



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: _____
Sara Poirier, Senior Planner

Date: 2023-02-16

Subject: Development Agreement Amendment: College Road, PID 45336203; File #22-35

LEGISLATIVE AUTHORITY

Section 230 of the Municipal Government Act.

RECOMMENDATION

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 entering into a development agreement which replaces the original development agreement on PID 45336203 on College Road in a manner substantively the same as the draft set out in Attachment D of the report File #22-35 to the Planning and Heritage Advisory Committee report dated February 16, 2023, taking note that this development agreement will discharge and replace the development agreement recorded at the Land Registry Office on September 14, 2022, as document number 121300512.

...that PAC/HAC recommends that Council require that the development agreement amendment with Hants County Residence for Senior Citizens be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.

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 on November 29, 2022 from Krista Beeler, Administrator, and Ed Sherman, Director of Infrastructure and Environmental Services, at Dykeland Lodge on behalf of the Hants County Residence for Senior Citizens. The application was to consider an amendment to the development agreement with Hants County Residence for Senior Citizens on PID 45336203, College Road, to increase the maximum number of beds permitted in the home for special care from 128 to 160.

A development agreement with Hants County Residence for Senior Citizens was approved by Council on May 24, 2022. The development agreement permits a new home for special care with up to 128 beds, plus up to 126 dwelling units on the same lot, which may be used as part of the homes for special care or as assisted living units. The details of the original application, considerations, public comments, and development agreement can be found in the staff report #21-20 to the Planning and Heritage Advisory Committee dated April 14, 2022 (Attachment A).

Following approval by Council, the Province requested that Dykeland Lodge construct a larger facility than originally anticipated. It is expected that the new home for special care would now include 144-beds. Dykeland Lodge would like Council to consider allowing a maximum of 160-beds within the home for special care to accommodate this request and any future increases.

DISCUSSION

The 24.7-acre subject lot is located on College Road in Windsor. The lot is designated College Road Comprehensive Development District on the Generalized Future Land Use Map of the Windsor Municipal Planning Strategy (WMPS). Part 5.0 of the WMPS contains the overall intention for Residential areas in Windsor. Part 5.7 of the WMPS contains the specific policies for properties designated College Road Comprehensive Development District (CR-CDD).

The subject lot is zoned College Road Comprehensive Development District (CR-CDD) on the Zoning Map of the Windsor Land Use By-law (WLUB). The proposed long-term care facility and residential units are only permitted to be considered in the College Road Comprehensive Development District (CR-CDD) by development agreement.

Proposal

The property owner has requested an amendment to the development agreement registered on the subject lot to increase the maximum number of beds permitted in the home for special care

from 128 to 160. It is expected that the new home for special care would now include 144-beds. Dykeland Lodge would like Council to consider allowing a maximum of 160-beds within the home for special care to accommodate this request and any future increases.

The applicants noted that the increase to a 144-bed facility would require approximately 20 additional full time equivalent staff members and be approximately 3,000 sq. ft. (278.71 sq. m.) larger than originally planned. The applicants advised that “the Province is currently looking at reducing the overall square footage of all future replacement Long-Term Care facilities which will impact the final size”. The applicants will not know the resident room size until they have an approved set of drawings.

A document called the *Long Term Care Facility Requirements: Requirements for Nursing Home Design in Nova Scotia* was released in February 2022 and will be followed to design this new facility. The document (2022) states that “*Evidence and leading practice links resident quality of life to the use of small, self-contained households. Smaller households allow for care to be organized in a way that more closely resembles normal daily life. This approach to design and care supports independence for residents, and decreases noise levels, leading to reduced resident agitation, and increased social interaction. Smaller units have also been shown to contribute to a calmer environment for both residents and staff, reducing staff stress and increasing staff job satisfaction.*” The document lists standards for each space in the home for special care, including overall design, household space, facility support spaces, residential support spaces, and optional spaces. Each section of the requirements highlights the space standards and considerations for that type of space.

No changes to the site plan are proposed and construction timelines have not changed in relation to this application for amendment to the development agreement.

Development Agreement

A development agreement is a contract between an owner of land and the Municipality to allow Council to consider a use that is not a listed permitted use within a zone on a specific lot. The ability for Council to consider a development agreement or an amendment to a development agreement must be stated in the Land Use By-law and the Municipal Planning Strategy must identify the kinds of uses Council may consider in each area. Uses which Council may consider are those which Council has determined may have sufficient impact on an area that a negotiated process is required to ensure the potential impact is minimized. In the Municipal Planning Strategy Council usually identifies both specific and general criteria which must be considered when making decisions regarding a development agreement amendment.

A proposal being considered must be measured against only the specific and general criteria for the proposal in the Municipal Planning Strategy and not any other criteria.

Development Agreement Amendments

A property owner can apply for an amendment to a development agreement registered on their property at any time. Section 3.3 of the development agreement with Hants County Residence for Senior Citizens outlines substantive matters of the development agreement. Substantive matters are any items that Council has determined that would significantly alter the intended effect of the development agreement if changed. When a request is received from the property owner to change a substantive matter outlined in a development agreement, the request must go through the entire development agreement process including Public Hearing before Council prior to Council making a final decision on the proposed amendment. Section 3.3 (b) of the development agreement with Hants County Residence for Senior Citizens states that “the maximum number of beds in the homes for special care and maximum number of residential dwelling units permitted on the lot in Section 2.2, *Development Location and Design*” is a substantive amendment to the development agreement. Therefore, this amendment application must follow the regular process for planning applications.

Windsor Land Use By-law

Section 6.0 of the WLUB, *Development Agreements*, states that “*The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:*

- (d) residential, institutional or recreational development in the College Road CDD in accordance with Section 5.7 of the Municipal Planning Strategy;

Proposed Amendments

There are two (2) amendments proposed to this agreement. The first amendment is the requested change to the development agreement received from the applicants. This amendment is proposed to Section 2.2, *Development Location and Design*, to increase the number of beds permitted in the home for special care from 128 to 160. Based on comments from development control staff, the second amendment is proposed to increase the minimum amount of recreation space provided in the overall development by 1,900 sq. ft. (176.52 sq. m.) in both Section 2.2 (h) and 2.3 (c) (iii).

Staff had also proposed an amendment to Section 2.10, *Construction Noise*, not because of the increased number of beds, but because Council may be adopting a by-law which regulates noise, and the specifics of that by-law are not yet known. However, upon legal review of the proposed amendment to Section 2.10 our lawyer made the following comments: “We know the DA can over-ride the Land Use By-law and Subdivision By-law, but that is enabled by statute. There is no authority to over-ride a noise bylaw, so I don’t think the way it is being proposed in the DA is legal.” They added that “as a practical matter the Noise Bylaw could include an exception for out of hours construction noise limits in the bylaw by language like “*except where a development agreement authorizes construction at later hours*””.

All remaining terms and conditions of the development agreement will remain in full force and effect.

Windsor Municipal Planning Strategy

Part 5.0 of the WMPS contains the overall intention for Residential areas in Windsor. Part 5.7 of the WMPS contains the specific policies for properties designated College Road Comprehensive Development District (CR-CDD). Policy 5.7.1 establishes Council's intention to only allow development in the CR-CDD by development agreement. The policy states that Council "*establish the College Road Comprehensive Development District (College Road CDD) which allows residential, institutional or recreational development and other limited services and uses in support of this development. As-of-right development shall not be permitted.*" Policy 5.7.4 outlines the criteria Council must evaluate when an application for development agreement in the CR-CDD is being considered. The proposal has been considered in relation to the criteria in Policy 5.7.4 (Attachment B).

WMPS Specific Criteria

Policy 5.7.1 of the WMPS establishes Council's intention to consider residential, institutional or recreational development and other limited services and uses in support of the development by development agreement. Policy 5.7.4 outlines the criteria to be considered by Council, which are examined in detail in Attachment B.

In summary, the criteria are met since:

- the development agreement is consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy; and
- the development is compatible with existing development within and adjacent to the College Road CDD.

WMPS General Criteria

The proposed development will meet the general criteria for development agreements set out in WMPS Policy 16.3.1. These criteria are examined in detail in Attachment C. In summary:

- the proposal is not premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated;
- the Fire Chief, development control staff, Manager of Building and Fire Inspection Services, Director of Public Works, and Manager of Public Works Operations have no concerns which have not been addressed in this report or the development agreement.

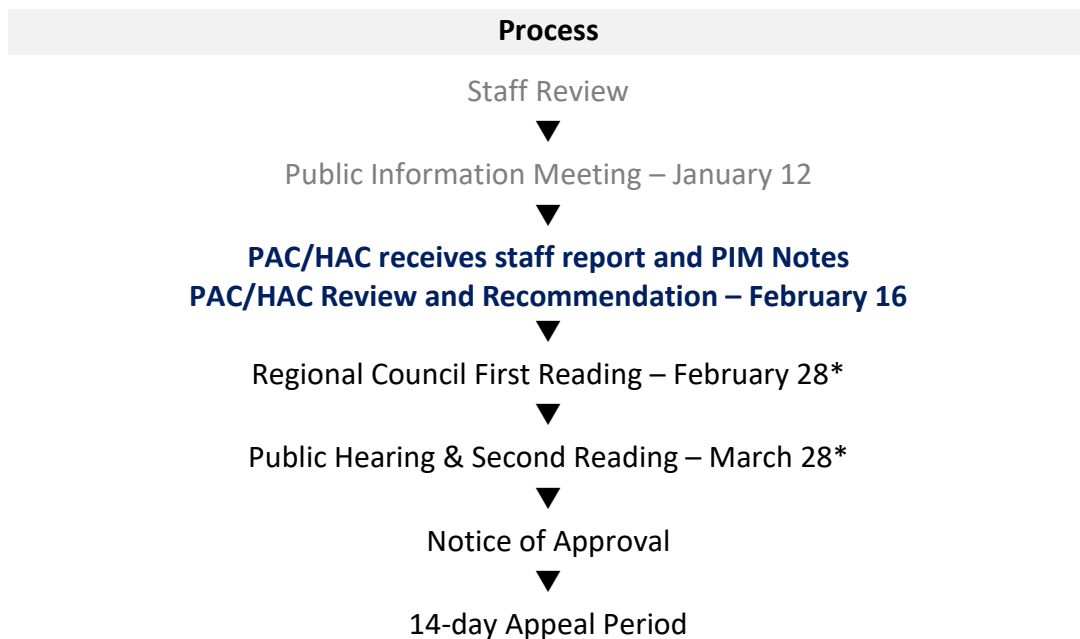
MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) highlights two simulated flooding scenarios. The first scenario is based on a storm surge that occurred in 1997, which shows the expected damage is to occur along the coastline. The second scenario shows the simulated flooding extent for probable maximum flood due to climate change. Under this scenario most of the community of Windsor will experience extensive flooding. The subject lot in this application does not appear to be affected under this scenario, however College Road itself may experience flooding.

The Public Works Department has noted that the Municipality is currently conducting a storm water study and that the reconstruction of College Rd will provide for improved street storm conveyance systems. They added that the street reconstruction will include storm water upgrades to mitigate future flooding potential (i.e., additional culverts, ditching, asphalt sloping).

NEXT STEPS

As noted above, the proposed development agreement amendment has been considered within the context of both the specific and general policies of the WMPS and is consistent with the intent, objectives, policies and criteria of the WMPS. As a result, it is reasonable to enter into an amended development agreement to increase the maximum number of beds permitted in the home for special care from 128 to 160 on PID 45336203, College Road.



*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no anticipated costs to the Municipality in regard to this development. College Road was identified in the 2021-22 Capital Budget for rehabilitation in 2022-23 and the financial capacity has been built into the 5-year capital plan. This work is proposed to be conducted in 2023 pending Council approval.

ALTERNATIVES

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

- hold First Reading and authorize a Public Hearing to approve the development agreement 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

Attachment A	2022-04-14 Staff Report Development Agreement: College Road, PID 45336203; File #21-20
Attachment B	Specific Criteria for a Development Agreement
Attachment C	General Criteria for a Development Agreement
Attachment D	Draft Development Agreement Amendment
Attachment E	Public Information Meeting Notes

Report Prepared by: _____
Sara Poirier, Senior Planner

Attachment A



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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Sara Poirier, Senior Planner

Date: 2022-04-14

Subject: Development Agreement: College Road, PID 45336203; File #21-20

LEGISLATIVE AUTHORITY

Section 230 of the Municipal Government Act.

RECOMMENDATION

To allow the requested development, 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 entering into a development agreement to permit a variety of residential and institutional uses on PID 45336203 on College Road in a manner substantively the same as the draft set out in Attachment C of the report to the Planning and Heritage Advisory Committee report #21-20 dated April 14, 2022.

...that PAC/HAC recommends that Council require that the development agreement with Hants County Residence for Senior Citizens be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.

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 on September 23, 2021 from Krista Beeler, Administrator, and Ed Sherman, Director of Infrastructure and Environmental Services, at Dykeland Lodge on behalf of the Hants County Residence for Senior Citizens. The application was to consider permitting a variety of uses including affordable and senior housing, long-term care, assisted living, independent living, commercial space and a community centre on the property at PID 45336203 on College Road. The lot is currently vacant and was actively farmed and cared for by the Dill family for about 50 years. It is owned by Hants County Residence for Senior Citizens.

This application was considered by Planning and Development staff in two parts:

1. an amendment to the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to amend the designation and zoning of the subject lot to College Road Comprehensive Development District. This portion of the application was approved by Council on December 16, 2021; and
2. consider the proposed uses by development agreement as per Policy 5.7.3 and 5.7.4 of the WMPS. This report corresponds with this part of the application.

An updated application for the development agreement was received on March 1, 2022 from Krista Beeler. This revised application removed the commercial space, community centre and approximately 50 residential units from the original application. The revised application is to consider permitting a variety of institutional and residential uses including long-term care, assisted living and disability units, and residential units on the property at PID 45336203 on College Road.

DISCUSSION

The 24.7-acre subject lot is located on College Road in Windsor. The lot is designated College Road Comprehensive Development District on the Generalized Future Land Use Map (Figure 1) of the Windsor Municipal Planning Strategy (WMPS). Part 5.0 of the WMPS contains the overall intention for Residential areas in Windsor. Part 5.7 of the WMPS contains the specific policies for properties designated College Road Comprehensive Development District (CR-CDD).

The subject lot is zoned College Road Comprehensive Development District (CR-CDD) on the Zoning Map of the Windsor Land Use By-law (WLUB) (Figure 2). The proposed long-term care facility and residential units are only permitted to be considered in the College Road Comprehensive Development District (CR-CDD) by development agreement.

The approximately 65 feet of lot frontage on College Road is within the Martock Marsh and the Environmental Constraints Area (Figure 3). The property owner would require a variance from the regulations of the *Marshland Conservation Act* (2001) administered by the Provincial Marshland Administrator for any driveway access, infilling or alteration of topography on this portion of the lot.

The subject lot directly abuts properties with a variety of different zoning and designations. The designation of the properties abutting the subject lot include Residential, Agriculture and College Road Comprehensive Development District (Figure 1) and the zoning of these abutting lots are Single Unit Residential (R-1), Two Unit Residential (R-2), Agriculture (AG), and College Road Comprehensive Development District (CR-CDD) (Figure 2).

Development Agreement

A development agreement is a contract between an owner of land and the Municipality to allow Council to consider a use that is not a listed permitted use within a zone on a specific lot. The ability for Council to consider a development agreement must be stated in the Land Use By-law and the Municipal Planning Strategy must identify the kinds of uses Council may consider in each area. Uses which Council may consider are those which Council has determined may have sufficient impact on an area that a negotiated process is required to ensure the potential impact is minimized. In the Municipal Planning Strategy Council usually identifies both specific and general criteria which must be considered when making decisions regarding a development agreement.

A proposal being considered must be measured against only the specific and general criteria for the proposal in the Municipal Planning Strategy and not any other criteria.

Windsor Land Use By-law

Section 6.0 of the WLUB, *Development Agreements*, states that “*The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:*

- (d) residential, institutional or recreational development in the College Road CDD in accordance with Section 5.7 of the Municipal Planning Strategy;

Application

Dykeland Lodge opened in 1974 on Cottage Street in Windsor. It is a fully licenced, not-for-profit 111-bed long term care home. The building is almost 50 years old and needs major upgrades and repairs. Dykeland Lodge is requesting this development agreement to permit a long-term care village on College Road to replace and enhance the services they can offer the community.

The original development agreement application received on September 23, 2021 requested Council consider the following uses by development agreement:

- a long-term care facility with 128 rooms;
- an assisted living facility with up to 42 units;
- up to 10 units for residents with disabilities;
- up to 44 independent living units;
- a mix of affordable and seniors housing to a maximum of 80 units;
- plus an 11,000 sq. ft. (1021.9 sq. m.) community centre; and
- 8,000 sq ft (743 sq. m.) of commercial space which may include a pharmacy, corner store, café, and medical centre.

The revised application received on March 1, 2022 requested the following uses be considered by Council by development agreement:

- a long-term care facility with 128 rooms;
- up to 10 units for residents with disabilities;
- up to 28 assisted living units; and
- up to 88 residential units.

The revised application proposes that the long-term care facility will be constructed within five (5) years of commencement of construction and that the other units will be completed within ten (10) years of commencement of construction. The applicant also requests that should the need arise in the future for the community centre and commercial space that Council consider these additional uses through an amendment to the development agreement. The revised application received on March 1, 2022 is the application which staff considered as part of this review.

Proposed Development Agreement

The permitted uses on the lot are outlined in Section 2.1, *Use*, of the draft development agreement (Attachment C) as:

- buildings operated as homes for special care;
- single unit, two unit and multiple unit dwellings some or all of which may be used as part of the homes for special care or as assisted living units;
- outdoor recreation uses;
- secondary suites within any of the single or two unit dwellings on the lot; and
- accessory uses to any of the permitted uses.

The scope of development is outlined in Section 2.2, *Development Location and Design*, and Section 2.3, *Phased Development*, of the draft development agreement. Phase 1 includes the long-term care facility and outdoor recreation uses including but not limited to a public trail system, and any accessory uses. Phase 2 includes the residential uses consisting of single unit,

two unit or multiple unit dwellings which may be used as part of the homes for special care or as assisted living units.

Section 2.4, *Access and Egress*, of the draft development agreement outlines that the main access to the development must be directly from College Road and that any other connection will be a secondary access/egress to the lot mainly used for emergency purposes. It also states that the developer will be required to construct a 5 ft. wide sidewalk from College Road to the building entrances. This will ensure pedestrian safety and promote active transportation use on the lot.

The developer will be required to provide:

- a stormwater management plan for the site that satisfies the Municipal Engineer that historical flooding patterns and area drainage systems have been considered and that storm water discharge will not have a negative impact on downstream properties prior to a development permit being issued for development as outlined in Section 2.8, *Site Drainage*;
- design plans of the water and sewer servicing connections and layout including location and connection design of any fire hydrant(s) as outlined in the 2.7 (b), *Water and Sewer Services*, and 2.6 (a), *Fire Safety*; and
- an archeological resource impact assessment (ARIA), as recommended by Glooscap First Nation, prior to receiving a development permit as outlined in Section 2.16, *Archeological Resource Impact Assessment*.

Section 2.6, *Fire Safety*, was developed based on comments received from the local Fire Chief. The Fire Chief noted that curbs should be mountable by fire trucks to ensure buildings can be accessed from all sides by ladder trucks and that overhangs below 15 ft. (4.57 m.) should be avoided to allow aerial trucks to navigate the lanes (9-10 ft. wide required). Staff drafted Section 2.6 (b) and (c) to ensure there is unimpeded access for emergency services vehicles. The Fire Chief also offered to discuss fire department access with the developer during the development stages.

The property owner has also noted that they are required to submit an Emergency and Fire Safety Plan to the Province as part of their licensing as a long-term care facility. This plan provides guidance for the protection of staff, residents, tenants and visitors in the event of either an internal or external disaster/major emergency. The fire safety plan provides detailed explanation of responsibilities and procedures in case of a fire. The emergency plan outlines responses to various disasters including epidemic, hazardous substance spill/leak, civil disturbance, power outage, severe storm, shortage of water, threats, violent situations, and fire. The plan is exercised and evaluated at least every three (3) years by the facilities emergency planning committee. This Emergency and Fire Safety Plan is distributed internally to all staff and externally to the Windsor Fire Department, R.E.M.O. Coordinator, Department of Health and Wellness, and Office of the Fire Marshall.

A letter was received on March 22, 2022 from Chief Sidney Peters of Glooscap First Nation recommending that the property owner complete an archeological resource impact assessment (ARIA) prior to receiving a development permit. The letter is attached to this report in Attachment F and was circulated to the property owner. Staff are recommending the ARIA be complete prior to a development permit being issued for the proposed uses as outlined in Section 2.16, *Archeological Resource Impact Assessment*, of the draft development agreement.

The draft development agreement also requires the following:

- a minimum of one (1) parking space for every 400 sq. ft. (37.16 sq. m.) of floor area of the long-term care facility (Section 2.5). This would equal 61 spaces required for the 128 bed long-term care facility;
- a minimum of one (1) parking space per dwelling unit (Section 2.5). This would equal 126 required parking spaces for the total of 126 proposed dwelling units;
- a minimum of 41,000 sq. ft. (3,809 sq. m.) of usable recreation space;
- construction hours to be only within 7 a.m. – 7 p.m. (Section 2.10);
- the Owner to have sole responsibility for snow plowing and garbage collection for the development (Section 2.7);
- a 20 ft (6.09 m) wide buffer strip along the south lot line abutting properties fronting on Kingsview Dr. (Section 2.14 (b)).

The timeline for development outlined in the draft development agreement (Sections 4.1 (b) and Section 2.3) states that development must commence within twenty-four (24) months from the date the development agreement is signed. It also states that Phase 1 shall be completed within forty-eight (48) months of the commencement of development and Phase 2 shall be completed within ninety-six (96) months of the commencement of development.

Signs and illumination are regulated on the subject lot, as outlined in Section 2.12, *Signs*, and Section 2.13, *Lighting*, of the draft development agreement.

The approximately 65 ft. (19.8 m.) of lot frontage on College Road is within the Martock Marsh and the Environmental Constraints Area. The property owner requires a variance from the regulations of the Marshland Conservation Act (2001) administered by the Provincial Marshland Administrator for any driveway access, infilling or alteration of topography on this portion of the lot. Section 27.0 of the Windsor Land Use By-law must be followed by the Development Officer for any development on this portion of the lot, as outlined in Section 2.9, *Environmental Constraints Area*, of the draft development agreement.

Section 3.3 of the draft development agreement outlines substantive matters of the development agreement. Substantive matters are any items that Council has determined that would significantly alter the intended effect of the development agreement if changed. If a request is received from the developer to change a substantive matter outlined in a development

agreement, the request must go through the entire development agreement process including Public Hearing before Council prior to Council making a final decision on the proposed amendment. Staff have determined the following items in this draft development agreement are substantive matters:

- the uses permitted on the Property as listed in Section 2.1, *Use*, of this Agreement;
- the maximum number of beds in the homes for special care and maximum number of residential dwelling units permitted on the lot in Section 2.2, *Development Location and Design*;
- the fire safety requirements listed in Section 2.6, *Fire Safety*;
- the requirements for a stormwater management plan to be submitted prior to a development permit being issued as listed in Section 2.8(b), *Site Drainage*;
- the hours of construction as outlined in Section 2.10, *Construction Noise*; and
- the requirements for an archeological resource impact assessment (ARIA) to be submitted prior to a development permit being issued as listed in Section 2.16 (a), *Archeological Resource Impact Assessment*.

Other items such as accessible parking, elevators, sprinkler systems, and barrier free units may be required in some of the buildings by the Manager of Building and Fire Inspection Services as per the National Building Code requirements. A full review of the building plans would be conducted when the property owner applies for development and building permits. These items are not listed in the draft development agreement as the National Building Code would take precedence over the development agreement as outlined in Section 5.1, *Compliance with other By-laws and Regulations*, in the draft development agreement.

Public Comments

Staff received numerous comments from the public during the Public Information Meeting (PIM) comment period from January 13 - 28. All comments received were considered by staff when drafting this report and draft development agreement. A copy of the complete comments can be found in Attachment D. Staff have summarized the themes of the public comments and provided a brief response in the table below.

Public concern	Comment
College Road - upgrades	The Director of Public Works has specified that there are proposed upgrades to College Road in the 2022-23 budget that includes a full street reconstruction, sidewalk addition and storm system installation, along with water and sanitary upgrades where

	<p>necessary. The work is anticipated to be completed within the current right-of-way.</p> <p>They added that the existing street width varies considerably but the average width is around 5.8 m. (edge of asphalt to edge of asphalt) while the proposed width for full street reconstruction is 7.3 m. (curb face to curb face). This new width will accommodate two-way traffic and meets the requirements of the municipal specifications.</p>
<p>College Road – increased traffic</p>	<p>The WHRM Manager of Operations for the Public Works Department has stated the proposed uses are not considered premature or inappropriate in terms of the adequacy of the existing roads and the proposed driveway and pedestrian routes within and adjacent to the development. They noted that the 2021 traffic report from WSP recommended that “consideration be given to incorporating the construction of a northbound left-turn lane with the future planned rehabilitation on King Street and the re-location of the crosswalk.” WSP was provided the original proposal from Dykeland Lodge to be incorporated in the traffic counts to assist with predicting the traffic levels on College Road and any anticipated upgrades. He added that “the intersection at College Rd and King St is planned to be re-designed with the College Rd reconstruction design. While this should improve traffic flow from College Rd to King St it would still be expected that at peak times the traffic queuing times would increase as the build out progresses. However, it is not expected to be significant due to the nature of the development.” The WHRM Public Works Department continues to monitor roadways within its jurisdiction and communicate with residents and the RCMP when necessary. The WHRM Public Works Department added that the newly created Traffic Calming Policy could be used in the future if concerns exist regarding traffic on the street.</p>
<p>College Road – impact with construction traffic</p>	<p>The Director of Public Works has stated they do not have any concerns with the weight of construction traffic to the proposed development site once upgrades to College Road are complete.</p>

<p>College Road - alternative access/egress</p>	<p>The Manager of Operations for the Public Works Department has stated the proposed uses are not considered premature or inappropriate in terms of the adequacy of the existing roads and the proposed driveway and pedestrian routes within and adjacent to the development. They did add however that there are “no new traffic related concerns, but an existing one. College Rd is only connected to one street (King St) therefore there is some concern if there is a street blockage there could be a delay for emergency equipment getting through. There are two other possible privately owned routes, but they are not always accessible / passable.”</p> <p>There were a variety of comments from residents on College Road on potential alternative connections from College Road to provide an alternative access/egress. These suggestions include:</p> <ul style="list-style-type: none">• College Rd to Hwy 14 / Chester Rd by purchasing a piece of PID 45052016 which was for sale;• College Rd to Hwy 14 / Chester Road by using the 50 ft water right-of-way / easement;• College Rd to Hwy 14 / Chester Rd by using the road located past Manning Drive, known as the “farming road” or “pole road”; and• the proposed development to Haliburton / Clifton Avenue. <p>The majority of the land between College Rd and Hwy 14 / Chester Rd is dykeland. The Windsor MPS and LUB restrict development on dykeland. Development approval would be required by both the local marshbody and the Province as per the Nova Scotia <i>Agricultural Marshland Conservation Act</i>. The Martock Marshbody has strict land use regulations https://www.novascotia.ca/Just/regulations/regs/amcmartock.html</p> <p>Building a permanent road in the dykeland would most likely not be feasible.</p> <p>In terms of the connection from the proposed development to Haliburton/Clifton Avenue, this connection would require the developer to receive agreement from any property owners between Dykeland Lodge’s property and Haliburton / Clifton Avenue. There would a significant number of studies required to</p>
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	<p>determine if this would be feasible as an option at the expense of the developer.</p>
<p>Recreation uses - current and future</p>	<p>During the reconstruction of College Road a sidewalk will be added to one side of the street to improve pedestrian safety and movement to the development site. The draft development agreement will require a 5 ft. wide sidewalk from College Road to the main entry of any building (Section 2.4 (e)). The developers have proposed a public trail system to be developed at the north side of the lot to allow recreation uses on site. This will be required to be completed as part of Phase 1 of development (Section 2.2 (b)(i)).</p>
<p>Water and Sewer servicing</p>	<p>Windsor is a serviced area of the Municipality where efficient use of services and denser developments are encouraged. The Director of Public Works has commented that the proposed uses are not “considered premature or inappropriate related to the capacity of water and sewer services, except as noted there is limited storm water capacity downstream, and this must be addressed within the development agreement.” The draft development agreement addresses the comments on stormwater management in Section 2.8 (b) and (c).</p>
<p>Scale, density of development and lot size</p>	<p>The scale of proposed development has been reduced since the public comments were received. There will no longer be a community centre and commercial component, and the residential component has been reduced by 50 units.</p> <p>The subject lot is approximately 24.7-acres in size which would be adequate to accommodate the proposed long-term care facility and residential uses.</p> <p>Windsor has a population density of 522 people per sq. km. (Statistics Canada Census for 2022). The current 111-bed long term care facility operated by Dykeland Lodge on Cottage Street is located on a 3.93-acre lot creating a population density of 6,981 people per sq. km. The existing Dykeland Lodge long-term care facility was permitted as-of-right as per the Windsor Institutional (I) zone. The proposed density, at full build-out, of this development on College Road would be approximately 2,540 people per sq. km.</p>

	<p>Comparing this to other large facilities within West Hants Regional Municipality, the Gladys Manning development agreement (2005) permits a maximum of 295 units on the 59-acre parcel, which equates to a population density of 1,240 people per sq. km. The development agreement for Windsor Elms (2008) in Falmouth permits 108 beds on an 18.5-acre parcel creating a population density of 1,578 people per sq. km.</p>
<p>Commercial and community centre</p>	<p>Based on the feedback from the public during the PIM comment period the developer has removed the 11,000 sq. ft. (1021.9 sq. m.) community centre and 8,000 sq. ft. (743 sq. m.) of commercial space from the proposal. The applicant requests that should the need arise in the future for the community centre and commercial space that the development agreement be drafted to allow Council to consider these additional uses through an amendment to the development agreement. An amendment to a development agreement follows a similar process as the approval of a development agreement, which would include opportunity for public feedback.</p>
<p>Types of uses proposed</p>	<p>The revised application received on March 1, 2022 requested the following uses be considered by Council by development agreement:</p> <ul style="list-style-type: none"> • a long-term care facility with 128 rooms; • up to 10 units for residents with disabilities; • up to 28 assisted living units; and • up to 88 residential units. <p>Dykeland Lodge provided additional details about the different types of care proposed on the lot in an FAQ response document. These were described as:</p> <ul style="list-style-type: none"> • Long-Term Care: A facility licensed and funded by the Provincial Department of Health and Wellness to provide services for people who need ongoing care; either on a long-term basis (permanent placement) or short-term (respite care). • Assisted Living: Similar to a retirement home, these settings are targeted toward the independent senior who does not

	<p>require substantial care but may need services such as meals, housekeeping, recreation programs and facilities.</p> <ul style="list-style-type: none"> • Disability (Small Option Homes): Small Option Homes provide support for three to four persons with disabilities in community homes. The residents are supported by qualified staff through a combination of live-in and shift models. • Independent Living: Independent Living Nova Scotia (ILNS) supports Nova Scotians with disabilities through programs and services that promote independent living, enabling individuals to live the way they want, stay in control of decisions that affect them, break through barriers that are in the way, and develop their skills. • Seniors Affordable Housing: Senior’s housing is an affordable option for low-income Nova Scotians over the age of 58. The units are similar to any apartment and can be rented through Regional Housing Authorities across the Province. Units are private and include the basics like a fridge and stove, heat, and hot water. <p>In the Windsor Land Use By-law definitions, a Home for Special Care means “a nursing home, a home for the aged, a home for the disabled or a residential care facility as defined in the <i>Homes for Special Care Act</i>”. This definition encompasses the long-term care facility and units for residents with disabilities. The assisted living units and residential units would be considered a type of dwelling unit in the Windsor Land Use By-law, as there is no provincial licensing required as part of the development of the use. Due to this, Section 2.1 (b) of the draft development agreement states the permitted uses as “buildings operated as homes for special care” and “single unit, two unit or multiple unit dwellings some or all of which may be used as part of the homes for special care or as assisted living units”.</p>
<p>Safety</p> <ul style="list-style-type: none"> • pedestrians, active transportation use, children playing, animals 	<p>During the reconstruction of College Road, a sidewalk will be added to one side of the street to improve pedestrian safety and movement to the development site. The draft development agreement will require a 5 ft. wide sidewalk from College Road to the main entry of any building (Section 2.4 (e)). The developers have proposed a public trail system to be developed at the north</p>

	<p>side of the lot to allow recreation uses on site. This has been made a requirement as part of Phase 1 of the proposed development (Section 2.2 (c)).</p> <p>The developer has also stated that the Kingsview Dr. entrance will be gated and only used for emergency purposes. This is outlined in Section 2.4 (b) of the draft development agreement.</p>
<p>Environment and wildlife</p>	<p>Dykeland Lodge provided additional details about the Provincial and Federal environmental policies/Acts they need to follow to develop the lot in an FAQ response document. This was described as:</p> <p>“All provincial, federal policies/Acts will be upheld to ensure the safety of the community and environment.</p> <p>The Nova Scotia Department of Public Works requires the supervisory staff of all its construction contractors to attend an erosion and sediment control course to ensure the protection of the construction site and adjacent properties; in addition to this requirement the NS Department of Seniors and Long-Term Care, the department which oversees the design and construction of a new Long-Term Care Facility, mandates that the Owner’s Project Manager also has this course.</p> <p>The Design Team will also include Landscape Architects and Civil Engineers who are trained to design the property following all environmental policies, acts and standards.</p> <p>The environmental protection plan will be a compilation of all Provincial, and Federal Policies/Acts, some listed below, to mitigate disturbance to land use, wildlife, and habitat. Safety of the community and environment is priority, all Environmental issues will be identified thoroughly and resolved expeditiously, using Federal and Provincial environmental policy extensively into all decision-making processes, as well as all other associated activities. Potential impacts to all aspects of the environment will be taken into consideration and evaluated before any activities would take place.</p>

	<p>The project will constantly monitor and evaluate environmental benefits/consequences of our activities, and implement our strategies to remove or minimize potential environmental impacts.</p> <ul style="list-style-type: none"> • Nova Scotia Environment Act • Canadian Environmental Assessment Act • Canadian Environmental Protection Act • Nova Scotia Endangered Species Act • Clean Air Act • Water Act • Fisheries Act • Species at Risk Act (SARA) • Navigable Waters Protection Act (NWPA) • Canada Wildlife Act • Migratory Birds Convention Act”
<p>Length of construction, noise and dust</p>	<p>Section 2.10 of the draft development agreement restricts construction on the lot to within 7 a.m. – 7 p.m., Monday to Saturday, unless construction is being conducted within a wholly enclosed building. This will reduce the impact of noise on abutting properties. The required 20 ft. (6.09 m.) buffer strip along the south lot line abutting properties fronting on Kingsview Drive as outlined in Section 2.14 (b) of the draft development agreement will provide additional buffering from any construction noise.</p> <p>Dykeland Lodge has advised that their construction team must follow construction standards and regulations related to dust and debris.</p>
<p>Emergency access</p>	<p>Section 2.6, <i>Fire Safety</i>, of the draft development agreement was developed based on comments received from the local Fire Chief. The Fire Chief noted that curbs should be mountable by fire trucks to ensure buildings can be accessed from all sides by ladder trucks and that overhangs below 15 ft. (4.57 m.) should be avoided to allow aerial trucks to navigate the lanes (9-10 ft. wide required). Staff drafted Section 2.6 (b) and (c) to ensure there is unimpeded access for emergency services vehicles. The Fire Chief also offered to discuss fire department access with the developer during the development stages.</p>

	<p>The property owner has also noted that they are required to submit an Emergency and Fire Safety Plan to the Province as part of their licensing as a long-term care facility. This plan provides guidance for the protection of staff, residents, tenants and visitors in the event of either an internal or external disaster/major emergency. The fire safety plan provides detailed explanation of responsibilities and procedures in case of a fire. The emergency plan outlines responses to various disasters including epidemic, hazardous substance spill/leak, civil disturbance, power outage, severe storm, shortage of water, threats, violent situations, and fire. The plan is exercised and evaluated at least every three (3) years by the facilities emergency planning committee. This Emergency and Fire Safety Plan is distributed internally to all staff and externally to the Windsor Fire Department, R.E.M.O. Coordinator, Department of Health and Wellness, and Office of the Fire Marshall.</p>
<p>Property values</p>	<p>The impact on property values due to proposed developments are not considered by planning staff when evaluating an application because there is no overall public interest in what one property is valued over another, and staff must look at the use of land versus the financial impacts that are associated with it.</p>
<p>Stormwater management and hardscaping of the lot</p>	<p>The Director of Public Works has requested that a stormwater management plan for the site be required prior to development permits being issued to ensure that historical flooding patterns and area drainage systems have been considered and that storm water discharge will not have a negative impact on downstream properties. They also noted that discharge of run-off to adjacent properties other than a natural watercourse is prohibited unless the developer obtains consent in writing from the adjacent property owner(s) and drainage easements over such natural property is provided in favor of the Municipality. This is outlined in Section 2.8 (b) and (c), <i>Site Drainage</i>, of the draft development agreement.</p>
<p>Impact on residents on Kingsview Dr.</p>	<p>The developer has stated that the Kingsview Dr. entrance will be gated and only used for emergency purposes. Additionally, Section 2.14 (b) of the draft development agreement outlines a required 20</p>

	ft (6.09 m) buffer strip along the south lot line abutting properties fronting on Kingsview Drive.
Impact on Kings Edgehill – through traffic	Kings Edgehill Lane is a private roadway which is outside the jurisdiction of WHRM. The roadway is currently gated by the property owners. The proposed upgrades to College Road are expected to improve traffic flow on College Road, reducing the likelihood of Kings Edgehill Lane being used as a thoroughfare.
Agricultural	<p>Although the lot has been actively farmed and cared for by the Dill family for about 50 years, the lot was designated Residential for at least the past 30 years and was recently amended to College Road Comprehensive Development District.</p> <p>There were comments from the public regarding the potential impact on agricultural land abutting the subject lot on the south side of College Road. There is not anticipated to be any negative impact to these abutting properties due to the requirements for a stormwater management plan, and the property owner following the required Provincial and Federal policies and Acts including erosion and sediment control.</p>
Transparency	<p>The property owner and applicant is Hants County Residence for Senior Citizens. Dykeland Lodge is operated by their Board of Directors.</p> <p>The Municipality follows the <i>Municipal Government Act (MGA)</i> requirements for community engagement for development agreement applications. The Municipality also holds a Public Information Meeting (PIM) prior to beginning the MGA required process, to allow the community another opportunity to comment on the proposal. The PIM was advertised via letter, signs on site, newspaper advertisement, Facebook and website advertisements. Every property within 300 ft. of the subject lot was mailed a letter for the Public Information Meeting. The 300 ft. notification distance is outlined in the Windsor Land Use By-law approved by Council.</p> <p>The virtual PIM took place on January 13 with approximately 10 residents in attendance. The comment period was open until</p>

	January 28. Multiple residents called or emailed during the comment period as outlined in Attachment D.
Architectural style	The subject lot is not within an Architectural Control District therefore there are no architectural design manual elements to be followed.

A FAQ response document was developed by Dykeland Lodge and presented at a virtual open house on February 24, 2022 (Attachment E).

Windsor Municipal Planning Strategy

Part 5.0 of the WMPS contains the overall intention for Residential areas in Windsor. Part 5.7 of the WMPS contains the specific policies for properties designated College Road Comprehensive Development District (CR-CDD). Policy 5.7.1 establishes Council’s intention to only allow development in the CR-CDD by development agreement. The policy states that Council *“establish the College Road Comprehensive Development District (College Road CDD) which allows residential, institutional or recreational development and other limited services and uses in support of this development. As-of-right development shall not be permitted.”* Policy 5.7.4 outlines the criteria Council must evaluate when an application for development agreement in the CR-CDD is being considered. The proposal has been considered in relation to the criteria in Policy 5.7.4 (Attachment A).

WMPS Specific Criteria

Policy 5.7.1 of the WMPS establishes Council’s intention to consider residential, institutional or recreational development and other limited services and uses in support of the development by development agreement. Policy 5.7.4 outlines the criteria to be considered by Council, which are examined in detail in Attachment A.

In summary, the remaining criteria are met since:

- the development agreement is consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy; and
- the development is compatible with existing development within and adjacent to the College Road CDD.

WMPS General Criteria

The proposed development will meet the general criteria for development agreements set out in WMPS Policy 16.3.1. These criteria are examined in detail in Attachment B. In summary:

- the proposal is not premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated;

- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Director of Public Works, and Manager of Public Works Operations have no concerns which have not been addressed in the development agreement.

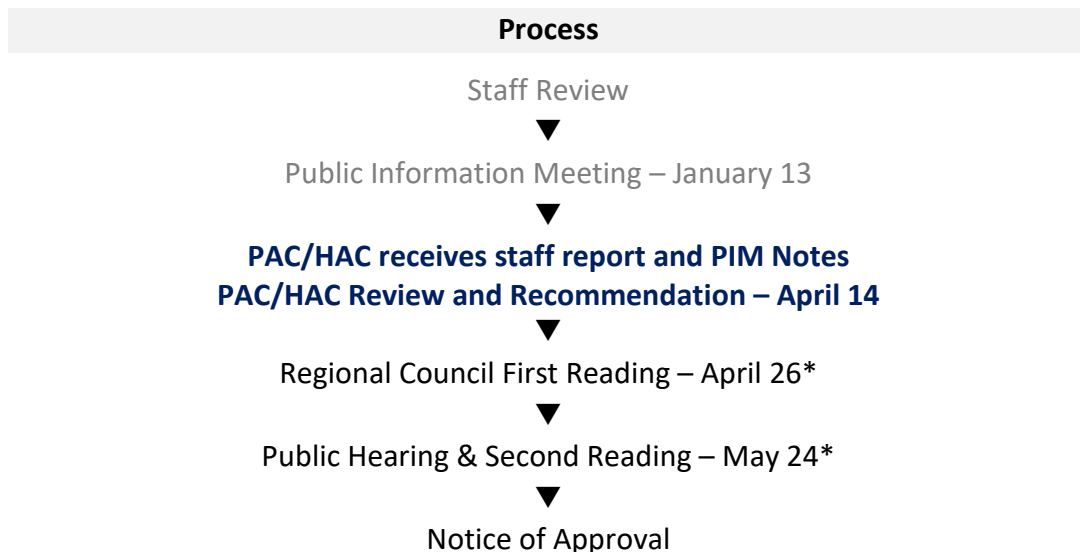
MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) highlights two simulated flooding scenarios. The first scenario is based on a storm surge that occurred in 1997, which shows the expected damage is to occur along the coastline. The second scenario shows the simulated flooding extent for probable maximum flood due to climate change. Under this scenario most of the community of Windsor will experience extensive flooding. The subject lot in this application does not appear to be affected under this scenario, however College Road itself may experience flooding.

The Public Works Department has noted that the Municipality is currently conducting a storm water study and that the reconstruction of College Rd will provide for improved street storm conveyance systems. They added that the street reconstruction will include storm water upgrades to mitigate future flooding potential (i.e., additional culverts, ditching, asphalt sloping).

NEXT STEPS

As noted above, the proposed development agreement has been considered within the context of both the specific and general policies of the WMPS and is consistent with the intent, objectives, policies and criteria of the WMPS. As a result, it is reasonable to enter into a development agreement to permit a variety of institutional and residential uses including long-term care, assisted living and disability units, and residential units on PID 45336203, College Road.





14-day Appeal Period

*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no anticipated costs to the Municipality in regard to this development. When requested to comment, the Director of Financial Services stated that “No, it [the development] wouldn’t be premature as many expenditures relating to the development agreement, will be the responsible of the Developer. However, College Road was previously identified in the 2021-22 Capital Budget for rehabilitation in 2022-23 and the financial capacity has been built into the 5-year capital plan.”

ALTERNATIVES

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

- hold First Reading and authorize a Public Hearing to approve the development agreement 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	Windsor GFLUM Extract
Figure 2	Windsor Zoning Map Extract
Figure 3	Windsor Environmental Constraints Area Extract
Attachment A	Specific Criteria for a Development Agreement
Attachment B	General Criteria for a Development Agreement
Attachment C	Draft Development Agreement
Attachment D	Public Information Meeting Notes
Attachment E	Dykeland Lodge FAQ Information
Attachment F	Letter from Chief Peters, Glooscap First Nation

Report Prepared by: _____

Sara Poirier, Senior Planner

Report Reviewed by: _____

Madelyn LeMay, Director of Planning and Development

Figure 1
Windsor GFLUM Extract

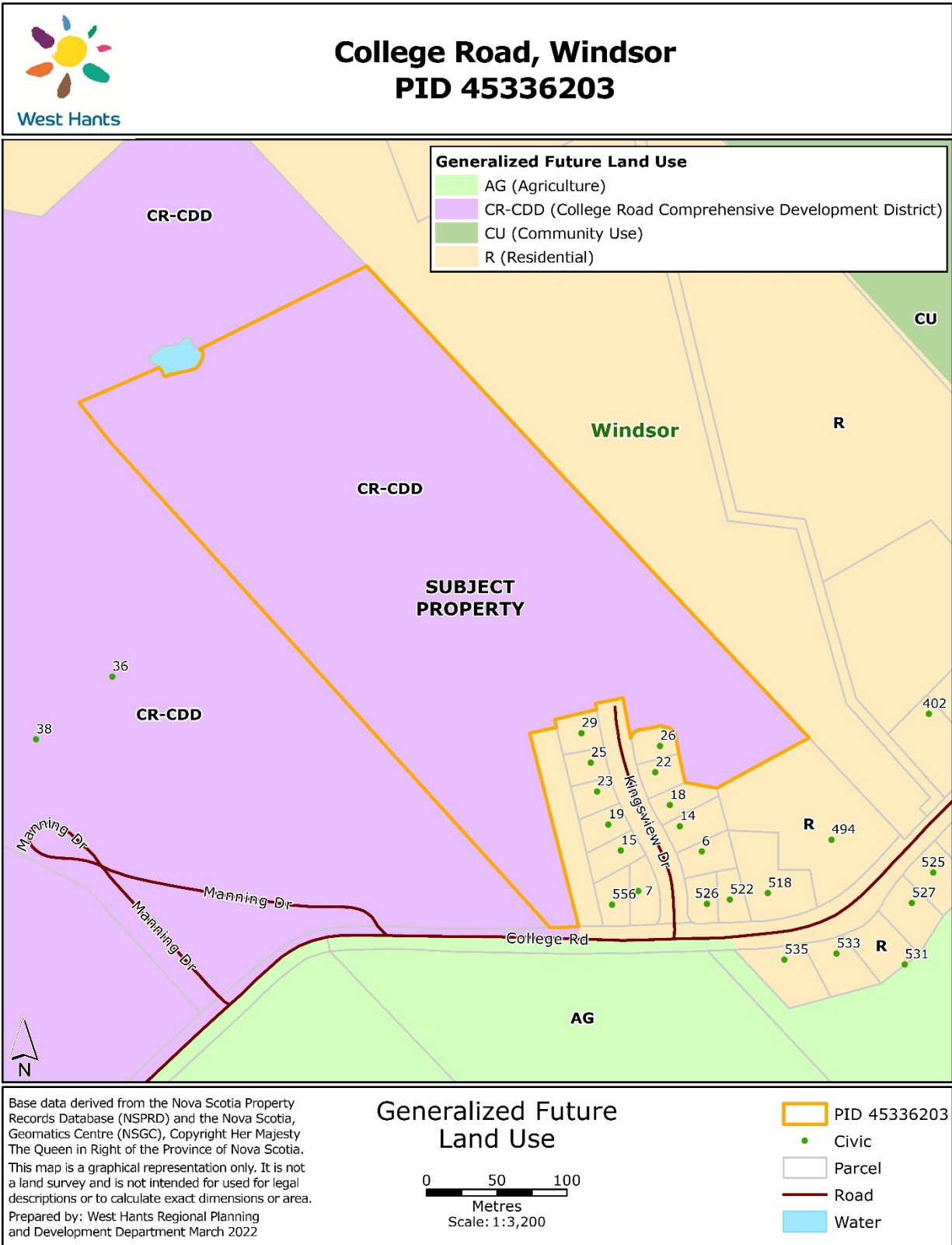


Figure 2
Windsor Zoning Map Extract

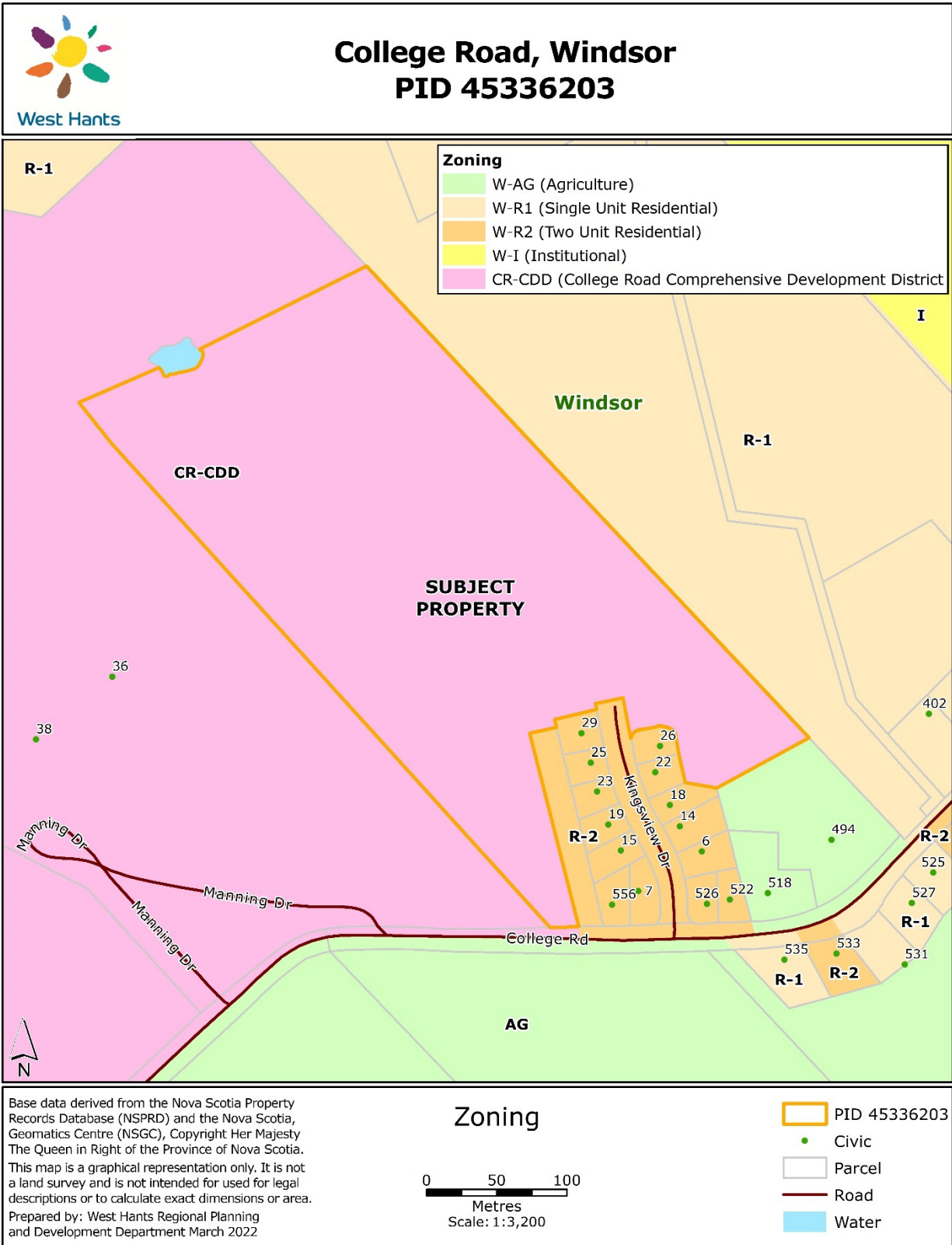
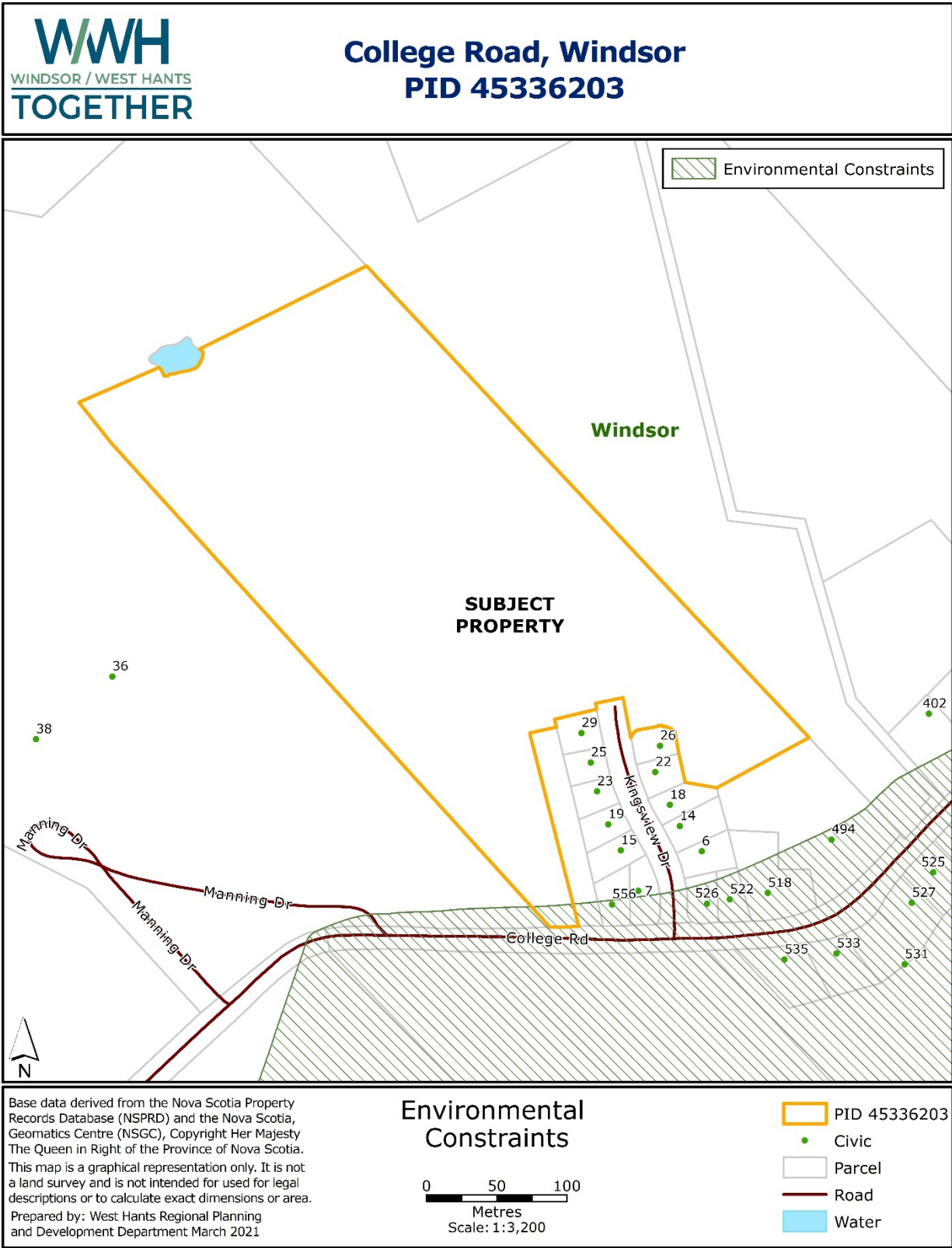


Figure 3
Windsor Environmental Constraints Extract



Attachment A
Specific Criteria for Development Agreement

Policy 5.7.4 It shall be the policy of Council that a development agreement for the development of the College Road CDD shall only be approved when the following conditions have been satisfied:

CRITERIA	COMMENT
<p><i>(a) the proposed agreement is not considered premature or inappropriate in terms of the adequacy of existing and proposed roads and pedestrian routes within and adjacent to the College Road CDD;</i></p>	<p>The Manager of Operations for the Public Works Department has stated the proposed uses are not considered premature or inappropriate in terms of the adequacy of the existing roads and the proposed driveway and pedestrian routes within and adjacent to the development. They did add however that there are “no new traffic related concerns, but an existing one. College Rd. is only connected to one street (King St.) therefore there is some concern if there is a street blockage there could be a delay for emergency equipment getting through. There are two other possible privately owned routes, but they are not always accessible / passable.”</p> <p>The Director of Public Works has specified that there are proposed upgrades to College Road in the 2022-23 budget that includes a full street reconstruction, sidewalk addition and storm system installation, along with water and sanitary upgrades where necessary. The intersection study for College Road and King Street conducted in 2021 by WSP recommended that “consideration be given to incorporating the construction of a northbound left-turn lane with the future planned rehabilitation on King Street and the re-location of the crosswalk.” WSP was provided the original proposal from Dykeland</p>

Lodge to be incorporated in the traffic counts to assist with predicting the traffic levels on College Road and any anticipated upgrades. The Manager of Operations for the Public Works Department added that “the intersection at College Rd and King St is planned to be re-designed with the College Rd reconstruction design. While this should improve traffic flow from College Rd to King St it would still be expected that at peak times the traffic queuing times would increase as the build out progresses. However, it is not expected to be significant due to the nature of the development.” Although these proposed upgrades do not include a secondary access/egress from College Road, the proposed upgrades are anticipated to improve current and projected vehicular and pedestrian traffic flow.

The Public Works Department also noted that the Municipality is currently conducting a storm water study and that the reconstruction of College Rd will provide for improved street storm convenience systems. These stormwater upgrades will mitigate future flooding potential (i.e., additional culverts, ditching, asphalt sloping).

The WHRM Public Works Department continues to monitor roadways within its jurisdiction and communicate with residents and the RCMP when necessary. The WHRM Public Works Department added that the newly created Traffic Calming Policy could be used in the future if concerns exist regarding traffic on the street.

<p><i>(b) the development agreement is consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy;</i></p>	<p>See below.</p>
<p><i>(c) any area within 300 ft (91.44 m) of Lake Pesaquid shall be considered environmentally sensitive and methods of protecting the land and watercourse during construction of the development shall be required. Reference also must be made to Policy 4.17 regarding watercourses;</i></p>	<p>The subject lot is located over 1,400 ft. (426 m.) from Lake Pesaquid therefore there are no anticipated effects to the Lake with respect to this proposal.</p> <p>The WLUB regulations on distance of structures to watercourses, enabled through Policy 4.17.1, is referenced in Section 2.2 (g) of the draft development agreement.</p>
<p><i>(d) the development is compatible with existing development within and adjacent to the College Road CDD, or other development in the College Road CDD proposed in an existing agreement;</i></p>	<p>The College Road Comprehensive Development District (CR-CDD) applies only to the Gladys Manning property and the Dykeland Lodge property on College Road.</p> <p>The Gladys Manning property was permitted to be developed through a development agreement which was entered into in 1990 and amended in 1991 and 2005. The Gladys Manning development agreement from 2005 permits a retirement community consisting of:</p> <ul style="list-style-type: none"> • apartments; • single and semi-detached residences; • three unit row houses; • convenience and specialty shops, and greenhouse and garden centre; • office facilities auxiliary to and complementary to the residential development; • recreational facilities and ancillary buildings and structures; and • activity centre, garage and workshop.

A maximum density of five (5) units per acre for the approximately 59-acre parcel to a maximum of 295 units was established in the Gladys Manning development agreement with a five (5) units per acre density for lot GM-1 to a maximum of 55 units. The maximum height for buildings was set at four (4) storeys and parking was to be provided at one (1) space per unit.

The lot was to be developed in accordance with a “general site plan” attached as Appendix B to the Gladys Manning development agreement which shows three (3) phases of development, two houses and two future houses, and a “potential full care facility” on the south side of College Rd. This development was to commence within one year of signing of the agreement, with ten (10) years to complete the development.

College Road host a variety of uses including a Provincial Heritage Property known as Richmond Hill Farm, the Gladys M. Manning Retirement Community, Howard Dill Enterprises, Kings-Edgehill School, the Gordon Hughes Tennis Club-Windsor, and a number of residential and agricultural uses. The subject lot abuts single and two storey single unit dwellings on Kingsview Drive. Kingsview Drive will be buffered from the proposed development with a 20 ft (6.09 m) wide buffer strip (Section 2.14 (b)).

The Dykeland Lodge property is currently vacant. The proposed development is compatible with existing development within the CR-CDD. Additionally, the Development Officer stated that they “feel this proposed

	development is compatible with the surrounding area.”
<p><i>(e) any other matter which may be addressed in a development agreement; and</i></p>	<p>The Director of Public Works noted that “garbage collection would need to be handled via a private collection agreement between the developer and solid waste contractor as the amount of solid waste generated would be over the curbside limits as outlined in the solid waste by-law. Snow plowing on the private development would be the responsibility of the developer.”</p> <p>The Director of Public Works has requested that a stormwater management plan for the site be required prior to development permits being issued to ensure that historical flooding patterns and area drainage systems have been considered and that storm water discharge will not have a negative impact on downstream properties. They also noted that discharge of run-off to adjacent properties other than a natural watercourse is prohibited unless the developer obtains consent in writing from the adjacent property owner(s) and drainage easements over such natural property is provided in favor of the Municipality. This is outlined in Section 2.8 (b) and (c), <i>Site Drainage</i>, of the draft development agreement.</p> <p>A letter was received on March 22, 2022 from Chief Sidney Peters of Glooscap First Nation recommending that the property owner complete an archeological resource impact assessment (ARIA) prior to developing the subject lot. This recommendation has been made a requirement of the draft development agreement as outlined in</p>

	<p>Section 2.16, <i>Archeological Resource Impact Assessment</i>.</p> <p>It is the responsibility of the property owner to ensure the site is suitable for the proposed uses.</p> <p>All other matters are addressed elsewhere in this report.</p>
<i>(f) the provisions of Policy 16.3.1.</i>	Please see Attachment B for further details.

As stated in Policy 5.7.4 (b) the development agreement should be consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy. Policy 5.7.3 is reviewed below.

Policy 5.7.3 Without limiting the generality of Policy 5.7.1, it is the intention of Council that development of all or part of the College Road CDD primarily comprise:

CRITERIA	COMMENT
<i>(a) residential, institutional or recreational development on separate parcels of land or integrated throughout the same parcel; and</i>	The proposed uses of the lot include a combination of residential, institutional and recreational development integrated throughout the same parcel.
<i>(b) convenience and specialty stores, medical offices, personal service shops and other similar limited services and uses in support of the primary developments in the College Road CDD.</i>	The proposed development will include limited commercial uses within the long-term care facility to support the primary institutional uses in the proposed development. Any additional commercial uses in the future would require an amendment to this draft development agreement.

Attachment B
General Criteria for Development Agreement

Policy 16.3.1 In considering development agreements and amendments to the Town of Windsor Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:

CRITERIA	COMMENT
<i>(a) whether the proposal is considered premature or inappropriate in terms of:</i>	
<i>(i) the adequacy of sewer and water services;</i>	The Director of Public Works has stated this lot is capable of accessing municipal water and sewer services and that the uses would not be considered premature or inappropriate related to the capacity of water and services, except as noted there is limited storm water capacity downstream. A stormwater management plan is required as part of this development to ensure all stormwater related to the project is adequately addressed.
<i>(ii) the adequacy of school facilities;</i>	No inquiry was submitted to the Director of Operations for the Annapolis Valley Regional Centre for Education related to this application as most units will be for seniors or persons requiring care.
<i>(iii) the adequacy of fire protection;</i>	In response to an inquiry, the Manager of Building and Fire Inspection Services stated that he did “not see anything out of the ordinary, we have several 3 storey buildings in the area. Emergency response should not be an issue. A couple of these building will require a sprinkler system.” He added that “Access routes will have to be reviewed for fire services. This should be checked with the Fire Chief for the size of the fire trucks.”

The local Fire Chief stated “I have concerns with the courtyard in that access for aerial trucks is limited in here. With this size of building, should a fire get going, we like to be able to access all sides with ladder trucks.” He added that “we would want to avoid any overhangs below 15 ft. at least (for aerial trucks to navigate the lanes). Average widths are from 9-10 ft. Roll up curbing is good too as it prevents us from shearing the sidewalls out of a firetruck tire if we need to go up on the sidewalk around an obstacle or to position properly.”

Section 2.6, *Fire Safety*, of the draft development agreement was developed based on comments received from the local Fire Chief. Staff drafted Section 2.6 (b) and (c) to ensure there is unimpeded access for emergency services vehicles. The Fire Chief has also offered to discuss fire department access with the developer during the development stages.

The property owner has also noted that they are required to submit an Emergency and Fire Safety Plan to the Province as part of their licensing as a long-term care facility. This plan provides guidance for the protection of staff, residents, tenants and visitors in the event of either an internal or external disaster/major emergency. The fire safety plan provides detailed explanation of responsibilities and procedures in case of a fire. The emergency plan outlines responses to various disasters including epidemic, hazardous substance spill/leak, civil disturbance, power outage, severe storm, shortage of water, threats, violent situations,

	<p>and fire. The plan is exercised and evaluated at least every three (3) years by the facilities emergency planning committee. This Emergency and Fire Safety Plan is distributed internally to all staff and externally to the Windsor Fire Department, R.E.M.O. Coordinator, Department of Health and Wellness, and Office of the Fire Marshall.</p>
<p><i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i></p>	<p>Refer to Policy 5.7.4 (a) in Attachment A.</p>
<p><i>(v) the financial capacity of the Town to absorb any costs relating to the development.</i></p>	<p>The Director of Financial Services stated that the proposed development would not be premature in relation to the or inappropriate in terms of the financial capacity of the Municipality to absorb any costs related to the development “as many expenditures relating to the development agreement will be the responsible of the Developer. However, College Road was previously identified in the 2021-22 Capital Budget for rehabilitation in 2022-23 and the financial capacity has been built into the 5-year capital plan.”</p>
<p><i>(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i></p>	<p>The Director of Public Works has specified that there are proposed upgrades to College Road in the 2022-23 budget that includes a full street reconstruction, sidewalk addition and storm system installation along with water and sanitary upgrades where necessary.</p> <p>The Manager of Operations for the Public Works Department noted that “this should improve both vehicular and pedestrian traffic movement.” He added that “the intersection</p>

	<p>at College Rd and King St is planned to be re-designed with the College Rd reconstruction design. While this should improve traffic flow from College Rd to King St it would still be expected that at peak times the traffic queuing times would increase as the build out progresses. However, it is not expected to be significant due to the nature of the development.”</p> <p>During the reconstruction of College Road a sidewalk will be added to one side of the street to improve pedestrian safety and movement to the development site. The draft development agreement will require a 5ft wide sidewalk from College Road to the main entry of any building (Section 2.4 (e)).</p>
<p><i>(c) the adequacy of the dimensions and shape of the lot for the intended use;</i></p>	<p>The lot is approximately 24.7-acres in size which would be adequate to accommodate the proposed long-term care facility and residential uses. The Development Officer commented that they “see no issue with respect to setbacks and parking” based on the size and dimensions of the lot.</p>
<p><i>(d) the pattern of development which the proposal might create;</i></p>	<p>College Road host a variety of uses including a Provincial Heritage Property known as Richmond Hill Farm, the Gladys M. Manning Retirement Community, Howard Dill Enterprises, Kings-Edgehill School, the Gordon Hughes Tennis Club-Windsor, and a number of residential and agricultural uses. The Development Officer stated that they “feel this proposed development is compatible with the surrounding area.”</p> <p>The subject lot abuts single and two storey single unit dwellings on Kingsview Drive. Section 2.14 (b) of the draft development</p>

	<p>agreement outlines a required 20 ft. (6.09 m.) buffer strip along the south lot line abutting properties fronting on Kingsview Drive. The Gladys Manning development agreement (2005) allows a maximum of 295 units on the 59-acre parcel. The proposal from Hants County Residence for Senior Citizens is not anticipated to create a different pattern of development than is already permitted on the abutting Gladys Manning lot.</p>
<p><i>(e) 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></p>	<p>The subject lot is relatively flat along College Road and gradually gets steeper towards the north west end of the property. There are no evident concerns in terms of steepness of grade, soil or geological conditions.</p> <p>There is a water body at the rear property line.</p> <p>The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) shows that the subject lot does not appear to be affected under a simulated flooding extent for probable maximum flood due to climate change, however College Road itself may experience flooding. The Public Works Department has noted that the Municipality is currently conducting a storm water study and that the reconstruction of College Rd will provide for improved street storm conveyance systems. They added that the street reconstruction will include storm water upgrades to mitigate future flooding potential (i.e., additional culverts, ditching, asphalt sloping).</p>

	<p>It is the responsibility of the property owner to ensure the site is suitable for the proposed uses.</p>
<p><i>(f) 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></p>	<p>The Development Officer noted that a small portion of this property is within dyked marshland and any driveway access, infilling or alteration of topography will require a variance from the requirements of the <i>Provincial Marshland Conservation Act</i>.</p> <p>All Municipal, Provincial and Federal regulations will have to be met.</p>
<p><i>(g) any other matter required by relevant policies of this Strategy.</i></p>	<p>There are no other relevant policies of this Strategy.</p>

**Attachment C
Draft Development Agreement**



DEVELOPMENT AGREEMENT

THIS AGREEMENT made this day of , 2022.

BETWEEN:

WEST HANTS REGIONAL MUNICIPALITY, a body corporate pursuant to the *Municipal Government Act*, having its chief place of business at 76 Morison Drive, Wentworth Creek, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the “Municipality”)

OF THE FIRST PART

- and -

HANTS COUNTY RESIDENCE FOR SENIOR CITIZENS, a body corporate pursuant to the *Municipal Housing Corporations Act*, with a head office at 124 Cottage Street, Windsor, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the “Owner”)

OF THE SECOND PART

WHEREAS the Owner is the registered owner of a parcel of land located on College Road, Windsor, PID 45336203, hereinafter referred to as the “Property”, which lands are more particularly described in Schedule A attached hereto; and

WHEREAS the Property is designated College Road Comprehensive Development District on the Generalized Future Land Use Map of the Windsor Municipal Planning Strategy (September 21, 2005) and zoned College Road Comprehensive Development District (CR-CDD) on the Zoning Map of the Windsor Land Use By-law (September 21, 2005); and

WHEREAS the Owners have requested entering into a development agreement to permit a retirement community which includes homes for special care and a variety of dwelling units; and

WHEREAS Policy 5.7.3 and Policy 5.7.4 of the Windsor Municipal Planning Strategy (the “Municipal Planning Strategy”) and Section 6.1 (d) of the Windsor Land Use By-law (the “Land Use By-law”) provide that residential, institutional, or recreational development in the College Road Comprehensive Development District be considered by development agreement; and

WHEREAS the Council of the Municipality, at a meeting held on **Month Day**, 2022, approved this request;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

PART 1 AGREEMENT CONTEXT

1.1 Definitions

In this Agreement, all words or phrases used shall carry their customary meaning unless otherwise set out in the Land Use Bylaw, except those defined as follows:

- (a) “Multiple unit Dwelling” means a building containing three (3) or more dwelling units;

1.2 Schedules

The following attached schedules shall form part of this agreement:

Schedule A – Legal Description

Schedule B – Site Plan

1.3 Municipal Planning Strategy, Land Use By-law and Subdivision By-law

- (a) *Municipal Planning Strategy* means the Municipal Planning Strategy of the Town of Windsor, approved on August 23, 2005, as amended, or successor bylaws;
- (b) *Land Use Bylaw* means the Land Use Bylaw of the Town of Windsor, approved on August 23, 2005, as amended, or successor bylaws;
- (c) *Subdivision Bylaw* means the Subdivision Bylaw of the Town of Windsor approved on January 24, 2012, as amended, or successor bylaws.

PART 2 DEVELOPMENT REQUIREMENTS

2.1 Use

The Parties agree that uses on the Property shall be limited to the following:

- (a) those uses permitted by the underlying zoning in the Land Use By-law; and
- (b) a retirement community consisting of:
 - (i) buildings operated as homes for special care;
 - (ii) residential uses consisting of single unit, two unit or multiple unit dwellings some or all of which may be used as part of the homes for special care or as assisted living units;
 - (iii) outdoor recreation uses;
 - (iv) secondary suites within any of the single or two unit dwellings on the lot; and
 - (v) accessory uses to any of the permitted uses.

Except as otherwise provided in this Agreement, the provisions of the Land Use By-law and the Subdivision By-law apply to any development undertaken pursuant to this agreement.

2.2 Development Location and Design

- (a) The Municipality and the Owner acknowledge that the development as shown on Schedule B is a phased development.
- (b) The phases of the project are as follows:
 - (i) Phase 1 shall include a home for special care, limited to a maximum of 128 beds, and may include accessory uses such as a café, offices and/or pharmacy, located entirely within building A as shown on the site plan in

Schedule B, and outdoor recreation uses including but not limited to a public trail system as identified on Schedule B, and any accessory uses;

- (ii) Phase 2 shall include the residential uses consisting of single unit, two unit or multiple unit dwellings some or all of which may be used as part of the homes for special care or as assisted living units, limited to a maximum of 126 units and located entirely within buildings B, C, D, E, F as shown on the site plan in Schedule B, and any secondary suites and accessory uses;
- (c) The public trail system shown on Schedule B and to be completed in Phase 1 shall be surfaced with either crusher dust or mulch with a width no less than 4 ft. (1.22 m.).
- (d) The phases of development must be constructed in the above noted order.
- (e) Development within the phases shall conform to the following setbacks from lot lines:

Type of Use	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard
Homes for special care	30 ft. (9.14 m.)	30 ft. (9.14 m.)	30 ft. (9.14 m.)
Single unit and two unit dwellings	25 ft. (7.62 m.)	25 ft. (7.62 m.)	10 ft. (3.05 m.)
Multiple unit dwellings	35 ft. (10.67 m.)	35 ft. (10.67 m.)	15 ft. (4.57 m.)

- (f) The maximum height permitted for any main building or structure erected on the property shall be three (3) storeys or 35 ft. (10.67 m.), which ever is less restrictive. The maximum height of an accessory building shall be 15 ft. (4.57 m.).
- (g) No structure shall be located closer than 50 ft. (15.24 m.) from a watercourse.
- (h) A minimum of 41,000 sq. ft. (3,809 sq. m.) of usable recreation space is required for the development. The public trail system included in Phase 1 shall be included in this calculation.

2.3 Phased Development

- (a) The Municipality and the Owner acknowledge that the development as shown on Schedule B is a phased development.
- (b) The Owner agrees to construct each phase of the development in conformity with the Plans attached hereto.
- (c) Phase 1 shall include the completion of:
 - (i) the necessary services for the proper use and enjoyment of the phase including but not limited to a driveway and access, landscaping, sidewalks and pedestrian walkways, parking, lighting, and water and sewer services;
 - (ii) the landscaping required along the lot line as specified in Section 2.14 (b) of this Agreement; and
 - (iii) a minimum of 20,500 sq. ft. (1,905 sq. m.) of the required recreation space including the public trail system as show on Schedule B.
- (d) Phase 2 shall include the completion of the necessary services for the proper use and enjoyment of the phase including but not limited to a driveway and access, landscaping, sidewalks and pedestrian walkways, parking, lighting, and water and sewer services.
- (e) Construction of Phase 1 and all relevant infrastructure and landscaping as outlined in Section 2.3 (c) of this Agreement shall be completed within forty-eight (48) months of the commencement of development outlined in Section 4.1 of this Agreement. If, in the opinion of the Development Officer, this time limit has not been met, development of Phase 1 shall no longer be permitted and this Agreement may be discharged in part at the option of the Municipality by resolution of Council in accordance with Section 229 of the *Municipal Government Act* thirty (30) days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.
- (f) If the construction of Phase 2 has not commenced within twelve (12) months of the completion of Phase 1, the intended location of the buildings on Schedule B for Phase 2 shall be graded and landscaped; this may include, grass, shrubs, trees or other appropriate vegetative cover.

- (g) Construction of Phase 2 shall be completed within ninety-six (96) months of the actual commencement of development of Phase 1 provided that such commencement is within the time limit prescribed in Section 4.1 of this Agreement. If, in the opinion of the Development Officer, this time limit has not been met, development of Phase 2 shall no longer be permitted and this Agreement may be discharged in part solely at the option of the Municipality by resolution of Council in accordance with Section 229 of the *Municipal Government Act* thirty (30) days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.

2.4 Access and Egress

- (a) The Owner shall develop, construct, and maintain the driveway in the development in general conformance with the driveway shown on Schedule B.
- (b) The main access/egress to the lot shall be directly from College Road. Any other access/egress shall be secondary and only used for emergency purposes. The vehicular entrance and exit shall be clearly demarcated and paved.
- (c) The driveway shown on Schedule B shall provide a minimum street allowance of 50 ft. (15.24 m.) and shall be paved with a minimum paved surface of 20 ft. (6.09 m.).
- (d) The Owner agrees that it will seek and obtain approval from the Municipality before any other driveway from the development is connected to College Road or any other public road.
- (e) A 5 ft. wide sidewalk shall be provided from College Road to the main entrances of the buildings completed within each Phase. The sidewalks may be constructed using permeable construction materials to assist with stormwater retention.

2.5 Parking

- (a) All parking spaces for vehicles using the Property shall be located on the lot and shall be generally located as shown on Schedule B.
- (b) One (1) parking space shall be provided for every 400 sq. ft. (37.16 sq. m.) of floor area of the home for special care constructed in Phase 1.

- (c) One (1) parking space shall be provided for each dwelling unit constructed in Phase 2.
- (d) For all other uses, parking shall be provided in accordance with the Windsor Land Use By-law.
- (e) Parking areas and parking spaces shall be constructed so as to create a stable surface for vehicle traffic and be clearly demarcated and lined by the Owner. They may be constructed using permeable construction materials to assist with stormwater retention.
- (f) Parking required for each residential component of Phase 2 shall be clearly separated from other parking in the area and demarcated by signage as being for the use of residents only.
- (g) The number of parking spaces and loading spaces may be varied in writing by the Development Officer.

2.6 Fire Safety

- (a) No development permit shall be issued until the location and connection design of any fire hydrant(s) to the municipal water supply has been approved by the water utility, in consultation with the district Fire Chief.
- (b) All curbs shall be designed to be mountable by emergency services vehicles.
- (c) All access routes shall be kept clear of overhead obstructions and wires and be maintained by the Owner to allow unimpeded access to the property by emergency services vehicles, unless otherwise agreed to by the Fire Chief.

2.7 Servicing

(a) Waste Collection

- (i) No Municipal garbage collection will be provided to the development. The Owner shall have sole responsibility for collecting, storing and disposing of garbage and other recycling or waste items from the development.
- (ii) The Owner shall keep any outdoor storage of garbage in an enclosed structure or in some way adequately screened so as not to be visible from or cause a nuisance to nearby properties and abutting roads and it shall not be located closer than 10 ft. (3.05 m.) to an abutting property.

(b) Water and Sewer Services

- (i) Any of the proposed uses on the lot shall be serviced with water and sewer services provided by West Hants Regional Municipality pending authorization by the Municipal Engineer. Detailed design plans of the water and sewer servicing connections and layout shall be in accordance with the Municipal Services Specifications Manual and shall be submitted to the Municipal Engineer for approval prior to construction.
- (ii) The Owner shall be responsible for constructing, installing and maintaining the water and sewer services on the property.

(c) Snow Plowing

The Owner shall have sole responsibility for snow plowing within the development.

2.8 Site Drainage

- (a) The Owner shall undertake all construction activities in accordance with an erosion and sedimentation control plan prepared by a Professional Engineer, unless otherwise directed by Nova Scotia Environment, and also agrees to assume sole responsibility for compliance with all regulations of Nova Scotia Environment.
- (b) No development permit shall be issued until the Owner provides a stormwater management plan that has obtained the approval in writing of the Municipal Engineer such that historical flooding patterns and area drainage systems have been considered and such that storm water discharge will not have a negative impact on downstream properties. The engineer conducting the stormwater plan must investigate the downstream system from the outfall location of the proposed storm drainage system to a point sufficiently downstream that will demonstrate no adverse impacts on downstream lands, such as erosion or flooding, and outline any mitigative measures that may be required to alleviate any adverse downstream impacts.
- (c) The Owner acknowledges the following:
 - (i) the Municipality requires that all downstream drainage systems have adequate capacity to receive and carry discharge from the proposed storm drainage system in addition to its natural rate of discharge, and

- (ii) discharge of run-off to adjacent properties other than through a natural watercourse is prohibited unless the Owner obtains consent in writing from the adjacent property owner(s) and a drainage easement in favour of the Municipality is provided.

2.9 Environmental Constraints Area

- (a) The approximately 65 ft. (19.8 m.) of lot frontage on College Road is within the Martock Marsh and the Environmental Constraints Area. The property owner shall apply and obtain a variance from the regulations of the *Marshland Conservation Act* (2001) administered by the Provincial Marshland Administrator for any driveway access, infilling or alteration of topography on this portion of the lot. Once received, a copy of the variance shall be submitted to the Development Officer with the development permit application for Phase 1.
- (b) Section 27.0 of the Windsor Land Use By-law shall be followed by the Development Officer for any development on this portion of the lot.

2.10 Construction Noise

Construction on the lot shall only be permitted between the hours of 7:00 a.m. and 7:00 p.m. daily, Monday to Saturday, unless construction is being conducted within a wholly enclosed structure.

2.11 Maintenance

- (a) The Owner shall keep the Property and buildings and any portion thereof clean and in good repair. Any driveways, fences, lawns, trees, shrubs, walkways and other landscaping elements shall be regularly maintained and kept in a tidy state and free from unkempt materials or matter of any kind.
- (b) The Owner shall maintain the driveway to a level adequate to allow for access by emergency services vehicles.

2.12 Signs

- (a) The Owner shall be permitted:
 - (i) a maximum of three (3) ground signs; and
 - (ii) fascia wall signs.
- (b) The ground signs shall not:

- (i) exceed a height of 5 ft. (1.524 m.) from the grade level to the highest part of the sign;
- (ii) exceed 25 sq. ft. (2.32 sq. m.) in area;
- (c) A fascia wall sign shall:
 - (i) be permitted on any building for identification purposes;
 - (ii) not exceed 20 sq. ft. (1.86 sq. m.) in area; and
 - (iii) not extend above or beyond the extremities of the wall upon which they are attached.
- (d) The signs may be illuminated for identification purposes provided that Section 2.13, *Lighting*, of this Agreement is met.

2.13 Lighting

Exterior lighting for driveways, parking areas, signs or structures shall be shielded and directed downward to ensure there is no light spilling, glare or light cast over neighbouring properties or the street.

2.14 Landscaping

The Owner shall:

- (a) keep all undeveloped areas of the Property landscaped;
- (b) provide a 20 ft. (6.09 m.) wide buffer strip along the south lot line abutting the properties fronting on Kingsview Drive. The buffer strip shall contain any combination of the following to provide a dense or opaque screen:
 - (i) a mix of local species of coniferous trees. At planting, each tree shall have a diameter of 2 in. measured at 4.5 ft. above the surrounding grade and a minimum height of 5 ft.; or
 - (ii) a hedge of a variety of coniferous shrubs each of which will reach over 6 ft. in height at maturity; or
 - (iii) a berm which is a minimum of 6 ft. in height to buffer the abutting property; or
 - (iv) a wall or an opaque fence which is a minimum of 5 ft. in height and of sufficient height to provide a visual buffer to the abutting property.

2.15 Subdivision

No alterations to the lot configuration or subdivision are permitted except those required by the Municipality for the purpose of creating or expanding open space within the Property or those required by the road authority for the purpose of creating or expanding a public street over the Property.

2.16 Archaeological Resource Impact Assessment

- (a) No development permit shall be issued until the Owner provides a copy of an archaeological resource impact assessment (ARIA) which has been prepared by a qualified and permitted archaeologist in accordance with the *Special Places Protection Act* and approved by the Provincial Archaeology Regulator in the Special Places Program, to the Development Officer.
- (b) The Development Officer must be satisfied that all proposed construction, ground disturbances, and development on the subject lot will comply with the recommendations provided in the ARIA. The Development Officer may approve changes to the site plan in accordance with the ARIA generated in Section 2.16 (a), of this agreement provided the side yards and buffering are not decreased.

PART 3 CHANGES AND DISCHARGE

- 3.1** The Owner shall not vary or change the use of the Property from that provided for in Section 2.1 of this Agreement, *Use*, unless a new agreement is entered into with the Municipality, or this agreement is amended.
- 3.2** Any matters in this agreement which are not specified in Section 3.3 below are not substantive matters and may be changed with the written consent of Council without a public hearing provided that Council determines that the changes do not significantly alter the intended effect of these aspects of this agreement.
- 3.3** The following matters are substantive matters:
 - (a) the uses permitted on the Property as listed in Section 2.1, *Use*, of this Agreement;
 - (b) the maximum number of beds in the homes for special care and maximum number of residential dwelling units permitted on the lot in Section 2.2, *Development Location and Design*;
 - (c) the fire safety requirements listed in Section 2.6, *Fire Safety*;

- (d) the requirements for a stormwater management plan to be submitted prior to a development permit being issued as listed in Section 2.8(b), *Site Drainage*;
- (e) the hours of construction as outlined in Section 2.10, *Construction Noise*; and
- (f) the requirements for an archeological resource impact assessment (ARIA) to be submitted prior to a development permit being issued as listed in Section 2.16 (a), *Archeological Resource Impact Assessment*.

3.4 Upon conveyance of land by the Owner to either:

- (a) the road authority for the purpose of creating or expanding a public street over the Property; or
- (b) the Municipality for the purpose of creating or expanding any municipally owned facility over the Property;

registration of the deed reflecting the conveyance shall be conclusive evidence that that this agreement shall be discharged as it relates to the public street or public facility, as the case may be, as of the date of registration with the Land Registry Office, but this Agreement shall remain in full force and effect for all remaining portions of the Property.

3.5 Notwithstanding the foregoing, discharge of this agreement is not a substantive matter and this agreement may be discharged by Council without a public hearing.

3.6 Notice of Intent to Discharge this Agreement may be given by the Municipality to the Owner following a resolution of Council to give such Notice:

- (a) as provided for in Section 4.1, *Commencement of Development*, of this Agreement; or
- (b) at the sole discretion of the Municipality, with or without the concurrence of the Owner, where the Development has, in the reasonable opinion of Council on advice from the Development Officer, ceased operation for a period of at least twenty-four (24) months; or
- (c) at any time upon the written request of the Owner, provided the use of the Property is in accordance with the Land Use By-law or a new Agreement has been entered into.

3.7 Council may discharge this Agreement thirty (30) days after a Notice of Intent to Discharge has been given.

PART 4 IMPLEMENTATION

4.1 Commencement of Development

- (a) The Owner may not commence any construction or use on the Property until the Municipality has issued any development permit, building permit and/or occupancy permit that may be required.
- (b) Development as provided in Part 2 of this Agreement shall commence not later than twenty-four (24) months from the date this Agreement is signed. If, in the opinion of the Development Officer, this time limit has not been met, this Agreement may be discharged at the option of the Municipality by resolution of Council in accordance with Section 229 of the Municipal Government Act thirty (30) days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.
- (c) If the Owner is bona fide delayed from commencing the development for reasons which are beyond the Owner's control, the determination of which shall be at the sole discretion of the Development Officer, then performance by the Owner is excused for the period of the delay and the time period for the Owner to perform their obligations shall be extended by the Development Officer in writing for an equivalent period, without such an extension being deemed to be an amendment to this Agreement.

4.2 Material to be Provided

- (a) The Owner shall provide record drawings to the Development Officer for any portion of the development for which an engineered design is required, within ten (10) days of completion of any work which requires the engineered design.
- (b) The Owner shall, upon written request, provide the Municipality with copies of any documentation, permits or approvals required by Provincial or Federal governments or agencies.

PART 5 ADMINISTRATION and COMPLIANCE

5.1 Compliance with Other Bylaws and Regulations

- (a) Nothing in this Agreement shall exempt the Owner from complying with Federal, Provincial and Municipal laws, by-laws and regulations in force or from obtaining

any Federal, Provincial, or Municipal license, permission, permit, authority, or approval required thereunder.

- (b) Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Property (other than the Land Use By-law to the extent varied by this Agreement) or any statute or regulation, the higher or more stringent requirements shall prevail.

5.2 Severability of Provisions

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

5.3 Interpretation

- (a) Where the context requires, the singular shall include the plural and the masculine gender shall include the feminine and neutral gender.
- (b) Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.
- (c) References to particular sections of statutes and bylaws shall be deemed to be references to any successor legislation and bylaws even if the content has been amended, unless the context otherwise requires.

5.4 Municipal Responsibility

- (a) The Municipality does not make any representations to the Owner about the suitability of the Property for the development proposed by this agreement. The Owner assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the Development.
- (b) Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Municipality may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.

5.5 Breach of Terms or Conditions

Upon breach of any term or condition of this Agreement, the Municipality may notify the Owner in writing. In the event that the Owner has not cured any such breach or entered into arrangements with the Municipality related to such breach to the Municipality's satisfaction, acting reasonably, within six (6) months of such notice then the Municipality may rely upon the remedies contained in Section 264 of the *Municipal Government Act* and may enter the land and perform any of the terms contained in the Development Agreement, or take such remedial action as is considered necessary to correct a breach of the Agreement, including the removal or destruction of anything that contravenes the terms of the Agreement and including decommissioning the site. It is agreed that all reasonable expenses, whether arising out of the entry on the land or from the performance of the terms, are a first lien on the land that is the subject of the Development Agreement.

5.6 Costs

The Owner shall pay all costs associated with the advertising required for this Agreement, the costs of registering this Agreement, and all costs associated with any amendment or discharge thereafter.

5.7 Development Agreement Bound to Land

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Municipality in accordance with Section 229 of the Municipal Government Act.

5.8 Assignment of Agreement

The Owner may, at any time and from time to time, transfer or assign this Agreement and its rights hereunder and may delegate its obligations hereunder to an assign, successor, heir, or purchaser of the land bound by this Agreement.

5.9 Written Notice

- (a) The Municipality may serve notice on the Owner personally or by ordinary mail which shall be deemed to have been received within three (3) business days of mailing, addressed to 124 Cottage Street, Windsor, or at any other address provided by the Owner.
- (b) The Owner may serve notice on the Municipality by registered mail addressed to the Chief Administrative Officer, Municipality of the District of West Hants, 76

Morison Drive, P.O. Box 3000, Windsor, NS, B0N 2T0, or at any successor address provided by the Municipality to the Owner.

5.10 Full Agreement

This Agreement constitutes the entire Agreement and contract entered into by the Municipality and the Owner. No other agreement or representation, oral or written, shall be binding.

IN WITNESS WHEREOF this Agreement was properly executed by the respective parties hereto on the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

Witness

Witness

Witness

Witness

) **WEST HANTS REGIONAL MUNICIPALITY**

)

)

)

Per: _____

) Abraham Zebian, Mayor

)

)

) Per: _____

) Deanna Snair, Municipal Clerk

)

) **HANTS COUNTY RESIDENCE FOR SENIOR**

) **CITIZENS**

)

)

)

Per: _____

) Peter Murray, Chairman of the Hants County

) Residence for Senior Citizens Board

)

)

Per: _____

) Krista Beeler, Administrator of the Hants

) County Residence for Senior Citizens

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2022, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that **WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2022, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that, **Peter Murray**, one of the parties thereto, signed, sealed and delivered the same in h presence.

A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2022, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that, **Krista Beeler**, one of the parties thereto, signed, sealed and delivered the same in h presence.

A Commissioner of the Supreme Court of Nova Scotia

AFFIDAVIT OF CLERK
WEST HANTS REGIONAL MUNICIPALITY

I, Deanna Snair of _____, Hants County, Nova Scotia make oath and swear that:

1. I am the Clerk of the West Hants Regional Municipality (The “Municipality”) and I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. The Municipality is a body corporate pursuant to the Municipal Government Act, S.N.S. 1988, c.18, as amended.
3. I acknowledge that the Municipality executed the attached Instrument by its proper designates duly authorized in that regard under seal on the date of this Affidavit pursuant to subsection 13(3) of the Municipal Government Act, S.N.S. 1988, c.18, as amended. This acknowledgement is made pursuant to subsection 31(a) of the Registry Act, R.S.N.S. 1989, c.392 and/or clause 79(1)(a) of the Land Registry Act, S.N.S. 2001, c.6, as amended, for the purpose of registering or recording the Instrument.
4. The Municipality is resident in Canada for the purposes of the Income Tax Act (Canada).

I certify that on this _____, 2022
the Municipal Clerk, Deanna Snair came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Deanna Snair, Clerk

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Peter Murray, Nova Scotia, make oath and say that:

1. I am Peter Murray, Chairman of the Hants County Residence for Senior Citizens Board, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Registration Act as the case may be.
3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the Income Tax Act (Canada).
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this _____, 2022
the Deponents came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Peter Murray

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Krista Beeler, Nova Scotia, make oath and say that:

1. I am Krista Beeler, Administrator of the Hants County Residence for Senior Citizens, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Registration Act as the case may be.
3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the Income Tax Act (Canada).
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this _____, 2022
the Deponents came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Krista Beeler

Schedule 'A'
Legal Description – PID 45336203

ALL that lot of land and premises situate, lying and being on the Northwestern side of the "College Road:, so-called, in the Town of Windsor which may be bounded and described as follows:

BEGINNING on the Northwestern side of the said College Road at a post in line of fence at the Southeastern angle of the lands hereby conveyed and at the Southwestern angle of lands of one J. Fred Dill;

THENCE to run in a Northwesterly direction along the said line of fence between the lands hereby conveyed and the said lands of the said J. Fred Dill to an angle therein North of a certain well;

THENCE to run in a Southwesterly direction continuing along the line of lands of the said J. Fred Dill to another corner in line of fence;

THENCE to continue in a Northwesterly direction along the line of said fence between the lands hereby conveyed and the lands of the said J. Fred Dill to the line of lands of one C. Eric Boulden;

THENCE to run in a Southwesterly direction along the line of lands of the said C. Eric Boulden to a corner in the line of fence between the lands hereby conveyed and lands of the said C. Eric Boulden;

THENCE to run in a Northwesterly direction along the line of lands of the said C. Eric Boulden to a certain other corner in the said line of fence;

THENCE to run in a Southwesterly direction along the line of lands of the said C. Eric Boulden to a certain other fence between lands of the said C. Eric Boulden and the lands hereby conveyed;

THENCE to run in a Southeasterly direction along the said last mentioned line of fence on the Eastern boundary of lands of the said C. Eric Boulden to the Northwestern side of the said College Road;

THENCE to run in a Northeasterly direction along the Northwestern side of the said College Road to the fence post at the place of beginning, - the same being or intended to be those two certain lots of land secondly and thirdly described in a certain mortgage from the said Kenneth Redden to one Charles F. Redden bearing date the 8th day of April A.D., 1930 and recorded in the office of the Registrar of Deeds at Windsor aforesaid in Book 148, Page 466;

Saving and Excepting thereout that portion of the said lands and premises therein excepted and being referred to as having been conveyed by one Henry Redden and wife to the Rev. George McCawley by deed bearing date the 15th day of July A.D., 1844 and recorded in the said office in Book 28, Page 96.

Also Saving and Excepting therefrom lots A, B and C shown on a plan of lands of S. Stuart Dickie made by W.S. Laurence P.L.S. dated the 7th day of September A.D., 1968 and approved by the Town of Windsor Planning Board on the 9th day of September A.D., 1968 and now on file at the Registry of Deeds at Windsor as Plan no. 499, which said lots are described as follows:

BEGINNING on the North Boundary of College Road at the East boundary of Richard Dill's land;

THENCE along the North boundary of College Road four hundred and forty-three (443) feet;

THENCE North six degrees East (N 6 degrees E) three hundred and thirty (330) feet;

THENCE North eighty-three degrees five minutes East (N 83 degrees 5 minutes E) two hundred and forty-three point 6 (243.6) feet to the boundary of Richard Dill;

THENCE South twenty-two degrees thirty-four minutes East (S 22 degrees 34 minutes E) along Richard Dill's boundary three hundred and twenty-one (321) feet to the place of beginning.

Also Saving and Excepting thereout Lot 14A as shown on Plan no. 8578;

Saving and Excepting Parcel E1 shown on Plan No. 6160;

Saving and Excepting Lots 1-14 inclusive and Parcel KD-1 all of which is shown on Plan no. 6142.

SUBJECT to a right of way/easement in favour of Minas Basin Pulp and Power Company as recorded in an Agreement recorded in Book 153 at Page 316;

*** Municipal Government Act, Part IX Compliance ***

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Schedule 'B'
Site Plan



Attachment D
Public Information Meeting Notes
January 13 – January 28, 2022
File 21-20: College Road, Windsor PID 45336203

Meeting date and time	A virtual Public Information Meeting was held on January 13, 2022 beginning at 6:00 p.m. The meeting was live broadcast on the Municipal Facebook page.
Attending	<p>In attendance:</p> <p>One (1) Councillor:</p> <ul style="list-style-type: none"> • Councillor Ivey (Chair) <p>Four (4) members of staff:</p> <ul style="list-style-type: none"> • Madelyn LeMay • Senior Planner Poirier • Planner Dunphy • Meeting Secretary Lake <p>The following members of the public requested Zoom invites to the meeting:</p> <ul style="list-style-type: none"> • Mark Cameron • Garth Hartlin • Steve Porter • Harold Adams • Judy Grant • Janet Naugler • John Naugler • Louis Coutinho • Scott Shanks • Reid MacDuff • Barb Hughes • David Strum
<p>Applicant Krista Beeler and Ed Sherman at Dykeland Lodge on behalf of the Hants County Residence for Senior Citizens</p> <p>Property College Road, Windsor PID 45336203</p>	<p>Planner Poirier outlined the application to enter into a development agreement to permit a variety of uses including affordable and senior housing, long term care, assisted living, independent living, commercial space and a community centre on the property at PID 45336203 on College Road.</p> <p>A formal presentation was not made by the applicant.</p>

Comments

Comments from the public could be submitted to Planner Poirier by mail, e-mail and telephone between January 14 – January 28, 2022.

Six (6) members of the public spoke at the Public Information Meeting, eleven (11) written comments were received via email and eight (8) verbal comments by phone. The questions and comments from the public are summarized below. Email responses are attached. Staff responses are included in purple.

At the Public Information Meeting the following comments were made:

- Barb Hughes requested clarification on the location of the property and distance from Lake Pisaquid
- Jim Wilcox discussed the traffic impact of the project as the design shows a long cul-de-sac with the only entrances/exits to College Road. He is concerned it would be another Crossing development with one way in / one way out. He mentioned that there was a traffic study done when the hockey rink was proposed to be located out behind Dill Farm. The study showed an option of an alternate exit across to Hwy 14. He noted that he feels any connection to Haliburton/Clifton Avenue would not be ideal.
- Mark Cameron from Gladys Manning stated it is great to see this development, however he is worried about the construction noise, dust, heavy equipment, etc. over a 10-year construction timeline. He also mentioned that College Road needs some work. Sara noted that College Road is planned to be upgraded in 2022-23. Mark was concerned that heavy truck traffic may destroy the road.
- Reid MacDuff was interested to know the discussions Sara had with the Traffic Authority related to an alternative exit. Sara stated that discussions with the Traffic Authority were very preliminary and had not been discussed with the developer. They discussed a road across to Hwy 14 (dyked marshland with strict land use regulations), with another option being a connection up to Clifton Ave. or Haliburton Ave. (crossing private property; developer would have to negotiate).
- Steve Porter from King Edgehill stated the development will be good for the community, however he is also

worried about traffic and an alternative access as he doesn't want to see more traffic going through the Kings Edgehill School property.

- Judy Grant a homeowner on Kingsview Drive stated she currently lives on a quiet street which will now be abutting a major development. She noted that Kingsview Dr. looks like one of the main feeders into the development which she is upset about. She is also shocked that the proposal has a community centre and commercial uses. When she first heard about the development it was supposed to only be a nursing home, not this size and scale of development. She stated the proposal is showing about 284 units which could mean up to 1000 people living there.

Telephone conversations included the following:

January 17th, 2022

- Kathryn Duffy a resident living on Kingsview Drive called to say she is creating a "community response" to the development with help from other residents living on Kingsview which will be submitted by the January 28 deadline. Kathryn noted that residents are okay with the proposed long term care facility but have concerns about the commercial and community centre, the amount of hard surfaces and stormwater management. She noted that residents on Kingsview Dr. have had to invest in stormwater management of their own because of the runoff from the field. She has experience with community consultation and would like the opportunity to speak with Dykeland Lodge and the Municipality on the proposal.

January 19, 2022

- Cheryl Barker was interested in the types of uses that are being proposed and wanted more information on the difference between long term care, assisted living, disability, independent living and seniors and affordable housing. She was concerned that the affordable housing may be rented out to families. She also wondered if there was a possibility of the proposal not including the commercial and community uses that envelope the residents on Kingsview Dr. Cheryl is concerned that the commercial and community uses are too extravagant, will

take away from the existing uses in Windsor and will be disruptive to residents on Kingsview Dr. She had questions about the two access points through College Rd and Kingsview Dr which both exit to College Road and onto King Street. She said other options for a secondary exit would be Wiley Avenue or Clifton Avenue for safety of evacuating residents in an emergency situation.

- Barbara Redden a resident on Haliburton Avenue is very concerned that the development may connect to Haliburton Ave in the future. Sara noted that this connection would only be possible if a ROW agreement is entered into with any property owners between Dykeland Lodge's property and Haliburton Ave. Barbara was also concerned with traffic that would be directed to College Road, potential effects on wildlife (fox), and lack of transparency from the developer. The initial proposal they heard about was just for a nursing home and now this massive development is being proposed. She would recommend Dykeland Lodge hold some sort of open house to hear residents concerns. Barbara would also like a copy of the report that gets submitted to PAC/HAC sent to her email.
- Kathryn Duffy called to request an extension to the PIM comment period as she has about 30 residents wanting to provide a group community response to the development. Sara noted that no additional time could be provided as the same comment period duration is set for all applications, and the comment period was already advertised in the paper, at the meeting, with a sign on site, on the website and in letters to abutting lot owners.

January 20, 2022

- Sally Ferguson asked questions about how the development was going to be financed and who the developer would be "as Dykeland does not have that kind of money". Sara gave her Krista's phone number to ask those specific questions. Sally has concerns about traffic on College Road as it is not currently functioning well and suggested the road should be widened. She appreciates that Dykeland requires a new building and location however does not want the other uses being proposed. Sally noted that she is concerned that College Rd

recreation uses (snowshoe, walking) and animal habitats (coyotes, geese) will be impacted.

January 25, 2022

- Shelley Currie lives on College Road close to where the proposed driveway would be for the new development. Shelley asked questions about the different types of uses that are proposed and the process for development to take place on the lot. She noted that she was not opposed to the “strip mall” however wanted it to be limited to residents of the new development, not open to all residents of Windsor. She also had concerns with the hours of construction with hopes that it would not start before 7 a.m. She understands the need for development in the area.
- Barb Hughes and Jim Wilcox called. Jim sent Sara some information via email on a property that is currently for sale which he believes may be able to provide access from College Rd to Hwy 14 and he sent the Halifax Specifications Manual regarding cul-de-sacs. Barb said this is a well needed project and liked the idea of the community centre portion. She is concerned with the impact on quality of life if there is a connection to Haliburton Ave or Clifton Ave as many people walk, ride their bikes, and there’s lots of wildlife in the area. Jim commented that he believes the property that is currently for sale (PID 45052016) could provide a viable option for access from College Road to Hwy 14. He is also concerned that College Road is currently a long dead-end cul-de-sac and wants to ensure that the proposed development does not end up like the Crossing with one way in / one way out. He said these issues should be addressed prior to this development being approved and that a traffic study could be completed to determine the best alternative entrance/exit from the proposed development.
- Sara received a call from Harold Adams who lives on College Road. Harold stated that he thought the developer was the Municipality and Province. Sara confirmed that the property owner and applicant is Dykeland Lodge. He also thought that the Municipality was widening College Road to provide the upgrades (paving and sidewalk). Sara confirmed that the

	<p>Municipality is working within the current right-of-way. He also wanted to know the timeline on the project, assuming that Dykeland was breaking ground this spring. Harold also listed concerns with:</p> <ul style="list-style-type: none"> • whether there is a need for a new community centre; • the “strip mall” and the vacancies it can cause elsewhere. He stated there are already vacancies in Ft. Edward Mall and the downtown commercial area; • that when Gladys Manning was proposed they had stated there would be a road connecting to Hwy 14 from College Rd. This was never done, and now more development is proposed; • issues with the intersection of College Rd and King St; • increased traffic on College Road and safety concerns when there are sports games, as people park on the side of College Rd making it difficult for people to get in and out of College Rd as it is. <p>Harold noted that there are three potential options to establish a connection from College Rd to Hwy 14:</p> <ol style="list-style-type: none"> 1. Purchase a strip of land off the lot that is currently for sale (PID 45052016); 2. Use the Municipalities 50 ft water right-of-way/easement; 3. Already a public road past Manning Drive, known as the farming rd. or “pole rd.” <p>Harold also stated the developer should remove the commercial and community centre component.</p> <ul style="list-style-type: none"> • A submission entitled “Community Response” was received on January 28, 2022, with the primary contact listed as Kathryn Duffy. It is attached at the end of the PIM notes.
Adjournment	The meeting was adjourned at 6:33 p.m.

Public Email Responses Submitted for the Application PIM

From Mark Cameron – January 7 and January 19, 2022

Sara,

Thank you very much and appreciate the invite to the PIM.

As a next door neighbour offering some of the same housing services, and also a nonprofit, we are a bit concerned as to what this will mean for our operation at Gladys Manning. Gladys Manning has had a presence in Windsor close to 30 years. I'm sure this development will be a great addition to the community but it just came as a big surprise when we read the article after the fact. It would have been nice to have at least been approached by the planning commission in the early stages of the planning and asked for some feedback. In late 2019 we had preliminary talks with the province in regards to adding nursing home beds on the Gladys Manning property.

Please don't get me wrong, I am very happy for these much needed housing services for the area, but as a company we would be remiss if we did not consider potential risks such as, lost revenues due to vacancies, staffing issues that this project potentially could have. As a non profit there is not a lot of "wobble room" for lost revenues. We do realize this project won't be completed overnight allowing us time to try to plan for the future.

I thank you for listening to my ramblings but felt some of these things should be considered when adding a new major development. I have been on the other side of the table before in communities so can appreciate some of the challenges planning has.

Again, I am glad a project such as this is happening in the area and hope we will be better together at meeting a need in the community. Looking forward to the information sessions.

Sara,

Some of our major concerns in regards to this proposal are:

- Noise levels, dust, construction traffic and 10 years is a long time to put up with construction noise, especially in that area. When we built the first couple phases of the Manning there were no close neighbours and construction was completed in a timely fashion. Even with the last phase, noise levels were buffered by the ample green space. The majority of this development will be almost directly across from it. So we are concerned in that respect.

- Looking forward, and maybe it is not going to be an issue later, but staffing has currently been a real challenge as it is very hard to find staff in the area. This is something that also has to be considered. A new nursing home opened in Moncton a few years ago and could not fully open due to the fact they could not staff the facility. It is a real challenge and needs also to be considered in the planning.
- Other concern(more operational) is the potential migration of tenants to a “new” facility. This is something we can expect but with our price range it may help us in regards to new rental properties.

This is more of our operational concern for us but real nonetheless.

These are some honest concerns and thanks for taking the time to record them.

From Danny Dill – January 14 and January 17, 2022

Dear Ms. Poirier,

Unfortunately I could not attend the virtual meeting of January 13,2022 concerning the proposed Dykeland development on College Road. I did however seen it today with your presentation and public comments/concerns.

As one of the largest land owners next to this project that borders one entire side and also across from the entrances to the Dykeland Village, I would like to state that I fully support and welcome this wonderful project. This is much needed not only here, but everywhere these days as we see in the news.

Our family has lived, farmed, and operated a giant pumpkin/ Long Pond Hockey tourism destination for many generations going back to 1878 here on College Road. We have lived and experienced all the developments throughout that time which have all contributed to the community.

Of course my concern, as others, is the condition of College Road and the increased amount of traffic that we have now and obviously a lot more in the future. This was one of the major concerns/drawbacks that residents and the public had back in only recent times when the original Arena was first proposed and planned here on College Road. As we know, that ultimately failed here unfortunately, speaking for myself by the way but just wanted to make that point! Back in the day when my father Howard was alive about 15 years ago, the original Town Of Windsor had spoken to him about widening the road which would require encroachment most likely on the frontage of our properties to make it possible. So be it, but

here we are today still waiting when I see so many other smaller streets getting complete makeovers before College Road! A much bigger, busier and tax based street?

Part two is the juggernaut at College Road/King Street. It is getting worse and traffic coming from town travelling much faster since changes were done by the Town. So lights and widening would be required. Another access be wonderful. Not sure if you knew there is an old "pole road" that runs from College Road to Route 14 Chester Road that has been used for decades and not sure if this could be utilized?

What a find ironic Dykeland Village will now finally have a view of our dykelands, lol.

If you have any questions please do not hesitate to contact me.

Regards,
Danny Dill

Hi Sara,

Great, many thanks. One other subject that was discussed during your recent meeting was concerning residents "using trails for walking/skiing etc on the subject property". I honestly during all these years never witnessed anyone using the back of this property for walking and so forth, it is very dense rough terrain at the back end. I know, we fenced the back property for many years since early 1970s when we had cattle. They are mistaken or confused with property lines, they have been using my property and the Gladys Manning property all these years!

Also I can appreciate KES concerns regarding traffic going through their property, especially safety for staff and students!

I just thought the developer/planning etc would like to know this as well.

Best regards,
Danny

From Carol MacKenzie – January 16 and January 18, 2022

Hi Sara

I live on Clifton Avenue in Windsor and understand that the proposed development might have a second exit on Haliburton Avenue and would affect the traffic passing my house. I did not

receive any information on the development. Could you email me the information about it so that I can comment on it if necessary? Thank you.

Carol MacKenzie

Hello Carol,

Thank you for your email. I have attached the presentation from the Public Information Meeting on Thursday January 13 regarding the development agreement application for Dykeland Lodge on College Road. The video of the meeting can also be viewed on the Municipal Facebook page (you do not need a Facebook account to watch the video)
<https://www.facebook.com/RMWindsorWestHants/>

During the meeting residents discussed their concerns about the entrance/exit from the proposed development to College Road. I noted that I have spoken to the Municipal Traffic Authority and we briefly discussed the potential of a second exit or emergency exit across to Hwy 14 with the other option being the developer negotiating an entrance/exit to the Haliburton or Clifton Avenue area. Neither option has been discussed or is actively being pursued by the developer at this time.

Any comments on the proposal can be submitted until January 28. They will be shared with the developer and the Planning and Heritage Advisory Committee (PAC/HAC).

All the best,

Sara

Thank you for the information. I live at 737 Clifton Avenue and believe that my property is within the 300 feet. We will certainly be affected by the construction noise. Please notify me of any future developments in this project. Thanks again.

From Lorraine Veinot – January 19, 2022 (submitted through the General Feedback form on the Municipal Website)

I'm 100% against this Dykeland complex EXCEPT FOR THE 128 room long term care facility building. It's self. We all understand the need for the Dykeland building to be replaced and relocated. But absolutely NOT A COMMUNITY CENTRE OR LOW RENTAL GOVERNMENT ASSISTED APARTMENT BUILDING OR COMMERCIAL SPACE DEVELOPMENT OF ANY KIND. WE CAN NOT safely travel our narrow road as it is. This thought of the added traffic is unbelievable. I cannot understand HOW THIS CRAZY SCHEME IS EVEN BEING CONSIDERED FOR THIS AREA. AND

FOR OUR CHILDREN'S SAFETY and right to live here in our privately OWNED HOMES IN PEACE AND QUIET. THATS WHY WE BROUGHT OUR HOMES HERE AND not in a developed area or an area that we believed could be developed like this proposal. I find this whole thing UNBELIEVABLE.

Regarding the email that I sent a few minutes ago on Wed.Jan19th regarding for proposed Dykeland project development on my road, I'm requesting that it be forwarded to or provide to any and all COMMITTEES/ WEBSITES/meetings OR ANY OTHER business CONCERNING THIS DEVELOPMENT. And To All concerned. I am 100% against this proposal except, for the development of a 128 room long care faculty it's self.

From Bob and Sandra Langdon – January 19, 2022

I have attached our comments on the proposal to establish a new seniors/nursing complex on College Road.

I hope the you will take the time to review and properly consider our comments.

Thank You

Bob & Sandra (Alexandra) Langdon

COMMENTS FROM BOB & SANDRA LANGDON
ON THE PROPOSAL TO REZONE LANDS ON COLLEGE ROAD
TO ALLOW FOR THE CONSTRUCTION OF A NURSING HOME

As a general comment we want to give our full support to the project and the rezoning for the establishment of a new nursing home on College Road in Windsor. At this time we are in BC awaiting for highway openings and better weather to safely travel back to Nova Scotia. As a result of us being in BC we are not aware of specific issues and we were not aware of the public meeting as the Notice to Home Owners was not forwarded to us. However; we did receive a number of telephone calls from neighbours after the fact.

The next comments are solely those from Bob Langdon.

My background and experience is as a Professional Engineer with many years of experience in environmental sciences. I served many years with Nova Scotia Environment ending my career as an Executive Director responsible for science and engineering as well as the development of new regulations. I was responsible for the oversight of the Environmental Assessment Process,

for Protected Areas, Climate Change, the development of environment technologies, water resources as well as numerous other issues.

The concern I have is solely related to the access to the area & I understand that this remains a future issue. However; it is best the municipality be informed on and remain aware of specific issues. I am aware that a number of my neighbours have become concerned of a specific proposal to make Haliburton Avenue and Clifton Avenue a second exit-way from the proposal facility resulting in a potentially significant traffic route. Should the municipality wish to consider this route then there are a number of issues you must study and explore by law and there are others that are of engineering, environmental and financial importance.

These issues include the following:

Environmental Issues

- 1) Wetlands;
- 2) Sinkholes/Ponds;
- 3) Species at Risk;
- 4) Rare & Endangered Plants;
- 5) Pond of Significant Interest;
- 6) Species inhabiting sensitive ecological area, such as winter hibernating areas for snakes, dens for foxes, etc., and
- 7) The general ecological resources of the area.

Engineering Issues

- 1) Sink holes;
- 2) Critical sub-surface flow;
- 3) Potential flooding due to unexpected impacts on long established subsurface flows;
- 4) Potential subsidence issues for homes in the area created by potentially redirecting subsurface flows; and
- 5) Upgrades for Haliburton Ave and Clifton Ave due to increased engineering requirements required for higher traffic areas.

Hello Bob and Sandra,

Thank you for your comments on the Dykeland Lodge proposal on College Road. I will ensure they are passed along to the developer and the Planning and Heritage Advisory Committee (PAC/HAC) when they are considering this development agreement.

All the best,
Sara

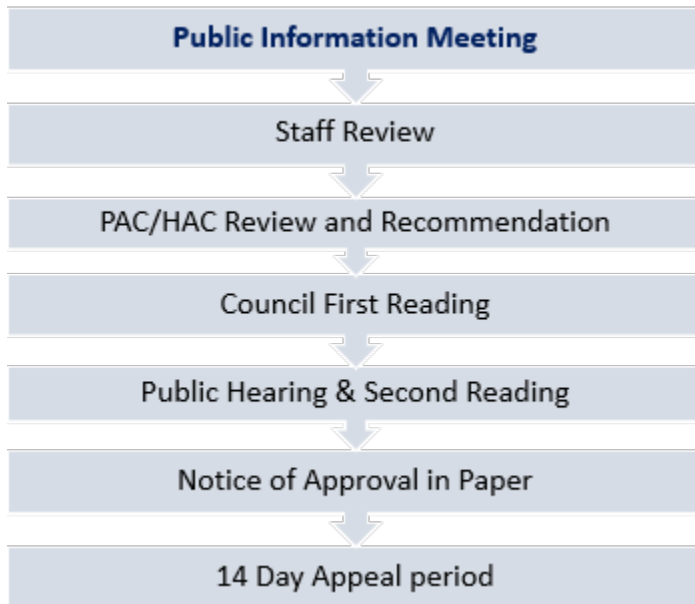
Thank-You for confirming receipt of my comments.

I have one related to process as I do not know the municipal process on consulting with the community. Do the professional staff at the Municipality prepare a summary report with recommends for Council or are they given copies of the comments as received.

Bob Langdon

Hi Bob,

All development agreement and rezoning applications follow this process:



For the Dykeland Lodge application on College Road we are accepting comments for the Public Information Meeting portion until January 28. I will be reviewing all of those comments and using them to assist me in drafting my staff recommendation and the proposed development agreement. All comments are provided (as submitted but without contact information) to the developer and are attached to my staff report that will go to the Planning and Heritage Advisory Committee when the Committee is considering and providing their recommendation on the application.

Let me know if you require any additional information.

All the best,

Sara

Thank-you for the information. I know how comments are received, reviewed and reported at the Department of the Environment but not how West Hants conducted and reported findings.

Bob

From Mike and Barb Wyman – January 21, 2022

Dear Ms. Poirier,

A plan for a new "Dykeland Lodge" and a plan for assisted living units and a plan for affordable housing and a plan for disabled housing - these plans are most admirable , most relevant and very important. I do have concerns. Population growth in the proposed development will require access that is not available without substantial infrastructure planning. The impact on College Road will be excessive. A new roadway to service such a development is vital. One suggestion in the rumour mill is a connector with Haliburton Avenue or Clifton Avenue. Bad suggestion ! To cross the land required would displace the habitat of wildlife, as well as threaten rare plant species. To consider building a road over swampland and countless gypsum sinkholes is inviting financial and ecological disaster. A connector to Route 14 makes more sense on all levels. Although our Municipality, like many, needs critical housing, I am hoping any decision takes all the stakeholders into consideration. College Road is an excellent site for a "New Dykeland" , but if other housing solutions could be found, they would alleviate the stress on College Road. Perhaps the huge lot on Wentworth Road is available, or perhaps the existing Dykeland Lodge could be refurbished. I thank you for your attention.

Mike Wyman

From Ray Snair – January 24, 2022

Sara Poirier,Senior Planner

I am a homeowner residing on Clifton Ave., Windsor. I do not own property on College Rd., however, I frequently walk the section of College Rd. from Bill Wade Drive (KES) to the end of the road.

I sympathize with the lot owners on Kingsview Drive because they would have obtained their properties without the least suspicion that their quiet residential local street would someday become a thru way to a high density development. It was not built to provide for traffic

volumes that could be anticipated for the proposed development. Whereas an access can be provided from the proposed development directly to College Rd. the use of Kingsview Drive would not seem necessary. However, if required for emergency access it could be gated and used for emergencies only. The Municipality has previously approved development on this basis.

Although not part of the proposal that you have received some mention has been made of possible access via subdivision roads to the north of the proposed development and I certainly do not see this as a good solution, again because these subdivision streets are not suitable as thoroughfares.

As I mentioned previously I frequently walk along College Rd. as do many others. Currently the traffic lanes and shoulders are very narrow making it somewhat unsafe for walkers. (I am not aware of any resulting accidents.) I believe the Municipality is currently considering making improvements to College Rd. including construction of a sidewalk. This should be a definite commitment before the proposed development is approved.

It appears that the Development would extend very close to the system of trails on private properties to the north used by walkers, skiers, cyclists, runners and snowshoers but I do not believe it would encroach on the trails.

It would seem that some provision will have to be made to facilitate traffic exiting College Rd. onto King St. due to traffic volume increase.

Ray Snair

From Carol Bradley – January 25, 2022

Hello,

I attach a cover letter and my comments with respect to this application.

Thank you very much.

Carol Bradley

Currys Corner, NS.

January 24, 2022.

West Hants Regional Municipality,

RE: Proposed Development College Road “Dykeland Village”

Dear Mayor and Councillors,

The attached paper, titled ‘Comments College Road “Dykelands Village”, is my submission regarding this proposal.

I would like to elaborate that this submission arises from two personal reasons, as a resident of West Hants now for 30+ years.

The first is professional experience: I have held the appraisal designation CRA (Certified Residential Appraiser) and completed all the course work for AACI (Accredited Appraiser). I have also been one of the provincial assessors for Western region and developed a familiarity not only with the Town of Windsor but also most of the rest of the municipality in the course of 6 years. I have also worked with the former City of Halifax’s Development and Planning department in a supervisory position dealing with re-use and development of municipal properties. This experience, along with enabling several residential units in my own neighbourhood, has led me to a lot of consideration of local land use.

Secondly, I have been a member of a group that hoped to develop a cohousing project locally. I don’t want to go into ‘what is cohousing’ here, but simply to say that these lands were one place we considered. The most we could envision on this site was 20 to 30 units in one building and perhaps another 10-20 units of townhousing and/or ‘Tiny houses’. We felt this honoured the neighbourhood and the land. Hopefully the same consideration for the land and the neighbours might be applied to the current very dense proposal. In any case, a second access for College Road is VERY important.

Thanks you for your consideration.

Yours truly,

Carol Bradley

COMMENTS ON COLLEGE ROAD PROPOSAL (DYKELANDS VILLAGE)

(January 24, 2022)

The proposed development is enormously out of scale for a 20-acre parcel in a rural location. As I read it, there would be 174 housing units PLUS the 128-bed nursing home, PLUS community and commercial space PLUS parking. The neighbours are farms and single family homes. The neighbouring seniors facility is on a larger piece of land and more sympathetically located on its site (as is the only other recently-built Seniors facility, Windsor Elms Village in Falmouth).

There is a natural pond on the site, and the rear is hillside. Has an environmental assessment with regards to drainage been done?

There is a small electric power-line running to the rear of the houses on Kingsview Drive --- directly across the middle of the site. It comes from an unknown source on the far side of Windsor Back Road, behind properties on Dill Road, crosses the dykeland, and once through the subject site appears to continue across the Avon River to an unknown destination. This power line will require an easement. Has the proponent determined the purpose of this power line, ownership, age and made feasible arrangements for re-location?

Water and sewer requirements for a development of this density will be substantial. Have the proponents determined with the municipality whether upgrades to local services are necessary and who will pay?

Loss of farmland: has attention been paid to the loss of 20 acres of productive dykeland for farming?

ACCESS TO HIGHWAYS: This is far and away the most important point to be considered concerning development of this site, or any other site on College Road, including greater development on the Manning site. There is no safe year-round access for fire vehicles, other large-scale vehicles or large numbers of residents to be evacuated. College Road is not adequate. The cost to widen it to a modern standard road would be prohibitive: either properties would have to be bought on the south side or compensation would have to be paid to Kings-Edgehill on the north side. AND in both cases, property would need to be acquired at the intersection with Highway 1 (King Street), AND there would still only be ONE point of access to King Street, on a curve.

Another access through several private properties to Haliburton or Clifton Avenues will require not only complex property acquisition but also engineering design to suit the terrain. The only process that makes sense is to make a new road across the Kingsmeadow to Highway 14 to meet HWY 14 close to Dill Road. Engineering and property-wise, this is very simple. In fact a property with access to both College Road and Highway 14 is already listed for sale. I have heard the comment that marshlands or agricultural bodies may have a disinclination to a road

crossing the dykelands; however the road could be built as a connector, without allowing development to either side.

In conclusion, I believe there is no case for a very dense development on this site, but for one more in keeping with the neighbourhood. In any case, the issue of a second exit for folks on College Road including the current Manning residences should be dealt with forthwith.

Carol Bradley, Currys Corner.

From Greg and Lorie Dickie – January 25, 2022

Good morning Sara.

I am a long time resident of College Road, having bought our present property at #327 around 1974. When we took up residence here, the street was a small community of farms, Kings College school and a few residential properties. Traffic on the street was light to almost non-existent. Then came the developers for what has become the Gladys Manning retirement community. A public meeting was held with a large number of college road residents and the local community attending. The main thrust of the meeting at that time was rezoning the property for development from agricultural, to allow for the Manning development proposal to go forward. Many other issues were discussed. Foremost among them, traffic concerns. The then town council promised us a new and wider road should the proposal (for the Manning development) pass.

Needless to say we're still waiting for the road improvement promised years earlier. In that time the Gladys Manning has gone through three stages of development with a threefold increase in traffic. Many of these folks (myself included) often use the short-cut through the Kings-Edgehill school to access downtown services. This is because of the near impossibility of getting off College road by a left turn. I know that the school (Kings-Edgehill) has expressed concerns with a potential increase in traffic through the school, should the full proposed development for College Road take place. Their concern is valid and should be given it's due weight. Further, should the proposed development, in it's entirety take place, present owners of residential properties on the road will find it difficult to get out of their driveways.

You will read from this letter that our concerns regarding this development proposal are threefold: untenable traffic volumes on the street,(even if widened), overdevelopment in a relatively small space and a massive impact on current residents, many of whom bought their properties to enjoy a quiet semi-rural lifestyle for themselves and their families. Further, should the municipality/developer make the prime access through the Kingsview subdivision, there will be a significant loss of privacy and a massive negative impact on those living there.

Most of us (residents) would have little difficulty with a new Dykeland Lodge built within the site proposed. Our concerns center upon the proposed 80 units of affordable and senior's

housing ,a community center and strip mall (a commercial enterprise) on what is really a residential property. Pharmacies, corner stores, cafes etc. in the latter, is a massive overreach that will further increase traffic volumes.

I would like to know who the prime developer will be and presume this project will go to tender. To what extent is potential profit (for both developer and municipality) playing a part in this development plan and will such profit come at the expense of College road resident?

Sincerely: Greg and Lorie Dickie

From Phil Ellwood – January 27, 2022

Dear Madam and Sirs,

Even if it was permitted to zone the subject property CRCDD, which it isn't, the location is not appropriate for several reasons:

1. College Road is not adequate for the traffic that would be present during and after construction.
2. The property is environmentally sensitive.
3. The property may have First Nations archeological significance.
4. It is agricultural land, vital to food security.

From what I read in the news, it seems that West Hants is desperate for revenue and will sell out at the expense of future generations. Another example is the property around Fort Edwards that Council wants to sell. Desperate people do desperate things.

There is wide open space in the middle of (former) town by the hospital that would be much more appropriate. Put it there.

I expect Council to follow the spirit of the MPS and reverse the rezoning. Otherwise, I will pursue every remedy possible.

Thank you for your consideration.

--

Phil Ellwood, MBA, P.Eng.

Windsor, NS

Community Response

College Road, Windsor PID 45336203 - Development Agreement



Primary Contact

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Brian Gregory – College Rd

Crystal Gregory – College Rd

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Community Response

This Community Response was prepared by a group of residents from Kingsview Drive and College Road, with the help and participation of residents in the affected area. The goal of this report was to collect and represent the feelings and concerns of the current residents of the affected area to provide evidence that a proper community consultation process is warranted.

It bears specific mention that the group has no intention to try to block the relocation of Dykeland Lodge to this property. Rather, we have important and valid concerns with regards to the extent of the additional elements of the proposed development and the necessary improvements to infrastructure needed to support it. **The proposed development in its entirety promises to be one of the most densely packed properties in the Town of Windsor.** In its entirety, the proposed development is not in line with the Windsor Municipal Planning Strategy and the longstanding Future Intended Use Map for the area and will have dramatic negative impacts and changes to our community. We wish to be a cooperative member of the planning process. Our group's goal is to work with Dykeland Lodge and the Municipality of West Hants to revise the proposal so that it helps to preserve the essence which makes ours a great community and makes Windsor one of the best places to live in Nova Scotia.

Introduction

The subject property has been used by the Dill family as farmland for over 40 years. The community was under the impression that there was an informal 50 year "handshake" agreement between the Province and the Dill family that they could use the land as pasture and farmland. The Town of Windsor [Municipal Planning Strategy](#) and its [MAP 1 - Generalized Future Land Use](#) have designated the subject property as Residential since 2005 and as recently as Sept 2021. Many residents purchased their home on College Road or Kingsview Drive because of the idyllic, country-like setting and the "promise" from the Municipal Planning Strategy that their community would remain a residential and agricultural community.

In the Fall of 2020, the land was seeded, as usual, for the following spring. In February 2021, the community was surprised at the announcement of the sale to Dykeland Lodge. While we were a bit upset at the lack of communication prior to the announcement (particularly the lack of even notification to the Dill family), we were not unduly concerned based on the information provided verbally by the Province and the assumption that local residents would be sufficiently engaged throughout any potential rezoning and development agreement process and that the Municipal Planning Strategy would protect and preserve our community.

A while back, I happened to be out walking when I noticed a group of people at a spot on College Road, beside the Gladys Manning property line, with some easels just finishing what seemed to be a press conference of sorts. They were just packing things up when I spoke to them and Chuck Porter told me this was to be the new site of Dykeland Lodge, with access off of College Road. I thought at the time that it was a wonderful idea and told them so, throwing my support behind it. I spread the word in the neighbourhood that Dykeland Lodge were going to be our new neighbours. Other than the odd person concerned about increased traffic on College Road, and the need for an upgrade of the road itself, before any construction was allowed, there were not any real concerns. Gladys Manning has been a good neighbour on this road and has added to the residential, institutional, and agricultural usage of our area. Dykeland Lodge was welcomed.

- Judy Grant, Kingsview Dr

Local residents had numerous conversations throughout this past summer as we gathered outside in small (properly distanced) groups, while kids biked and played basketball or street hockey on Kingsview Drive and College Road. While there were questions on the scope of development and traffic impacts, consensus was, as Judy said, the subject property would be a wonderful location for the new Dykeland Lodge. Consequently, the current and future residents of the area would live with dignity in an idyllic country-like setting. We were enthusiastic about the opportunity to reduce crowding for the current residents who lived in an aged building and where they could, like us, wake up and enjoy the sight of the mist slowly rising, the deer majestically grazing on the land, a sneaky fox hunting down and pouncing on its prey, and numerous flocks of birds. What a wonderful way to spend their remaining years. We imagined Dykeland Lodge residents, seniors, and their families enjoying the green space, with room for pickleball courts, mini golf, lawn bowling or croquet, community gardens with raised beds, several outdoor gazebos and many benches and bistro style seating, to encourage getting outside with fresh air and the peace that comes from this beautiful location.

We assumed we would be adequately notified (more than a paltry token advertisement in the Chronicle Herald and Facebook post) of the proposed rezoning and there would be careful deliberation in order to retain the intention of the Municipal Planning Strategy, balanced with the need for Long Term Care and senior housing.

As you will see from this community report and the feedback provided directly to the Municipality, our community was blindsided by the scope of the proposed development

presented at the Public Information Meeting on January 13. We were equally as blindsided to discover that the rezoning to W-CR-CDD had not been just initiated, but it had already been approved, perhaps not intentionally but effectively covertly, in the Fall with no actual participation from the local community. A lack of attendance and participation does not signify support. It signifies either ambivalence or an inadequate notification method. Based on the response to this proposed development agreement, we can concur it was the latter.

The proposed development agreement, as presented at the Public Information Meeting, is vague and disturbing in what it contains and particularly what it lacks. There is scant information available on any dimension of this proposal for the community to make an informed decision, formulate specific concerns, and questions. Concerns over traffic and social and environmental degradation need to be addressed. Recently it has come to light that the local First Nations People have their own concerns.

We do not understand why the public information meeting occurred while Dykeland Lodge was unable or unwilling to engage with the local residents. We understand from a conversation with Krista Beeler, Administrator of Dykeland Lodge, that they are under an effective gag order until the Province provides them with a Project Manager. Why was the Public Information Meeting not delayed until the Developer could directly speak with the public? The Proposal itself was launched *fait accompli* and the residents were given a mere two weeks to respond.

The way this entire process has unfolded has given the impression of a rushed, secretive plan, formulated with the hope of bypassing the input from the local community and entirely disregard the Municipal Planning Strategy for this area. It makes many of the residents in our community feel that our concerns are of no consequence to the Municipality or Dykeland Lodge. In fact, most of residents on College Road were not even notified of the Public Information Meeting, while all residents of Haliburton Avenue (well beyond the 300 ft mailing perimeter) were all notified. This further lends weight to the thought that the Municipality does not care for the concerns and opinions of our community. Again, our concerns are not merely a “not in my backyard” attitude. Rather, real problems with the development, as shown in this report, need to be addressed.

Without a doubt, Dykeland Lodge needs improved and expanded facilities. This property could be a wonderful idyllic location for them within a very supportive, wonderful community. However, the current proposal seems to be one-sided in its inception. There needs to be cooperation and serious consultation with the communities affected by the planned development for the project to go forward. This proposed development has completely tossed out the Municipal Planning Strategy for this area, sacrificing our community in order to meet

multiple housing needs on a property that was planned and intended to continue to be residential.

Due to fears that this would be our only real opportunity for the voices of our community to be heard, we did grassroots, resident-driven preliminary community consultation. This is NO substitute for a proper community consultation – we have never done this before! We spent ONE DAY distributing a one-page information pamphlet to any resident who either answered their door or had a mailbox. We learned (sort of!) how to use Facebook and set up a group page. In the matter of several days, we raised funds and engaged a lawyer, not to prepare for a legal fight, but simply to spend several hours to educate us on the basics of planning processes. We have now learned how the process flows from rezoning (if needed), development agreement, development permit, and building permit and that the development agreement process is the last point at which the public is consulted.

Please come talk to us, engage with us, and seek to understand our concerns. We are reasonable people, but we will stand up for our community. Until further assessment, planning, consultation, and deliberation has occurred, our community's collective stance is that **this proposal cannot be approved in its current entirety if our Municipal Councillors respect their own Municipal Planning Strategy and declared policies.**

We formally request a stay on this development agreement in order to permit time for the following to take place in an open, transparent, respectful and collaborative manner:

- Traffic impact assessment, infrastructure plan, and timeline
- Environmental impact assessment
- Runoff water assessment and plan
- Engagement with First Nations
- Detailed proposed development
- Community consultation – collaborative sessions with both Dykeland Lodge and the Municipality

The remainder of this community report contains:

- Facts about our community and why we are so passionate about preserving it
- Questions and concerns related to how this proposed development aligns with existing Municipal strategies and policies
- Our preliminary community consultation approach, findings, and survey responses received by EOD Wednesday, January 26, 2022.

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College Road Community

Imagine you are walking through Windsor for the first time. You know about King's-Edgehill School, Long Pond, and the Dill Farm but little else about Windsor. You see a street that will take you past both. Great history and scenery are observed. Without the constant hum of passing cars and trucks, you can hear all the glorious sounds of nature. People from within and outside the community are walking and biking on the road, stopping to chat with neighbours. Everyone is friendly and waves hello. You come to a cul-de-sac and see children playing safely, riding tricycles, and learning to ride bicycles. A small child says, "Hello" to you. You say, "Hello" back and feel invited to walk up the street. Adults smile welcoming at the interaction from their lawn as they relax with a coffee. You learn from the children that there is a community-wide Easter egg hunt this afternoon and then there will be a street party in the evening. At the end of the cul-de-sac, you see six deer in the field, a flock of pheasants, and a red fox. You notice rare birds at a neighbour's bird feeder.

There is so much camaraderie here, no, so much community here, good, harmonious vibe among the neighbours. How many places like this are there left in Nova Scotia? This community is an essential part of what makes Windsor the best place to live in Nova Scotia.

Our Community

We are a residential and agricultural community located outside of Windsor's Town Centre along College Road. The area affected by the proposed development for Dykeland Lodge is large and diverse. Along College Road and Kingsview Drive, the land use is mainly in single-family homes and farmland, apart from the Gladys Manning Institution and Kings-Edgehill School. On the "backside" of the proposed development, Clifton Avenue and Haliburton Avenue are populated completely by long-standing, single-family residences. Many of these residents walk through King's-Edgehill School to make use of the College Road community's calm streets, fields, and walking paths for daily walks/runs, biking, cross country skiing, and fields in which dogs can run free.

College Road meanders for about 2 Km from Kings Street to dead end in farmland. Along the road is a number of single-family dwellings, King's-Edgehill School, Dill Family Farm, Kingsview Drive (a small subdivision on a cul-de-sac), farmland, and the Gladys Manning Home. While this lends itself to an almost bucolic existence for many of the residents, one need only walk down College Road when students are in transit to King's-Edgehill, during October's pumpkin craze at Dill Family Farm, during soccer season, or as there are deliveries or shift changes at Gladys Manning to realize just how narrow the road is. It also painfully makes one aware of the rough nature of the road itself.

Current vs Proposed Population and Density

College Road Community is home to approximately 195 residents (105 residents in 35 single family houses and 90 residents in Gladys Manning Apartments).

	Units	Residents (approx ¹)
long term care facility	128	128
assisted living facility	42	42 – 84
housing for disabilities	10	10 – 25
independent living units	44	44 – 88
affordable and senior housing	80	80 - 240
TOTAL	304 units	304 - 565

Est Population Density (people per km ²)	Location / Scenario
399	Windsor
80 – 200	Current College Rd Community (higher estimate is when we don't count most of the agricultural land)
3004 – 5585	Proposed development density on the subject property

This proposed development would

- increase the College Road Community's population by an additional 150 – 290%
- be 38 to 70 TIMES more dense than its surrounding area.

¹ The proposed development includes 304 housing units, many of which may house more than one resident. Upon inquiry, neither the Municipality nor Dykeland Lodge disclosed information regarding the unit sizes and ratio of the 80 affordable and senior housing. The Long Term Care rooms are single occupancy. Many of the other units could reasonably house couples. The affordable housing and housing for disabilities could house families of four or more. These are our derived approximations for the realistic population of the entire proposed development.

Highlighted Resident Statements

The peacefulness, privacy, safety, and sense of community are what make the Kingsview Drive community special. From the first day I set foot in this community, it felt like home. I was able to relax and enjoy my surroundings without worrying about the safety of my child or pet.

The kids drove their bikes and scooters up and down the road without me having to be with them all the time, as I knew the traffic was low. If they had an accident at one end, I could hear them and come running. Often, a neighbour would be looking out for the kids too, even though they may not have kids themselves.

Neighbours were quick to introduce themselves, and we basically know everyone on the street. We support each other in the ways we can, and as you can see, band together when needed. If you accidentally leave your door open or a car trunk, someone will let you know, or will just quietly close it for you to help keep things safe. We shovel each other out of snowstorms, and mow lawns for vacationers. We have rotating play centers - neighbours open up their homes, pools, playsets and trampolines to each other and are open.

This is all a part of my fondest memories in this neighbourhood; watching the neighbourhood kids running from home to home; playing with their friends in a safe zone; adults chatting in the middle of a random yard or the road, chatting while helping shovel or mow, or just shooting the breeze; supporting each other through lose and celebration.

- Janet AuCoin, Kingsview Drive

This community is a mixture of open spaces, farming, commercial, residential and institutional areas that merge into a cohesive delightful area to live in. I have lived her for 20 years and enjoy a gorgeous view of both Ski Martock and Gladys Manning. Sunrises and Sunsets are gorgeous. I can walk down my street without fear, and I most of the time traffic is not an issue on College Road. Children play road hockey, sidewalk chalk, ride bikes, basketball, ride scooters, on my street. Because this street is so quiet children can play outside with a parent only watching them from inside their home. If this proposal goes through as planned that lifestyle will be gone forever. If it is pared back to include Dykeland Lodge only or also some Seniors housing as well, I feel we can still keep our sense of rural community living.

- Judy Grant, Kingsview Drive

I absolutely love our community! It's quiet, country-like setting is perfect. We are close to amenities, but don't have to be right in the middle of them. You can look out your windows, at any time, and enjoy watching an abundance of wildlife. My favourite is watching all of the deer run and play together and when the geese are here. Watching them all take flight together and circle the field in the thousands is quite a site to see (and sound to hear).

Our community is tight-knit. We look out for each other. It provides a safe, supportive place for our families and especially our children to thrive. I love that my children have a safe place to play and enjoy the outside. I rave about the perfect balance of our community often. We live in such a beautiful place surrounded by a wonderful community of people. ❤️

- Crystal Gregory, College Road

College Road, particularly the section from the community mailbox to the entrance of the trails on the section of dirt road, is an important, quaint part of the community of Windsor. This road is a place for residents from all over to escape town, walk safely and enjoy nature. Every day, I see people enjoying our street who do not live here. A lady told me the other day in passing "**College Road is the safest street to walk on in Windsor.**" She is right. This development could potentially change this entirely. This will affect not only the residence of Kingsview Drive and College Road, but citizens all over this town.

My questions are, what will be done to preserve this? How can we ensure we don't lose the quaintness, the safety and of course the nature? What guarantees do we get and what consequences will there be if these promises are not kept?

- Brian Gregory, College Road

The trails for walking and skiing adjacent to the Manning and College Road, the ponds, fox holes and other wild life that inhabit the area. There is no other area in Windsor like it.

- Barbara and Richard Redden, Haliburton Ave

Alignment with Municipal Plans, Strategies, and Policies

The tables below detail aspects of the proposed development which we believe do not align, there is not enough information to assess alignment, or for which we have questions concerning the alignment with Municipal strategies and policies.

We have also included Municipal Planning Strategy policies related to Residential and Institutional in our review, for the following reasons.

Institutional

- **Section 11.1:** clearly states that that homes for senior citizens is considered institutional
- **Policy 11.1.1:** requires that the Municipality rezone all such land being used for homes for senior citizens as Institutional (W-I).
- The current property of Dykeland Lodge has been zoned Institutional, according to policy 11.1.1.
- Why was the subject property not zoned as Institutional? Does not policy 11.1.1 require that it be rezoned as Institutional?

Residential

We have included some items pertaining to Residential zone due to the historical designation of the subject property as Residential and the longstanding intended future use of the land as residential. We understand that the Municipality has rezoned the subject property to W-CR-CDD, against the Municipal Planning Strategy and its policies:

- **Section 5.7:** clearly states Council's wish to limit the W-CR-CDD zone to the Gladys Manning property.

Notwithstanding our issue with the covert rezoning, we believe the residential intention must remain paramount in evaluating the current proposed development. Rezoning may likely have been required in order to permit a development agreement for Dykeland Lodge, but that should not mean that the Municipality gets to disregard all aspects of their longstanding plans for this area entirely.

Additionally, the subject property is not only adjacent to existing residential W-R2 land, but it effectively envelops the residential neighbourhood along Kingsview Drive. Under that lens, we further believe that there is value in considering the residential policies regarding development for this development proposal.

Municipal Climate Change Action Plan

Direct excerpts from [link](#)

► Goal 6: Be More Electric Vehicle and Active Transportation Friendly

6.4 INTEGRATE ACTIVE TRANSPORTATION CONSIDERATIONS INTO LAND USE PLANNING DECISIONS	
Cost	Staff time
Dept. Responsible	Planning and Development; Community Development
Timeline	Short term
Details	Land-use planning determines the type of transportation people need to use. Planning staff should incorporate active transportation related policies into the planning documents. For new large developments, discussions should include opportunities to promote active transportation in the planned community or building where relevant. Ensure planning documents reflect active transportation opportunities through closer communities, connecting paths, and sidewalks and bike lanes.

Community Questions and Comments

How is Active Transportation being considered with this development?

- The significant increase in traffic on College Road will decrease the safety of cyclists on the road and discourage active transportation use.
- Also, having such a dense development this far from downtown will increase car traffic into town and put greater strain on available parking.

Direct excerpt from *2021-11-08 Recommend from Staff to PAC* regarding College Road, Windsor PID 45336203 [link](#)

Community Questions and Comments

The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) highlights two simulated flooding scenarios. The first scenario is based on a storm surge that occurred in 1997, which shows the expected damage is to occur along the coastline. The second scenario shows the simulated flooding extent for probable maximum flood due to climate change. Under this scenario most of the community of Windsor will experience extensive flooding. The subject property in this application does not appear to be affected under this scenario, however College Road itself may experience flooding.

As proposed, the only roadway into the subject property is vulnerable to flooding. Any roadway to Highway 14 would have the same vulnerability.

It would be irresponsible to permit the development for a vulnerable population whose only roadway access has been identified by that same Municipality as being vulnerable to flooding.

Street Calming	
Map 2 - Transportation link Direct excerpt from link	Community Questions and Comments
<p>Appropriate Streets for Traffic Calming</p> <p>Local Roadways</p> <ul style="list-style-type: none"> The primary function of local roadways is to provide access to adjacent properties. Local streets are not intended for use as through routes or as important links to move traffic within an area's overall road network. The local roadways carry traffic volumes in the lower range of less than 2,000 vehicles per day. <p>Collector Roadways</p> <ul style="list-style-type: none"> Collector roadways balance access to adjacent properties with the need to collect and distribute residential traffic travelling into and out of a neighbourhood. Collector roadways carry traffic volumes in the range of 1,000-7,000 vehicles per day. Collectors help circulate traffic within individual neighbourhoods. 	<p>Please confirm that the proposed development will not be permitted to connect to Kingsview Drive, since it is classified as a local roadway per <i>Map 2 – Transportation</i>.</p>

MUNICIPAL PLANNING STRATEGY Map 1 – Generalized Future Land Use
Community Questions and Comments
<p><i>Map 1 – Generalized Future Land Use</i> (link) identifies the subject property's intended future land use as residential.</p> <ul style="list-style-type: none"> Why was it rezoned to W-CR-CDD? Putting Dykeland Lodge on the property is not a huge deviation from residential – given size of lot there is some argument to be made that it still falls into the spirit of the lot's designation. But there are many other provisions in the Municipal Planning Strategy to permit the development of a Dykeland Lodge without rezoning to W-CR-CDD. What is proposed is a huge deviation from residential and entirely disregards the subject property's intended future land use per the Municipal Planning Strategy.

MUNICIPAL PLANNING STRATEGY 2.3 – General Issues and Challenges	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
<p>The household survey, public meetings and research undertaken during the 2001 Plan Review identified the following general issues and challenges facing Windsor:</p> <ul style="list-style-type: none"> • Preserving the historical character and appearance of Windsor. 	<ul style="list-style-type: none"> • This dense, sprawling development is completely out of historical character and appearance for the area. • College Road Community contains KES, Long Pond, and Dill Farm – adopted symbols of Windsor and all with a long history. <p>Adopted symbols of Windsor which represent the historical character and appearance include King’s-Edgehill School, Long Pond, and Dill Farm – all located in the College Road community. Additional importance should be placed on preservice the historical character and appearance of this community.</p>
<ul style="list-style-type: none"> • Preserving and protecting active farmland within the Town. 	<ul style="list-style-type: none"> • The subject property, while not classified as agricultural, has been used as farmland for over 40 years. • Has there been any investigation on the possible impacts the construction could have on the neighbouring Dill Farm farmland? • For example, the prevailing winds often blow from the subject property over the Dill farmland. • What dust control measures should be required? • What possible impacts to the safety of the food grown next to a potential ten-year construction site

	with hazardous materials / materials not safe for consumption?
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MUNICIPAL PLANNING STRATEGY 3.1 – Overall Concept	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
<p>Emphasize and strengthen the role of Windsor as the best place to live in Nova Scotia and a thriving business and service centre for the region by protecting and enhancing the residential and commercial environments.</p>	<ul style="list-style-type: none"> • Windsor is one of the oldest communities in Canada. The historic character and appearance are not that of an urban center or suburb. • College Road Community contains King’s-Edgehill School, Long Pond, and Dill Farm – adopted symbols of Windsor and all with a long history. • How does this proposal, in its entirety, protect and/or enhance the residential environment? • How would this dense development in its entirety emphasize or strengthen the role of Windsor as the best place to live in Nova Scotia for our seniors? • Contrast that with our vision of a long term care facility and senior living with dignity, preserving our idyllic county-like community from this report’s introduction – wouldn’t this better live up to this objective?
3.1.1 Development Principles	
<ul style="list-style-type: none"> • Encourage compact residential and commercial growth similar to existing development in the older sections of Town which makes best use of municipal infrastructure including roads, sidewalks and water and sewer services. 	<p>Why then is this compact, dense residential and commercial growth outside of the Centre Town?</p>

<ul style="list-style-type: none"> • Maintain close control over the location, scale and design of new multiple unit residential development. 	<p>What close control will Council maintain for this development?</p>
<ul style="list-style-type: none"> • Protect active farms and agricultural dykeland from encroaching development. 	<ul style="list-style-type: none"> • What are the possible impacts to the dykeland below College Road? <p>Same questions/comments as in above, namely:</p> <ul style="list-style-type: none"> • The subject property, while not classified as agricultural, historically been used has been farmland for over 40 years. • Has there been any investigation on the possible impacts the construction could have on the neighbouring Dill Farm farmland? • For example, the prevailing winds often blow from the subject property over the Dill farmland. • What dust control measures should be required? • What is the flow of the water runoff? Does it flow from the subject property into the Dill farmland? • What possible impacts to the safety of the food grown next to a potential ten-year construction site with airborne or water soluble hazardous materials / materials not safe for consumption?
<p>3.1.2 Design Principle</p>	
<p>Adopt design and development initiatives which promote attractive streetscapes and facilitate both vehicular and pedestrian traffic movement.</p>	<p>In order to support this development, College Road needs to be widened and sidewalks added.</p> <p>What will be done to preserve the very attractive old-growth tree-lined streetscape on College Road?</p>

3.1.2.1 Design Initiatives	
<ul style="list-style-type: none"> • Introduce architectural design guidelines which preserve existing buildings and ensure that new development in both the residential and commercial areas of the Town is reflective of and compatible with existing buildings and neighbourhoods. 	How do these guidelines apply to this project?
<ul style="list-style-type: none"> • Promote the development of interconnected streets and other measures to address traffic issues. 	<p>Subject property is on a dead-end street with limited options for interconnections.</p> <p>Option 1: Connection to Highway 14 This is problematic as the traversal would be through dykelands and agricultural property. This connection has a larger risk of flooding than College Road itself.</p> <p>Option 2: Connection to Haliburton Avenue Haliburton Avenue is designated as a local roadway, so this designation would need to be changed to a collector roadway.</p> <p>Option 3: Connection to Clifton Avenue Most of Clifton Avenue is already designated as a collector roadway.</p>

MUNICIPAL PLANNING STRATEGY 4.18 – Housing	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
It shall be the policy of Council to require adequate recreational space for multiple unit residential development.	<p>We would like more details about this.</p> <ul style="list-style-type: none"> • Is this just indoor space? • What recreational opportunities will the community center provide? • What about outdoor recreational space?

Policy 4.18.1	
encourage the provision of housing adequate to meet the needs of all residents of Windsor. Council will encourage affordable housing, special- needs housing and rental accommodation to develop in a manner that is sensitive to the needs of those being served and the entire community.	How is this proposed development, in its entirety, sensitive to the needs of the whole community?

MUNICIPAL PLANNING STRATEGY 5.4 – High Density Residential	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
Policy 5.4.4	
It shall be the policy of Council to restrict the number of rooms permitted in a boarding house and residential care facility located in a residential zone.	What limitations will Council put on the number of rooms / units / residents permitted on this subject property?
Policy 5.4.5	
It shall be the policy of Council to require adequate recreational space for multiple unit residential development.	<p>We would like more details about this.</p> <ul style="list-style-type: none"> • Is this just indoor space? • What recreational opportunities will the community center provide? • What about outdoor recreational space?
Policy 5.4.6	
It shall be the policy of Council to consider entering into a development agreement to allow, in the Residential designation, new multiple unit residential development consisting of three or more units, grouped dwellings, boarding houses and residential care facilities, as well as the	

<p>conversion of existing buildings to three or more units, subject to the following:</p>	
<p>(b) the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;</p>	<p>No other adjacent land uses have even close to this extent of lot coverage. What does Council think are reasonable restrictions on the bulk and lot coverage to ensure this development agreement is compatible with adjacent land uses?</p>
<p>(c) the development is considered compatible with the residential character of the area with respect to traffic generation and population density;</p>	<p>The potential density of the entire development, as proposed, is way out of proportion and entirely incompatible with the surrounding areas.</p> <p>Our rough figures indicate that the population density could be 38 to 70 times more dense than the surrounding areas. We request that accurate population density of the current College Road community and area be shared by the Municipality to inform Council and the public.</p>
<p>(d) consideration is given to the provision of fences and/or landscaping as part of the residential development to minimize effects on adjacent land uses;</p>	<p>Municipality needs to consult with the local community regarding which measures they will require to minimize effects on the existing residential properties.</p> <p>The current proposal puts the commercial and community center directly in the backyards of the existing Kingsview properties with no buffer, setbacks, safety considerations. As proposed, this would result in a complete loss of privacy for some Kingsview properties.</p>

<p>(f) there is adequate on-site recreational open space suitable in extent and design to the nature of the development; for conversion of existing buildings, nearby public parks may be deemed sufficient;</p>	<ul style="list-style-type: none"> • Is open space meant to be outdoors? • How are the proposed renderings adequate? • The green space does not look nearly adequate for the number of units that are proposed.
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MUNICIPAL PLANNING STRATEGY 5.7 – College Road Comprehensive Development District	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
<p>Matters that Council shall consider prior to the approval of an agreement include compatibility of uses and structures, servicing requirements, vehicle and pedestrian traffic, environmental suitability of the site, financial capability of the Town to absorb any costs relating to the development, and timeliness of the development.</p>	<p>See questions and comments already covered.</p> <p>This proposal is talking about exposing a well-established residential community to a prolonged ten year development. We and the Municipality need further information from Dykeland Lodge regarding the phases and timelines for this development.</p>
Policy 5.7.4	
<p>It shall be the policy of Council that a development agreement for the development of the College Road CDD shall only be approved when the following conditions have been satisfied:</p>	
<p>(a) the proposed agreement is not considered premature or inappropriate in terms of the adequacy of existing and proposed roads and pedestrian routes within and adjacent to the College Road CDD;</p>	<p>How is this NOT premature and inappropriate at this time? Per our previous comments, a second roadway that is not vulnerable to flooding is required to be established. Otherwise, this proposed agreement is too premature.</p> <p>See also comments and questions from</p> <ul style="list-style-type: none"> • 3.1.2.1 Design Initiatives; • Municipal Climate Change Action Plan

(b) the development agreement is consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy ;	There are appear to be many relevant policies of the Municipal Planning Strategy for which this proposed development agreement is either not consistent or not enough information is provided to assess consistency.
(f) the provisions of Policy 16.3.1 .	(see below on Policy 16.3.1)

MUNICIPAL PLANNING STRATEGY 9.1 – Mixed Use in the Residential Designation	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
It shall be the intention of Council to consider mixed use residential/commercial developments with two or more dwelling units by development agreement in areas designated Residential subject to the following:	
(a) the density, scale and architectural design of the development are compatible with the surrounding area ;	<p>The potential density and scale of the entire development, as proposed, is way out of proportion and entirely incompatible with the surrounding areas.</p> <p>Our rough figures indicate that the population density could be 38 to 70 times more dense than the surrounding areas. We request that accurate population density of the current College Road community and area be shared by the Municipality to inform Council and the public.</p>
(d) the proposed development does not compromise the residential integrity of the area;	The current proposed development in its entirety absolutely compromises the residential integrity of the area.

(f) the commercial use is located at the street level and does not exceed one-third of the total floor area of the development;	The commercial space in the proposal is two stories. Will Council follow the spirit of this policy and apply it to this proposal?
(g) adequate landscaping, open space and natural or artificial buffering is provided;	The Municipality must engage with existing residents to discuss and determine requirements for buffering.

MUNICIPAL PLANNING STRATEGY 11.1 – Institutional	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
As the regional service centre and the county seat for Hants County, Windsor has a considerable number of institutional land uses. Among these are educational facilities and homes for senior citizens . The Hants Community Hospital, churches and museums also fall into this category. Some of these institutional uses are relatively isolated while others are located in predominantly residential neighbourhoods. Because of the amount of traffic and noise that may be associated with them, some institutional uses have a significant impact on their surrounding neighbourhood. For this reason, new institutional uses will be permitted only by development agreement to allow Council more control over the development. The Land Use By-law will contain abutting zone requirements and will require a larger minimum lot size to help mitigate negative effects.	By rezoning to W-CR-CDD instead of Institutional (in line with the current Dykeland Lodge property and according to policy 11.1.1), the abutting zone requirements in Land Use By-law are avoided. The intention of the abutting zone requirements is to help mitigate negative effects to adjacent properties. Will Council uphold these abutting zone requirements for this development, per the intention of the Municipal Planning Strategy and Land Use By-Laws?
Policy 11.1.1	
It shall be the policy of Council to establish an Institutional (I) zone to be applied to existing institutional uses.	Will Council follow its policy and apply the Institutional zone to this property as its use is homes for senior citizens? <ul style="list-style-type: none"> Why wasn't the subject property re-zoned to Institutional instead of W-CR-CDD?

	<ul style="list-style-type: none"> The property for the current Dykeland Lodge is zoned Institutional per this policy.
Policy 11.1.2	
It shall be the policy of Council to encourage institutional activities to locate on relatively large lots that will minimize their potential effects upon adjacent areas as well as better accommodate the number of persons who use such facilities.	Agreed this is a large lot, but the density is not in alignment with the intention of this policy.
Policy 11.1.3	
It shall be the policy of Council to regulate setbacks in the Land Use By-law which encourage buffering of adjacent non-institutional uses.	<p>Similar comment as for 11.1.1, namely: By rezoning to W-CR-CDD instead of Institutional (in line with the current Dykeland Lodge property and according to policy 11.1.1), this policy isn't applicable.</p> <p>Will Council uphold the intention and the minimum setbacks for this development, as if it were Institutional?</p>
Policy 11.1.4	
It shall be the policy of Council to consider new institutional uses in any designation by development agreement subject to the following:	Per this policy, the following must be considered for this proposed development agreement.
(b) the noise and traffic generation of the proposed use is not excessive in relation to the existing development pattern of the area;	<p>How is this possibly NOT excessive?</p> <p>Currently there are 195 residents.</p> <p>Our estimates indicate there could be an additional</p> <ul style="list-style-type: none"> 304 – 565 residents 285 employees for the Long Term Care facility

	<p>In addition to the traffic from</p> <ul style="list-style-type: none"> • Visitors and family • Employees for the other housing facilities • Commercial space • Community center
<p>(e) any structure will be architecturally compatible with neighbouring structures and if the proposed development is located in an Architectural Design Control District, the architectural design of the development is reasonably consistent with the provisions of the Architectural Design Manual;</p>	<p>Architectural compatibility results from designing and building facilities in harmony with their natural and man-made surrounding and environment.</p> <p>The proposed structures, taken individually, would be architecturally compatible, however we dispute that the entire site plan will be architecturally compatible.</p>
<p>(f) adequate open space, landscaping, buffering and separation distances will be provided;</p>	<p>There is very little open space, minimal landscaping, no buffering and separation between buildings within the subject property and adjacent existing neighbourhood and properties.</p>
<p>(h) the provisions of Policy 16.3.1.</p>	<p>See below on Policy 16.3.1</p>

<p>MUNICIPAL PLANNING STRATEGY 16.3 – Land Use By-law Amendments and Development Agreements</p>	
<p>Direct excerpts from <i>Municipal Planning Strategy</i> link</p>	<p>Community Questions and Comments</p>
<p>Policy 16.3.1</p>	
<p>In considering development agreements and amendments to the Town of Windsor Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</p>	
<p>(a) whether the proposal is considered premature or inappropriate in terms of:</p>	

<p>(iii) the adequacy of fire protection;</p>	<p>College Road is the only access as current planned and identified as a flood risk. Property backs onto woods. Event of wildfire or building fire during flood?</p>
<p>(iv) the adequacy of road networks adjacent to, or leading to the development; and</p>	<p>We consider the development agreement to be premature given the current lack of adequacy of the road networks for the potential magnitude of traffic. A traffic infrastructure plan that includes an alternate access point not subject to flooding risks should be required prior to finishing consideration of this development agreement.</p>

Preliminary (Community-Driven) Community Consultation

Process and Limitations

The Community Response was formulated by a rapid, preliminary community consultation in the form of feedback using a paper and online survey, through a Facebook page, and by phone and in-person discussion conducted by going door-to-door. The depth of the survey was hindered by the short notice given to the group by the Municipality of Windsor West Hants; only seven days were available to receive community feedback for inclusion in this report.

A one-page pamphlet was distributed door-to-door on Kingsview Drive, College Road, Haliburton Ave, and parts of Clifton Ave.

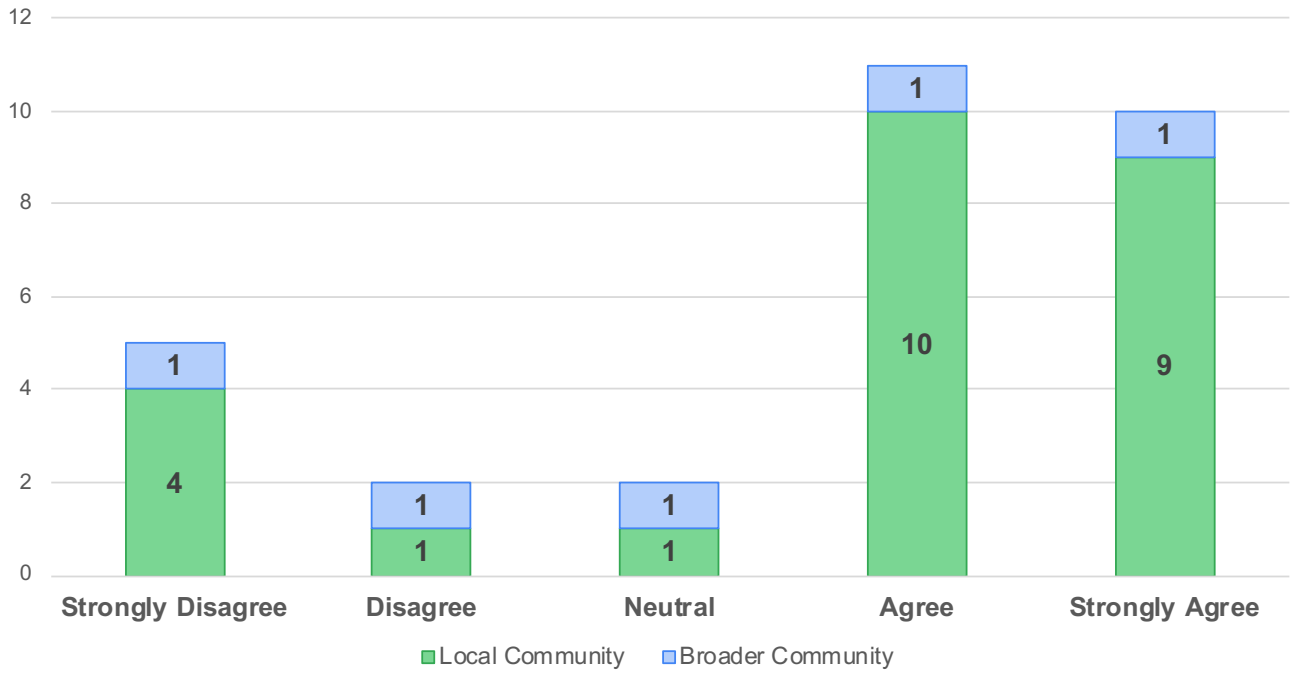
Limitations

- Very little time to prepare pamphlet and survey.
- Very little time to receive responses to include into this report.
- Lack of experience since this was community driven, not municipality driven – lots of lessons learned (see next point!)
- An earlier version of the survey was submitted to Gladys Manning residents, which did not have the quantitative questions.
- The first couple submissions of the online survey did not have the quantitative questions nor were names required as we were unaware of the Municipality's policy against Anonymous feedback at that time.
- COVID gathering restrictions meant we were unable to host information sessions.

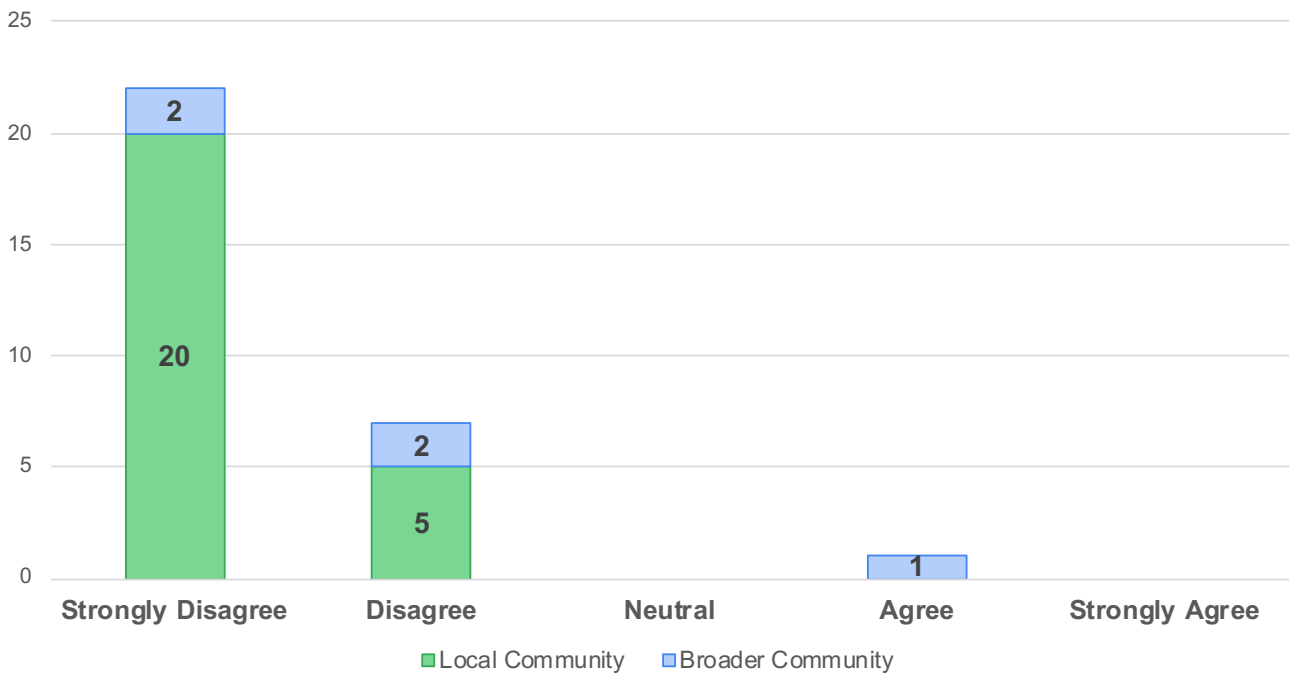
Numeric Survey Results

Please note, only 30 of the 56 survey responses received had a the numeric strongly disagree to strongly agree questions. The remaining 26 surveys were from an earlier version which did not include these questions, due to the rushed nature of our efforts.

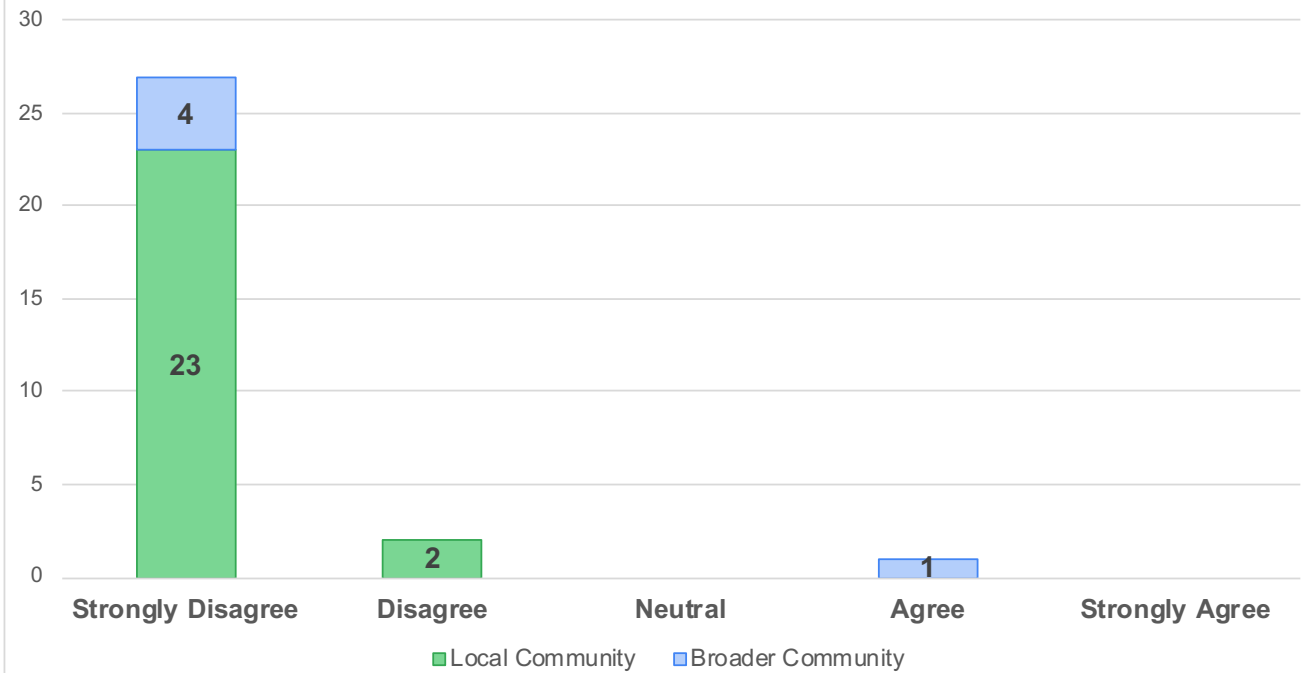
I support Dykeland Lodge relocating their Long Term Care facility to this property



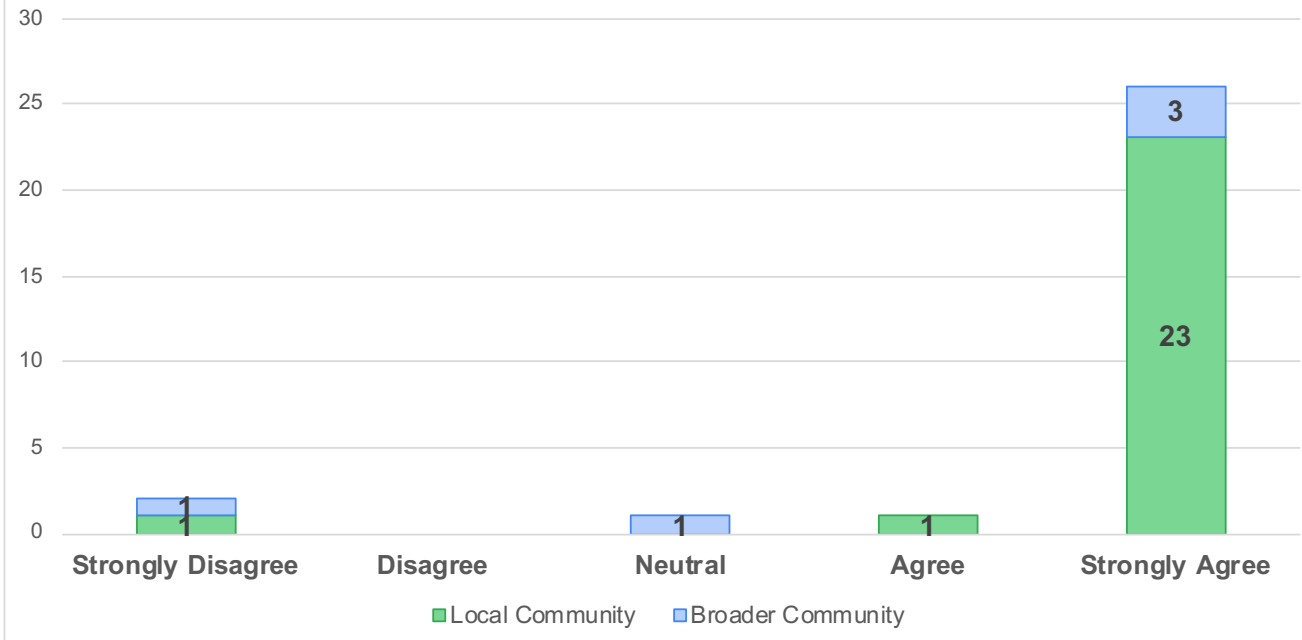
I support the entire development plan as currently proposed



I believe there has been adequate community engagement



I believe that further assessment is required before this development proceeds any further (e.g. traffic community environmental first nations)



Community Feedback Responses via Online Survey

Respondent #1

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood

College Rd

Your Name

Joe Thompson

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

How do they plan to address future traffic issues during construction when they're already access and traffic issues as is and how will this be addressed when construction is done.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Traffic is already an issue and three times the traffic is not going to help with that and will be much harder on the road. A one hundred year old road will not support the vehicles needed for construction.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I have no issue with the development but proper infrastructure must be established first. Benefit is unclear.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

A nice quiet little street. Sledding at kings hill.

Respondent #2

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Corner of College Rd and Kingsview Dr.

Your Name*

Brian Gregory

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Disagree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

College Rd, particularly the section from the community mailbox to the entrance of the trails on the section of dirt road, is an important, quaint part of the community of Windsor. This road is a place for residents from all over to escape town, walk safely and enjoy nature. Everyday I see people enjoying our street who do not live here. A lady told me the other day in passing "College Rd is the safest street to walk on in Windsor." She is

right. This development could potentially change this entirely. This will affect not only the residence of Kingsview Dr and College Rd, but citizens all over this town.

My questions are, what will be done to preserve this? How can we ensure we don't lose the quaintness, the safety and of course the nature? What gaurentees do we get and what consequences will there be if these promises are not kept?

Another question I have is for the planning committee. Why did you not think to advise and request feedback from the entire community? There are people who this would literally be happening in their backyards and they were not consulted. This is unacceptable and extremely disappointing!

One final question is, how do we benifit from this? Will we have access to the community center as it is currently planned? Will there be any potential recreation spots we may have access to? Is there anyway that this development will improve or add to our quality life once completed?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

My personal concerns during the construction is primarily surrounding the length of construction. Obviously, the quality of life enjoyed by the surrounding residences will be greatly affected and deminshed. One, even two years of construction and heavy equipment would be unenjoyable, but ten years would be better described as unbearable. Every day there will be heavy equipment driving up and down our road, loud construction noises, starting early in the morning and likely going into the late evening and of course construction crews. I've experienced these types projects and I would not want to live next to one. Not to mention the mess of mud that will be a permanent fixture all over our roads for at least a portion of the ten years.

My concerns once the project is complete is mainly concerning the increased traffic on our street. How will this be handled? Will there be an upgrade to our street? How will this impact residences? Will there be side walks installed? Will there be intersection or new roads added or connected and how would that look? Will the nature trails be affected? In regards to the low income side of housing; will this only be offered to seniors? Or will we start to see low income families moving in? With the increase of parked cars, is there a plan to increase police presence on our street?

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I personally think the community of Windsor has more to lose than gain from this development at this location. I fully support the need for long term care and affordable housing, but I think putting it at this location will ultimately be an irreversible mistake. The only gain I can currently see is, potentially, housing values may increase, but the only person who will benefit from this is someone planning to sell their home. Because obviously as values increase so will property taxes, which are already too high, but acceptable because of our current quality of life.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

This particular part of the community is so unique! You will not find another like it. As mentioned above, everyday I see so many people walking, biking, running or just thoroughly enjoying our neighborhood. It is really an essential part of town where people can get away from town and just unwind. I personally love living here. I can walk out of my door yard in a matter of 5 minutes be enjoying the scenery and peacefulness of farm land. In 10 minutes, I can be on trails engulfed by nature, watching deer, fox and of course geese. In 15 minutes, I can be walking along a beach listening to the water currents flow through the river and in 25 minutes I can be down town. My point is, this is a much needed utopia. The best of all worlds and I'm afraid we will lose something we will never be able to get back with this development.

Respondent #3

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Collage Rd

Your Name*

Cheryl Barker

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Will our elected officials allow the taxpayers to participate in the decision making, by listening and considering ways that would make this project a success for all.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Traffic on a residential street! There should be a second access road that is not from Collage Road .Imagine a forest fire or some other disaster with both roads within a

stones throw apart emptying on a small street(Collage Road).Firetrucks ,ambulances ,residents all in a great bottleneck .

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Dykeland has been in need of a better facility for some time. I have no problem with that happening. I do have a problem with the magnitude of the proposal.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Quiet street, wild life ,birds, beauty of the seasons seen in the fall with the trees ,snow fall in the fields and gardening.

Respondent #4

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College rd

Your Name*

Michelle Magee

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

We purchased our house 11 years ago and chose this property because of the quiet surroundings. Having this development in our back yard will increase noise and traffic

significantly. College rd will need to be widened and we would loose property. All of these are reasons we would vote a hard no on having this proposal go through!

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Respondent #5

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Rd

Your Name*

Crystal Gregory

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Neutral**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Why didn't the developers inform all of the surrounding area, and the rest of town, of this proposed development? It will have an impact on more than, just, Kingsview Drive.

This seems like a "let's do the bare minimum to inform people about this project, so we can get it started before anyone can make a fuss." kind of tactic. A, total, disregard of the

impact that this development will have on the lifestyle and well being of the current residents.

Is this, really, the best location for this? Perhaps there is another area in town that is more suitable and will have less impact.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

1. I'm concerned that this development will take our neighborhood from a relaxed, quiet, country-like setting to a busy town-like setting.

If I wanted to live in a busy town area, then I would have purchased one of the many houses, in town, that we looked at before purchasing this one. We were drawn to quiet area full of wildlife.

2. Kingsview Drive provides a safe and convenient area for the children of this neighborhood to play. They use the cul-de-sac for basketball, hockey, biking, scootering, nerf gun games, side walk chalk, tennis, etc... It provides an area that can be seen from our houses so we can monitor and supervise them and be confident that they are safe while they play. This development will eliminate this. This strongly effects the youth and parents of this neighborhood. This road is a safe haven for our children to continue to be happy, healthy kids (both physically and mentally). This is an extension of our homes. Even more so when activities and events are limited within communities due to uncontrollable events, such as pandemics.

3. Increased traffic flow. This scale of development will bring an increase in traffic flow to, both, College Rd and Kingsview Dr. These roads are prime areas for walkers, joggers, bikers and dog owners to walk their dogs. The increase in traffic will severely hinder the safety and enjoyment of these well loved activities of these roads. This doesn't just impact the residents of College Rd and Kingsview Dr, but the entire community of Windsor that uses these roads for recreational purposes.

4. Effects on wildlife. Though, we may be close to town, our area is abundant in wildlife. We are home to dozens of deer, pheasants, hawks, red fox, grey fox, ducks, and tens of thousands of geese that visit here between August and January every year. What impact will this development have on these animals and their desire to be/thrive in this area?

5. Inconveniences from construction. Having to deal with the construction of this development will be bad enough with the noise and trucks driving by constantly, but the thought of that over a prolonged period of time (10 years) is dreadful. My young boys will be old enough to move out by then. That means that our last years to enjoy our forever home, with them, will be spent listening to construction and development of that property. That's disheartening.

5. Unnecessary commercial development. The proposed commercial area and community center will attract, even more unwelcomed traffic to our quiet neighborhood. It is unnecessary. There are other pharmacy, shops, food establishments, shops, etc... located just minutes from here. A second community center is not needed. The community center, in town, is already underutilized. If the purpose of this is for the seniors, then a multipurpose room within the main building would provide the same benefits and wouldn't require the residents to leave the comfort of their building. That would provide a safer and more convenient alternative.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I acknowledge that Dykeland Lodge is in need of another housing facility. I respect that the development is intended to provide much needed housing for seniors. However, the scale of this development, for this area, is too excessive. I feel another location should be sought after or a single building to provide seniors housing with an entry/exit access on Clifton Ave. or College Rd. Should be settled on.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

I, absolutely, love our community! It's quiet, country-like setting is perfect. We are close to amenities, but don't have to be right in the middle of them. You can look out your windows, at any time, and enjoy watching an abundance of wildlife. My favourite is watching all of the deer run and play together and when the geese are here. Watching them all take flight together and circle the field in the thousands is quite a site to see (and sound to hear). Our community is tight knit. We look out for each other. It provides a safe, supportive place for our families and especially our children to thrive. I love that my children have a safe place to play and enjoy the outside. I rave about the perfect balance of our community often. We live in such a beautiful place surrounded by a wonderful community of people. ❤️

Respondent #6

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Road

Your Name*

Sally Fergusson

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Who is the developer?

Why was not the public informed of the plans for a dense village until just recently?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

1. Traffic congestion on College Rd and at the intersection on King St.
2. Loss of a unique ecosystem for various animals and birds.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

My objection is to the location of the dense village and the lack of transparency regarding the nature of the development as opposed to the building of a long term care facility as proposed.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

I used to enjoy the lake.

Respondent #7

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Road

Your Name*

Joan Austin

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Will alternative access for construction vehicles be created to avoid College Road? Ten years is a long time to suffer that sort of traffic.

Why can't the existing Dykelands property be converted into low cost housing when it's vacated? It's a good sized building with plenty of parking.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

The increased traffic is a serious concern, particularly if there is to be ten years of construction traffic on this narrow road.

Decline in property prices.

Too much in too small a space!

I do not think we need a community center or strip mall. With the taxes Windsor charge, nobody is going to take up units for the likely return. I think most people would prefer to go into town and both buildings will be white elephants, The developers / planners are offering these as sweeteners to help push the plans through.

Is anybody actually going to listen to us, or is this already a done deal and they are just paying us lip service?

If the lake is not going to be reinstated, that would be a perfect location.

This is a semi rural area, this development looks more like inner city.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

It could be a lovely development where it is a pleasure to live but what is being proposed is gross over development which would result in unhappiness all round, especially for those living adjacent to it. The whole thing needs downsizing.

I'm not sure about any benefits to our community, we seem pretty good as we are, thank you, but neither can I see any disadvantages. I do query the thinking behind creating developments for seniors in "out of the way" places and ending up with mini "geriatric cities" like The Crossing.

College Road and it's environs is a lovely little corner of Windsor which must not be spoiled by the greed of developers. I think everybody initially believed it was just going to be Dykelands relocated, how did it end up as this? (Or is that what we were meant to believe?)

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

I've only lived here for five years so I'm new to the community, but I love it here and I'm very happy. Everybody is so friendly and helpful, I really feel as though I belong. If a community gets too big, it loses its cohesion. I've come from an urban area where there is no community spirit, so I really appreciate what we have here and would like it to continue.

Respondent #8

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Rd

Your Name*

Neil Kennedy

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

This is very rural community on a dead end road that is not suitable for the increased traffic nor is the road in good condition. I fully support the relocation of Dykeland Long Term Care and possibly assisted living. I believe it is very poor planning to consider

building units so far out side of town where many individuals may not have their own transportation nor is there transportation.I have not used the community centre in a number of years but I believe the present location is best.A strip mall!

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Long term care facility

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Quiet rural area

Respondent #9

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Corner of King Street and College Rd

Your Name*

Phil Ellwood

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Too much traffic and noise.

The rezoning is in violation of the Municipal Planning Strategy which state: ...limit the CDD (College Road Comprehensive Development District) to the Gladys Manning Property.

Environmental impact in a sensitive dykeland area.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

More senior and affordable housing is required. This is just the wrong location.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

The fields, the low traffic due to the dead-end.

Respondent #10

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

King and College

Your Name*

Angela Rubino

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Respondent #11

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood

Kingsview Drive

Your Name

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Construction timeframe, use of Kingsview drive.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Traffic, environmental impact, wildlife, noise pollution

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

LTC beds/dykeland. housing is needed

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

people, wildlife, peaceful walks

Respondent #12

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood

Your Name

Kingsview

Please answer how strongly you agree or disagree with the following four statements. Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

How far into the planning process is this project and why has it been done with so little community engagement.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Traffic, children's safety especially during the construction phase, surface water run off, property value impact, and the change in the nature of our community.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Our community and our province needs more long term care facilities. Our seniors also need to have affordable and assured living options in addition to long term care.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

Respondent #13

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Judy Grant

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Notification of the Public meeting via letter was not sent to the residents of College Road yet it was sent to the residents of Halliburton Ave who are not within 300 feet of the proposed property. Why is that? Why was this restricted to 300 feet? Does the municipality feel that this development will not affect the residents of College road?

Rezoning was done with virtually no notification of the public except the Chronicle Herald which I do not subscribe to.

The existing community center in Windsor is underutilised now. We definitely do not need another one.

Water flow and flooding is a constant concern on Kingsview Drive. Two of the homeowners had flooded basements just this week with the rainstorm we had, and my home has flooded 3 times in the past. I have had to install 2 French drains in my backyard to accommodate the drainage and watershed off of the hill where this project is proposed. I am very worried what changing the topography of the land to build this village will do to impact us on Kingsview as it will change the flow of water.

I wanted to see the environmental impact study that should have been done for this project but we cannot find that. Has there been one done??

Traffic will be affected in a major way. There are times when I now sit at the end of College Road for 5 minutes waiting for an opportunity to pull out onto King Street. This proposal as it stands will make that wait unbearable and force people to cut through Kings Edgehill school more often. An alternate or secondary route will have to be found to accommodate the extra traffic.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Construction Noise, Debris, Safety issues of children playing outdoors, dust, wildlife habitat lost, traffic congestion, widening of Kingsview Drive may be necessary

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Dykeland Lodge need a new home as the present one has long ago reached its peak. I don't dispute that and welcome them to our area and our community. They could be and would be a wonderful addition to our quiet community of children playing and green spaces. Additional seniors housing supported by Dykeland tucked in around the LTC facility could also be added to increase housing that is desperately needed in this area, as in all of Nova Scotia. This added housing must fit the space to allow for recreational areas to exist, such as walking trails, pickle ball, lawn bowling, etc. There is no need to sandwich in housing so as to make people feel like sardines in a can. Expansive views can

be maintained and people can be treated with dignity and offered housing that is both beautiful and functional.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

This community is a mixture of open spaces, farming, commercial, residential and institutional areas that merge into a cohesive delightful area to live in. I have lived here for 20 years and enjoy a gorgeous view of both Ski Martock and Gladys Manning. Sunrises and Sunsets are gorgeous. I can walk down my street without fear, and most of the time traffic is not an issue on College Road. Children play road hockey, sidewalk chalk, ride bikes, basketball, ride scooters, on my street. Because this street is so quiet children can play outside with a parent only watching them from inside their home. If this proposal goes through as planned that lifestyle will be gone forever. If it is pared back to include Dykeland Lodge only or also some Seniors housing as well, I feel we can still keep our sense of rural community living.

Respondent #14

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Cheryl Bullock

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Disagree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Why is there a need to connect Kingsview Drive to this development?

Homes built on a cul-de-sac have a different value than properties on a thoroughfare for hundreds of residents, workers, visitors. No where else in Windsor has this residential to access route been allowed. Quite the opposite, developers have had to create their own infrastructure to remedy residential areas.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Beyond construction noise, I'm concerned about all phases of the development.

College Road is currently little more than a path to our Seniors living at the Maning. There is no sidewalk, or even shoulder. Often oncoming vehicles have to crowd the ditch to pass each other. Add in the KES bus traffic, Dill Farm seasonal parking problems, roaming deer & foxes, a new food truck, Manning events or winter snow and you've got a recipe for disaster.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Obviously, Senior's housing is import to our aging population. I hope that the residential situation is affordable enough for those needing housing to receive it. I also hope that local companies will be selected for construction, infrastructure and jobs at each level over the next 10 years.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

I've lived and worked in Hants County all of my 48 years. It's pretty hard to pick a memory of my home where I grew up and chose to raise my family while volunteering in the community and owning/managing several successful businesses. I have traveled the globe and will always live in Hants County - Kingsview Drive for the last 16 years.

Respondent #15

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

[Kingsview Drive](#)

Your Name*

[Kathryn Duffy](#)

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. [Agree](#)

I support the entire development plan as currently proposed. [Strongly Disagree](#)

I believe there has been adequate community engagement. [Strongly Disagree](#)

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. [Strongly Agree](#)

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

[See entire community response as I am a main contributor](#)

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

[See entire community response as I am a main contributor](#)

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

[See entire community response as I am a main contributor](#)

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

[See entire community response as I am a main contributor](#)

Respondent #16

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview

Your Name*

Scott Shanks

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Respondent #17

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Janet Naugler

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

I would like to know why the municipality has been so secretive about this. Why put such a large development on a dead end road? Is there a need for a community center and retail space?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concerned about the traffic on our street and on college road. I am extremely concerned about the environmental impact on the area. We have a peaceful neighborhood with a lot of wildlife. I am concerned about water flow. There are already issues with water coming down from that hill, I believe with all the pavement in the development there will be more issues. I don't like the idea of living in a construction zone. I am looking forward to retiring soon and I know that work on construction sites begin early.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I realize that long term care, senior and low income housing are needed and important in Windsor and I was fine with Dykeland Lodge building their new site here. I feel this is too large a development for this space.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

My husband and I have lived on this street longer than anyone else. Ours was the third house to be built on the street. We like the location because it was rural but within the town. We have had neighbours come and go but it has always been a great neighborhood with friendly and helpful neighbours. We watch out for each other's children, pets and properties. It was a wonderful place to raise our daughter.

The Gladys Manning was built after we moved here and we have enjoyed meeting and chatting with the residents from there while out walking.

When my husband was waiting for and recovering from knee replacement our neighbours mowed the lawn and cleared snow for us. After any snowfall, there is always someone to help with snow removal especially for older or single people or if someone is working a last shift.

We enjoy feeding birds and watching the wildlife, there are pheasant, deer, foxes, numerous varieties of birds. Before covid there were Christmas parties, or summer barbeques for the neighborhood, or just a chat when seeing each other outside. I know that if there is anything I need help with, I can call anyone on the street and they will not hesitate to offer a hand.

One year when we returned from a March break vacation there was a series of snowstorms. I remember our drive back from the airport very late at night thinking that we would have hours of shoveling to get our car in the driveway. We were delighted to drive up to our house and find that not only had our driveway been plowed, but the path to the door had been shoveled.

This is a wonderful community of friendly and welcoming people.

Respondent #18

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

John Naugler

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Why were we given so little notice and so little information about the development?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concerned about increased traffic on a rough, narrow, rural road. I am also concerned about disruption to my daily life and the increased risk of flooding due to water flow over the large paved areas.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Improved housing and long term care facility will be a boon to the community.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

Kingsview Drive is a close-knit community which will lose its appeal when we aren't able to socialize as freely because of traffic and construction noise.

Respondent #19

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview

Your Name*

Tim Dove

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I support new developments as they are needed to sustain a community. That said, when a new development does not respect the existing community and established way of life then it should not be allowed to proceed.

This development as proposed will have severe negative impacts to our neighbourhood, significantly increasing the traffic, exposing us to a decade or more of noise and dust pollution, pushing out the wildlife in the area, etc.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Windsor has a need for long term care facilities.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

We moved to Windsor from Halifax just over a year ago and fell in love with the rural-feeling neighbourhood. We have never regretted our decision to move here, but if this development proceeds as planned then we will have to give serious consideration as to whether or not this is still a place we want to raise our 3 girls (next to a construction site and beside a strip-mall).

Respondent #20

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Noah LeBlanc

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concerned that our roads will be blocked and we won't be able to get out. (traffic flow will be reduced and Kingsview Drive residents will not be able to get out of their driveways)

We kids like to go biking safely and scootering, and playing basketball at the end of the street. The construction vehicles, increased traffic, and road damage will make it unsafe for us to play. It will also make it unsafe to let our pets into their yards as they will get spooked by all of the trucks and noise. Future traffic will also make it unsafe for us kids and our pets to play as we have.

If construction goes into the evenings we won't be able to sleep.

The proposed community center is taking up nice green space for the animals in this area and is peeking in our neighbour's backyards.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I support and like the relocation of the Dykeland Lodge residence, but nothing else in the current proposal.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

It is nice and peaceful full of many birds, raccoons, deer, all kinds of wildlife. It is quiet so we can relax and listen to the birds. It is safe to let our pets into our yards to play. I can bike up and down the road with my friends and not worry about too many cars. We can walk down the side of the road to go sledding and not worry about too many cars.

Respondent #21

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Janet AuCoin

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Starting on Thursday, January 13th, I first questioned why the homeowners of both Kingsview Drive and College Road had not been directly notified of west hant/public/development meetings? Posting a notice in a newspaper (which many people do not receive), or putting up a single sign in a location that most people do not pass, does not constitute reaching out to the public. And while I realize that society is very much technologically engaged, it is naive to assume that all residents have access to

Facebook in order to take part in these meetings. I am concerned that any future decisions made to this proposal will again exclude the affected residents in this underhanded manner, and blindside us as the magnitude of the current proposed development did on January 13th. In the future, will all residents have adequate notification and equal opportunity to be able take part in future meetings and have opportunities to express our concerns over changes/approvals/rejections to the development proposal?

I would also like to know why the development feels any need to connect Kingsview Drive to its community. Human nature is to take the most direct route to travel destinations. I strongly feel that residents and visitors to the "Dykeland Community" will thus take the first access street to that community (Kingsview Drive, if connected) and not the actual "Dykeland" access street. This will significantly increase the traffic on Kingsview Drive, and decrease the safety for our children and residents.

Next, what impact will this proposed construction will have on the environment. This area is full of wildlife that is very much a part of our community. We have pheasants, deer, raccoons, geese, and various other species of birds (and I think Coyotes) that peacefully co-exist in our backyards and fields. What about water flow to and around the residences? Flora?

What about the traffic flow and impact to the roads themselves? Kingsview Drive and College road are already in need of repairs (College Rd big time!), what impact will all of the construction vehicles (the many proposed residents move into the proposed buildings) going to have on them? Who's going to fix the damage? And when? What plans are in place to improve the flow of traffic off of College Rd onto King Street? It is already a challenge now! Increased population and traffic will make it worse.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am very much concerned about the safety of my child, his friends, and the impact this development will have on the peacefulness and privacy of our community. I moved out to this community so that I could sit on my patio without being watched by my backyard neighbour, so my child would have a quiet, safe environment to grow and play with his peers, and where our cat could safely roam her own yard... and venture out to a neighbours if she were so brave to do so (she's a chicken). I am concerned that

throughout the construction phase, the construction traffic (especially if it is on our street) will make it more dangerous for my child and his friends to ride their bikes, scooter around the neighbourhood, and explore the wilderness (our pets too). Once construction is complete, the number of new residents increases traffic flow, and the traffic safety issue remains for our community's children and pets. A strip mall and a community center increase the traffic as well. This safety issue is directly related to the children, pets and wildlife of Kingsview Drive (for me), but it also impacts the grown residents as well of the whole area. Many people walk daily on the streets and on the walking trails. They walk with their pets and many will no longer feel safe to do so.

I am also concerned with the impact all these new buildings will have on the flow of ground water in the area. There are many homes who get impacted already on our street by heavy rains. What will the new construction do to that flow? How will the new buildings be impacted by the land as it is?

The noise will also impact me - during and after construction. Like I said, I moved to this area for a peaceful, safe, private place to live. An increase in population, increase neighbourhood noise. Being able to sit out on my patio without hearing constant car noise, everyone else's conversations and music was exactly what I was looking for. Construction vehicles rumbling, beeping, clanging and banging for the next 10 years? Nope, not what I moved here for. A dense community jammed tight into the backyards of my neighbours (almost into my own, and close enough as is), DEFINATELY not what I came here for. The privacy of others on Kingsview Drive will be seriously impacted by some of the proposed developments (community center, strip mall). I am concerned about the safety of my home, and the homes of others in the Kingsview Road community as well. We look out for one another here - I am often not worried at all about anyone breaking into my home, or my shed, or stealing things from my car or yard - or any of the children being taken (god forbid!). An increased flow of traffic, especially through Kingsview Drive, whether it is from construction crews, new residents, or visitors to the new residents /community center/strip mall will increase the possibility of these things occurring (not sure I phrased that correctly, so I hope you understand what I'm trying to convey).

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I like that the proposed village is trying to meet a community need - the need for affordable and seniors housing, but the magnitude of the project within such a confined space is alarming. I am in support of the long-term care facility as it is a much needed structure to replace the current Dykeland Lodge.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

The peacefulness, privacy, safety, and sense of community are what make the Kingsview Drive community special. From the first day I set foot in this community it felt like home. I was able to relax and enjoy my surroundings without worrying about the safety of my child or pet. The kids drove their bikes and scooters up and down the road without me having to be with them all the time, as I knew the traffic was low. If they had an accident at one end, I could hear them and come running. Often, a neighbour would be looking out for the kids too, even though they may not have kids themselves. Neighbours were quick to introduce themselves, and we basically know everyone on the street. We support each other in the ways we can, and as you can see, band together when needed. If you accidentally leave your door open or a car trunk, someone will let you know, or will just quietly close it for you to help keep things safe. We shovel each other out of snowstorms, and mow lawns for vacationers. We have rotating play centers - neighbours open up their homes, pools, playsets and trampolines to each other and are open. This is all a part of my fondest memories in this neighbourhood; watching the neighbourhood kids running from home to home; playing with their friends in a safe zone; adults chatting in the middle of a random yard or the road, chatting while helping shovel or mow, or just shooting the breeze; supporting each other through lose and celebration.

Respondent #22

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

[Kingsview Drive](#)

Your Name*

[Rebecca Hatchard](#)

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. [Agree](#)

I support the entire development plan as currently proposed. [Strongly Disagree](#)

I believe there has been adequate community engagement. [Strongly Disagree](#)

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. [Strongly Agree](#)

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

[to send comments & concerns for you to compile.](#)

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

[to send comments & concerns for you to compile.](#)

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

to send comments & concerns separately for you to compile.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

to send comments & concerns separately for you to compile.

Comments and concerns received from Rebecca Hatchard via email:

Like my grandfather & mom, I was born & grew up in Windsor... a community filled with small town values & memories I carry with me that are both heartfelt & comforting. Years later, I knew without a doubt that I wanted to raise my own daughter in the same area... to find a quiet peaceful location, surrounded by fresh air, sunshine & open spaces where she too could experience the love of the outdoors & the intricacies that nature provides. I wanted get away from the city... the crowds of noise & air pollution, where consumerism & the world of materialism infuses so many.

When the time was right we happened upon the most wonderful spot... to begin anew... to make a fresh start & a place we could call our own. When my daughter was four years old we moved to Kingsview Drive. Although extended family had all passed, it still felt like home... a home in a community where we felt safe enough to leave the house & car unlocked at all times with not a worry in the world day or night. A place to nurture my daughter's uniqueness & to create a space for her to bloom into herself thus allowing her early years of separation anxiety & shyness to fall away.

Over the past 18 years, we have taken full advantage of the area around us & spent all our time immersed in the outdoors enjoying every season. My daughter learned to skate on a little patch of pastureland adjacent to the Dill Farm. We lived close enough to venture to the nearby ski hill & savored long peaceful walks meandering through cornfields & walking paths tucked off of College Road... exploring untouched areas... abundant sanctuaries filled with biodiversity where wildlife could thrive. We love animals & this was a place where our cats could roam free & be safe from harm. A perfect location where we as neighbors raised our children... toddlers able to run up & down the street, little ones learning to ride their first bike & playing hop-scotch on the road uninterrupted by strangers or traffic.

As a Nova Scotian, I am well aware that our seniors are in dire need of new up-to-date longterm care facilities & am in favor of the proposed site for Dykeland Lodge. Our seniors deserve a beautiful & serene location in which to live their final years.... a stage my own mom is nearing & may have to soon consider. We would be thrilled if she were to relocate to the new site of Dykeland Lodge & especially

so with just a skip from my front door. If however, the additional proposal of a dense village including independent & affordable housing, a community centre & strip mall that is squashed together like those found in cities then our decision is already solidified as a definite 100% no. If Dykeland Lodge were to provide quality care that benefits it's seniors by promoting & preserving the natural landscape keeping in mind the health benefits of living in a community that maintains peace & tranquility then I welcome them with open arms.

The entire town of Windsor & external community will be greatly impacted by this development. Developers & politicians most often cater to their own & disregard those who would most benefit from valuable services like a community center & affordable housing. This location further prevents access to those who are marginalized & without transportation. Summer programs for families who live in town & rely on accessibility within walking distance... this location certainly doesn't take them into account & would only further segregate from the privileged. A strip mall that may include a pharmacy, corner store, cafe & medical center... this location away from downtown further excludes those also who rely on such services.

The fact that re-zoning had taken place with the obvious intent of not disclosing the fact... without the input or knowledge of those in our community is not only deceitful, it is disrespectful & insulting to us all. I came here because of the natural beauty. The blatancy... all for financial benefit of a select few is disheartening to say the least. To then propose that the cul-de-sac be turned into a thoroughfare in a residential area entering into a dense village is obnoxious with complete disregard for those it directly impacts.

I would also like to note, that when council members including those in planning & development positions are asked their thoughts about this new proposal & the response delivered is "I think it's a great idea" comes easily when it's not taking place in your backyard. An arrogant & dismissive statement that to me is both offensive & unwelcome.

We as humans have desecrated the land far too long and have an opportunity to promote its healing so that it can breathe. Instead of scouring every square inch of its surface with more concrete & development, perhaps we could become mindful & responsible for its preservation.

Like those in my neighborhood, I look forward to working with Dykeland Lodge and revising their proposal.

Rebecca Hatchard

Respondent #23

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Marnie Metke

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

How much space is planned between housing lots and parking and or leisure centre

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

My main concerns are the increase in traffic and Kingsview Drive and the increase in people to this area

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I dislike it all. There is no benefit.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

Our Community is quiet and well cared for.

Respondent #24 & 25

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Haliburton Avenue

Your Name*

Barbara and Richard Redden

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

environmental concerns

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

It satisfies the need for Senior's assisted living and long term care.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

The trails for walking and skiing adjacent to the Manning and College Road, the ponds, fox holes and other wild life that inhabit the area. There is no other area in Windsor like it.

Respondent #26

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Alexander street

Your Name*

Kensey Konings

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I think that this will greatly impact the community surrounding this build over the next 10 years. Children and families live on these streets and in this quiet quaint close knit

neighborhood. This build will also cause more traffic on the streets where children play and bike.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

The idea of having a new living place and housing for elderly people .

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

The special connections you make and are able to make having these small neighborhoods. The ability to have safe streets and less traffic for children to play on. In my neighborhood I remember walking to our cousins house and my mom feeling safe knowing that she knew everyone around us.

Respondent #27

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kendall Lane

Your Name*

Natalie Shearer

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

This is a no exit street with a very narrow road which currently can't support the residential traffic . The stop at the end of college rd is always backed up. The current infrastructure isn't adequate and cannot take on more.

The noise and pollution this 10 year project would take isn't fair to the home owners and Gladys manning residents.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I feel the community is unaware of the current proposal. One night of a zoom input from community that was not widely publicized is not enough. It feels as if it is being pushed. This is not the original plan of a new Dykeland. This is now about commercial space as well.

There are other better alternate sights within walking distance to amenities and the hospital. Windsor does not have public transport . This street does not even have side walks. I'm guessing the majority of whom this project would be encompassing so not own vehicles.

Is there a limit regarding population within an area of one way in and one way out in regards to emergency services ?

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

We need more senior care beds in our community. I feel this is now more about money and not the appropriate location

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

This area of our community has nature trails, long pond the birthplace of hockey, the oldest private school in North America, fields of wildlife and one senior care facility already. The traffic is already a problem with a school , buses and the biggest employee in Windsor (KES) traveling this road. People already drive through KES to avoid the end of college rd creating safety concerns at the school.

Respondent #28

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Mountain View Drive, Falmouth

Your Name*

Kellie Fletcher

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Disagree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Has the Board considered the residential impact building a facility of this magnitude will have on the quiet residential community?

Has the Board taken in to consideration the damage that will be caused by heavy machinery during the construction?

This community is full of children and elderly members... how will the construction guarantee their safety and ability to use their community safely?

Has the Board considered an ALTERNATE access point? Perhaps from the Chester Road where the impact to residential community wouldn't be disrupted?

Why is a Strip Mall included in the mock up (or maybe I mis-read that image)?

Did they consider utilizing the land that currently surrounds them?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I have family and friends who live on College Road and I am gravely concerned about their safety and privacy. Huge machinery traveling back and forth, carrying loads of construction materials, the road itself will be destroyed by the sheer weight and volume of the heavy equipment. Not to mention to unavoidable debris that will fall off the trucks potentially damaging community yards, vehicles, and taking away safe walking. There is a school that is on the road with sports fields which increases the amount of children, the tennis courts, private day cares, a farm at the end, and all of the homes are all quite close to the road. The noise levels will be unacceptable for a quiet residential area. Dykeland Lodge was an ancient building when I worked there (1999-2005) and most definitely needs to be replaced. I certainly did not expect this 'pie in the sky' model to be the replacement. Also, I wonder why the parcel of land surrounding the current facility couldn't have been expanded upon? And a strip mall? Who's idea was that?!

Truly, I think the exponential unavoidable increase in traffic and impact to safety and privacy is the biggest issue (in my opinion). If there were an alternative access point, I think the impact would be lessened greatly.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

As an RN, I can 100% appreciate the benefit of opening more LTC beds and assisted living space.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

I did not personally live in this community but my daughter basically grew up there. Her childcare provider is in this community and my child was able to grow up safely here... from her very first day of school and getting on and off the school bus daily to walking up to Dill's farm and back, riding her bike... and as she got older, participating in outdoor sport at Kings Edgehill school fields. This community is quiet, safe, surrounded by beautiful mature trees and farm land. Not to mention Long Pond historical site. College Road will forever be part of my fonddest memories because it's part of my child's upbringing. I cannot imagine destroying the quaint, quiet community with 10 YEARS of construction and heavy machinery.

Respondent #29

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Three Mile Plains Cross Road

Your Name*

Sandi Davidson

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Neutral**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Disagree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Turning a low traffic residential road into a busy high traffic street it is already hard enough to get out at the end of the road it will be even harder with this plan

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Respondent #30

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Chandler Lane

Your Name*

Gary Morehouse

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Agree**

I believe there has been adequate community engagement. **Agree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Neutral**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

No questions at this time

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I would hope the 10 year time span will be a development completion Would there be units available periodically as the development expands

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Like the Manning there will be suitable housing for seniors similar to the Manning

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

Both my wife and I had parents spent their final days at Dykeland

Respondent #31

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Rd

Your Name*

Joseph Magee

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Why here? There is space available all around windsor. Why do you feel the need to jam this development into the middle of the homes of an already established and tight knit community. I get you have to locate SOMEWHERE, but come on!

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concerned about the road work that would have to take place to college road to accommodate the increased traffic flow and population. Not to mention the fact I moved my family to this area because of the quiet community and quiet street. That will all be gone if this development pushes through.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I can't say I like any of the proposed developments. Everything presented will change the quality of life for me and my family if we continue to live in this home. I respect that Dykeland requires new facilities, but build them somewhere that won't effect peoples homes directly. There MUST be vacant space somewhere near windsor that DOESN'T require jamming a large development into a quiet family community. This isn't downtown Toronto. We aren't exactly pressed for space.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

The peace and quiet. We enjoy living in a town without living "in" a town. Neighbors are friendly and quiet and look out for one another. Kids can walk down the street and ride their bikes without worry.

Respondent #32

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Rd

Your Name*

DAN

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

TRAFFIC ISSUES

PEDESTRIAN SAFETY

ACCESING KING STREET SAFELY

NOISE

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

Community Feedback Responses via Paper Survey

Respondent #33



A. Cunningham on College Rd

We need your input on this project

RETURN TO: Teresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What questions do you have? Could be questions regarding the village, process and timeline for approving/revising/rejecting this proposal, etc.

Has the municipality made the community aware of the size & magnitude of this project? The time line is huge 10 years. We were all made aware of the nursing home moving to the road but not affordable and senior housing units, independent living units, community centre and strip mall. Have they done a feasibility study on the effects on the agricultural area? What's the zoning on commercial property for a strip mall in an agricultural area? Water consumption and sewer lines should also be examined and discussed.

What are your concerns? How do you think this project will impact you during the 10-year construction and/or once completed?

My concerns would be centred on the road itself it's too narrow to accommodate a facility of that size & magnitude. They need to create another access road to the facility. How will this affect the existing homes and business on the road? Traffic will be a major issue for our road. I bought my home in a quiet residential area that is now going to be a commercial zone I didn't sign up for that.

What do you like about the proposed village? **What benefit** do you think it may have to our community and/or to the broader Windsor Community?

I am pleased that Dykeland is getting a revision I am not pleased that it comes at a cost to those living on College Rd.

What makes our community so special?

We are an agricultural community home to one of the oldest and longest-running fairs in the North America. Windsor is a small community home to approximately 4000 people this new proposal by Dykeland will have a major effect on such a small area. I've lived on College Rd for many years. College Rd is special because you can walk from a residential area to an agricultural area in minutes you have town amenities in a country setting. It's perfect. We have many people who enjoy walking their dogs in the area and strolling along the Gladys Manning walking trails. I enjoy the green space and county setting

What are some of your fondest memories of living in our community?

I grew up in Windsor it's a great family community. I enjoyed walking to school and to the corner store with my friends. A small town with a pool, soccer field and tennis court accessible to all and we knew all our neighbours. I liked driving my bike on the road not having to worry about bike lanes. I loved walking to the movie theatre on a Saturday afternoon with my sister.

Respondent #34

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Does this amount of land adequately accommodate the five levels of care as proposed?

Shouldn't 80 units of affordable and seniors housing (almost same size as the Manning) be built off by itself?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

What assurances that upgrades will be made between Manning Dr. and King Street highway, with traffic lights and intersection, and sidewalk?

Would these upgrades be done prior to or after construction of facility?
Ten years is a long time to wait for these improvements...
This road should be made "safer" before construction begins.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Provides a higher degree of accommodation for residents and a more structured environment for staff. It will bring in more people and jobs to grow the community and local economy.

What makes our community so special?

The diversification of recreational activities supported by government and volunteers. Not far from Halifax and New Minas and airport. A movement to attract developers to the Town and to bring back ex-patriots to their roots.

What are some of your fondest memories of living in our community?

Private school and music program (Edgehill).
Playing tennis at Gordon Hughes Tennis Club.
Participating at Windsor United Church.
Summer camps at Mockinger Lake
Y-H at the Hants County Exhibition, showing my oxen in the "pull".

Respondent #35

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Hoping the view for residents of Gladys Manning will not be obstructed by this new project. Will this project affect living costs at the Gladys Manning.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Concerned over traffic while under construction.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

The proposed village is very beneficial to the Windsor area as there is a shortage of living facilities for the aging population. In addition, the project will generate employment opportunities + additional revenue for the area.

What makes our community so special?

1. It's quiet
2. Little traffic
3. Country setting, even though Gladys Manning is in town limits.

What are some of your fondest memories of living in our community?

1. Convenient
2. Staff + residents are friendly and helpful.
3. Nice, clean + quiet.
4. Love the entertainment.

Respondent #36

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Would it be safe for, potentially, triple the number of residents on a "dead end" street? Could a road be built between College & Chester Rd? Is it even possible to house that many people in the various types of accommodations in that small space?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

*A lot of noise & confusion on our quiet street.
Too much going on in a small space. Maybe lead across the street could be added to the space or more in back.
Could another road join ours and Chester Rd?*

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

*I like the idea of providing all the housing, care and amenities of the proposal. All are most likely needed in the broader Windsor Area. In the case that Gladys Manning Complex does not include a "nursing" component, if & when I may need it, I would appreciate such a short move to Dykeland.
To have a cafe, corner store, medical centre pharmacy so ^{close} ~~close~~ would be wonderful!*

What makes our community so special?

*Quiet beauty - peaceful - On the edge of town, avoiding business
and traffic noise & activity*

What are some of your fondest memories of living in our community?

*Sitting on my deck, lounge or gazebo enjoying a visit with family/
friends and watching the beautiful country - rides & changing seasons.*

Respondent #37

1208
2/11/11

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

my main concern is the traffic. Our roads are a mess now.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Just hope we still have the Great Country living that we have now. I think it could change. I hope Not.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

I think we need more housing for our seniors + affordable living.

What makes our community so special?

The View + the People who work & live here. We can see everything from here. Love the Deer that come up there. I like to look at the lake. Just you all know what happened to that. Just love it here.

What are some of your fondest memories of living in our community?

The beautiful dining Room & surrounding area. The food is delicious.

Respondent #38

1202

SWH

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

#1 The access to this new development is not sufficient to handle any more traffic on the terrible condition of the highway leading to part of Wallace Rd.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

The proposed ^{Dykeland} village is needed!

What makes our **community** so special?

What are some of your **fondest memories** of living in our community?

Respondent #39

7/16
JN16

We need your input on this project

RETURN TO: Theresa's office by **THIS Friday, Jan 21**

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What infrastructure are they planning to handle the extra traffic?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

There will be noise & dust ect. during the process.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Good for local economy. Help for senior housing.

What makes our community so special?

We have a nice rural setting five minutes from downtown Windsor.

What are some of your fondest memories of living in our community?

The rent is reasonable and the staff is great. We enjoy the friendships.

Respondent #40

We need your input on this project

RETURN TO: Theresa's office by **THIS Friday, Jan 21**

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Too much traffic for such a narrow road
(very light pencil - did not scan well)

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

What makes our **community so special**?

What are some of your **fonddest memories** of living in our community?

Respondent #41

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

I had about the road?

Hazardous now to get on the highway.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Waste?

loss of privacy.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

We do need services housing.

We need for shops mall.

What makes our community so special?

Comradery.

What are some of your fondest memories of living in our community?

Games, concerts, church service.

Respondent #42

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

This project is devastating to our complex. The street is too narrow now for safe driving. We do not need extra traffic. Also, our street is in deplorable condition and needs repairing badly. How can that happen if this 10 year project takes place? The whole idea is from non-thinking people.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

It seems a very nice idea, just not here. We desperately need more nursing home beds and senior housing.

What makes our **community** so special?

The uniqueness of the area, namely the Dill farm and Kings Edgehill, as well as the Gladys Manning complex.

What are some of your **fondest memories** of living in our community?

I have only been here a few years. It is perfect for me and very pretty, especially in the Fall.

Respondent #43

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Seems like a lot of "Real Estate" on
a small piece of land.
What about the road?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Something will have to be done to
road to accommodate construction.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Too much planned for small space

What makes our **community** so special?

Small, friendly

What are some of your **fondest memories** of living in our community?

7

2

Respondent #44

1704 /
JN13

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

1. Traffic Traffic Traffic

2. Terrible road now & has been for many years. (17)

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Nothing about where it's going to be unless something done about College Rd. (exit) new.

What makes our **community so special**?

What are some of your **fonddest memories** of living in our community?

Respondent #45

TDO5

SN12

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

*Will it take 10 years?? I'll never live that long!
I've been living at the manning for 10 years. Each year I'd call the Town to find out when College Rd. would be repaired. Each year they assured me it would be done the next year. It never was done so after 4 or 5 years I stopped calling. & gave up my car.*

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed? *My concern is traffic.*

College Rd. is not wide enough to handle more traffic - I feel. More people will be coming, going to visit relatives - friends who live in the Dykeland Lodge village. When R.F. is playing sports the road is congested with parents cars, the other teams cars parked on the right hand side of the road coming in, also during Pumpkin Festival days, Halloween in fall when the farm is selling pumpkins, apples, etc. Brings a lot of traffic. Imagine ambulance & fire trucks in an emergency - It's a dead end road.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

*The proposed village sounds great, badly needed - but not jammed in here on College Rd., perhaps across the field on opposite side coming out on Chester Road.
Surely there's a piece of property in the area that's more accessible and spacious enough to be safer.*

What makes our community so special?

It's quiet, peaceful, beautiful pastoral views.
Enough wild life to make it interesting as deer, and
foxes, wild geese, birds, eagles, etc

It's close to the town of Winchester, hospital, library,
Pharmacy, Grocery stores, Shops - but we could have
more of those

What are some of your fondest memories of living in our community?

Walking the College Road to its pit falls - I wish ^{behind the} ~~it~~ ^{morning}
it could be fixed - Wonderful walking trails which
I really enjoyed until the ticks got too plentiful
so I walk on College Road

Respondent #46

1206
5/21/11

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

The residents of Gladys Manning now live in a relatively quiet & peaceful area. It would be too bad if that changed.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

The marketing to work on the project will have to get to the area - I am concerned that we will lose our quiet & peaceful area - especially if they use our drive ways (front + back) to get to the area

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

The proposed village looks very large + it includes a shopping area & community hall. Is there really any need for this? You will be causing a lot of activity in our small quiet community

What makes our community so special?

I am not from this area but I grew up
& lived in other small towns and I grew to
love Windsor - I have a beautiful view
which I enjoy.

What are some of your fondest memories of living in our community?

peaceful, quiet, friendly

If a complex this large is built I will
appreciate this

Respondent #47

1207
JN10

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Collage Rd. What are they going to do about traffic on this road all the time - Road in is terrible and as of now we have no other exit
The increase of traffic on this road will be intolerable.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

This may sound silly but we chase this place for the view the quietness and wild life
Also there is always something going on here as you sit and watch - The farmers working cattle out and change of seasons it is so calming and a reason to get up and see

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

What the new day will bring to each of us something to have in common with each other talking about weather, wild life etc.

Please do not destroy it all for us

What makes our community so special?

See above

The staff here are excellent they are patient and go that is the rule for us and we can count on each and everyone of them. I am very thankful to them all

What are some of your fondest memories of living in our community?

Friendship - and that we all look out for each other and if there was something to happen to one of us - We all help each other to get through the hard times.

It is like here, we know everyone and enjoy the companionship here

Respondent #48

SNM

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Given that College Rd. has been in the planning for repaving going back 4 or more years, how could this be feasible whilst the development is in process? Also would this include the widening at the same time?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Given that this development will conservatively last for 10 years, how could it not disrupt our coming & going if for nothing else? This puts me in mind of the New Rink proposal of a couple yrs ago. A logistic mess!

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

- I find it hard to believe that another strip mall, however large it is will draw folks in off of King St. Also, the amount of traffic will offset any wishful benefits!
- One non benefit will be a rise in Taxes here & where is continual money going to come from over 10 years & more?

What makes our community so special?

We feel what makes it so special is the tranquility as once your turn off Kings St. you do in fact feel like you've entered an exclusive community & all of that will be at bare least in danger of collapse once this commences!

What are some of your fondest memories of living in our community?

"The Quiet, the lack of heavy & continual traffic noise! It's like an oasis here & we feel in love with it immediately!"
I love seeing the wildlife & cattle grazing!

Respondent #49

INQ:

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

IS THERE NO LAND IN THE AREA
AWAY FROM LIVING RESIDENTS TO
BUILD THIS MUCH NEEDED COMPLEX?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I FEEL SORRY FOR OUR RESIDENTS THAT
WILL HAVE ALL THE ACTIVITY FOR 10 YEARS

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

THE VILLAGE WOULD BE GREAT OUT IN THE
COUNTY BY ITSELF.

IT WOULD GIVE EMPLOYMENT TO MANY

What makes our community so special?

THE LOCATION, SMALL TOWN FRIENDLY

What are some of your fondest memories of living in our community?

THE SCENERY & WILD LIFE (BIRDS & DEER ETC.)

ENTERTAINERS

Respondent #50

True

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

How will this affect traffic on the street?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I think it will cause a lot of noise pollution also traffic problems.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Personally I think it will be of no benefit.

What makes our community so special?

It's so quiet and the scenery
is beautiful.

What are some of your fondest memories of living in our community?

I haven't been here very long but
the residents are friendly and the
staff are wonderful.

Respondent #51

5/20/21

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

College Road is in bad shape now and has had no upgrade for years, what will all this traffic do to this narrow road? We only have one way out of here and with all this construction where will traffic go?

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Something like this is needed in Windsor Senior apartments.

What makes our community so special?

It has been home for many, many years.

What are some of your fondest memories of living in our community?

Going to the old Academy, skating in the old rink and all the shops downtown, it was a great little town to grow up in.

Respondent #52

TNS

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

While I agree we need more openings available in long term care homes I feel this project including a community center will completely change College Rd. with increased traffic. Ten years of construction is a long time for neighbors to endure. A community center and a strip mall should not be built in this rural area.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

- Heavy equipment causing more potholes and road damage.
- noise
- excessive dust
- road traffic and tie-ups.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

- Medical clinic is needed
- housing for disabled persons is needed.
- affordable housing will be beneficial to the community.

What makes our community so special?

It is quiet and tranquil, also has beautiful views looking over the fields and meadows.

Plenty of wildlife and not much traffic.

What are some of your fondest memories of living in our community?

It was always a quiet road without much traffic, great for taking a stroll or also children riding their bikes. Close to downtown but had the peacefulness of the country.

Respondent #53

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

*Would a road be built connecting to the Chester Rd?
Would Dykeland be the first facility built?*

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

College Road itself is the biggest concern. Would the road issues be resolved before construction?

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

*Great idea we definitely need more housing and Dykeland needs to be replaced with an update facility.
Great to see growth in Windsor*

What makes our community so special?

- Central location to City and Valley.
- Basic needs are nearby ex shopping, healthcare, arena.
- Outdoor activities
- Restaurants.

What are some of your fondest memories of living in our community?

Walking trails behind Manning

Respondent #54

JN03

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

I feel its a great idea to have a such a development to happen.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concern that the road will need repairs done and the road isn't wide enough as it is.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

There will be more jobs etc going to be in a good location.

What makes our **community so special?**

Very friendly and willing to help others.

What are some of your **fondest memories** of living in our community?

Always willing to help out when needed it, very friendly

Respondent #55

JNO2

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

increase in Traffic on a wave out Road
Getting out of College Rd. To The #1 Highway,
Taking away FarmLand which is needed these Days

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Noise in the Construction
Loss of Wildlife Deer - Foxes
There is only 1 lane when Soccer Games are on
Its Bad enough Now

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

I don't like it
There will be no Benefit To me or the community

What makes our **community** so special?

Quiet to Peacefull

Being in a Country style Living

What are some of your **fondest memories** of living in our community?

Watching Wildlife

Watching Farmers cut Hay and The Gardens

Respondent #56

7/NO1

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

"Village" I can see no purpose in our community, this needs a second look and all in this area need to have more input, before this project gets under way.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

My concern is that access to the project is not capable to handle this amount of traffic.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

I can see no benefit to our community. We already have four drug stores in Windsor & countless cafe's.

What makes our community so special?

We enjoy the peaceful life where
we can relax and have great
neighbours.

What are some of your fondest memories of living in our community?



Attachment E Dykeland Lodge FAQ

INFORMATION SHEET
DYKELAND LODGE REPLACEMENT FACILITY

Clarification requested on the location of the property and the distance from Lake Pisaquid.



Concerns regarding construction noise, heavy equipment, etc. over a 10-year construction deadline.

Standard hours of work for the construction industry are 7:00 am to 5:00 pm, this is when there will be noise from construction activities.

By-law Number 6716 A By-law Respecting the Emission of Sounds will be followed by the Build Team; there will be no operation of any equipment in connection with construction between the hours of 8:00 pm and 6:00 am.

What are the hours of construction?

7:00 am to 5:00 pm typically

- 1. The community is full of children and elderly members, how will construction guarantee their safety and ability to use their community safely?**
- 2. Safety of children and surrounding residents to be included with the previous safety question**

Safety will always be the number one priority. It will be paramount to the team that we prioritize public safety to ensure that it won't put any of the public in danger at any time throughout the project. All safety regulations put in place will be followed to mitigate all risks and hazards to the public.



<p>Will it take 10 years?</p> <p><i>Our hope with the support of the Community and the Province is to complete the new Long Term Care Facility within five years; the additional housing components will be complete within the ten years. Please note these timeframes include periods of non-construction activities to allow the design of the facilities.</i></p>
<p>Noise pollution and disruption of “Utopia” with late night noise</p> <p><i>A respectful construction management schedule and community notification would be maintained. Standard hours of work for the construction industry are 7:00 am to 5:00 pm, this is when there will be noise from construction activities. By-law Number 6716 A By-law Respecting the Emission of Sounds will be followed by the Build Team; there will be no operation of any equipment in connection with construction between the hours of 8:00 pm and 6:00 am.</i></p>
<p>1. Construction disruption/debris 2. What dust control measures should be required?</p> <p><i>The construction industry is regulated by several standards and regulations, one of these being Safety. The Build Team MUST follow all safety regulations regarding construction activities, one of these being effective management of construction debris. As the new building is a Long-Term Care Facility there are additional requirements that the Build Team MUST meet Infection Control Standards as outlined in CSA Standard CAN/CSA-Z317.13-17 Infection control during construction, renovation, and maintenance of health care facilities</i></p>
<p>1. Potential Pollution of the land and surrounding areas 2. With traffic being directed to College Road, there is concern around the potential effects on wildlife (fox), and lack of transparency from the developer. 3. Review of water system and potential area flooding 4. Environmental and Ecosystem damage 5. What possible impacts to the safety of the food grown next to a potential 10-year construction site with hazardous materials/materials not safe for consumption? 6. What are the possible impacts to the Dykeland below College Road? 7. Has there been any investigation on the possible impacts the construction could have on the neighboring Dill Farm farmland? For example: the prevailing winds often blow from the subject property over the Dill farmland.</p>
<p><i>All provincial, federal policies/Acts will be upheld to ensure the safety of the community and environment. The Nova Scotia Department of Public Works requires the supervisory staff of all its construction contractors to attend an erosion and sediment control course to ensure the protection of the construction site and adjacent properties; in addition to this requirement the NS Department of Seniors and Long-Term Care, the department which oversees the design and construction of a new Long Term Care Facility, mandates that the Owner’s Project Manager also has this course. The Design Team will also include Landscape Architects and Civil Engineers who are trained to design the property following all environmental policies, acts and standards. The environmental protection plan will be a compilation of all Provincial, and Federal Policies/Acts, some listed below, to mitigate disturbance to land use, wildlife, and habitat. Safety of the community and environment is priority, all Environmental issues will be identified thoroughly and resolved expeditiously, using Federal and Provincial environmental policy extensively into all decision-making processes, as well as all other associated activities. Potential impacts to all aspects of the environment will be taken into consideration, and evaluated before any activities would take place. The project will constantly monitor and evaluate environmental benefits/consequences of our activities, an implement our strategies to remove or minimize potential environmental impacts.</i></p> <ul style="list-style-type: none"> • Nova Scotia Environment Act • Canadian Environmental Assessment Act • Canadian Environmental Protection Act



<ul style="list-style-type: none"> • Nova Scotia Endangered Species Act • Clean Air Act • Water Act • Fisheries Act • Species at Risk Act (SARA) • Navigable Waters Protection Act (NWPA) • Canada Wildlife Act • Migratory Birds Convention Act
<ol style="list-style-type: none"> 1. With the plans to upgrade College Road in 2022-23, there are concerns that heavy truck traffic may destroy the road. 2. Increased street traffic, Current Road Conditions, Dead end street 3. Will alternate access for construction vehicles be created to avoid College Road
<p><i>The Nova Scotia Department of Public Works determines road weight designations on the public roads; these weight designations must be followed by all users of the road. For example, Wentworth Road has a weight designation of 49,500 kg. There are also additional restrictions placed on the roadways when the roads are more vulnerable (spring thaw – this year starting February 27th)</i></p> <p><i>Street infrastructure changes to begin summer 2022 and will address those concerns. These plans to have the road upgraded have been in existence for more than 5 years. Municipality of West Hants can provide additional information.</i></p> <p><i>There is no alternate access available</i></p>
<ol style="list-style-type: none"> 1. Will a traffic study be completed to determine the best alternative entrance/exit? 2. Access to the highways is a great concern. 3. Concern around increased traffic through Kings Edgehill School property. Is there alternative? 4. Could a road be built between College Rd. and Chester Rd.?
<p><i>All the above questions would need to be raised and addressed by the West Hants Regional Municipality</i></p>
<p>Why does the development feel the need to connect Kingsview Drive to its community?</p>
<p><i>The connection to Kingsview Drive is an emergency roadway only to be used by Dykeland and Kingsview residents.</i></p>
<p>Will Kingsview Drive be used as an entrance?</p>
<p><i>No, Kingsview will not be used as a public entrance.</i></p>
<p>Protected environmental lands/endangered species</p>
<p><i>Legal research into this query has uncovered that there is no known protection in place.</i></p>
<p>First Nations Ancestral Land protection</p>
<p><i>We were concerned that this property may be ancestral lands as well; therefore, we are in the process of reaching out to the First Nations Community.</i></p>
<p>Concern regarding the size of the project increasing, was only supposed to be a nursing home not the size and scale of development as shown in the proposal</p>
<p><i>When this was officially announced on February 1, 2021, the development scope was the same</i></p>
<p>Residents are okay with the long-term care facility, but have concerns about the commercial and community center, the amount of hard surfaces and stormwater management. Residents have had to invest in stormwater management on their own due to runoff from the field.</p>
<p><i>The development plan shows possibilities for future buildings on the lot. A needs assessment will be made within the community prior to proceeding with any additional structures, the intent is for one of these buildings is to be a healthcare provider, i.e. singular doctor's office, foot clinic, etc, With reference to the community center, if the need is required this structure is 10 years in the future.</i></p> <p><i>Please see previous questions for response in relation to the storm water management.</i></p>



<p>Why can't the existing Dykelands property be converted into low cost housing when it's vacated? It's a good sized building with plenty of parking.</p>
<p><i>The future use of the existing Dykeland Lodge has not been determined.</i></p>
<ol style="list-style-type: none"> 1. Development too large for the 25 acres 2. How much space is planned between housing lots and parking and or leisure center? 3. Does this amount of land adequately accommodate the five levels of care as proposed? 4. Further information from Dykeland Lodge regarding the phases and timelines for this development is required.
<ol style="list-style-type: none"> 1. <i>The proposed development is preliminary. This will be solidified before all buildings are designed in full and built.</i> 2. <i>Yet to be determined, Project is only in conceptual stage</i> 3. <i>This will be confirmed through the design process.</i> 4. <i>This will be provided later as the project is only in the conceptual stages</i>
<p>Would it be safe for potentially triple the number of residents on a "dead end street"?</p>
<p><i>The project will not be able to proceed if all safety measures are not met. The Office of the Fire Marshal, the local Fire Chief, and other authorities having jurisdiction are all part of the review process.</i></p>
<p>Why a Strip Mall?</p>
<p><i>There never was a strip mall included in the preliminary plans, nor a desire to put a strip mall in the plans</i></p>
<p>Explanation on the difference between long term care, assisted living, disability, independent living, and seniors affordable housing. Concerned the affordable housing may be rented out to families.</p>
<ul style="list-style-type: none"> • Long-Term Care: <i>Long-term care facilities licensed and funded by the Department of Health and Wellness provide services for people who need ongoing care; either on a long-term basis (permanent placement) or short-term (respite care).</i>
<ul style="list-style-type: none"> • Assisted Living: <i>Like a retirement home, these settings are targeted at the independent senior who do not require substantial care but may need services such as meals, housekeeping, and recreation programs and facilities.</i>
<ul style="list-style-type: none"> • Disability (Small Option Homes): <i>Small Option Homes provide support for three to four persons with disabilities in community homes. The residents are supported by qualified staff through a combination of live-in and shift models.</i>
<ul style="list-style-type: none"> • Independent Living: <i>Independent Living Nova Scotia (ILNS) supports Nova Scotians with disabilities through programs and services that promote Independent Living (IL), enabling individuals to live the way they want, stay in control of decisions that affect them, break through barriers that are in the way and develop their skills.</i>
<ul style="list-style-type: none"> • Seniors Affordable Housing: <i>Senior's housing is an affordable option for low-income Nova Scotians over the age of 58. The units are like any regular apartment and can be rented through Regional Housing Authorities across the province. Units are private and include the basics like a fridge and stove, heat, and hot water.</i>
<p>How is the development going to be financed?</p>
<p><i>The province is funding the Long-term Care facility through the current long term care replacement facility program.</i></p>
<p>Who is the developer?</p>
<p><i>Dykeland Lodge (Hants County Home for Seniors) a not-for-profit Long-term Care Provider.</i></p>



<p>There is a small electric powerline running to the rear of the houses on Kingsview Drive, directly across the middle of the site. It comes from an unknown source on the far side of Windsor Back Road, behind properties on Dill Road, crosses the Dykeland, once through the subject site appears to continue across the Avon River to an unknown destination.</p> <p>Has the purpose of this powerline, ownership, been determined? Have arrangements to relocate been made?</p>
<p>Yes, Yes</p>
<p>Are upgrades required to local sewer upgrades? Who will pay for the upgrades?</p>
<p><i>A study will be performed through the design process to determine if the existing sanitary system can handle the outflow from the long-term care facility. In addition, the Municipality will be reviewing documents throughout the permitting process.</i></p>
<p>Why no Community Engagement and why has this ‘just been sprung on us’? Why did Council proceed so secretly?</p>
<p><i>The land has been zoned and intended for residential and housing use for more than 10 years, College Road upgrade has been slated for upgrade for more than 5 years. The formal sale of the land for \$1 was announced with a full preliminary sketch in February 2021. Coverage has been handled through multiple Media Public Service Announcements, Dykeland Lodge Website, Facebook, and public hearing. This isn’t new.</i></p>
<p>Decline in Property Valuations</p>
<p><i>We believe that the addition of a Long-Term Care Facility would be a positive impact on the community</i></p>
<p>The beautiful view will change</p>
<p><i>Working to create a development that matches the current rural look of the land has always been our plan. This may include gardens, fences, etc. Care will be taken to minimize impact to views of neighboring properties.</i></p>
<p>Will they have access to any of the trails or community buildings?</p>
<p><i>Yes, if we are funded to build them and there is a community need.</i></p>
<p>Request for the following to take place in an open, transparent, respectful, and collaborative manor:</p> <ul style="list-style-type: none"> - <i>Traffic impact assessment, infrastructure plan, and timeline</i> - <i>Environmental impact assessment</i> - <i>Runoff water assessment plan</i> - <i>Detailed proposed development</i> - <i>Community consultation – collaborative sessions with both Dykeland Lodge and the Municipality</i>
<p>It shall be the policy of Council to require adequate recreational space for multiple unit residential development. We would like more details about this:</p> <ul style="list-style-type: none"> • Is this just indoor space? • What recreational opportunities will the community center provide? • What about outdoor recreational space?
<p><i>This will be provided later as the project is only in the conceptual stages</i></p>
<p>There is adequate on-site recreational open space suitable in extent and design to the nature of the development; of conversion of existing buildings, nearby public parks may be deemed sufficient.</p> <ul style="list-style-type: none"> • Is open space mean to be outdoors? • How are the proposed renderings adequate? • The green space does not look nearly adequate for the number of units that are proposed.
<p><i>Project is only in conceptual stage</i></p>
<p>Will this project affect living costs at the Gladys Manning?</p>
<p>NO</p>



Will these questions and answers be sent out to all panelists to review?
<i>Yes, the questions and answers will be distributed to all panelists.</i>
Will the design shown consider open air balconies for the residents to use, or a sunroom for their enjoyment and health?
<i>Yes. In multi-storey facilities, access to outdoor space must be provided from each household. Such space may take the form of balconies and/or rooftop patio spaces and should provide opportunities for connections with the outdoor environment.</i>
Access to outside is not an option for many disabled seniors unless it is easily accessed from their floor. Access should not just mean access for those who have family to take them out.
<i>Careful consideration must be given to access, supervision, safety and maintenance of such spaces including access for residents using wheelchairs/walkers etc.</i>
Will that full length from King Street all have a sidewalk?
<i>Todd Richard – West Hants Reginal Municipality, addressed this.</i>
Will this be a concrete sidewalk or the less desirable asphalt surface?
<i>Todd Richard – West Hants Reginal Municipality, addressed this.</i>
What about expropriation of properties?
<i>Todd Richard – West Hants Reginal Municipality, addressed this.</i>
What about loss of farmland?
<i>There will be no loss of farmland.</i>
Is this really going to be an affordable housing complex (30% of income)?
<i>That is the plan based on community needs.</i>
Will the new build consider advances in technology for those who have always been used to using it? (in each room)
<i>Advances in technology will be taken into consideration during the design phases.</i>
Is there the opportunity for other interested parties for express interest in some other developments? Very nice to hear of your efforts to follow a more natural progression in housing and care.
<i>Yes, there is an opportunity.</i>

All questions to be e-mailed to admin@greycardinal.ca



March 16, 2022

West Hants Regional Municipality
Mayor Abraham Zebian
Councillors of West Hants

Re: Considerations regarding municipal approval for development at College Road, Windsor – PID 45336203

Dear Mayor Zebian and Councillors of the Municipality of West Hants:

It has come to my attention there has been an agreement regarding a multi-phase development over a 10-year timeline by Dykeland Lodge, which has resulted in a rezoning for this to happen. This development proposal is under municipal authority and as such, municipalities are not bound by a duty to Consult with First Nations as they are not representatives of the Crown.

However, we would like to point out that this area has been historically linked to food gathering, plant gathering, important animal species, and significant potential for Mi'kmaw archaeological heritage resources.

Glooscap First Nation has reached out to the Archeological Resource Department at KMKNO (Mi'kmaw Rights Initiative) regarding this project and offer the following recommendation: **KMKNO's ARD recommends that an archaeological impact assessment that includes a program of subsurface testing be carried out in advance of any disturbance on PID 45336203. Archaeological testing must be adequate to a) provide evidence of the geomorphologic development history of the parcel proposed for development and, b) provide evidence of presence or absence of Mi'kmaw archaeological heritage resources across the whole of the land parcel.**

I ask that moving forward in this project that you work with Glooscap First Nation and KMKNO to conduct the ARIA to ensure that all archaeological resources are protected and that we work together in this endeavour.

I appreciate your consideration in regards to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sidney Peters', written over a horizontal line.

Chief Sidney Peters
Glooscap First Nation

Attachment B
Specific Criteria for Development Agreement

Policy 5.7.4 It shall be the policy of Council that a development agreement for the development of the College Road CDD shall only be approved when the following conditions have been satisfied:

<i>CRITERIA</i>	<i>COMMENT</i>
(a) the proposed agreement is not considered premature or inappropriate in terms of the adequacy of existing and proposed roads and pedestrian routes within and adjacent to the College Road CDD;	The Manager of Operations for the Public Works Department responded that the proposed amendment to the development agreement is not premature or inappropriate in terms of the adequacy of existing and proposed roads and pedestrian routes within and adjacent to the College Road Comprehensive Development District. They added that “street reconstruction is scheduled for 2023, including sidewalks (pending Council Approval).” The proposed street upgrades include a full street reconstruction, College Rd. and King St. intersection redesign, sidewalk addition and storm system installation, along with water and sanitary upgrades where necessary.
(b) the development agreement is consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy;	See below.
(c) any area within 300 ft (91.44 m) of Lake Pesaquid shall be considered environmentally sensitive and methods of protecting the land and watercourse during construction of the development shall be required. Reference also must be made to Policy 4.17 regarding watercourses;	The subject lot is located over 1,400 ft. (426 m.) from Lake Pesaquid therefore there are no anticipated effects to the Lake with respect to this proposal. The WLUB regulations on distance of structures to watercourses, enabled through Policy 4.17.1, is referenced in Section 2.2 (g) of the current development agreement.

<p>(d) the development is compatible with existing development within and adjacent to the College Road CDD, or other development in the College Road CDD proposed in an existing agreement;</p>	<p>College Road host a variety of uses including a Provincial Heritage Property known as Richmond Hill Farm, the Gladys M. Manning Retirement Community, Howard Dill Enterprises, Kings-Edgehill School, the Gordon Hughes Tennis Club-Windsor, and a number of residential and agricultural uses. The subject lot abuts single and two storey single unit dwellings on Kingsview Drive.</p> <p>The College Road Comprehensive Development District (CR-CDD) applies only to the Gladys Manning property and the Dykeland Lodge property on College Road.</p> <p>The Gladys Manning property was permitted to be developed through a development agreement which was entered into in 1990 and amended in 1991 and 2005. The Gladys Manning development agreement from 2005 permits a retirement community consisting of:</p> <ul style="list-style-type: none"> • apartments; • single and semi-detached residences; • three unit row houses; • convenience and specialty shops, and greenhouse and garden centre; • office facilities auxiliary to and complementary to the residential development; • recreational facilities and ancillary buildings and structures; and • activity centre, garage and workshop. <p>A maximum density of five (5) units per acre for the approximately 59-acre parcel to a maximum of 295 units was established in the Gladys Manning development agreement with a five (5) units per acre density for lot</p>
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	<p>GM-1 to a maximum of 55 units. The maximum height for buildings was set at four (4) storeys and parking was to be provided at one (1) space per unit.</p> <p>The lot was to be developed in accordance with a “general site plan” attached as Appendix B to the Gladys Manning development agreement which shows three (3) phases of development, two houses and two future houses, and a “potential full care facility” on the south side of College Rd. This development was to commence within one year of signing of the agreement, with ten (10) years to complete the development.</p> <p>The Dykeland Lodge property is a 24.7-acre property that is currently vacant. A development agreement was approved by Council on May 24, 2022 to permit a home for special care with up to 128 beds and up to 126 dwelling units on the same lot, which may be used as part of the home for special care or as assisted living units. The home for special care is permitted to include accessory uses such as a café, offices and or pharmacy, intended for the use of residents, staff and visitors. The development agreement requires a minimum of 41,000 sq. ft. (3,809 sq. m.) of usable recreation space including a public trail. Additionally, Kingsview Drive will be buffered from the proposed development with a 20 ft (6.09 m) wide buffer strip.</p> <p>The proposed increased number of beds in the home for special care is seen as compatible with existing development within the College Road Comprehensive Development District, provided that the increase in number of beds in the home for</p>
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	<p>special care also increases the minimum required recreational space for the overall development.</p>
<p>(e) any other matter which may be addressed in a development agreement; and</p>	<p>Development control staff commented that “the increase in beds and square footage shall reflect an increase in parking and recreational spaces. One (1) parking space shall be provided for every 400 sq. ft. of floor area in Phase 1 and therefore the additional 3,000 sq. ft. of requested floor area should add at least eight (8) parking spaces to this phase. The increase of up to 32 beds to Phase 1 should also reflect an increase in the minimum required recreational space.” Therefore, staff are recommending an increase of 1,900 sq. ft. of useable recreational space in both Section 2.2 (h) and 2.3 (c) (iii) of the development agreement.</p> <p>The Manager of Operations for the Public Works Department has stated the proposed uses are not considered premature or inappropriate in terms of the adequacy of the existing roads and the proposed driveway and pedestrian routes within and adjacent to the development. These comments are based on the WSP Intersection Infrastructure Needs Assessment (2021) and the proposed upgrades to College Road. They added that “a gated emergency route near the proposed development would be a win for the entire area.” A secondary access route to College Road was also addressed during the consideration of Dykeland Lodge’s initial application for development agreement in 2022. At that time the Manager of Operations noted that “there are two other possible privately owned routes, but they are</p>

	<p>not always accessible / passable”. Private land would need to be purchased to accommodate this alternative route with the majority of the land between College Rd and Hwy 14 / Chester Rd being designated dykeland. The Windsor MPS and LUB restrict development on dykeland. Development approval would be required by both the local marshbody and the Province as per the Nova Scotia Agricultural Marshland Conservation Act. The Martock Marshbody has strict land use regulations therefore building a permanent road in the dykeland would most likely not be feasible.</p> <p>The Public Works Department stated it “does not have any other related concerns, as garbage collection and snow removal have already been addressed in the development agreement.”</p> <p>It is the responsibility of the property owner to ensure the site is suitable for the proposed uses.</p> <p>All other matters are addressed elsewhere in this report.</p>
(f) the provisions of Policy 16.3.1.	Please see Attachment C for further details.

As stated in Policy 5.7.4 (b) the development agreement should be consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy. Policy 5.7.3 is reviewed below.

Policy 5.7.3 Without limiting the generality of Policy 5.7.1, it is the intention of Council that development of all or part of the College Road CDD primarily comprise:

CRITERIA	COMMENT
(a) residential, institutional or recreational development on separate parcels of land	The approved development agreement proposes a combination of residential,

<p>or integrated throughout the same parcel; and</p>	<p>institutional and recreational development integrated throughout the same parcel.</p>
<p>(b) convenience and specialty stores, medical offices, personal service shops and other similar limited services and uses in support of the primary developments in the College Road CDD.</p>	<p>The approved development agreement proposes limited commercial uses within the long-term care facility to support the primary institutional uses in the development. Any additional commercial uses in the future would require an amendment to this development agreement.</p>

Attachment C
General Criteria for Development Agreement

Policy 16.3.1 In considering development agreements and amendments to the Town of Windsor Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:

<i>CRITERIA</i>	<i>COMMENT</i>
(a) whether the proposal is considered premature or inappropriate in terms of:	
(i) the adequacy of sewer and water services;	The Municipal Project Engineer stated that “Public Works does not have any concerns regarding the adequacy of water or sewer services related to the proposed increase to 160 beds.”
(ii) the adequacy of school facilities;	No inquiry was submitted to the Director of Operations for the Annapolis Valley Regional Centre for Education related to this application as most units will be for seniors or persons requiring care.
(iii) the adequacy of fire protection;	In response to an inquiry, the Manager of Building and Fire Inspection Services stated that they had no issues with the proposed increase in number of beds in the home for special care as the building is only proposed to be slightly larger than originally expected. The local Fire Chief stated “I have no immediate concerns with this change, as there appears to be concurrent staff increases to offset added clients. I’m sure there is a formula the officials in charge of the facility use to calculate those numbers, and my immediate fire access needs haven’t changed in your documents, so from where I sit, seems good.”

<p>(iv) the adequacy of road networks adjacent to, or leading to the development; and</p>	<p>Refer to Policy 5.7.4 (a) in Attachment B.</p>
<p>(v) the financial capacity of the Town to absorb any costs relating to the development.</p>	<p>There are no anticipated costs to the Municipality regarding this development.</p>
<p>(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</p>	<p>The Manager of Operations for the Public Works Department states they have no concerns with the increase of beds in the home for special care with respect to the suitability of any aspect relative to the movement of auto, rail and pedestrian traffic and noted that “this was evaluated in the WSP 2021 Intersection Infrastructure Needs Assessment.”</p> <p>During the reconstruction of College Road, a sidewalk will be added to one side of the street to improve pedestrian safety and movement to the development site. There is no active rail line in the area.</p> <p>Refer to Policy 5.7.4 (a) in Attachment B for further details.</p>
<p>(c) the adequacy of the dimensions and shape of the lot for the intended use;</p>	<p>Development control staff commented that “the dimensions and shape of this lot are acceptable for the amendment of the proposed increased number of beds in the home for special care. This property is 24.7 acres (1,075,496.4 sq. ft.) in size and the increase of requested beds, as well as the increase in square footage are acceptable within the dimensions and shape of the lot. This proposal meets the minimum lot size requirements for multi-unit dwellings and</p>

	homes for special care of the Windsor Land Use By-law.”
(d) the pattern of development which the proposal might create;	<p>College Road host a variety of uses including a Provincial Heritage Property known as Richmond Hill Farm, the Gladys M. Manning Retirement Community, Howard Dill Enterprises, Kings-Edgehill School, the Gordon Hughes Tennis Club-Windsor, and a number of residential and agricultural uses.</p> <p>Development control staff noted the following: “Increasing the number of beds/units will increase the number of seniors living in this facility. This proposal could lead to increased demand for medical care facilities, commercial services/personal service shops, parks and recreation spaces/activities which may not be on-site. The minimum allowance for recreation space of 41,000 sq. ft. should be increased to reflect the increase in units. College Road is primarily zoned for agricultural and residential uses only, which could potentially pose challenges to the pattern of development that this proposal might create.”</p> <p>To mitigate the impact of this development on abutting properties, a number of items were addressed in the development agreement, including stormwater management, access, buffering, parking, recreational space, construction noise, lighting, etc. The Gladys Manning development agreement (2005) allows a maximum of 295 units on the 59-acre parcel. The proposal from Hants County Residence for Senior Citizens is not anticipated to create</p>

	<p>a different pattern of development than is already permitted on the abutting Gladys Manning lot.</p>
<p>(e) 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;</p>	<p>The subject lot is relatively flat along College Road and gradually gets steeper towards the north west end of the property. There are no evident concerns in terms of steepness of grade, soil or geological conditions.</p> <p>There is a water body at the rear property line.</p> <p>The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) shows that the subject lot does not appear to be affected under a simulated flooding extent for probable maximum flood due to climate change, however College Road itself may experience flooding. The Public Works Department has noted that the Municipality is currently conducting a storm water study and that the reconstruction of College Rd will provide for improved street storm conveyance systems. They added that the street reconstruction will include storm water upgrades to mitigate future flooding potential (i.e., additional culverts, ditching, asphalt sloping).</p> <p>It is the responsibility of the property owner to ensure the site is suitable for the proposed uses.</p>
<p>(f) 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</p>	<p>A small portion of this property is within dyked marshland and any driveway access, infilling or alteration of topography will require a variance from the requirements of the Provincial <i>Marshland Conservation Act</i>.</p>

	All Municipal, Provincial and Federal regulations will have to be met.
(g) any other matter required by relevant policies of this Strategy.	There are no other relevant policies of this Strategy.

Attachment D



AMENDING DEVELOPMENT AGREEMENT

THIS AMENDING AGREEMENT made this day of , 2023.

BETWEEN:

WEST HANTS REGIONAL MUNICIPALITY, a body corporate pursuant to the *Municipal Government Act*, having its chief place of business at 76 Morison Drive, Wentworth Creek, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the “Municipality”)

OF THE FIRST PART

- and -

HANTS COUNTY RESIDENCE FOR SENIOR CITIZENS, a body corporate pursuant to the *Municipal Housing Corporations Act*, with a head office at 124 Cottage Street, Windsor, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the “Owner”)

OF THE SECOND PART

WHEREAS the Municipality and Owner entered into a Development Agreement, said Agreement being attached hereto as Schedule “A”, dated the June 21, 2022, and recorded at the Land Registry Office on September 14, 2022, as document number 121300512;

AND WHEREAS the Owner wishes to amend the Development Agreement to increase the maximum number of beds permitted in the home for special care from 128 to 160;

AND WHEREAS the Council of the Municipality, at a meeting held on **Month Date, 2023**, approved this request, pursuant to Policy 5.7.3 and 5.7.4 of the Windsor Municipal Planning Strategy and Section 6.1 (d) of the Windsor Land Use By-law;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. Section 2.2, *Development Location and Design*, of the Development Agreement shall be amended by deleting subclause 2.2 (b) (i) and inserting a new subclause 2.2 (b) (i) as follows:
 - (i) Phase 1 shall include a home for special care, limited to a maximum of 160 beds, and may include accessory uses such as a café, offices and/or pharmacy, located entirely within building A as shown on the site plan in Schedule B, and outdoor recreation uses including but not limited to a public trail system as identified on Schedule B, and any accessory uses;

2. Section 2.2 (h) and 2.3 (c) (iii) of the Development Agreement shall be amended to increase the required recreational space by 1,900 sq. ft. (176.52 sq. m.) so that those sections read as follows:
 - 2.2(h) A minimum of 42,900 sq. ft. (3,985.54 sq. m.) of usable recreation space is required for the development. The public trail system included in Phase 1 shall be included in this calculation.
 - 2.3(c)(iii) a minimum of 22,400 sq. ft. (2,081.03 sq. m.) of the required recreation space including the public trail system as show on Schedule B.

3. The parties hereby agree that all remaining terms and conditions of the Development Agreement recorded on September 14, 2022, attached hereto as Schedule "A", shall remain in full force and effect.

IN WITNESS WHEREOF this Agreement was properly executed by the respective parties hereto on the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

) **WEST HANTS REGIONAL MUNICIPALITY**

)

)

)

Per: _____

Witness

) Abraham Zebian, Mayor

)

)

Per: _____

Witness

) Deanna Snair, Municipal Clerk

)

)

)

) **HANTS COUNTY RESIDENCE FOR SENIOR**

) **CITIZENS**

)

)

)

Per: _____

Witness

) Peter Murray, Chairman of the Hants County

) Residence for Senior Citizens Board

)

)

Per: _____

Witness

) Krista Beeler, Administrator of the Hants

) County Residence for Senior Citizens

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2023, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that **WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2023, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that, **Peter Murray**, one of the parties thereto, signed, sealed and delivered the same in h presence.

A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2023, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that, **Krista Beeler**, one of the parties thereto, signed, sealed and delivered the same in h presence.

A Commissioner of the Supreme Court of Nova Scotia

AFFIDAVIT OF CLERK
WEST HANTS REGIONAL MUNICIPALITY

I, Deanna Snair of _____, Hants County, Nova Scotia make oath and swear that:

1. I am the Clerk of the West Hants Regional Municipality (The “Municipality”) and I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. The Municipality is a body corporate pursuant to the Municipal Government Act, S.N.S. 1988, c.18, as amended.
3. I acknowledge that the Municipality executed the attached Instrument by its proper designates duly authorized in that regard under seal on the date of this Affidavit pursuant to subsection 13(3) of the Municipal Government Act, S.N.S. 1988, c.18, as amended. This acknowledgement is made pursuant to subsection 31(a) of the Registry Act, R.S.N.S. 1989, c.392 and/or clause 79(1)(a) of the Land Registry Act, S.N.S. 2001, c.6, as amended, for the purpose of registering or recording the Instrument.
4. The Municipality is resident in Canada for the purposes of the Income Tax Act (Canada).

I certify that on this _____, 2023
the Municipal Clerk, Deanna Snair came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Deanna Snair, Clerk

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Peter Murray, Nova Scotia, make oath and say that:

1. I am Peter Murray, Chairman of the Hants County Residence for Senior Citizens Board, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Registration Act as the case may be.
3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the Income Tax Act (Canada).
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this _____, 2023
the Deponents came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Peter Murray

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Krista Beeler, Nova Scotia, make oath and say that:

1. I am Krista Beeler, Administrator of the Hants County Residence for Senior Citizens, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Registration Act as the case may be.
3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the Income Tax Act (Canada).
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this _____, 2023
the Deponents came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Krista Beeler

Attachment E
Public Information Meeting Notes
January 12 - 27, 2023
File 22-35
College Road, Windsor; PID 45336203

<p>Meeting date and time</p>	<p>A Public Information Meeting was held on January 12, 2023 beginning at 6:01 p.m. The meeting was live broadcast on the Municipal Facebook page.</p>
<p>Attending</p>	<p>In attendance:</p> <p>Seven (7) PAC/HAC members:</p> <ul style="list-style-type: none"> • Jennifer Nicholls (Chair) • Mayor Abraham Zebian • Councillor Jim Ivey • Jane Davis • Stefan Palios • Lisa Bland • Greg Pace <p>Four (4) members of staff:</p> <ul style="list-style-type: none"> • Planner Poirier • Planner Dunphy • Director LeMay • Meeting Secretary Lake <p>Applicants:</p> <ul style="list-style-type: none"> • Krista Beeler, Dykeland Lodge • Donna Hoar, Project Manager for Dykeland Lodge <p>Two (2) members of the public by Zoom:</p> <ul style="list-style-type: none"> • Glenn Robinson • Linda Card
<p>Applicant Krista Beeler and Ed Sherman at Dykeland Lodge on behalf of the Hants County Residence for Senior Citizens</p> <p>Property College Road, Windsor PID 45336203</p>	<p>Planner Poirier outlined the development agreement amendment application to increase the number of beds permitted in the home for special care on PID 45336203, College Road in Windsor from 128 to 160.</p> <p>The applicant did not make a formal presentation.</p>

<p>Comments</p>	<p>Comments from the public could be submitted to Planner Poirier by mail, e-mail and telephone between January 12 – 27, 2023.</p> <p>No members of the public spoke at the Public Information Meeting. No comments or questions were received via mail, email or phone. The questions and comments from the PAC/HAC are summarized below. Staff responses are included in purple.</p> <p>PAC/HAC members asked the following questions and made the following comments:</p> <ul style="list-style-type: none"> • There was clarification requested on the ratio of the proposed increased number of beds compared to the increased size of the building, citing concern about the quality of life proposed for residents. Sara responded that the building is being proposed to be enlarged by approximately 3,000 sq. ft. to accommodate the additional 16 beds. She followed up with the applicant to clarify that they are following the Provincial design requirements for the home for special care. • Why is the Province requesting additional beds? Is there justification as to why the development agreement should be amended to allow up to 160 beds when the Province is currently only requesting 144 at this time? Sara responded that there was no justification provided by the applicant other than the Province requesting the additional beds within the facility. It is likely this is due to the current shortage in beds in long term care facilities in the Province. It is unclear whether there would be another requested increase, however this proposed amendment would allow the new facility to go up to 160 beds without requiring another amendment to the development agreement should there be additional requests in the future. • How are there no changes to the site plan with the increased number of beds? Sara responded that the overall intent of the site plan is not changing. The home for special care is still proposed to be located in the same place on the site and within the same style building. The applicants have noted that the building will only need to be enlarged by approximately 3,000 sq. ft. to
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	<p>accommodate the increased number of beds which is only a slight change to Building A and does not warrant a change to the site plan.</p> <ul style="list-style-type: none"> As we don't see substantive amendments to development agreements being requested often, what is the process? <p>An amendment application is an opportunity for staff to review the entire development agreement and consider changes in addition to the applicants requested amendment. However, where this amendment is being requested less than a year after the development agreement was approved, it is less likely that there will be many changes proposed to the agreement.</p>
Adjournment	The meeting was adjourned at 6:10 p.m.