

The logo consists of the letters 'WWH' in a bold, sans-serif font. The first 'W' is dark blue, the second 'W' is a lighter blue, and the 'H' is dark blue. The letters are closely spaced and have a slight shadow effect.

WINDSOR / WEST HANTS

TOGETHER



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

VIRTUAL

Tuesday May 18, 2021

101 Three Mile Plains Cross Rd.

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer presentation (None)
5. Questions or Comments from the public can be sent until 4:30 pm June 1 to Planner Poirier to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902)798-8391 ext. 117; or
 - spoirier@westhants.ca.
6. Conclusion of Public Information Meeting



101 Three Mile Plains Cross Road
Development Agreement
Public Information Meeting
May 18, 2021

Application

- ▶ A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted in the underlying zone
- ▶ On January 18, Geoff Lunn, with authorization from the property owner Brian Lunn, applied for a development agreement to permit an automotive repair shop



94 94
94 94

Three Mile
Plains

97

101

SUBJECT
PROPERTY

103

107

113

119

Three Mile Plains Cross Rd

Hillside lane





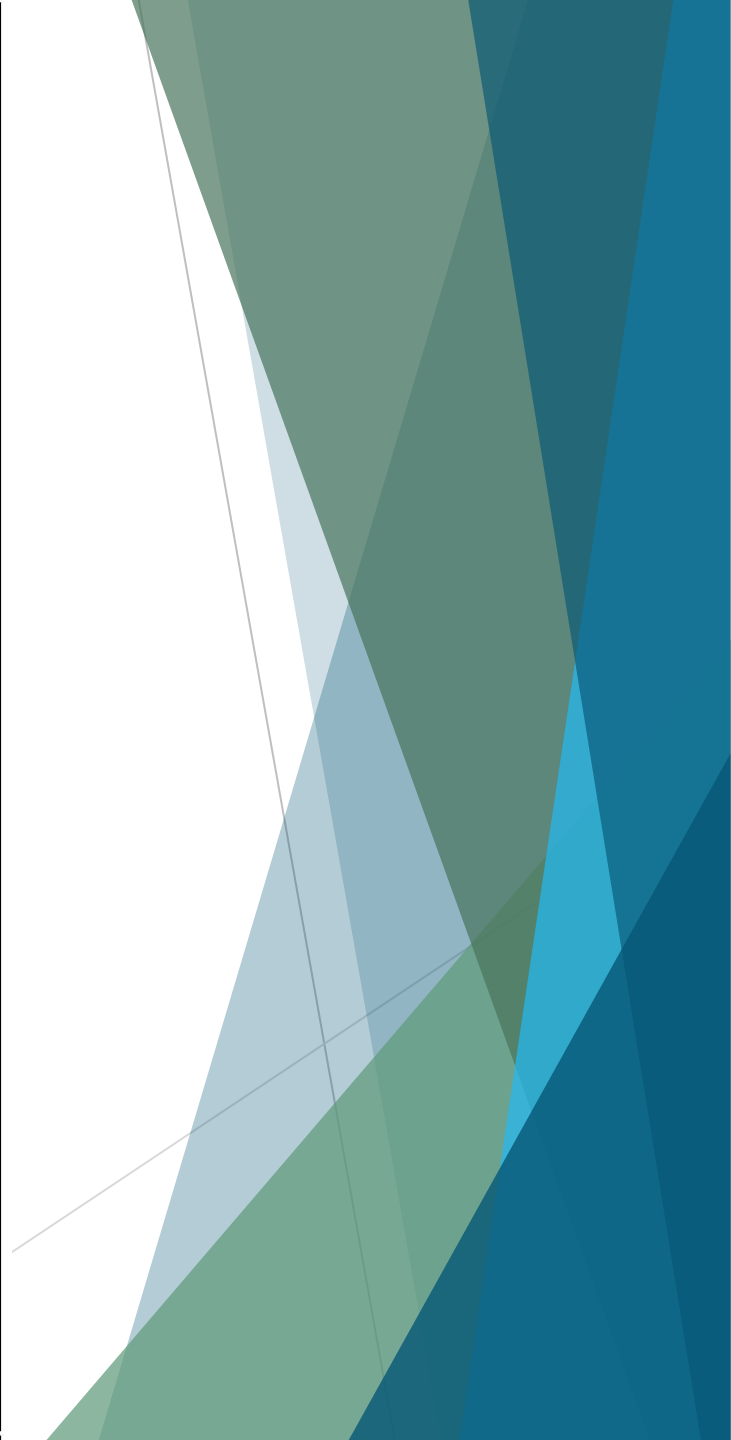
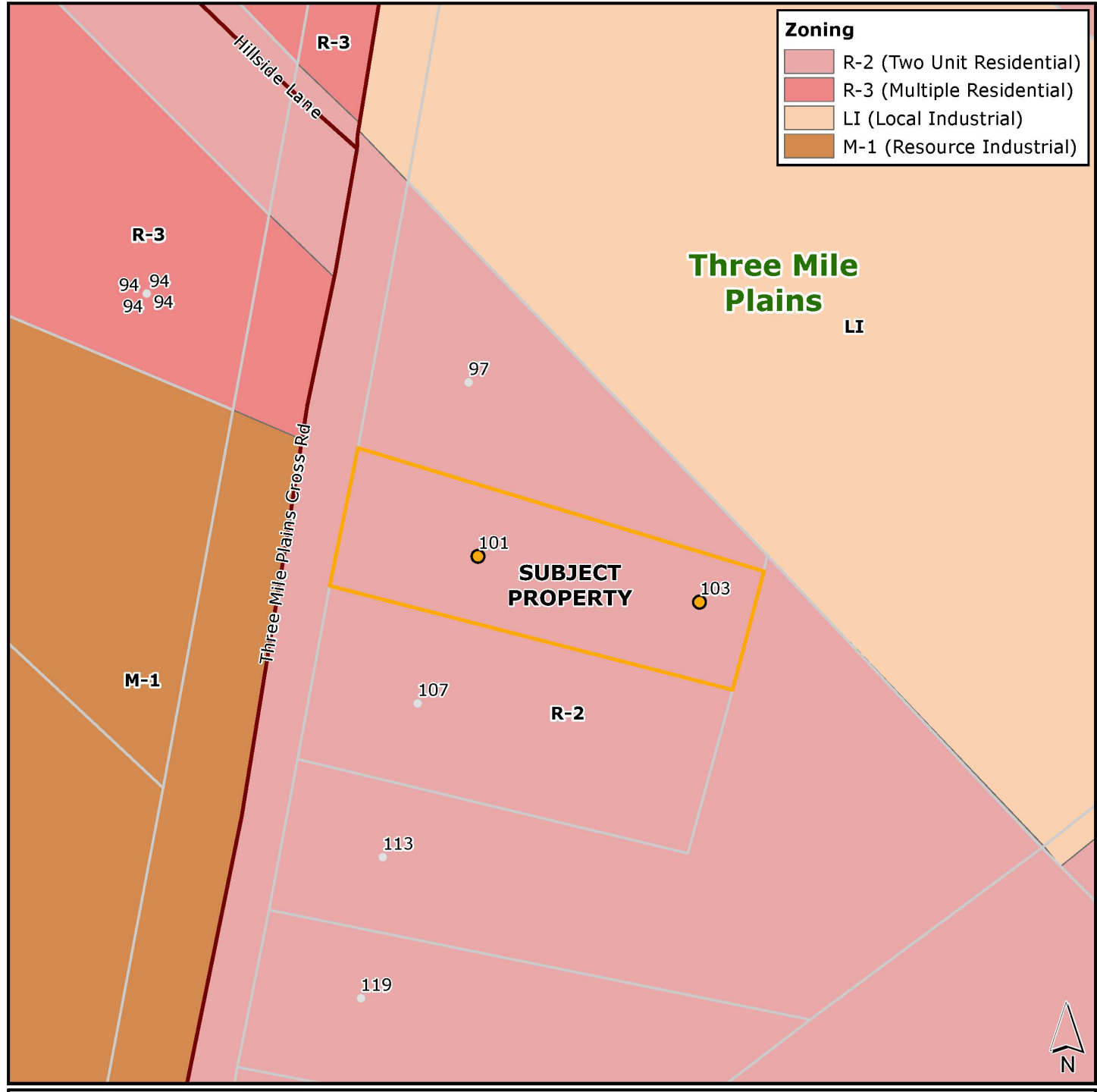
WWH
TOGETHER

Virtual Public Information Meeting
Tuesday May 18, 2021
6:00 p.m.
Regional Development Agreement for an
Industrial Site

Virtual Public Information Meeting May 18, 2021
View the full agenda at: www.westhants.com/development

Project Information: development@westhants.com
Website: www.westhants.com
800-441-7848





Policy

- ▶ **Policy 5.7.2** enables *“Council to consider new resource-related industrial uses in the Growth Centres by development agreement”*
- ▶ **Policy 16.3.1** states general criteria in West Hants

Policy Cont.

- ▶ There is no specific definition for a resource industrial use, the best basis for determining what is considered a resource industrial use is the list of permitted uses in the Resource Industrial (M-1) zone in the WHLUB

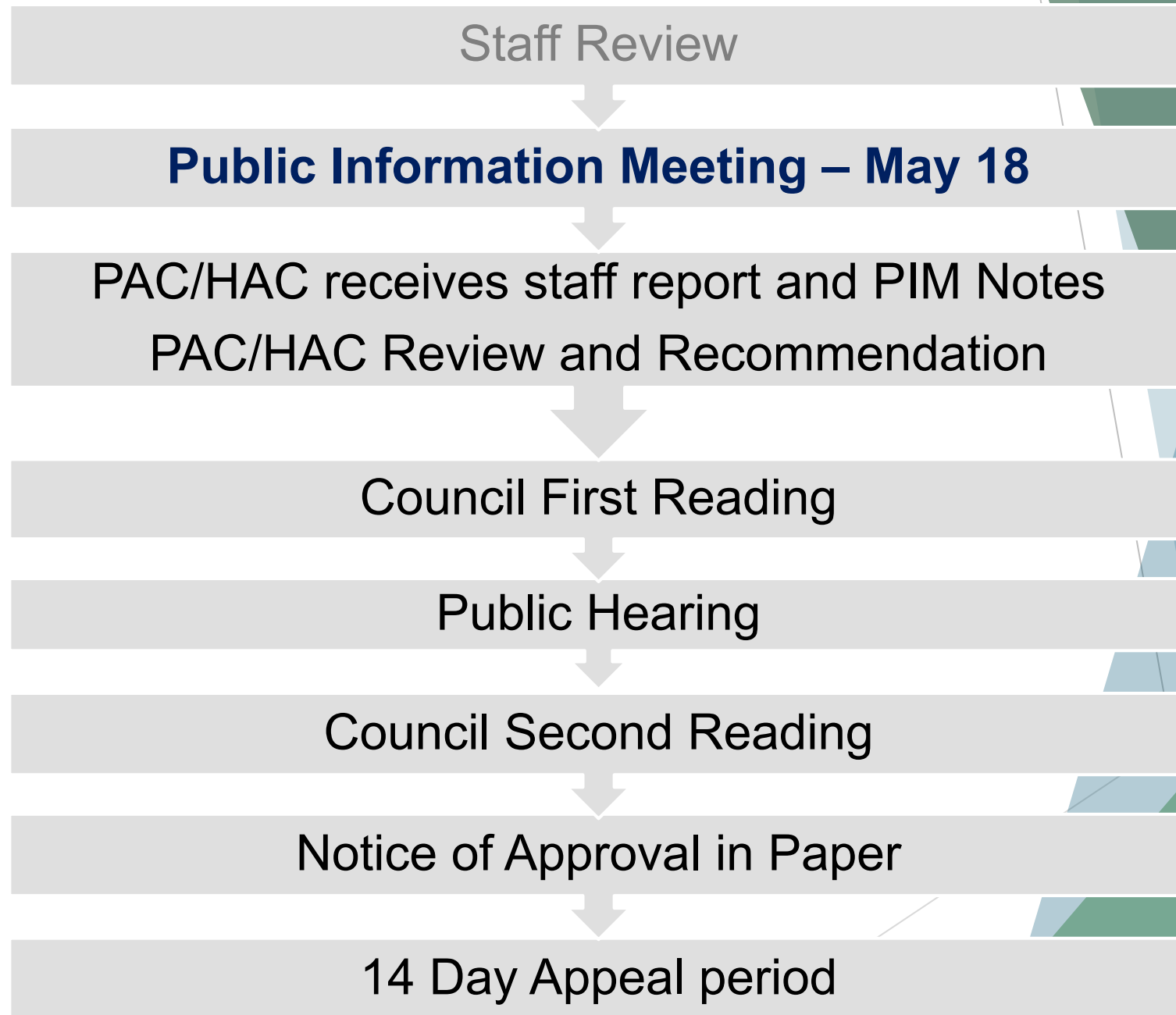
Resource Industrial (M-1) Zone

- ▶ Abattoirs, agricultural processing industries and commercial greenhouses
- ▶ Any activity connected with the automobile trade other than an automobile scrap yard or automobile related commercial recreation establishment
- ▶ Any manufacturing, processing, industrial, assembly or warehousing operation conducted within an enclosed building and which is not obnoxious by reason of sound, odour, dust, fumes, smoke, or other obnoxious emission of refuse matter or water-carried waste, or by reason of unsightly open storage
- ▶ Building supply, equipment depots and bulk storage of sand and gravel, commercial and office uses accessor to a main use
- ▶ Excavation, landscaping operations, farm supplies and equipment sales and service, structures related to sand and gravel excavation and processing
- ▶ Feed and fertilizer industries and fruit and vegetable sorting, grading and packaging establishments, fuel storage depots and heavy equipment sales and service
- ▶ Licensed Standard Cultivation and Processing, Micro-Cultivation and Micro-Processing of cannabis, Cannabis Nurseries
- ▶ Railway uses, recycling depots, saw mills, service industries, utility facilities, wood processing and manufacturing establishments
- ▶ One dwelling unit in conjunction with a permitted industrial use, either located in the same building or as a single unit dwelling or manufactured home on the same lot

Process

Notice was placed
in the Valley
Journal

Properties within
500' were notified
of the Public
Information Meeting



Comments / Questions to date

- ▶ Two (2) comments / questions were received to date
 - ▶ One asking the location of the proposed development
 - ▶ Another wondering why a development agreement is required as they assumed the area was zoned for commercial uses

Comment Submission

- ▶ Comments and questions can be submitted by the public until **June 1**
- ▶ All correspondence should be sent to:
Sara Poirier, Planner

Phone	902-798-8391 ext. 117
Email	spoirier@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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