

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, March 5, 2024

586 O'Brien Street, Windsor
(PID 45054350)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (Edward Edelstein)
5. Questions or Comments from the public can be sent until noon on March 19 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



586 O'Brien Street Development Agreement

Public Information Meeting

March 5, 2024

something inspiring awaits



Application Background

- An application was received from Edward Edelstein of Geome Properties LTD on February 13, 2024.
- The application is to allow a 6-unit residential dwelling by development agreement.



Development Proposal



something inspiring awaits



Orthophoto

- The property currently has a 4-unit residential dwelling located near the front of the subject lot
- Abuts a variety of residential uses and is located across O'Brien Street from a pharmacy to the east and other new commercial uses to the north

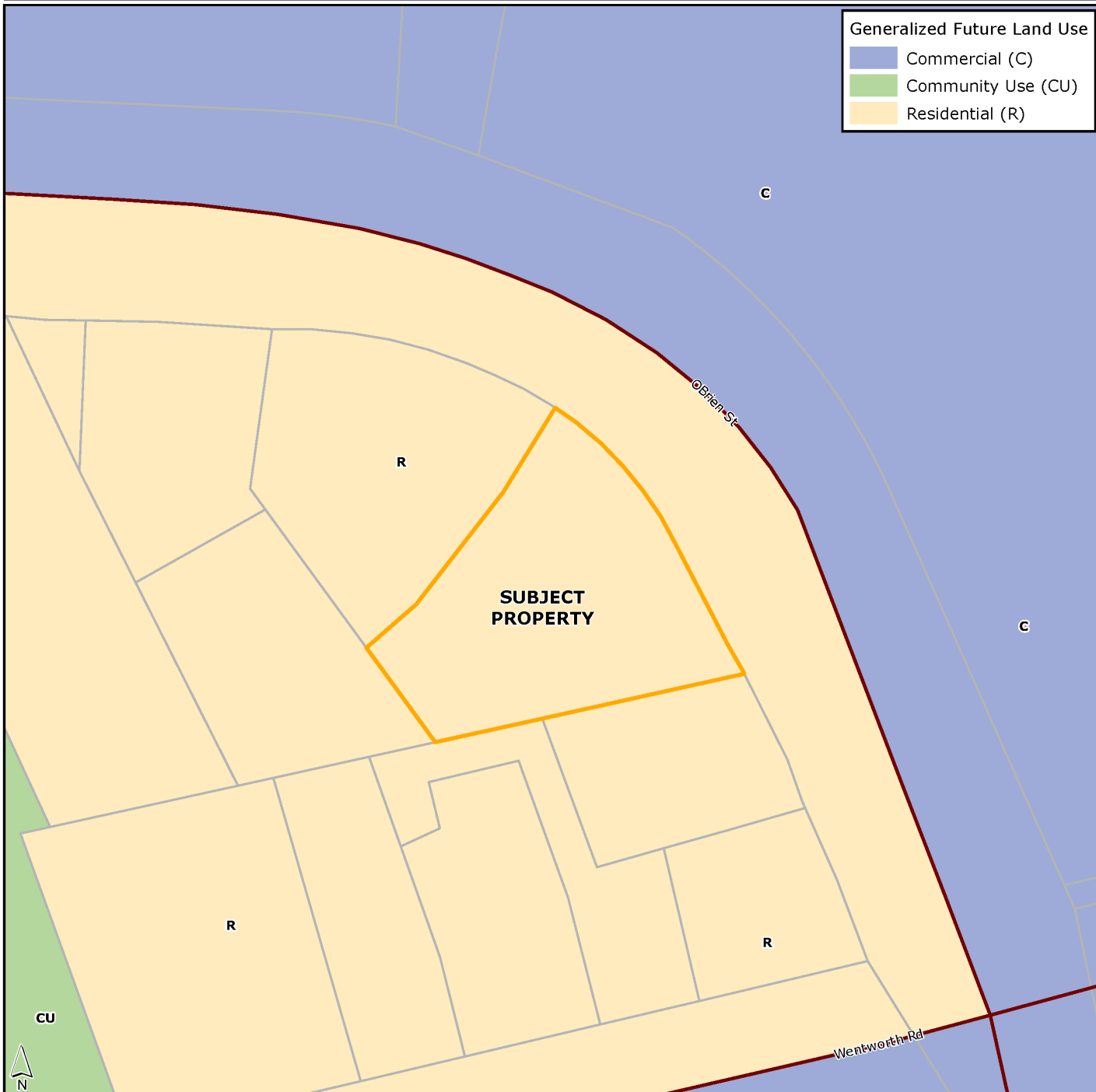


Generalized Future Land Use

- Commercial (C)
- Community Use (CU)
- Residential (R)

GFLUM





- Residential Designation

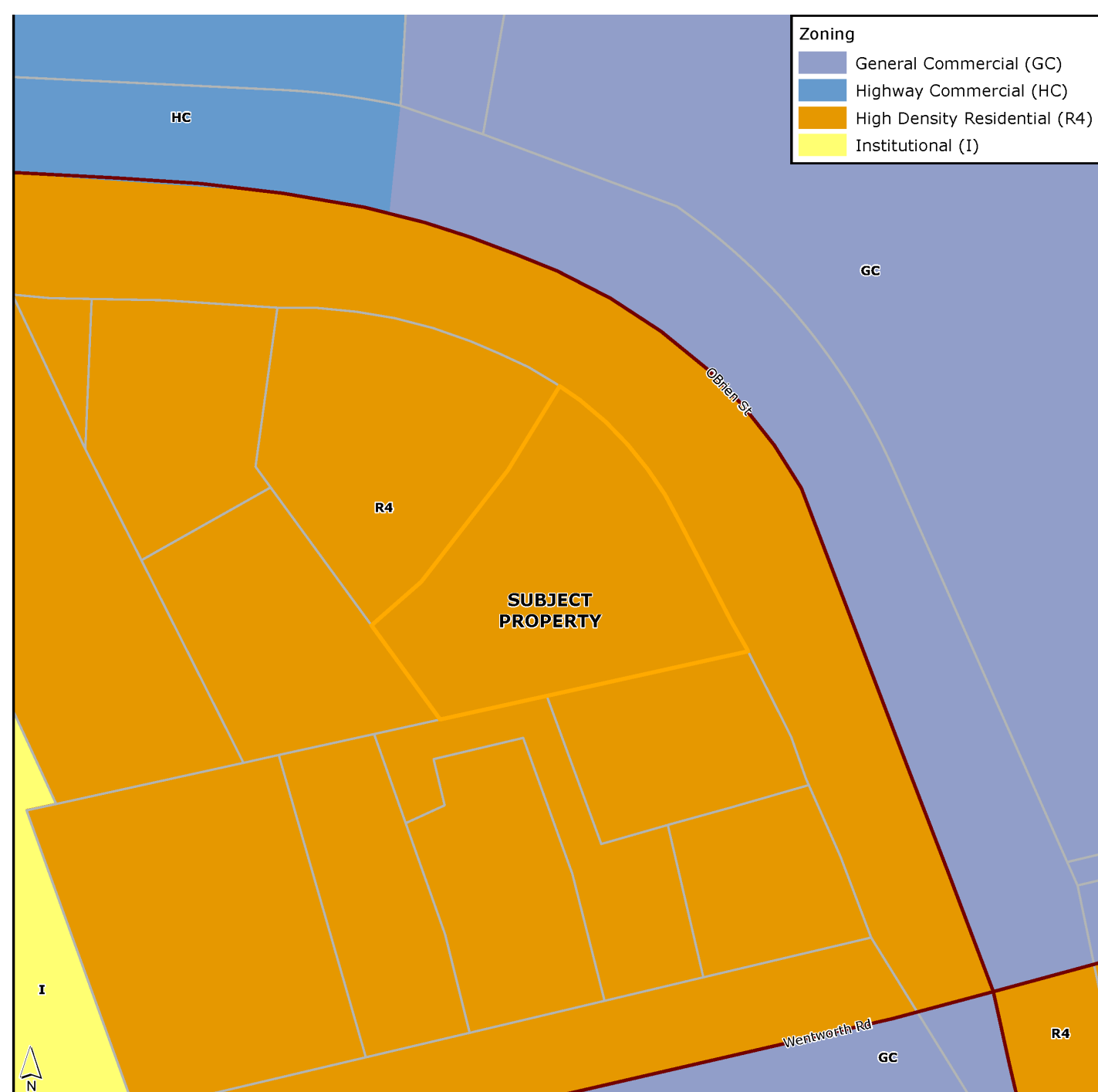


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Zoning

Zoning	
	General Commercial (GC)
	Highway Commercial (HC)
	High Density Residential (R4)
	Institutional (I)



- High Density Residential (R-4) zone

Permitted uses include:

- All uses permitted in the R-1, R-2, and R-3 zones
- Boarding and rooming houses
- Dwellings with more than 6 units
- Grouped dwellings
- Homes for Special Care





View of Subject Lot



View across from Subject Lot



Windsor MPS Policies

- **Policy 5.4.6** enables Council to consider multiple unit residential dwellings of three units or more in the Residential designation by development agreement.
- **Policy 16.3.1** states general criteria for development agreements.



Public Information Meeting – March 5

Staff Review

PAC/HAC Review and Recommendation –
April 11*

Council First Reading – April 23*

Public Hearing & Second Reading – May 28*

Notice of Approval

14 Day Appeal Period

Process

Notice was placed in the Valley Journal Advertiser

Properties within 300 ft were notified of the Public Information Meeting

Signage posted on the subject lot

* Anticipated Date



Comments Submission

- Comments and questions can be submitted by the public until noon on **March 19**
- All correspondence should be sent to:

Alex Dunphy, Planner

Phone	902-798-8391 ext. 118
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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