

Public Information Meeting

Highway 14, Windsor Forks
(PID 45382934)

Agenda

1. Meeting called to order
2. Introduction by Chair (Councillor Ivey)
3. Overview of Proposal and Process
(Planner Dunphy)
4. Owner or Developer Presentation (Ted Misztela)
5. Questions or comments can be submitted until noon on April 16 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

something inspiring awaits



Highway 14, Windsor Forks Development Agreement

Public Information Meeting

April 2, 2025

something inspiring awaits



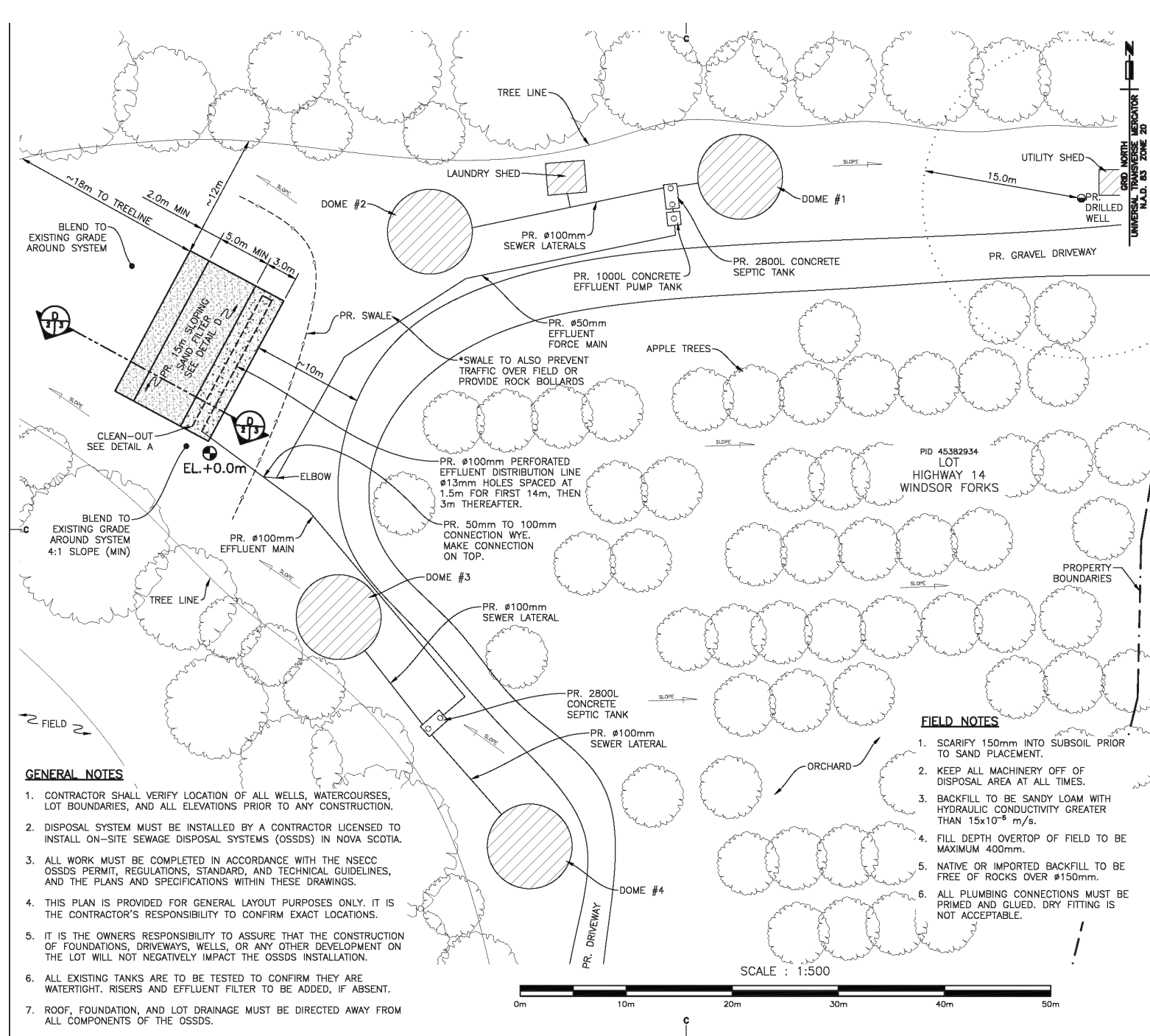
Application Background

- A completed application was received from Ted Misztela on February 4, 2025
- The request was for a development agreement to allow four (4) geodomes on the subject lot, intended as part of an agritourism glamping experience



Development Proposal

- Request to allow 4 geodomes
- Existing orchard intended to stay in use

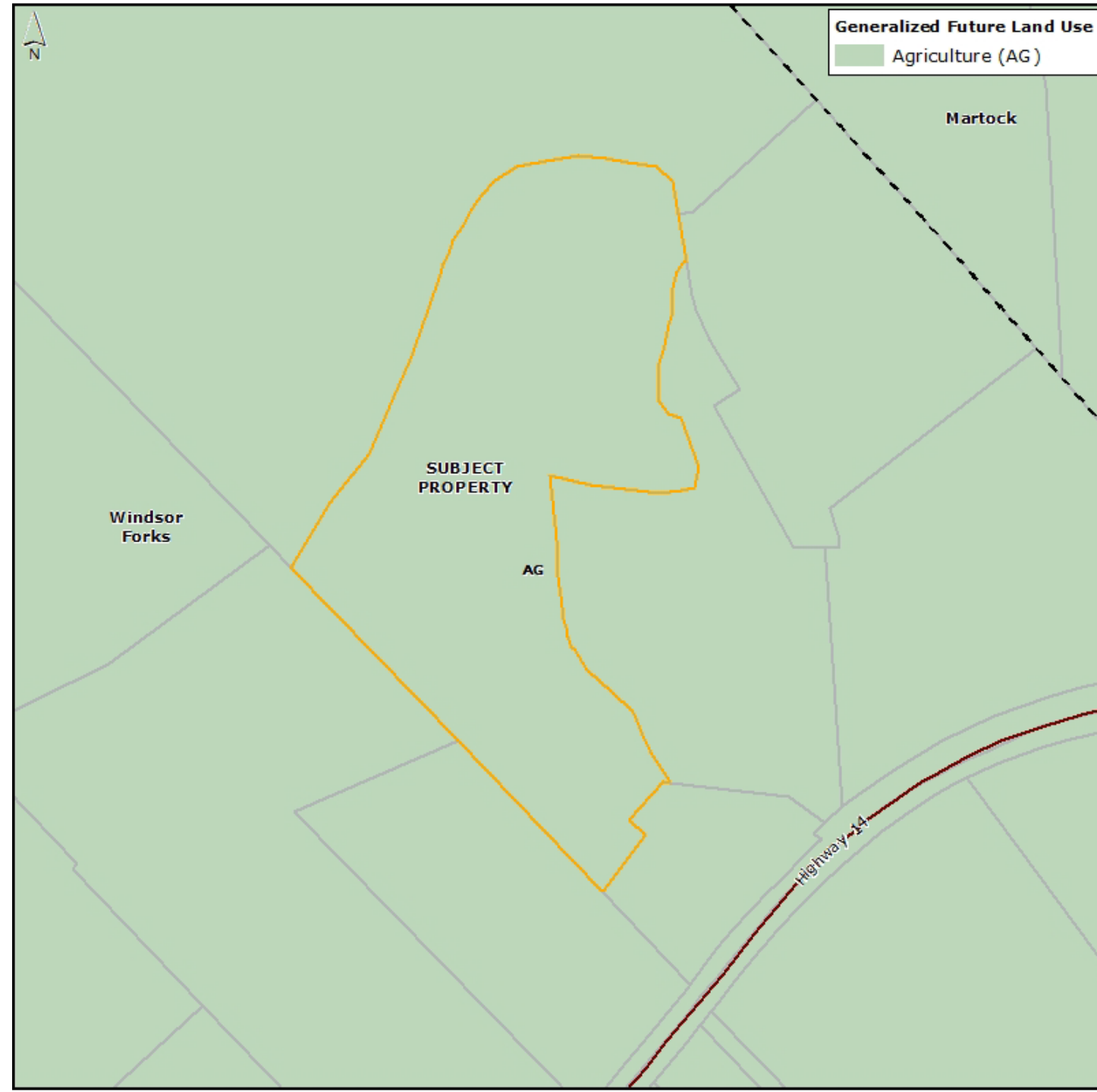




Orthophoto

- 12 acre lot
- Currently used as an apple orchard
- Access from an existing driveway
- Abuts a winery, agricultural uses, and some low density residential uses nearer to the Highway



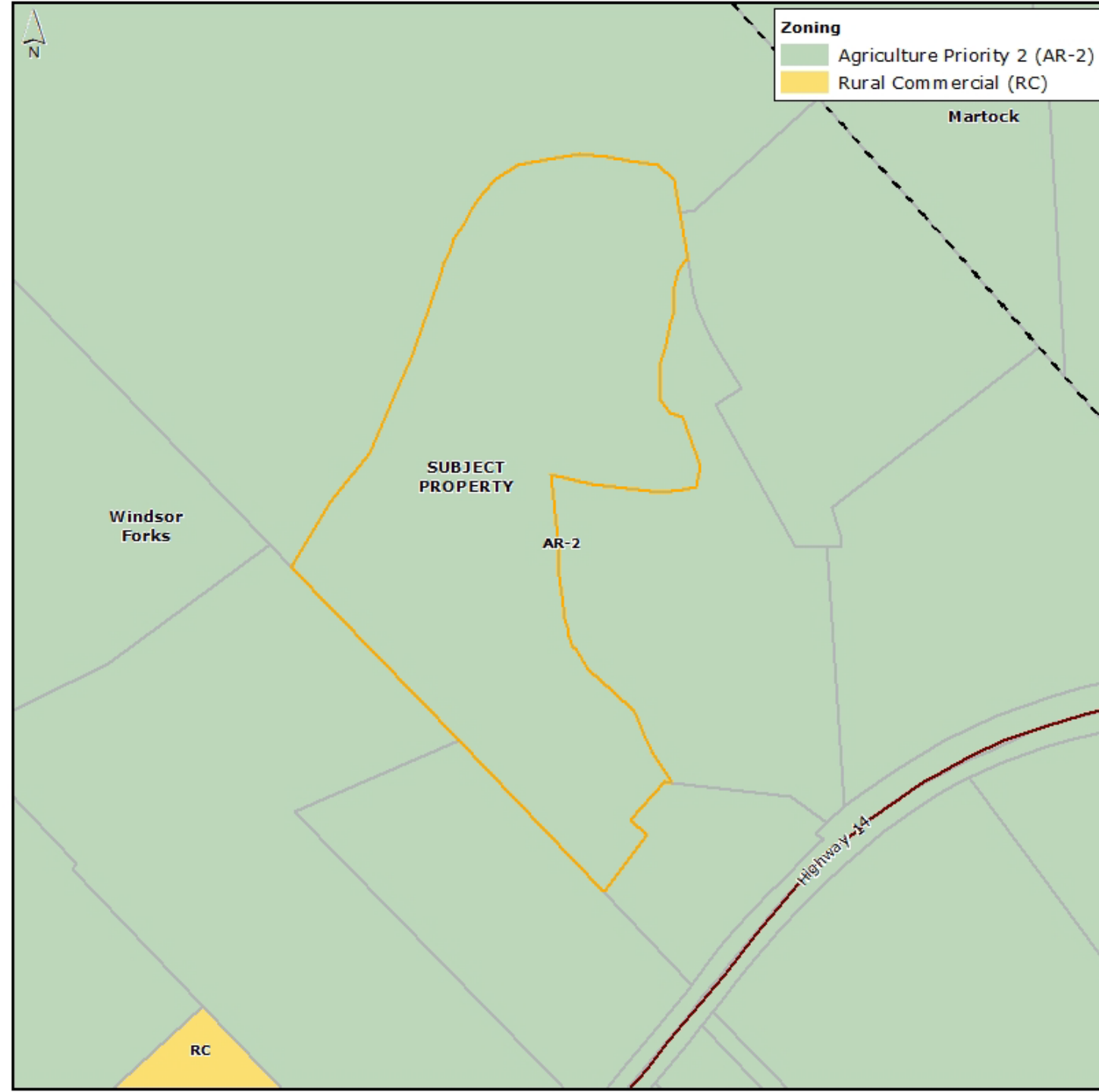


GFLUM

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Zoning



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Left: View of winery and access road

Right: View of proposed entrance to the subject lot



West Hants MPS Policies

- **Policy 8.9.4** enables Council to consider new non resource Rural Commercial (RC), Recreation Commercial (RecC), Resource Industrial (M-1) or Open Space (OS) uses in the AR 2 zone by development agreement
- **Policy 8.6.1** states the criteria to be considered within an Agricultural Capability Study
- **Policy 16.3.1** states general criteria for development agreements



Public Information Meeting – April 2

Staff Review

PAC/HAC Review and Recommendation –
May 8*

Council First Reading – May 27*

Public Hearing & Second Reading –
June 24*

Notice of Approval

14 Day Appeal Period

Process

Notice in the Valley Journal
Advertiser

Properties within 500 ft were
notified of the Public Information
Meeting

Signage posted on the subject lot

* Anticipated dates



Comments Submission

- Comments and questions can be submitted by the public until noon on **April 16**
- 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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