

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, January 15, 2025

1177 King Street, Windsor (PID 45053816)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (N/A)
5. Questions or Comments from the public can be sent until noon on January 29 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



1177 King Street, Windsor Rezoning

Public Information Meeting

January 15, 2025

something inspiring awaits



Application

- A completed application was received from Peter Detmers on November 8, 2024.
- The application was to rezone the subject lot from Single Unit Residential (R-1) to Two Unit Residential (R-2) to allow for conversion of the existing residence to a two unit dwelling and subdivision of the subject lot.

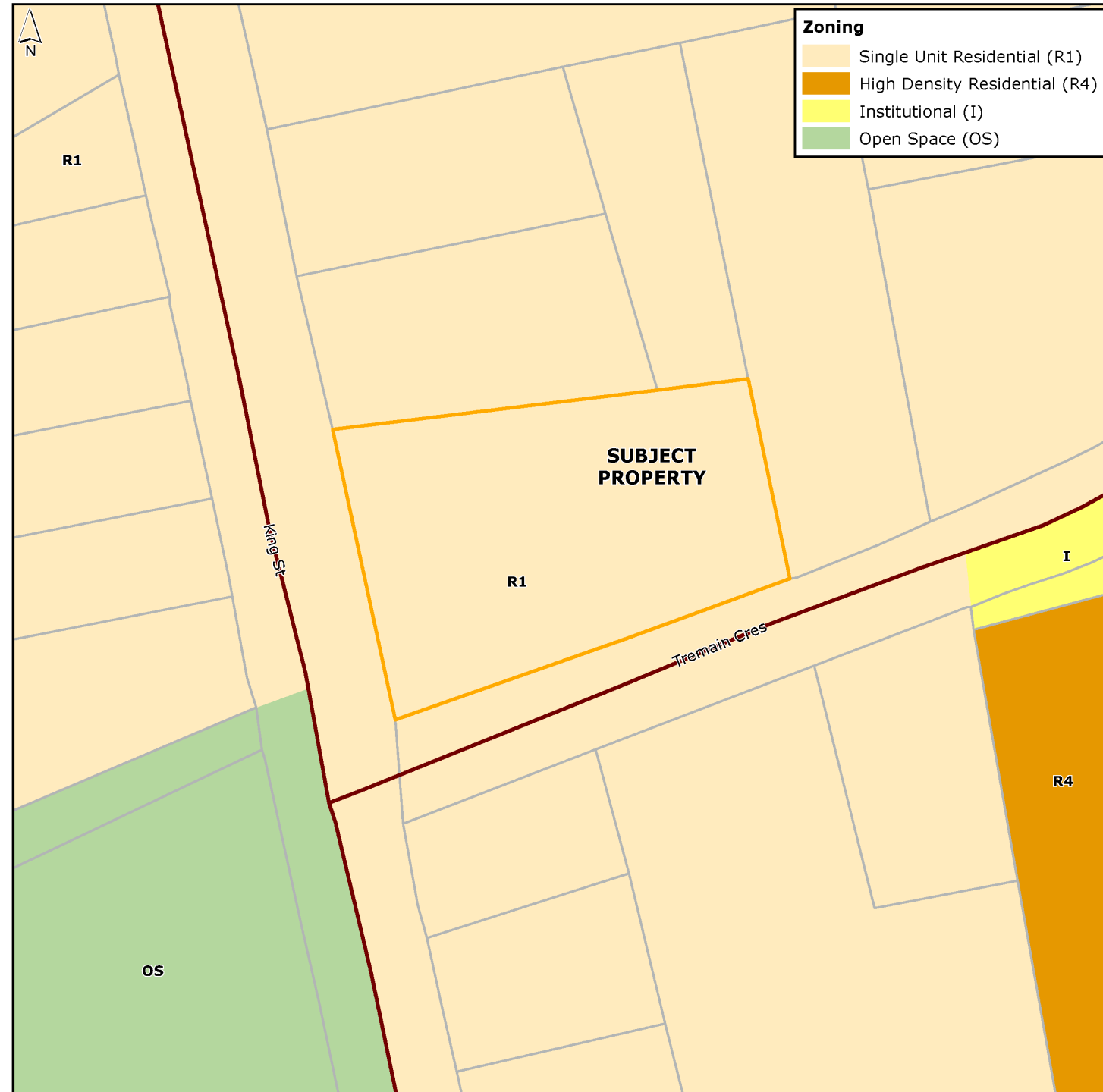




Orthophoto

- The property currently has a single unit dwelling located on it.
- Nearby properties consist of single unit residences and a graveyard to the southwest.
- Has frontage on both King Street and Tremain Crecent.





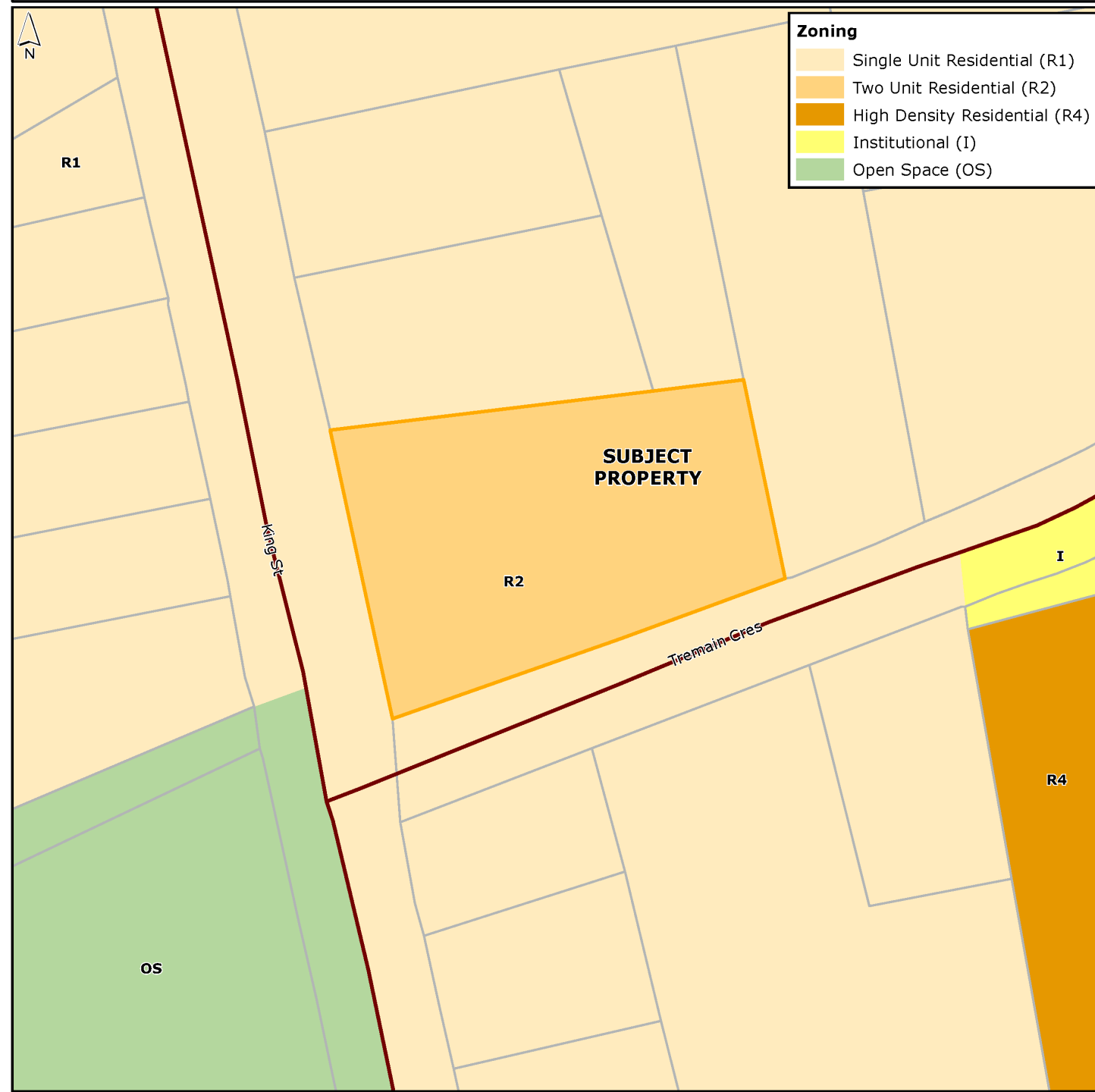
Current Zoning

Single Unit Residential (R-1)

Permits:

- Single unit dwellings





Proposed Zoning

Two Unit Residential (R-2)

Permitted uses include:

- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Converted dwellings to a maximum of two dwelling units
- Two unit dwellings



View of Subject Lot from Tremain Crescent





View of Surrounding Area on King Street

Windsor MPS Policies

- **Policy 5.1.4** enables Council to consider rezoning land within the Residential designation to Two Unit Residential (R-2).
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

Public Information Meeting – January 15

Staff Review

PAC/HAC Review and Recommendation –
February 13*

Council First Reading – February 25*

Public Hearing & Second Reading –
March 25*

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 300 ft were notified of the Public Information Meeting

Signage posted on subject lot

* Anticipated dates



Comments Submission

- Comments and questions can be submitted by the public until noon on **January 29**
- All correspondence should be sent to:

Alex Dunphy, Senior 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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