



PUBLIC INFORMATION MEETING

1. Introduction by Chair
2. Overview of Proposal and Process (Kari Fougere)
3. Applicant presentation
4. Questions or Comments from the public
5. Conclusion of Public Information Meeting



Upper Water Street, Windsor PID 45056363 Development Agreement Amendment

Public Information Meeting

April 2, 2025

something inspiring awaits



Application

- Application received January 22, 2025 from Coady Sanford
- Request to amend the existing development agreement for PID 45056363 to allow updated unit design, exterior finishes, additional units to upper floors, update commercial uses permitted, and update parking.



West Hants

Upper Water Street, Windsor
PID 45056363



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department February, 2025.

Orthophoto

0 10 20
Metres
Scale: 1:600

 PID 45056363
 Parcels
 Roads

Orthophoto

- Currently vacant
- Surrounding properties consist of lower density residential development
- Nearby are Town Centre type developments (commercial and residential)
- Frontage on to Upper Water Street

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Background

- Existing development agreement with Asset Management LTD. for PID 45056363 was approved by Council in 2009.
- Permits mixed use development consisting of commercial space (up to 3000 sq.ft.) and 4 residential units on the upper floors of the building.
- Property owner requesting substantive amendments to the development agreement.



Development Agreements

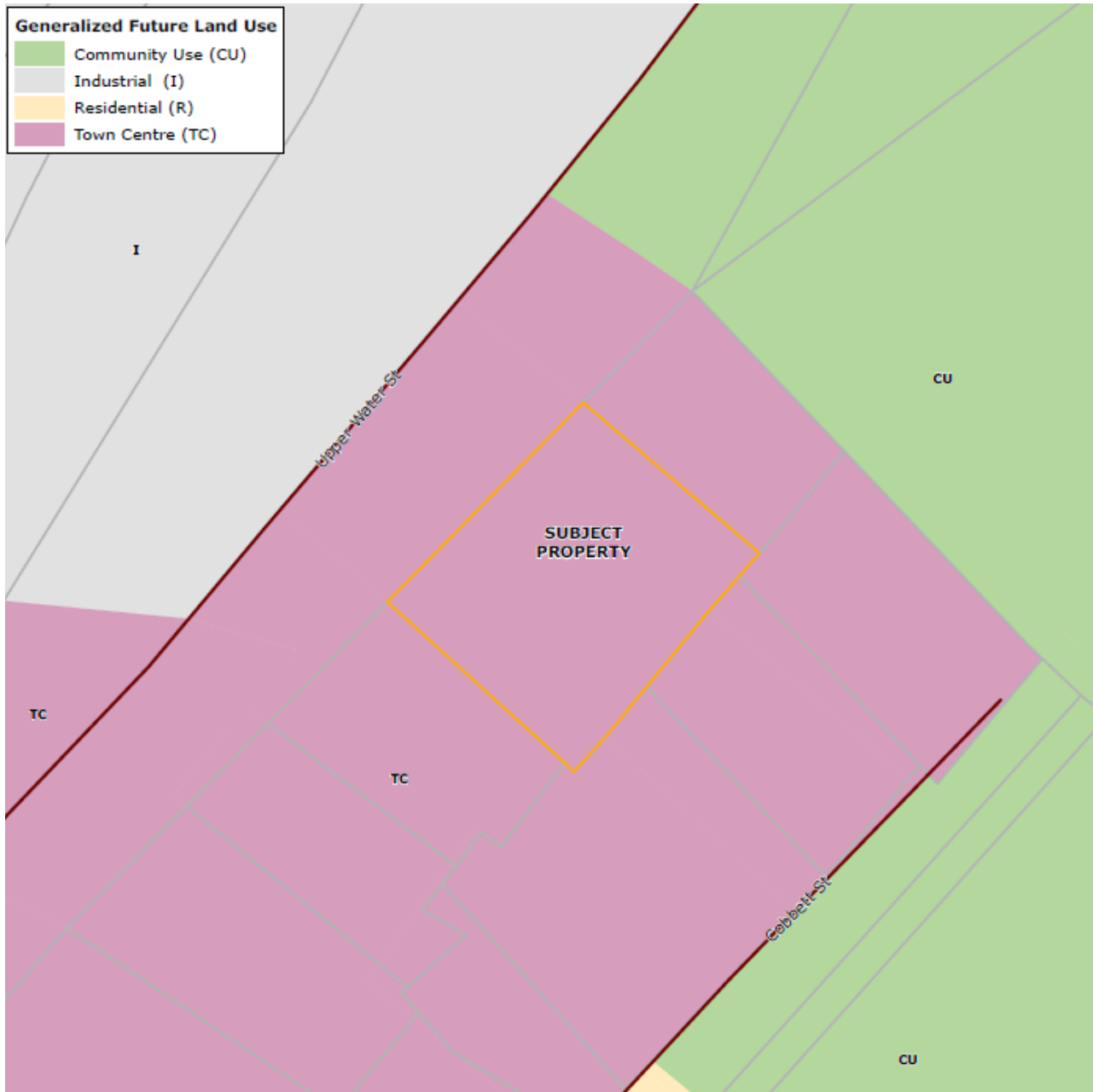
- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted as of right in the underlying zone
- The Town Centre zone permits the development of new main buildings by development agreement



Development Agreement Amendments

- A property owner can apply for an amendment to a development agreement registered on their property at any time
- Section 15.0 outlines substantive matters of the development agreement
- Section 15.2 states that *“amendments to any matters not identified under Clause 15.1 shall be deemed to be substantive and may only be amended in accordance with the provision of Section 230 of the Municipal Government Act”*. Given these proposed changes are not listed in 15.1, the amendments are deemed substantive.
- Therefore, this amendment application must follow the regular process for planning applications, including a Public Hearing



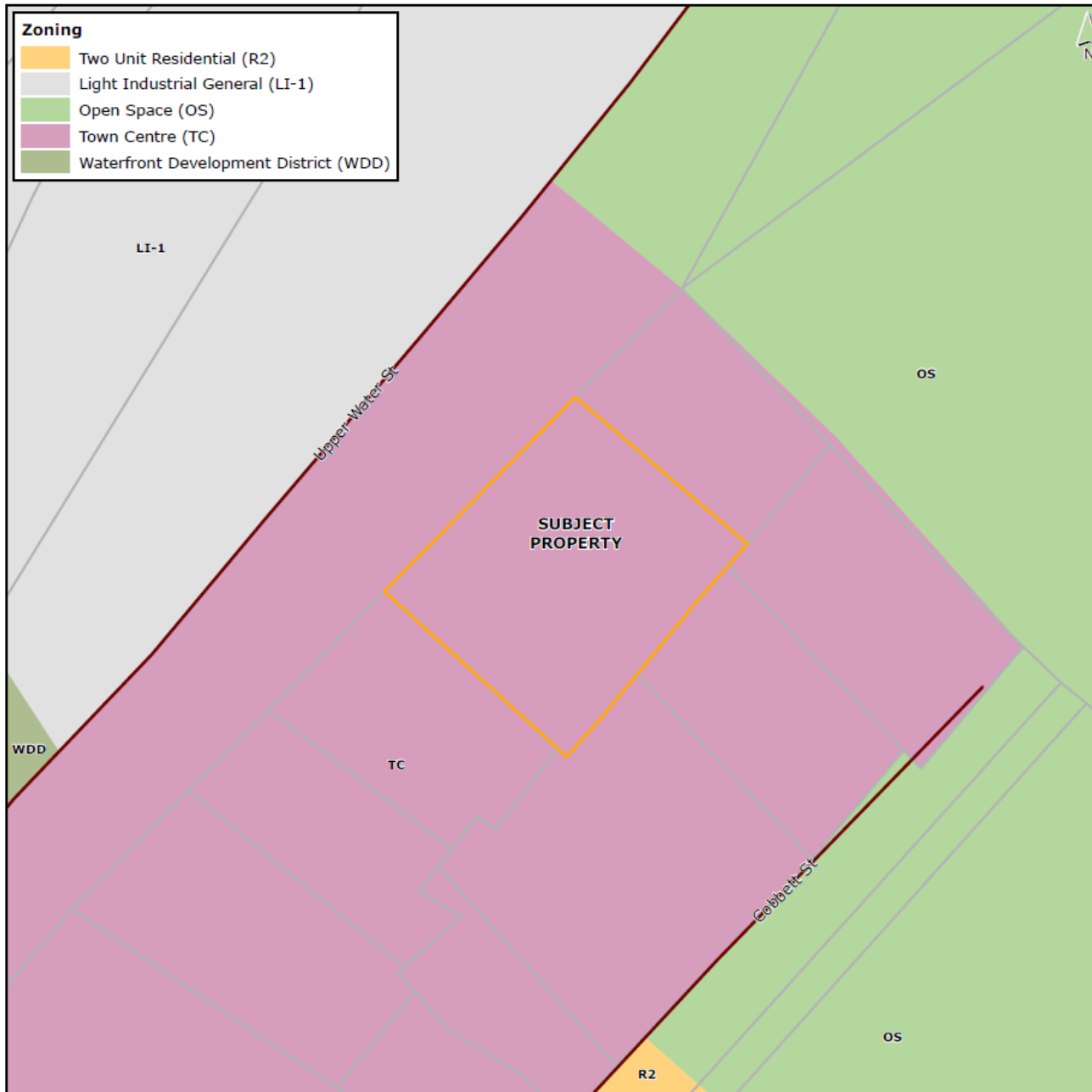


GFLUM

Designated Town Centre

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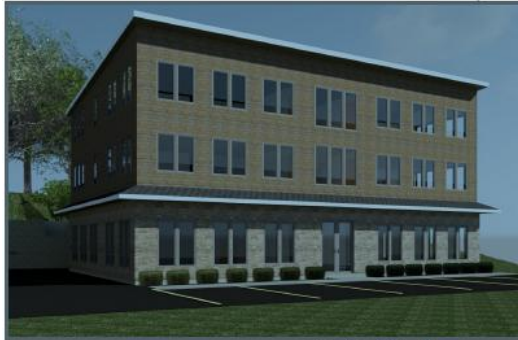
Zoning

Zoned Town
Centre

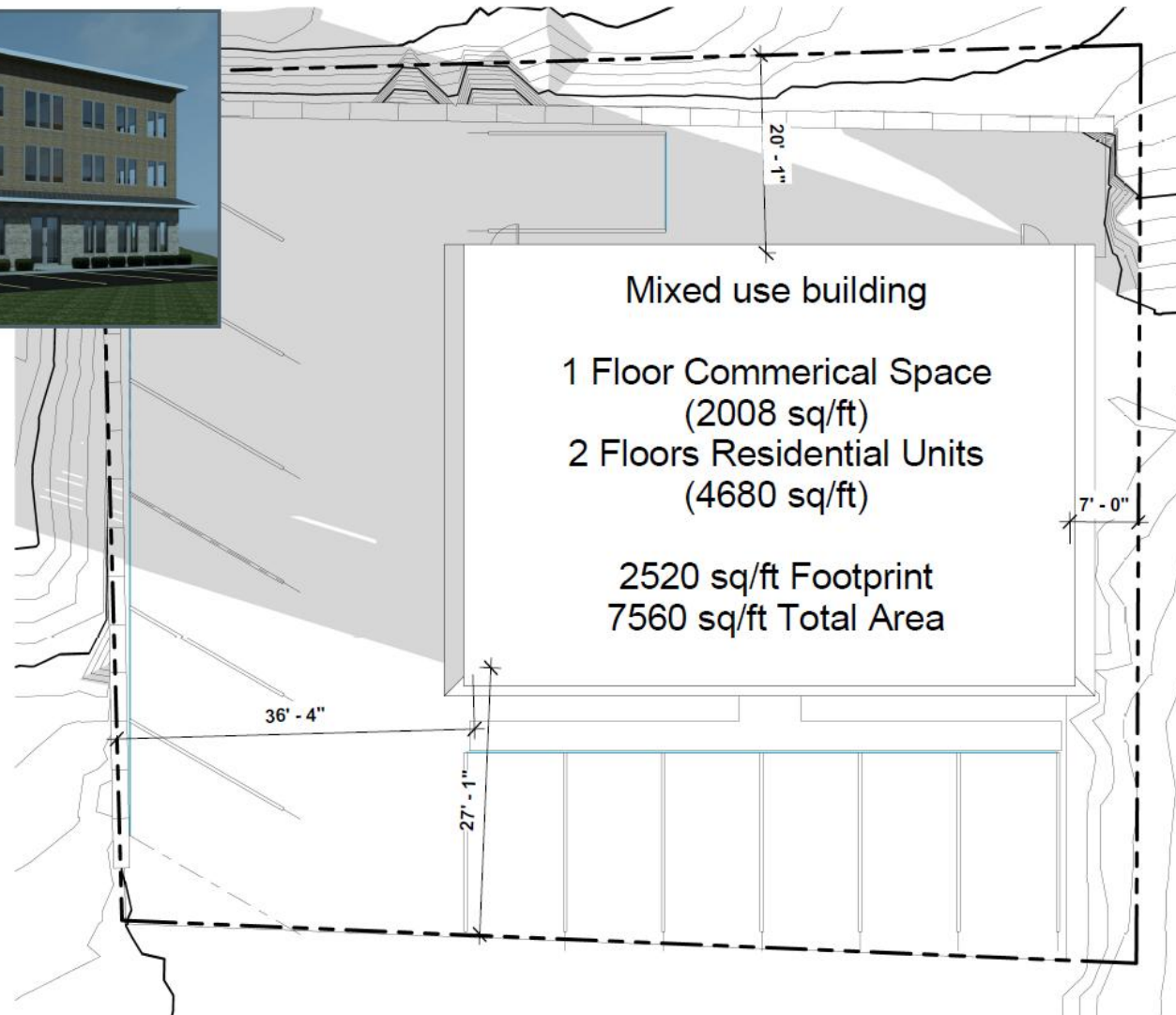


Site Plan

New



Parking spaces needed:
Commerical Space - 7
Residential Space - 6





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Windsor Municipal Planning Strategy

- Policy 7.2.1 and 7.4.2 enables Council to consider new main buildings and new residential developments in the Town Centre zone by development agreement.
- Policy 7.2.2 and 7.4.3 states general criteria for development proposals in the Town Centre zone.
- Policy 16.3.1 states general criteria for amendments to development agreements



Public Information Meeting – April 2

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in newspaper

Properties within 300' were notified of the Public Information Meeting



Comments Submission

- Comments and questions can be submitted by the public until noon on **April 16th, 2025**
- All correspondence should be sent to:

Kari Fougere, Acting Director of Planning and Development

Phone	902-798-8391 ext. 114
Email	kfougere@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



Applicant Presentation





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westhants.ca