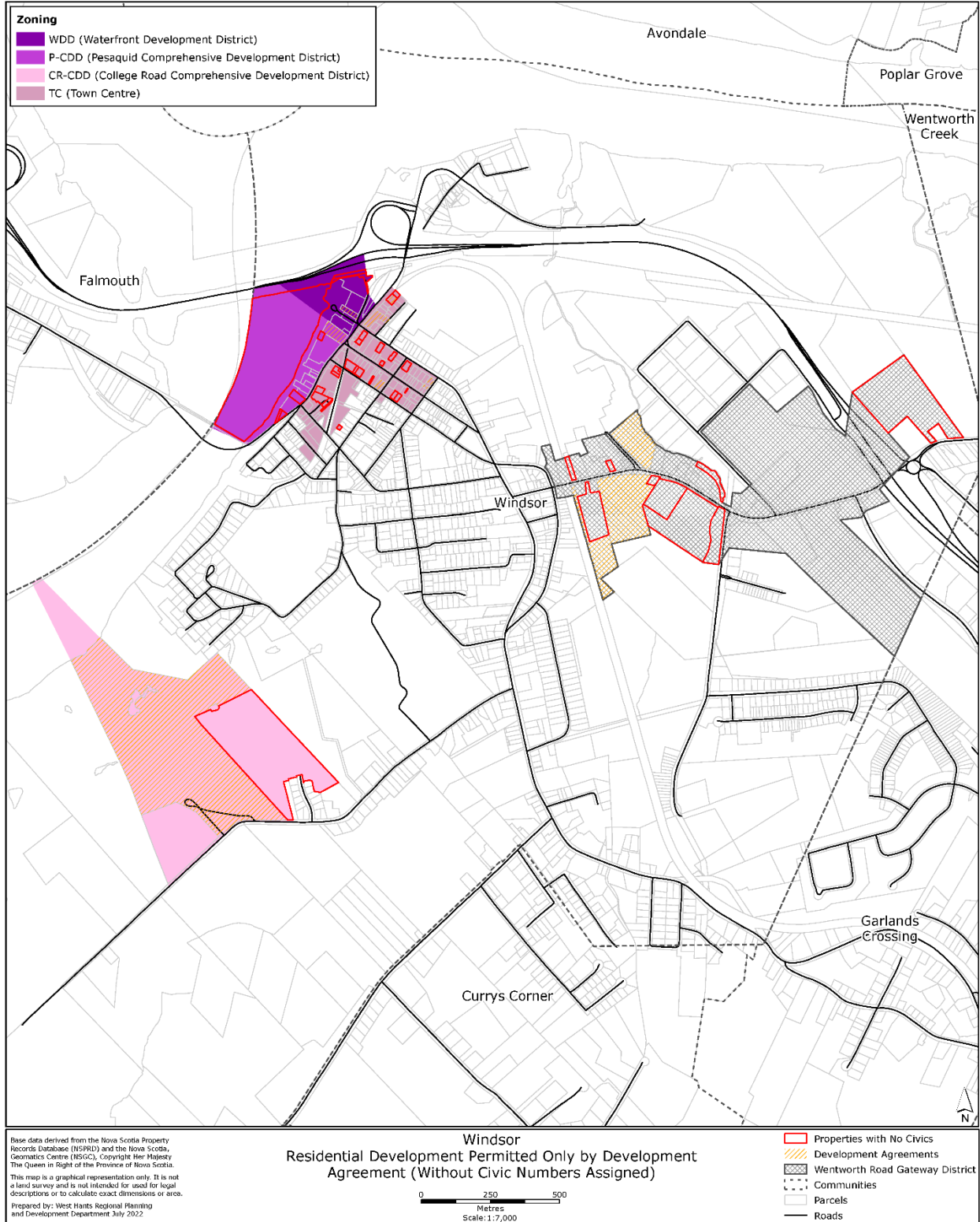
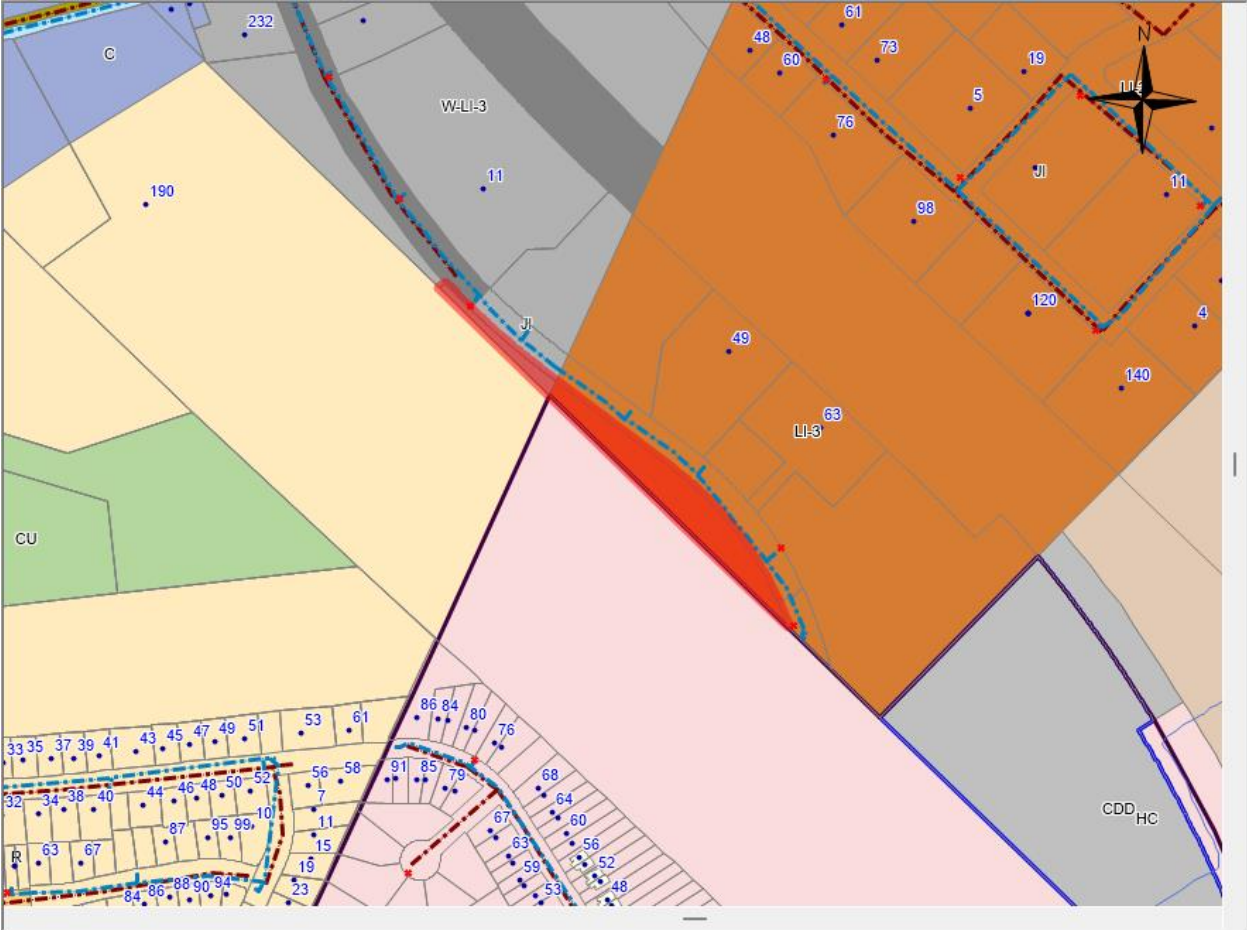


Figure 7 – Additional Property in Recommendation Context Map (PID 45366457)



## Attachment C – Public Information Meeting Notes

October 13 - October 28, 2022

### File 22-05: Cole Drive, Garlands Crossing/Windsor (PID 45366432) Windsor and West Hants Planning Document Amendments

<b>Meeting date and time</b>	A public information meeting was held on October 13, 2022 beginning at 6 p.m. The meeting was broadcast live on the Municipal Facebook page.
<b>File Number</b>	22-05
<b>Attending</b>	In attendance: One (1) Councillor: <ul style="list-style-type: none"><li>• Councillor Jim Ivey</li></ul> Four (4) members of staff: <ul style="list-style-type: none"><li>• Director LeMay</li><li>• Planner Poirier</li><li>• Planner Dunphy</li><li>• Meeting Secretary Lake</li></ul> No members of the public were present for this meeting.
<b>Applicant</b> Darren Shupe, Brighter Community Planning on behalf of Mainland South Investments <b>Property</b> PID 45366432 Cole Drive, Windsor	Planner Dunphy outlined the application to allow a proposed development consisting of two 4-storey buildings in two parts by first amending both the Windsor and West Hants Municipal Planning Strategies and Land Use By-laws, then considering the proposal by development agreement.
<b>Comments</b>	Comments from the public could be submitted to Alex Dunphy by mail, e-mail and telephone between October 13 – October 28, 2022. No comments were received from the public.
<b>Adjournment</b>	The presentation portion of the PIM ended at approximately 6:10 p.m.