

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, March 5, 2024

LUB Map Amendment – Rezoning to General Commercial

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on January 30 to Mark Fredericks, Senior Planner at:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) **798-8391 ext. 148**; or
 - mfredericks@westhants.ca
5. Conclusion of Public Information Meeting



Windsor re-zoning LUB Map amendment August House

Public Information Meeting
March 5, 2024

something inspiring awaits



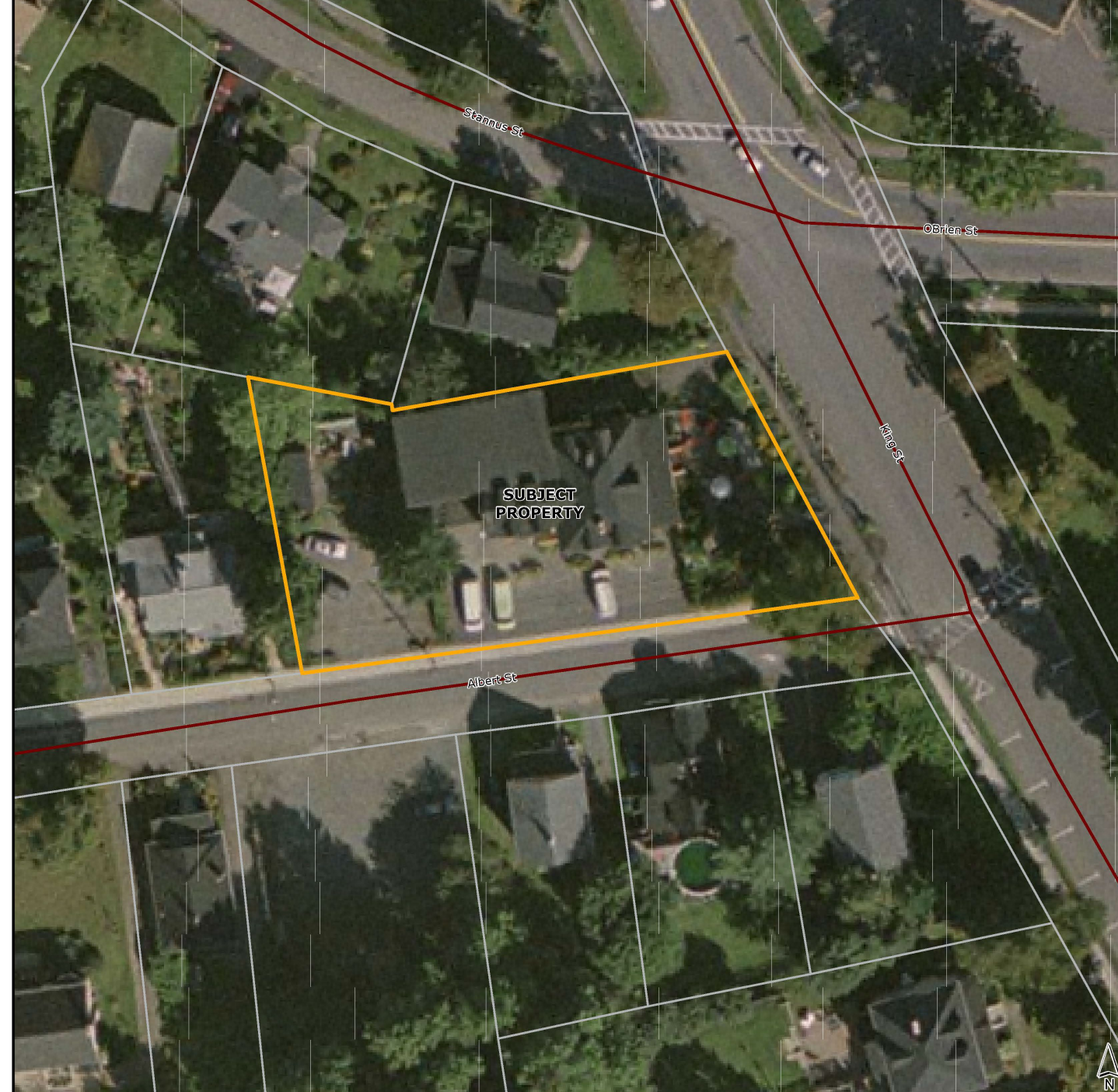
Application

- A completed application was received from Ezra Edelstein on January 31, 2024.
- Application was required to extend the General Commercial zone to their consolidated property boundary.
- Land within the rezoning area is intended as amenity space for the overnight accommodation provided within the August House.



Orthophoto

- 523 Albert Street, Windsor
- Property is 18,868 sq feet in size
- Formerly Coco Pesto, now August House Inn.



something inspiring awaits



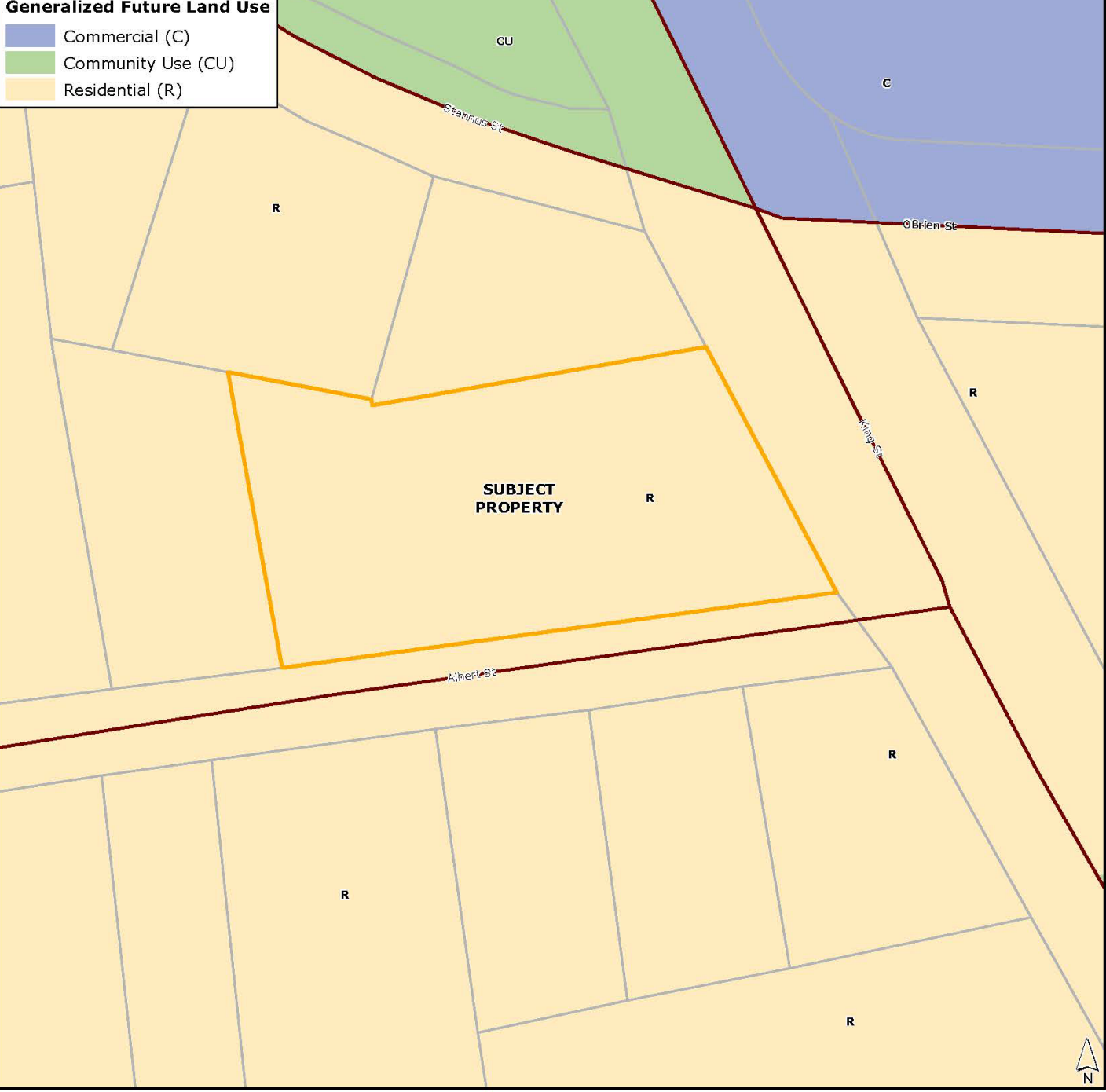


something inspiring awaits



Generalized Future Land Use

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



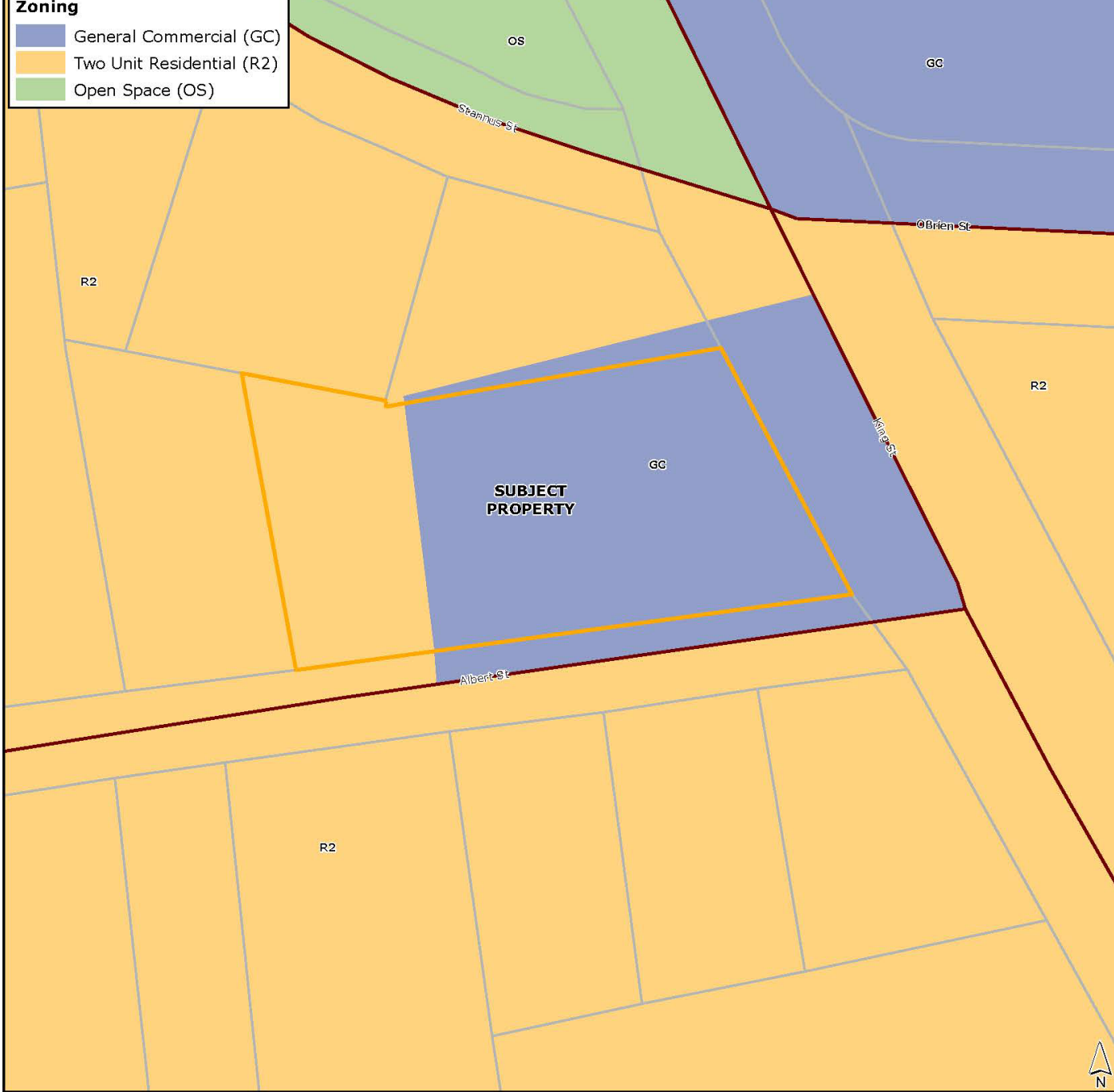
GFLUM

- Residential (R)



Zoning

- General Commercial (GC)
- Two Unit Residential (R2)
- Open Space (OS)



Current Zoning

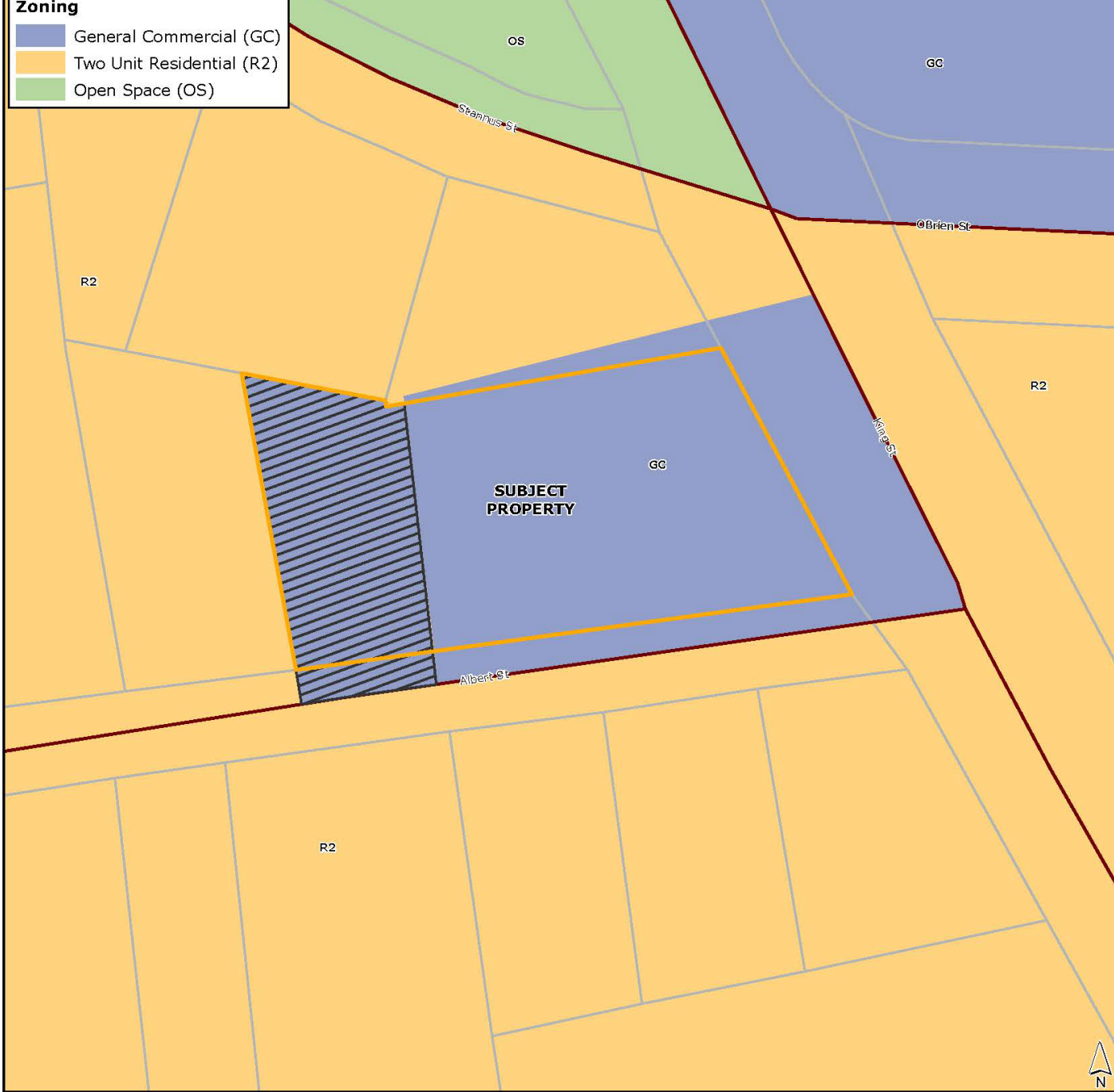
- General Commercial (GC) zone

Base data derived from the Nova Scotia Property



Zoning

- General Commercial (GC)
- Two Unit Residential (R2)
- Open Space (OS)



Proposed Zoning

- General Commercial (GC) zone
 - Extended to cover entire property



Windsor MPS

Windsor MPS Section 8.3 – General Commercial

Provides Council's intention for the general commercial zone

- Accommodates commercial uses outside of the town center
- Local commercial, stand alone commercial, often compatible within residential areas
- **Policy 8.3.2** – Council consider the creation of new general commercial zones.

Windsor MPS

Windsor MPS Section 8.3 – General Commercial

- ***Policy 8.3.2*** *It shall be the policy of Council to consider the creation of new General Commercial zones in any designation, with the exception of the Wentworth Road Gateway District, by amendment to the Land Use By-law subject to the following criteria:*



Windsor MPS

Windsor MPS Section 8.3 – General Commercial

Policy 8.3.2

- *Access to arterial or collector road*
- *Compatible with adjacent uses - residential scale/design*
- *Parking, traffic flow, pedestrian safety*
- *Landscaping, greenspace, buffering*
- *General criteria 16.3.1*



Windsor MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
 - adequacy of sewer and water services; schools; fire protection; road networks; and the financial capacity of the Municipality to absorb any costs relating to the development.
 - capable of being serviced (either central on-site systems)
 - the suitability of auto, rail and pedestrian traffic;
 - the shape of the lot for the intended use; the pattern of development; the suitability of the area in terms of steepness of grade, water courses etc.
 - Conformance with other relevant municipal, provincial or federal by laws/regulations



Public Information Meeting – March 5

Staff Review

PAC/HAC Review and Recommendation –
April 11, 2024*

Regional Council First Reading –
April 23, 2024*

Public Hearing & Second Reading –
May 28, 2024*

Ministerial Review/Approval

Notice Placed in Paper

Process

Notice was placed in the Valley Journal. Notification sign on site.

*anticipated date



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **March 19, 2024**
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@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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