



Public Information Meeting

439 Clifton Avenue, Windsor
(PID 45049921)

Agenda

1. Meeting called to order
2. Introduction by Chair (Councillor Ivey)
3. Overview of Proposal and Process (Director Poirier)
4. Owner or Developer Presentation (Aastha Patel)
5. Questions or comments can be submitted until noon on September 18 to Planner Dunphy via:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



439 Clifton Avenue, Windsor Development Agreement

Public Information Meeting

September 4, 2024

something inspiring awaits



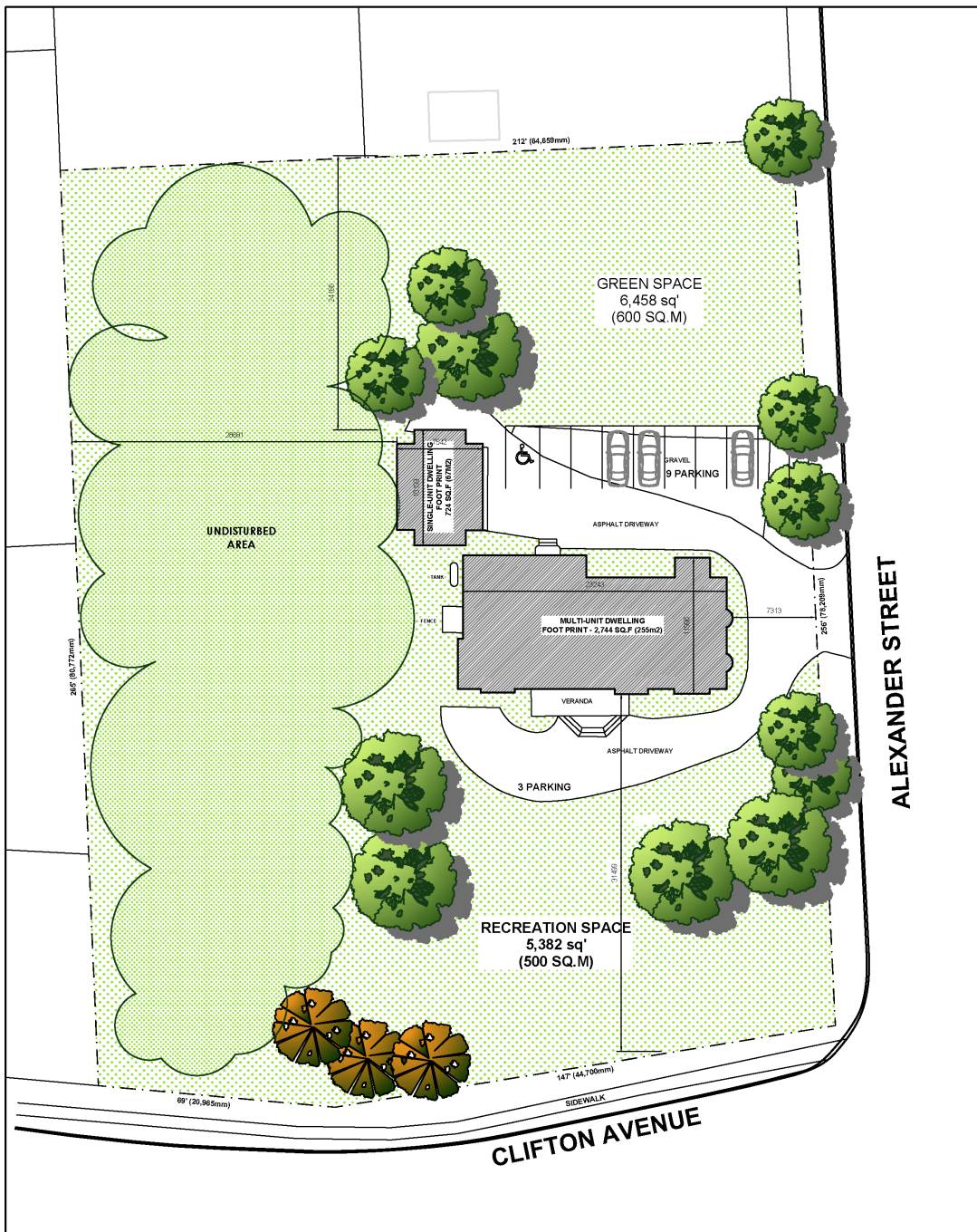
Application Background

- An application was received from Aastha Patel of Brighter Community Planning on behalf of the owner, Sarah LeRiche, on August 12, 2024
- To allow the conversion of the interior of the existing single unit dwelling and detached garage to accommodate eight (8) residential dwelling units by development agreement



Development Proposal

- Proposal to allow 8 total dwelling units (7 within the main single unit dwelling and 1 within the garage)
- Additional parking spaces (12 total) included to meet LUB requirement



Orthophoto

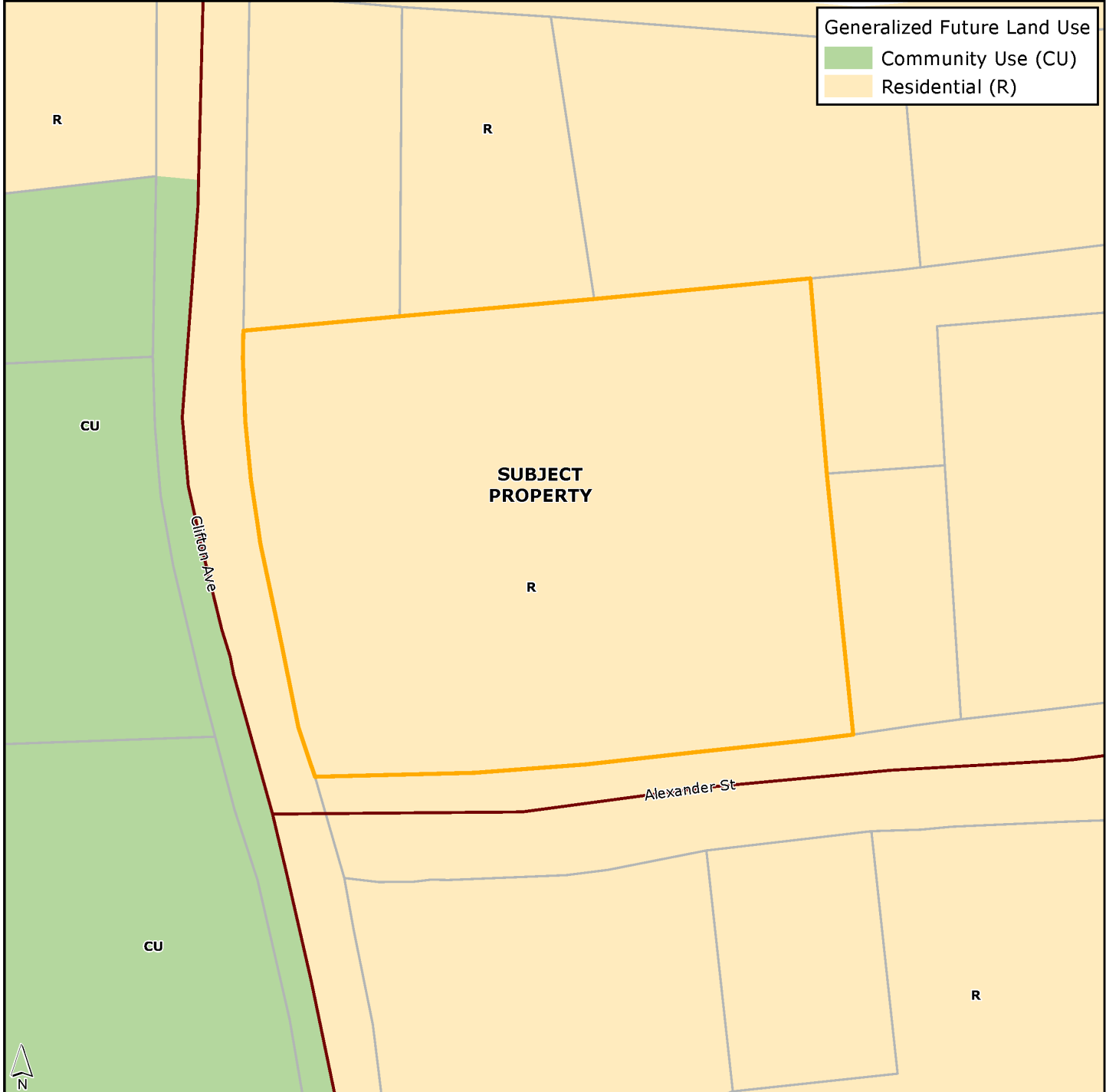
- Large single unit dwelling and garage on the site
- Abuts a variety of residential uses, including high density units to the north and is located across Clifton Avenue from the Clifton Museum Park



Generalized Future Land Use

- Community Use (CU)
- Residential (R)

GFLUM



something inspiring awaits





View of Subject Lot from Clifton Avenue

something inspiring awaits





View of surrounding uses on Clifton Avenue



Windsor MPS Policies

- **Policy 5.4.6** enables Council to consider the conversion of existing buildings to 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 – September 4

Staff Review

PAC/HAC Review and Recommendation –
October 10*

Council First Reading – October 22*

Public Hearing & Second Reading –
November 26*

Notice of Approval

14 Day Appeal Period

Process

Notice in the Valley Journal
Advertiser

Properties within 300 ft were
notified of the Public Information
Meeting

Signage posted on the subject lot

* Anticipated dates



Comments Submission

- Comments and questions can be submitted until noon on **September 18**
- Two pieces of correspondence received to date:
 - 1 – Full support for proposal
 - 1 – Concerns of property value and tax impacts, anticipated renter demographics, increased traffic
- All correspondence should be sent to: Alex Dunphy, Planner

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



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