



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, June 4, 2025

King Street Development agreement (PID 45053220)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on June 18, 2025 to Planner Hong to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 110; or
 - whong@westhants.ca
6. Conclusion of Public Information Meeting



Development agreement application for PID 45053220, King Street, Windsor

Public Information Meeting

June 4, 2025

something inspiring awaits



Application

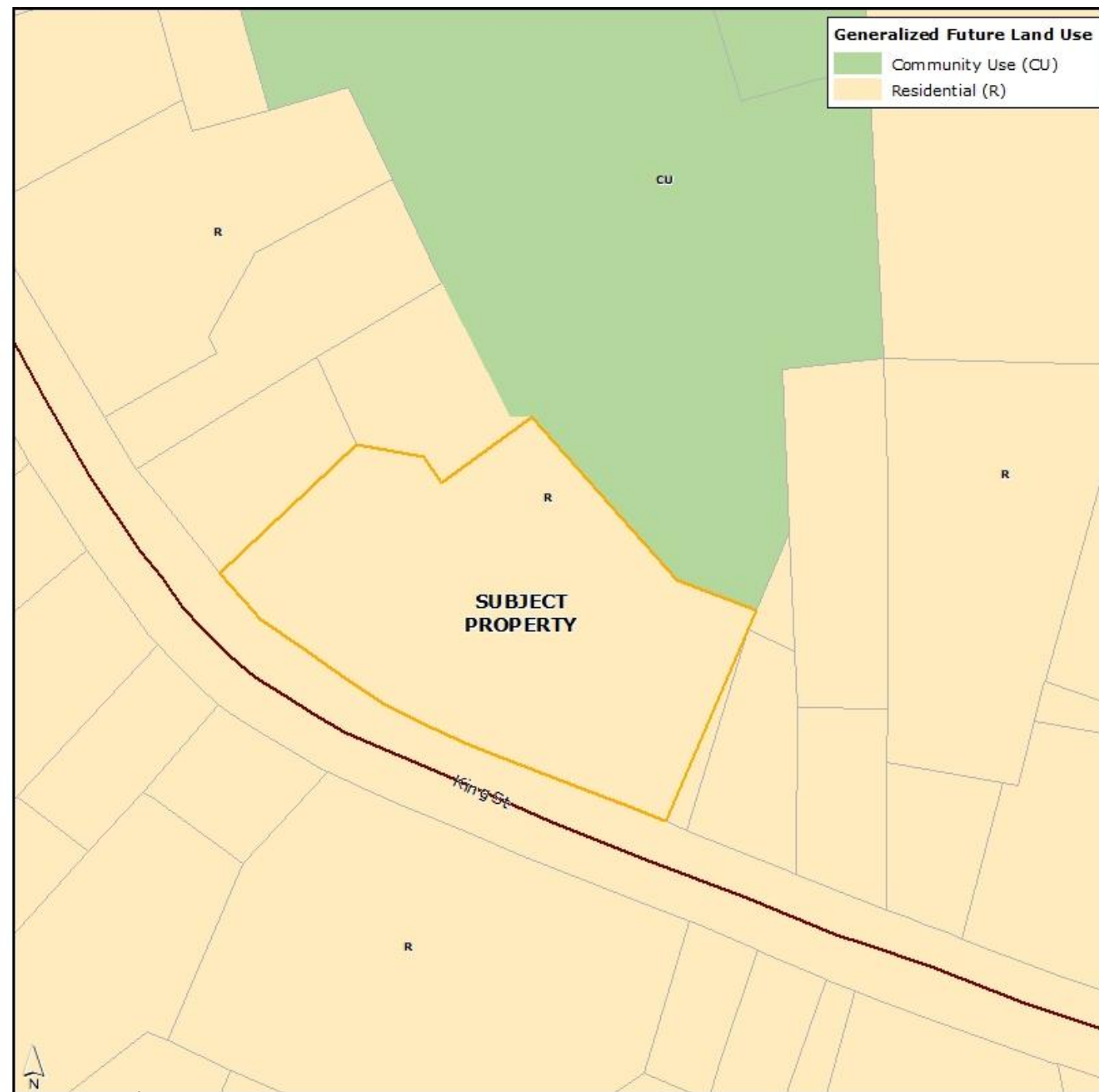
- A completed application was received from UPLAND Planning + Design Studio on behalf of Pinnacle Construction Ltd on April 3, 2025
- The application is for a development agreement application to permit a multi-unit building on the vacant property.
 - 72 units in total



Orthophoto

- Located on King Street
- 1.67 acre in size
- Nearby properties consist of a mix of residential, institutional, and commercial uses, such as Dykeland Lodge, Clockmaker's Inn, and a mix of low and medium density residential dwellings.

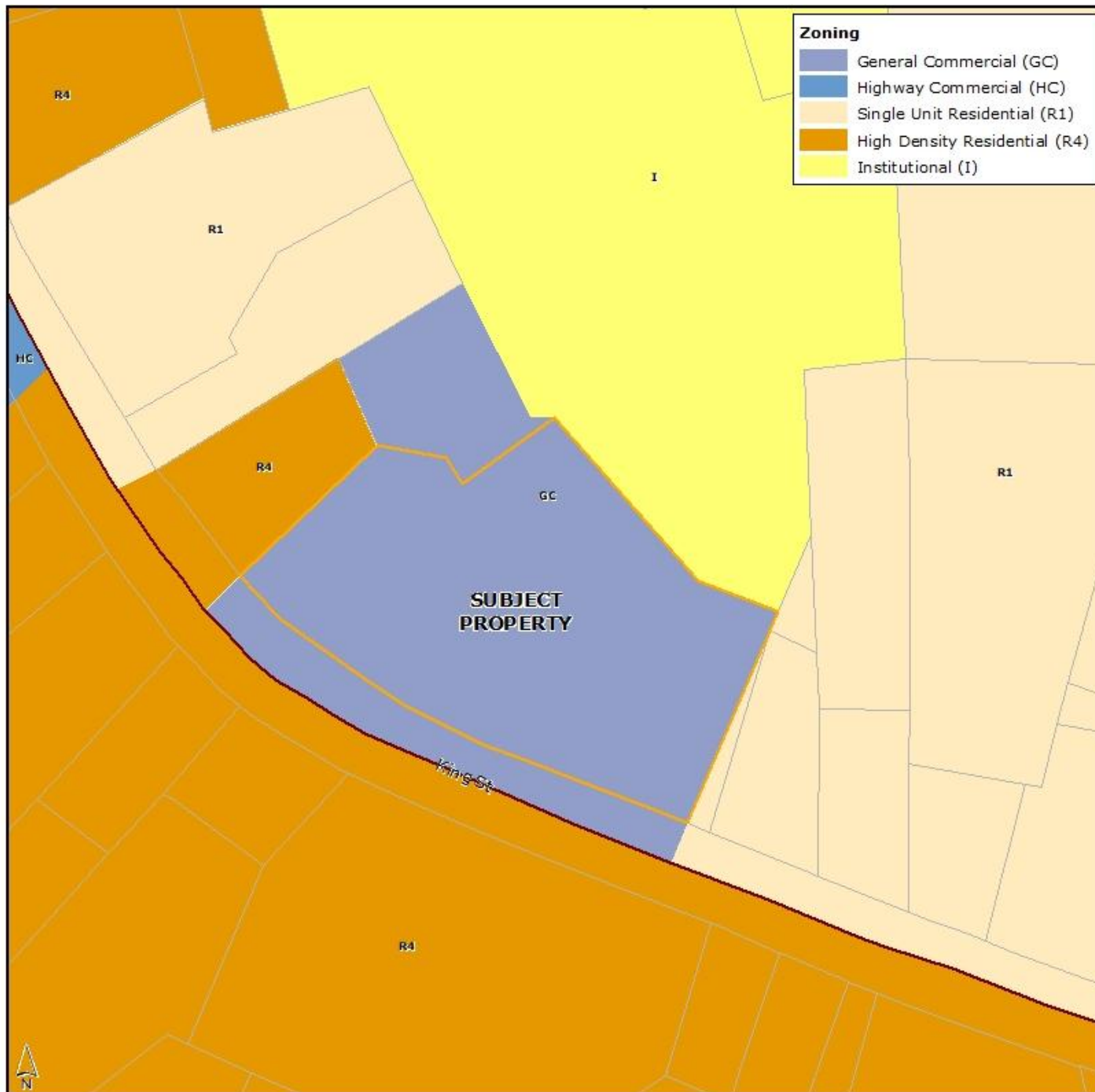




Generalized Future Land Use Map

Residential Designation





Current Zoning

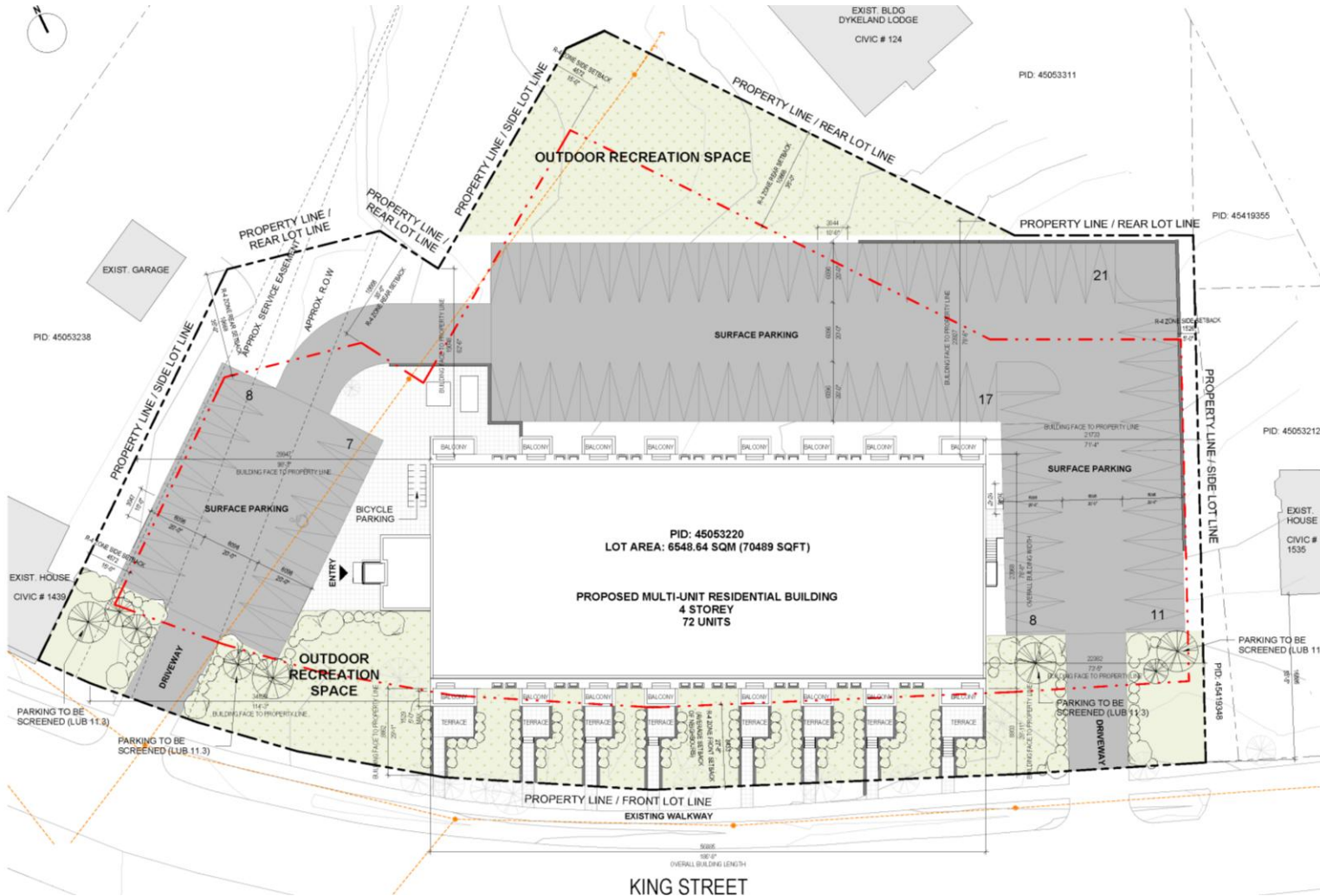
General Commercial (GC)

Permitted uses include a variety of uses, such as:

- Arts studios
- Banks and financial institutions
- Country inns
- Residential uses (not on the ground floor)
- Restaurants
- Retail stores



Proposed Development



- Development Agreement
- A multi-unit building
- Surface parking
- Landscaped along the property lines





View of Subject Lot facing King St



View of the rear of the property



Surrounding area consists of a mix of low- to medium-density residential dwellings and commercial uses.

Windsor Municipal Planning Strategy Policies

- **Policy 5.4.6** provides Council with the ability to consider multiple unit residential dwellings of three units or more in the Residential designation by development agreement, subject to the following criteria:
 - Generally consistent with high density zone standards
 - Compatible in scale with surrounding uses – traffic, density, height
 - Fencing, landscaping considerations, adequate parking and open space
 - Abuts a collector road/arterial road if more than 12 units
 - Criteria in Policy 16.3.1



Windsor MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria in considering a development agreement:
 - adequacy of sewer and water services; schools; fire protection; road networks; and the financial capacity of the Municipality to absorb any costs relating to the development.
 - capable of being serviced
 - the suitability of auto, rail and pedestrian traffic;
 - the shape of the lot for the intended use; the pattern of development; the suitability of the area in terms of steepness of grade, water courses etc.
 - Conformance with other relevant municipal, provincial or federal by laws/regulations



Public Information Meeting – June 4

Staff Review

PAC/HAC Review and Recommendation –
July 10*

Council First Reading – July 22*

Public Hearing & Second Reading –
September 23*

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 will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **June 18**
- All correspondence should be sent to:

Will Hong, Planner

Phone	902-798-8391 ext. 110
Email	whong@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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