

# WMPS Text Amendment Development Agreement Criteria

Council First Reading

May 28, 2024

something inspiring awaits



# Application

- A completed application was received from Chrystal Fuller on February 13, 2024, on behalf of Brison Developments
- Application is seeking a development agreement to permit 22 4-plex buildings (88 units) on an extension of Irven Drive in Windsor
- This application included multiple phases:
  1. Re-zoning Agriculture to Two Unit Residential (PH in May 2024)
  2. **WMPS amendments to DA criteria (today)**
  3. Development agreement for 88 units (future)





PID 45162005

PID 45408374

IRVEN DRIVE

GOOSIE LOOP



EX. 20 SPACE EXCEEDED IN FIGURE OF AREA TO BE ESTABLISHED

AREA WITH HIGH ELEVATION

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

AREA OF CONCERN WITH UNLIMITED

# Windsor MPS - Section 5

*Policy 5.4.6 allows 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 conversion of existing buildings to three or more units, subject to the following:*

...

***(g) the development abuts an arterial or collector street as shown on the Transportation Map (Map 2), if the development consists of 12 or more units;***



# TOWN OF WINDSOR MUNICIPAL PLANNING STRATEGY

## MAP 1 - Generalized Future Land Use

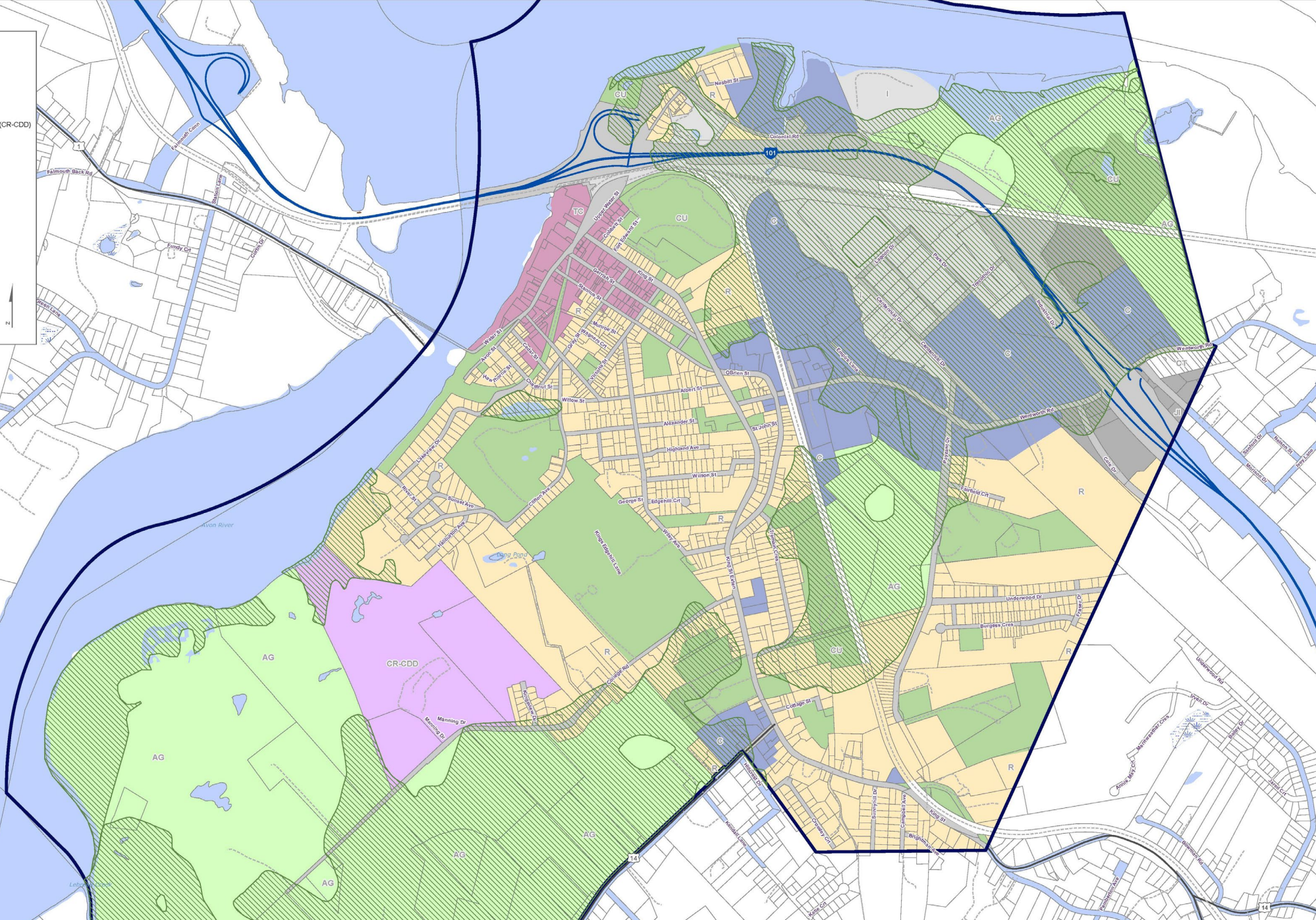
- AGRICULTURE (AG)
- COLLEGE ROAD COMPREHENSIVE DEVELOPMENT DISTRICT (CR-CDD)
- COMMERCIAL (C)
- COMMUNITY USE (CU)
- INDUSTRIAL (I)
- JOINT INDUSTRIAL (JI)
- RESIDENTIAL (R)
- TOWN CENTRE (TC)

APPROVED: September 21, 2005,  
As amended to March 7, 2023.

This map forms part of the Municipal Planning Strategy for the Town of Windsor and must be read in conjunction with the written text which also forms part of the said plan.

Base data derived from the Nova Scotia Property Records Database (NSPRD), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia.









0 100 200 300 400 500 Meters



# TOWN OF WINDSOR MUNICIPAL PLANNING STRATEGY

## MAP 2 - Transportation

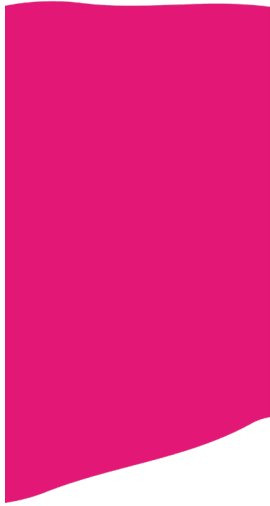
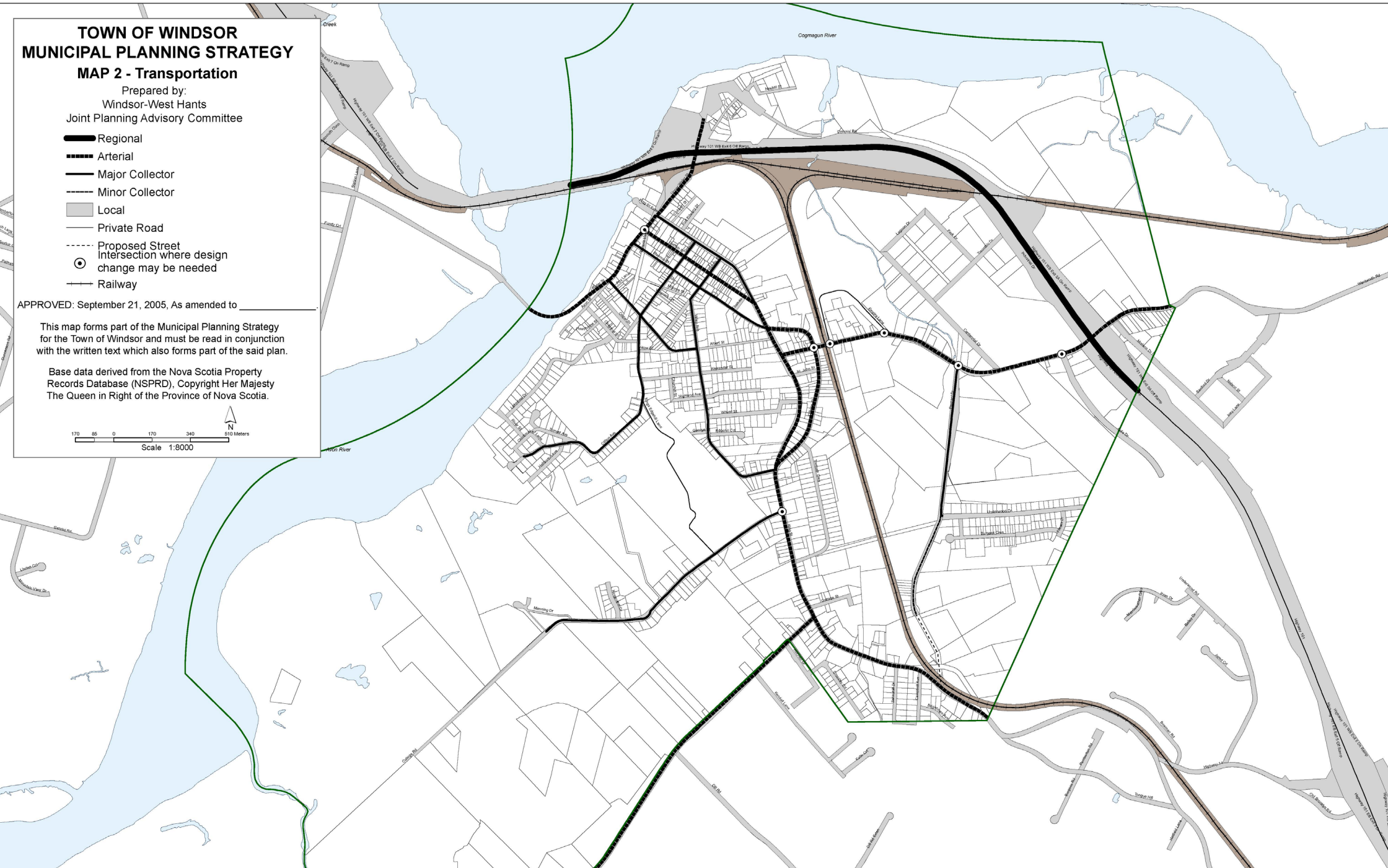
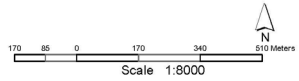
Prepared by:  
Windsor-West Hants  
Joint Planning Advisory Committee

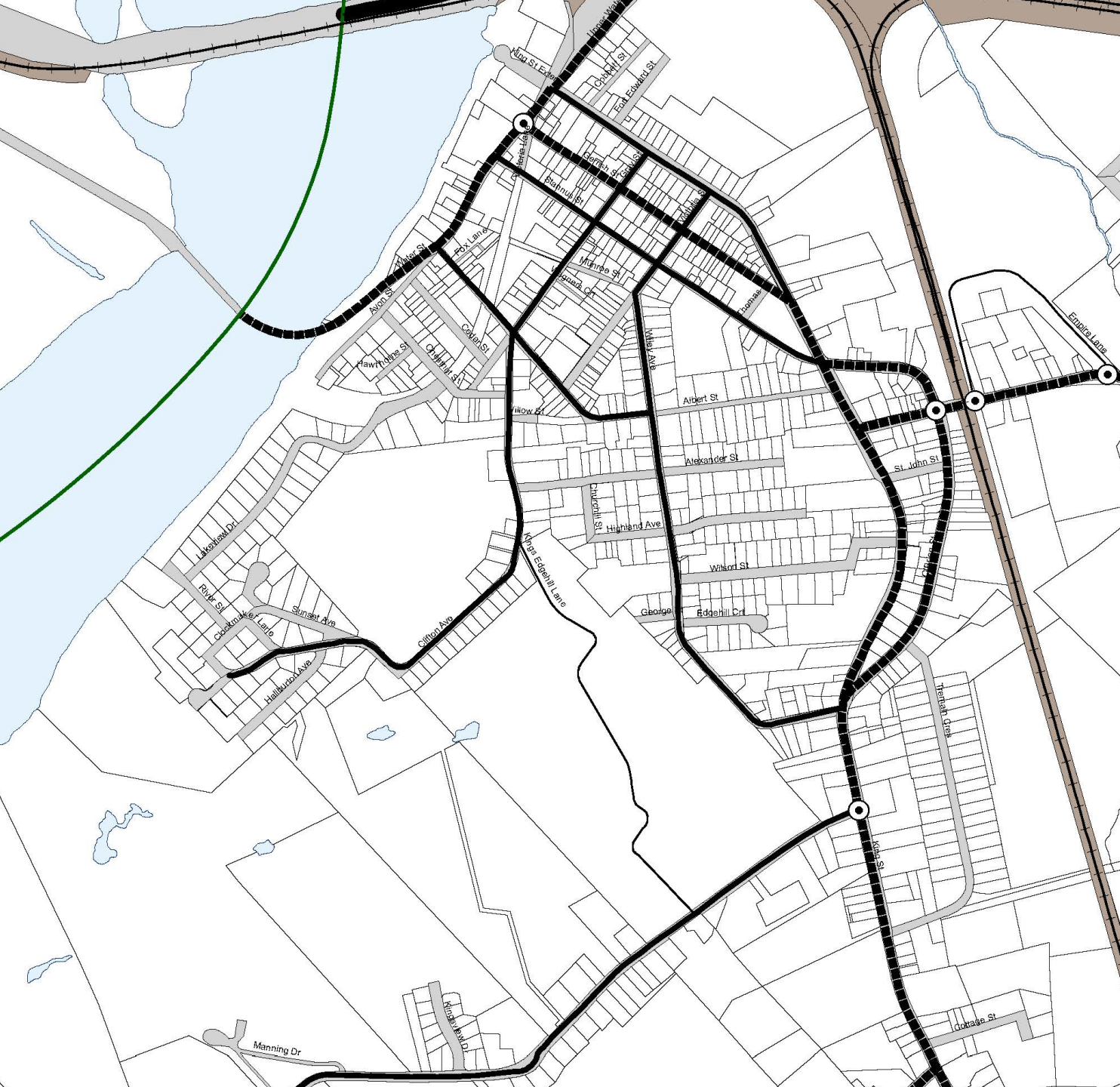
-  Regional
-  Arterial
-  Major Collector
-  Minor Collector
-  Local
-  Private Road
-  Proposed Street Intersection where design change may be needed
-  Railway

APPROVED: September 21, 2005, As amended to \_\_\_\_\_

This map forms part of the Municipal Planning Strategy for the Town of Windsor and must be read in conjunction with the written text which also forms part of the said plan.

Base data derived from the Nova Scotia Property Records Database (NSPRD), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia.





something inspiring awaits



# WMPS – Proposed Amendments

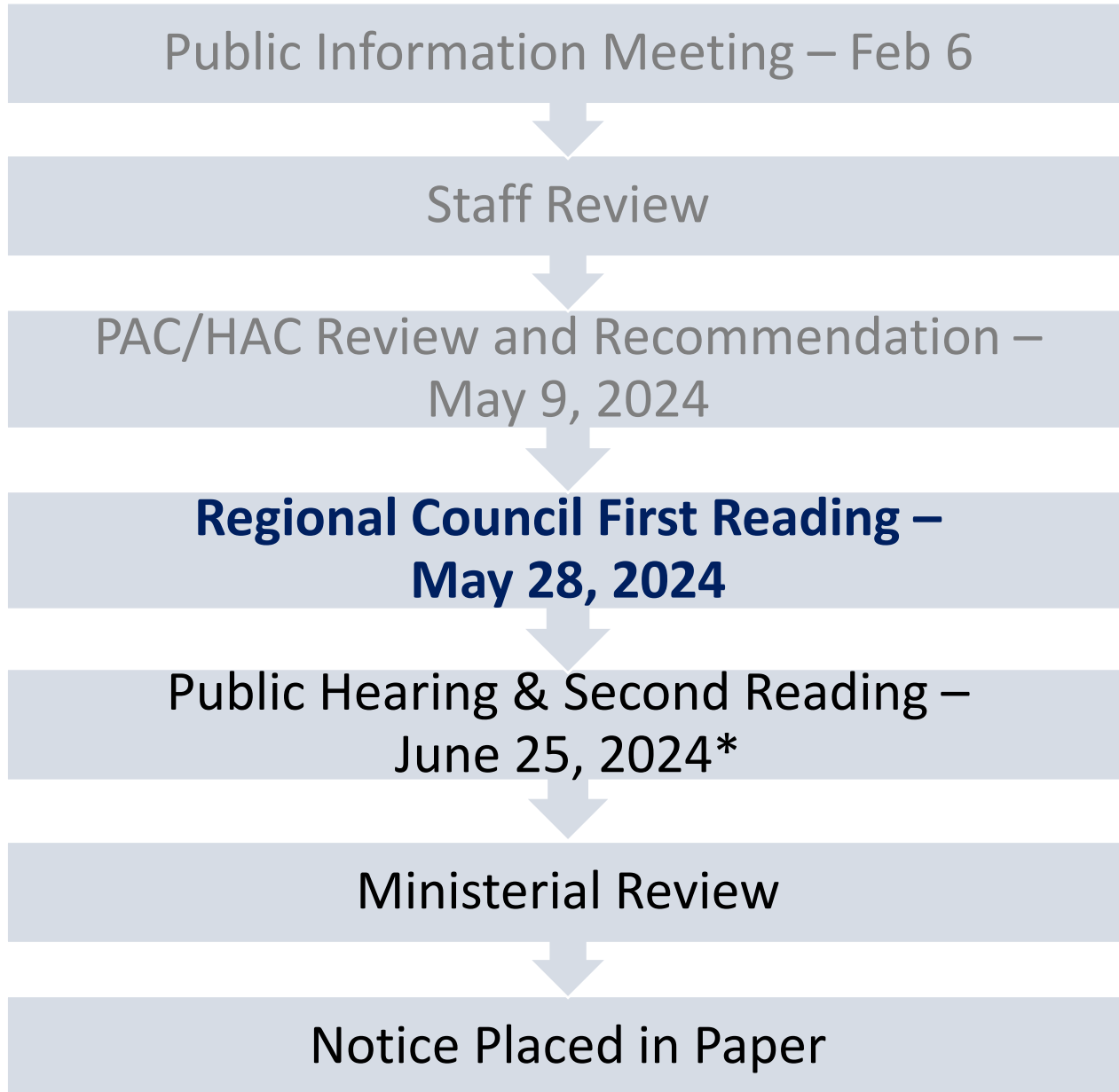
...

*(g) the development abuts an arterial or collector street as shown on the Transportation Map (Map 2) if the development consists of 12 or more units, unless a traffic impact study indicates there will be minimal impact on traffic and an emergency access is provided if the site only has one road access. In circumstances where these parameters can be met, more than 12 units can be considered without abutting an arterial or collector street.*

....



# Process



\*anticipated dates



# Recommendation

...that Council gives First Reading and will hold a Public Hearing to consider amending the text of the Windsor Municipal Planning Strategy Policy 5.4.6 as shown in Attachment A of the report #24-09 to the Planning and Heritage Advisory Committee dated May 9, 2024.



**West Hants**  
something inspiring awaits

[westhants.ca](http://westhants.ca)