



West Hants

Public Hearing Agenda

1. Intro by Mayor
2. Presentation by Planner (Sara Poirier)
3. Presentation by Applicant (Collette O'Hara)
4. Comments or Questions from the Public
5. Questions from Council
6. Conclusion of Public Hearing

something inspiring awaits



Windsor LUB Map Amendment August House

Public Hearing

May 28, 2024

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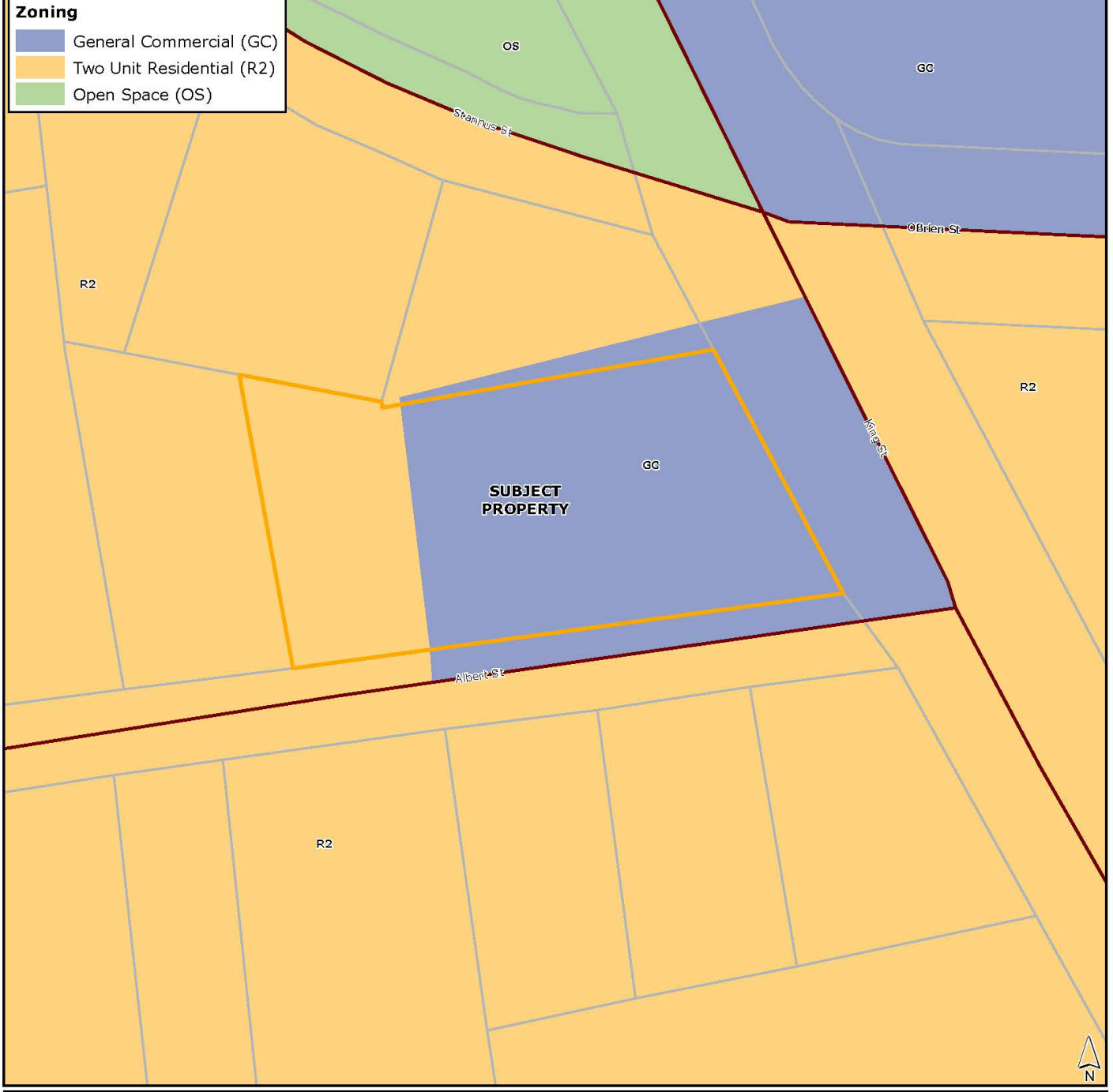
Application

- A completed application was received from Ezra Edelstein on January 31, 2024
- Application was required to extend the General Commercial (GC) 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



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

Current Zoning

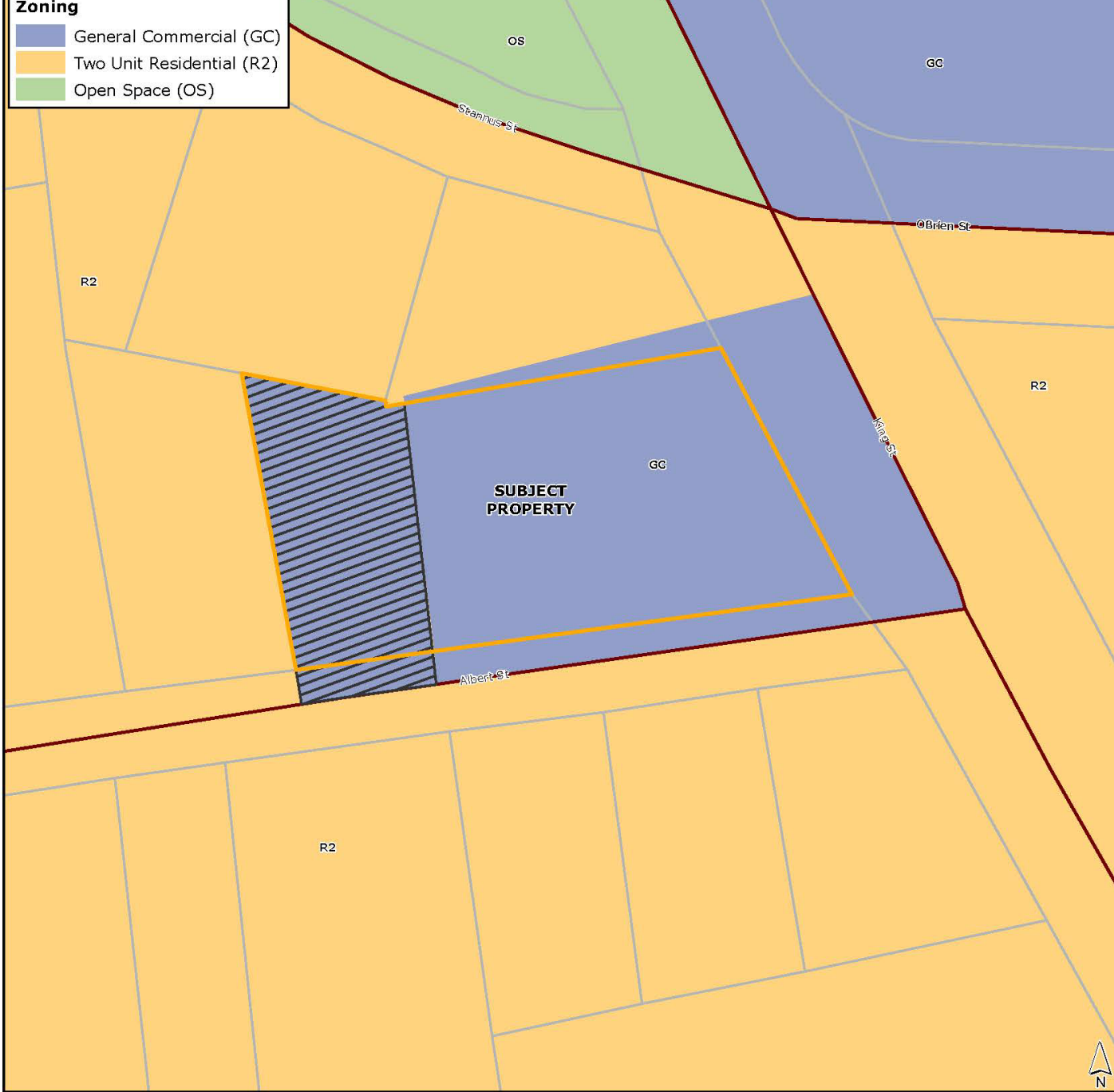


Base data derived from the Nova Scotia Property

Zoning



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



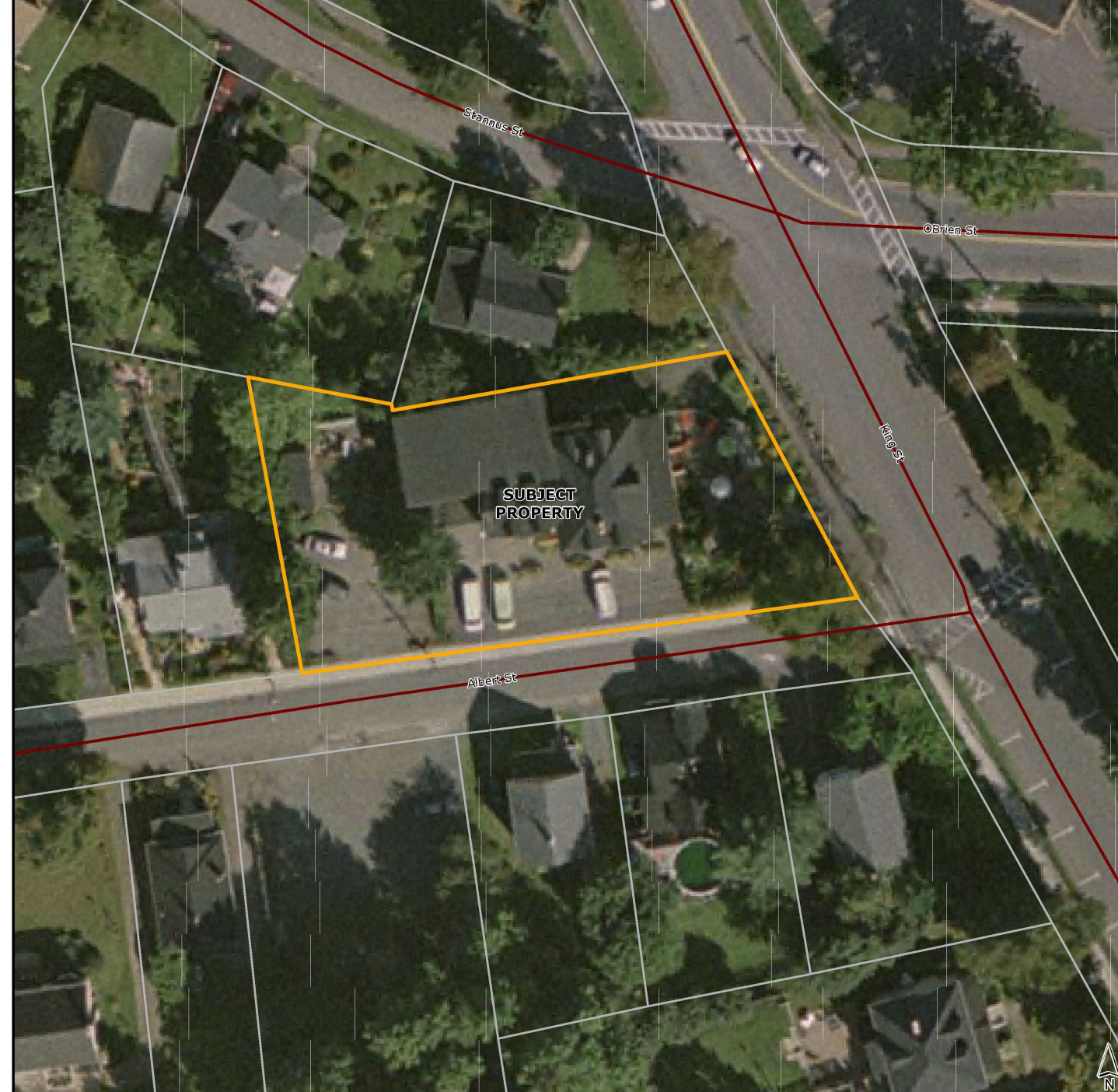
Proposed Zoning

Base data derived from the Nova Scotia Property



Orthophoto

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



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Windsor MPS – Specific Criteria

Policy 8.3.2 provides the ability for 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:

- ✓ *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 16.3.1** states general criteria for amendments to the WLUB:
 - ✓ 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 Notes

- A Public Information Meeting was held on March 5. The meeting was broadcast live on the Municipal Facebook page.
- 6 members of the public attended the Public Information Meeting
- The deadline for comments was March 19
- No comments were received during the comment period



Public Information Meeting – March 5

Staff Review

PAC/HAC Review and Recommendation –
April 11, 2024

First Reading – April 23, 2024

**Public Hearing & Second Reading –
May 28, 2024**

Notice Placed in Paper

14-day Appeal Period

Process

All statutory requirements
have been met



Applicant Presentation

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Comments or Questions from the Public



Questions from Council



Recommendation

...that Council gives Second Reading and approves amending Schedule A of the Windsor Land Use By-law to rezone a portion of PID 45058872 in Windsor from the Two Unit Residential (R-2) zone to the General Commercial (GC) zone as shown in the report #24-05 to the Planning and Heritage Advisory Committee dated April 11, 2024.



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