

WEST HANTS REGIONAL MUNICIPALITY
Public Hearing Minutes – College Road, Windsor WMPS and WLUB Amendments
PID 45336203
Thursday, December 16, 2021 - 6:00 pm
In-person Sanford Council Chambers and virtually via ZOOM
(also Facebook Livestreamed)



1. Call to Order

The Public Hearing was called to order at 6:34 pm.

2. Council:

Abraham Zebian, Mayor

Paul Morton, Deputy Mayor, District 8

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

John A. Smith, Councillor, District 9

Jeff Hartt, Councillor, District 4

Laurie Murley, Councillor, District 10

Debbie Francis, Councillor, Dist. 5

Jim Ivey, Councillor, District 11

Staff and Guests:

Mark Phillips, Chief Administrative Officer

Todd Richard, Dir. Public Works

Shelleena Thornton, Mun. Oper. Super.

Sara Poirier, Sr. Planner

Deanna Snair, Exec. Asst/ Clerk

Alex Dunphy, Planner

Kathy Kehoe, Dir. Community Development

Planner Fuller, Developer's Planner

Madelyn LeMay, Dir. Planning & Development

Clarke Wilkins, Developer

Murray Tate. Tate Engineering, Presenter

Regrets:

Carlee Rochon, Dir. Financial Services

3. Public Hearings – All public hearings and presentations are available for review. Councillors

B. Morton and Sherman declared conflict and left chambers at 6:42 p.m.

College Road, PID 45336203, Windsor WMPS and WLUB Amendment – Planner Poirier reviewed the presentation (attached) of the proposed College Road, PID 45336203, Windsor WMPS and WLUB to amend the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-Law to amend the designation and rezoning of the subject lot to College Road Comprehensive Development District and to consider the proposed uses by the development agreement in accordance with policies 5.7.3 and 5.7.4 of the WMPS.

Discussion Points:

- A virtual Public Information Meeting was held on October 14. The meeting was broadcast live on the Municipal Facebook page. Deadline for comments was October 29, with no questions or comments received.
- Advertisement for the Public Hearing was in the paper on both November 30 and December 7.

No comments or questions were received. Public Hearing and Second Reading is being held at this meeting (December 16, 2021).

Councillors B. Morton and Sherman returned to chambers at 6:42 p.m.

4. Mayor Zebian declared the Public Hearing closed.

The Public Hearing ended at 7:08 pm.

Abraham Zebian, Mayor

Deanna Snair, Executive Assistant/Clerk

PID 45336203 College Road, Windsor WMPS and WLUB Amendments

Public Hearing
December 16, 2021

something inspiring awaits



Application

- An application was received on September 23, 2021 from Krista Beeler and Ed Sherman on behalf of the Hants County Residence for Senior Citizens
- Request is for a variety of uses including affordable and senior housing, long term care, assisted living, independent living, commercial space and a community centre on the subject lot

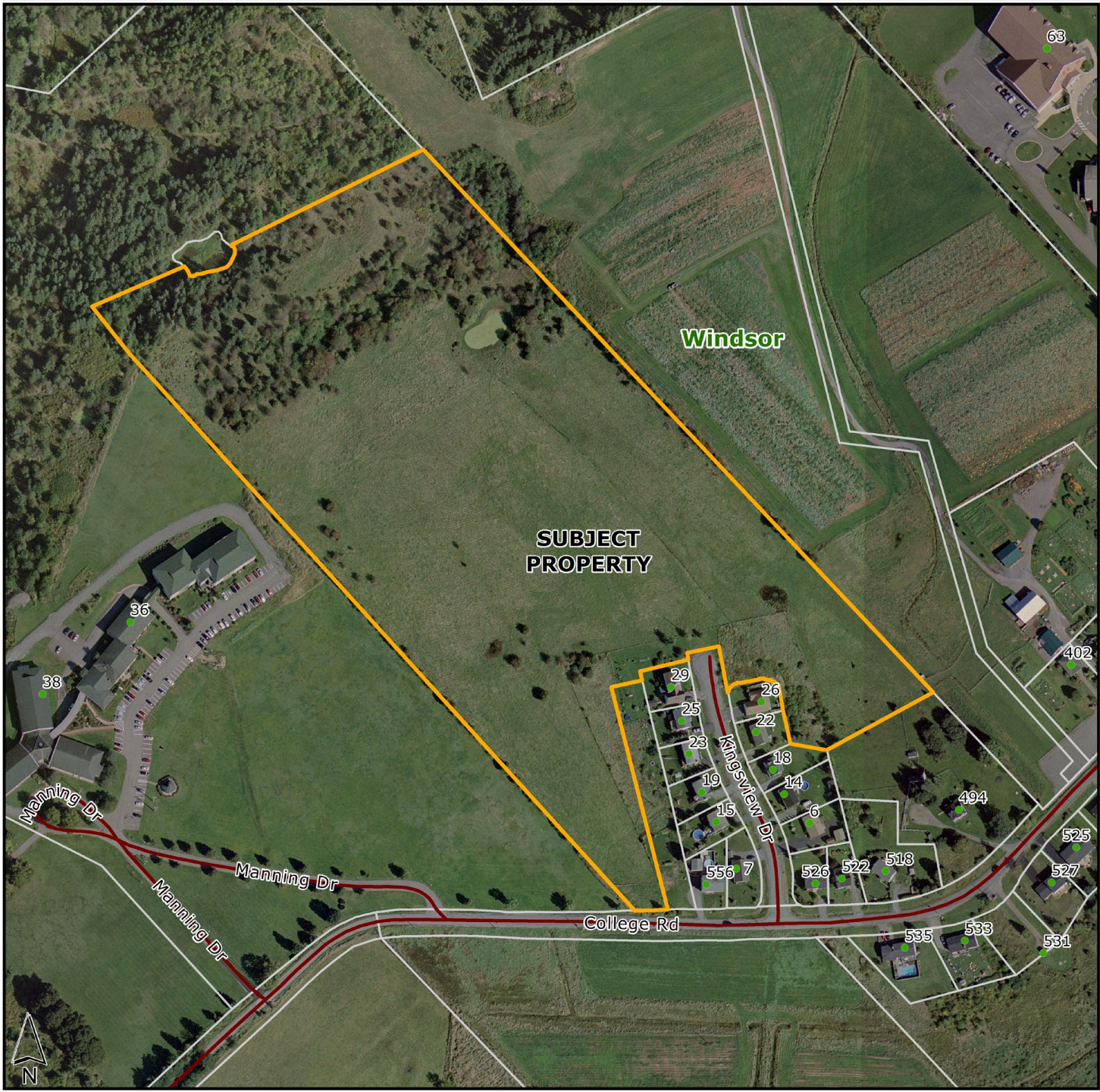


Application Cont.

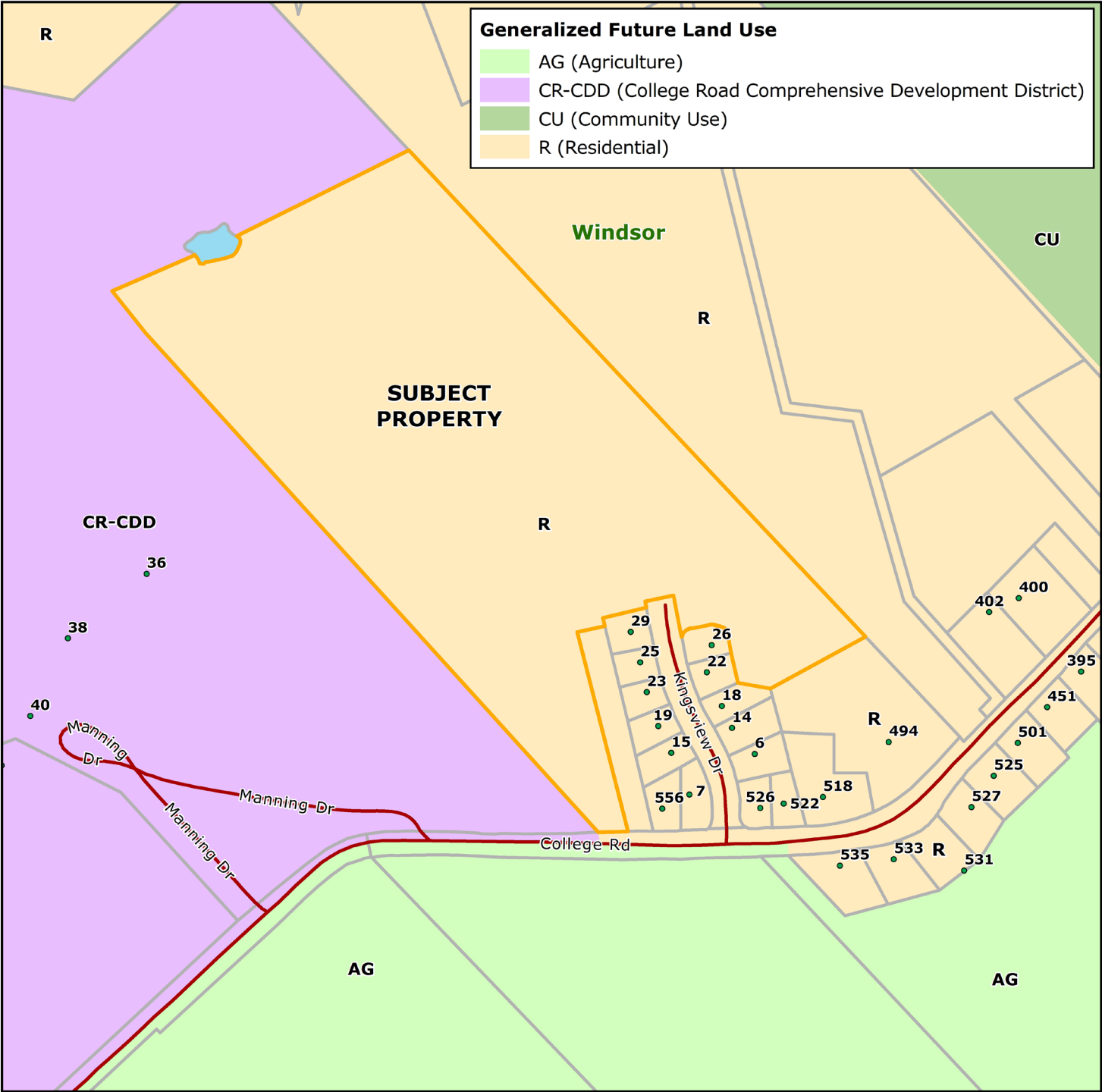
- This application will be considered in two parts:
 1. an amendment to the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to amend the designation and zoning of the subject lot to College Road Comprehensive Development District; and
 2. consider the proposed uses by development agreement in accordance with policies 5.7.3 and 5.7.4 of the WMPS



Orthophoto



GFLUM



Windsor Municipal Planning Strategy

- The College Road Comprehensive Development District (CR-CDD) was created to ensure a cohesive approach to development
- The intent was that development in the CR-CDD would consist of mixed uses including major residential, institutional or recreational development, and other limited services and uses in support of these major uses
- Development is only permitted by development agreement
- Currently the CR-CDD area only applies to the Gladys Manning property



Windsor Municipal Planning Strategy

Policy 16.1.1 It shall be the policy of Council to review and make amendments to this Strategy:

(c) when Council deems it necessary because of a change in policy intentions or the development environment.



Discussion

- the subject lot directly abuts the Gladys Manning property
- the development of uses permitted in the College Road Comprehensive Development District (CR-CDD) by development agreement has been proposed
- proposed amendments are consistent with the WMPS
- as a result, staff are considering amendments to both text and map of the WMPS and WLUB to redesignate and rezone the subject lot to College Road Comprehensive Development District (CR-CDD)



Windsor Land Use By-law

12.0 COLLEGE ROAD COMPREHENSIVE DEVELOPMENT DISTRICT

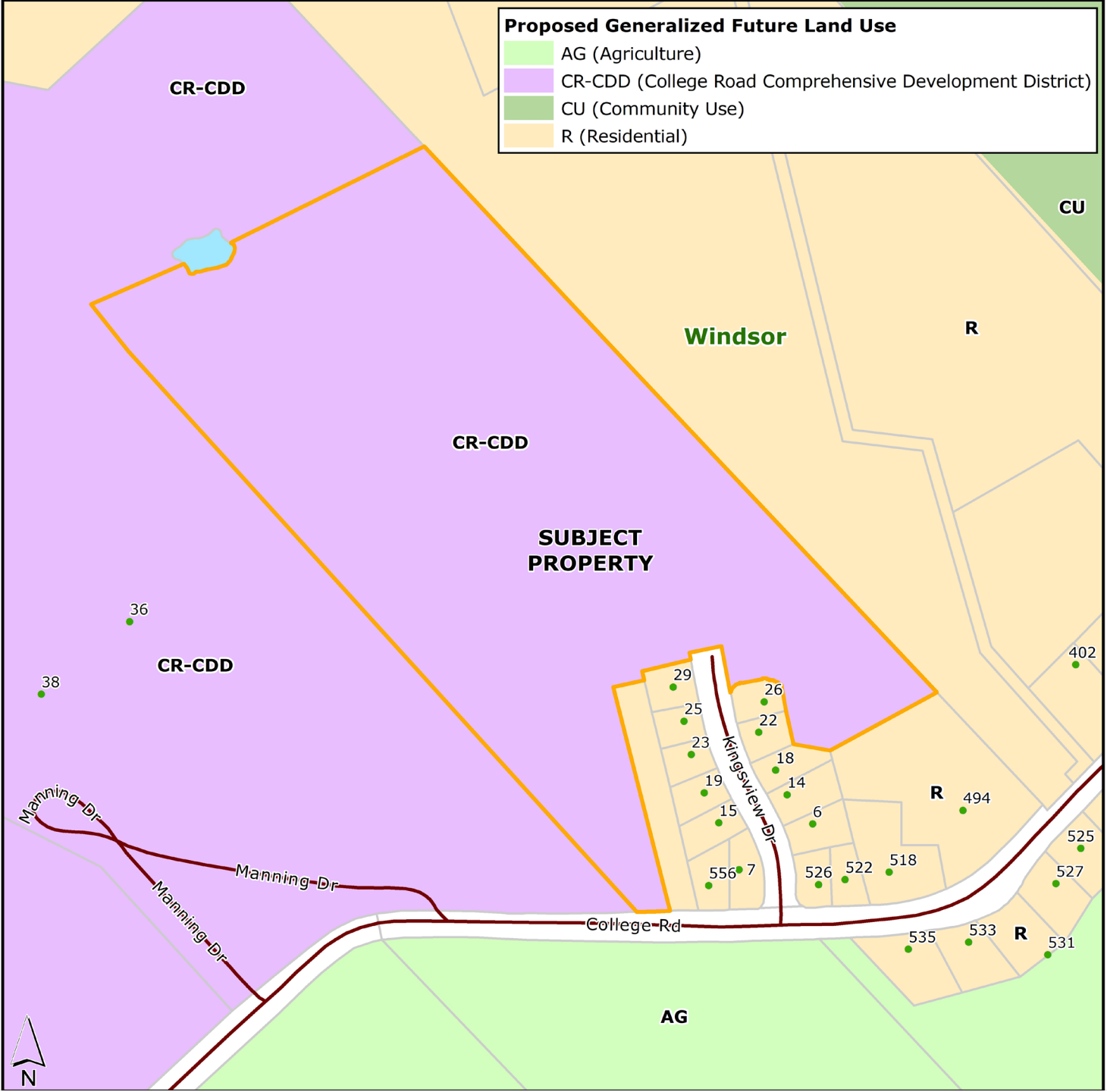
Permitted Uses

12.1 The following uses shall be permitted in the College Road Comprehensive Development District (CR-CDD) zone only by development agreement and in accordance with Policy 5.7.4 of the Municipal Planning Strategy:

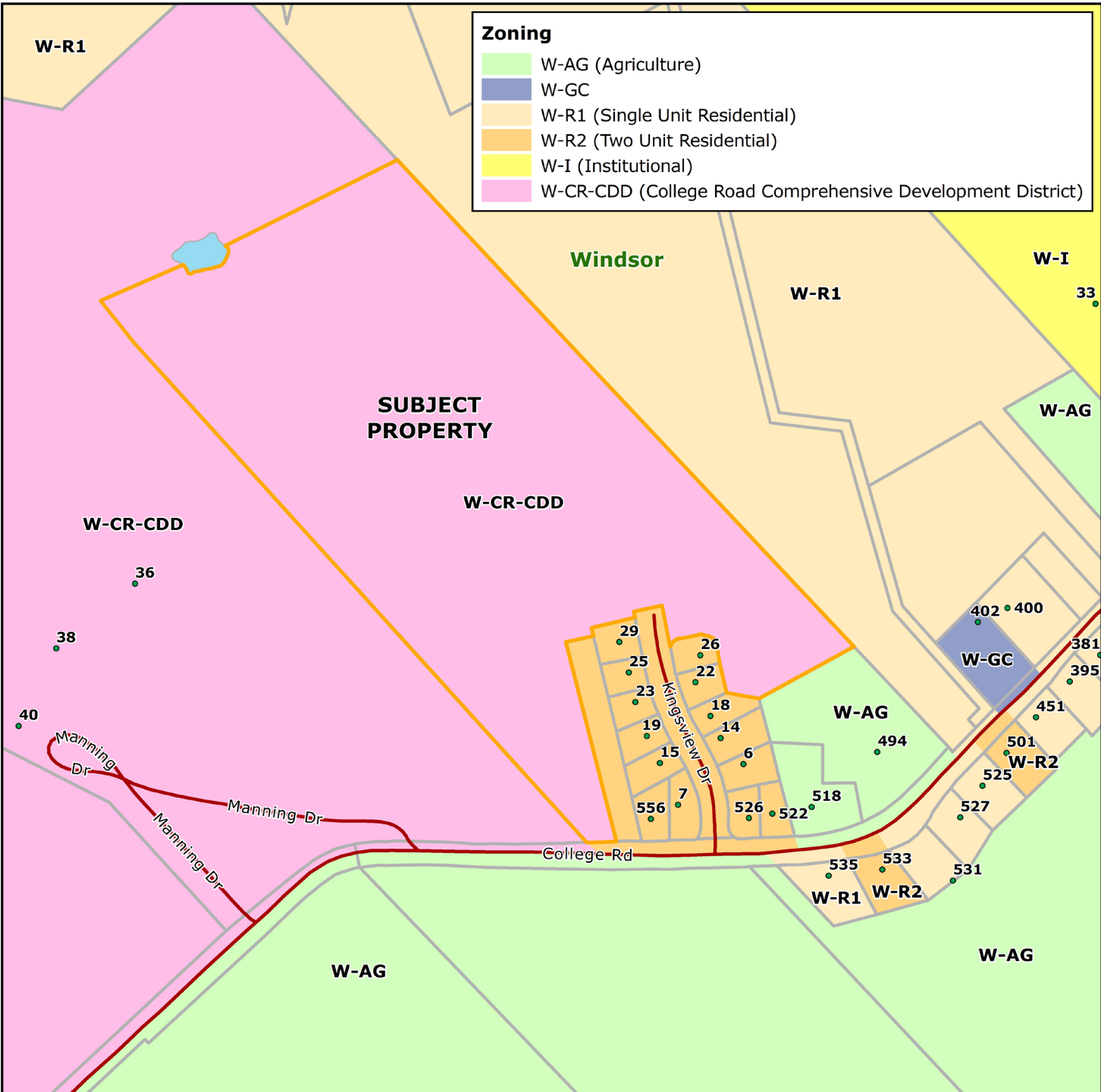
(a) a mixture of residential, institutional or recreational development with or without convenience and specialty stores, medical offices, personal service shops, and other similar limited services and uses in support of the primary development.



Proposed GFLUM



Proposed Zoning



General Criteria for MPS Amendments

- **Policy 16.3.1** states the general criteria to be considered by Council
- In summary:
 - the majority of criteria are not applicable as any development will have to go through the development agreement process;
 - the proposal is not premature or inappropriate for the area;
 - the subject lot is adequate in terms of the dimensions and shape; and
 - the proposal is not anticipated to significantly change the pattern of development in the area.

Public Information Meeting Notes

- A virtual Public Information Meeting was held on October 14. The meeting was broadcast live on the Municipal Facebook page.
- The deadline for comments was October 29
- No comments or questions were received



Questions / Comments

- The Public Hearing was advertised in the paper on both November 30 and December 7
- No comments or questions were received

Process





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Recommendation

...that Council gives Second Reading to and approves amending the text and the map of the Windsor Municipal Planning Strategy and the map of the Windsor Land Use By-law to include PID 45336203 on College Road in the College Road Comprehensive Development District designation and zone in a manner substantively the same as the draft set out in Figure 3, Figure 4 and Attachment A of the Planning and Heritage Advisory Committee report #21-04 dated November 8, 2021.