



Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicants Presentation (none)
4. Comments or Questions from Public
5. Conclusion of Public Information Meeting



**4701 Highway 1, Three Mile Plains
PID 45005733
Development Agreement**

Public Information Meeting
September 8, 2022

something inspiring awaits



Application

- A completed application was received on June 21, 2022, from Phil Marryatt to consider permitting an automotive repair shop at 4701 Highway 1 (PID 45005733) in Three Mile Plains
- Mr. Marryatt would like to convert the existing detached garage on the property to a commercial repair shop to perform vehicle service related repairs such as tire changes, oil changes, break changes and fluids/coolant changes
- The property is owned by Phil and Roberta Marryatt



Orthophoto



something inspiring awaits









Development Agreements

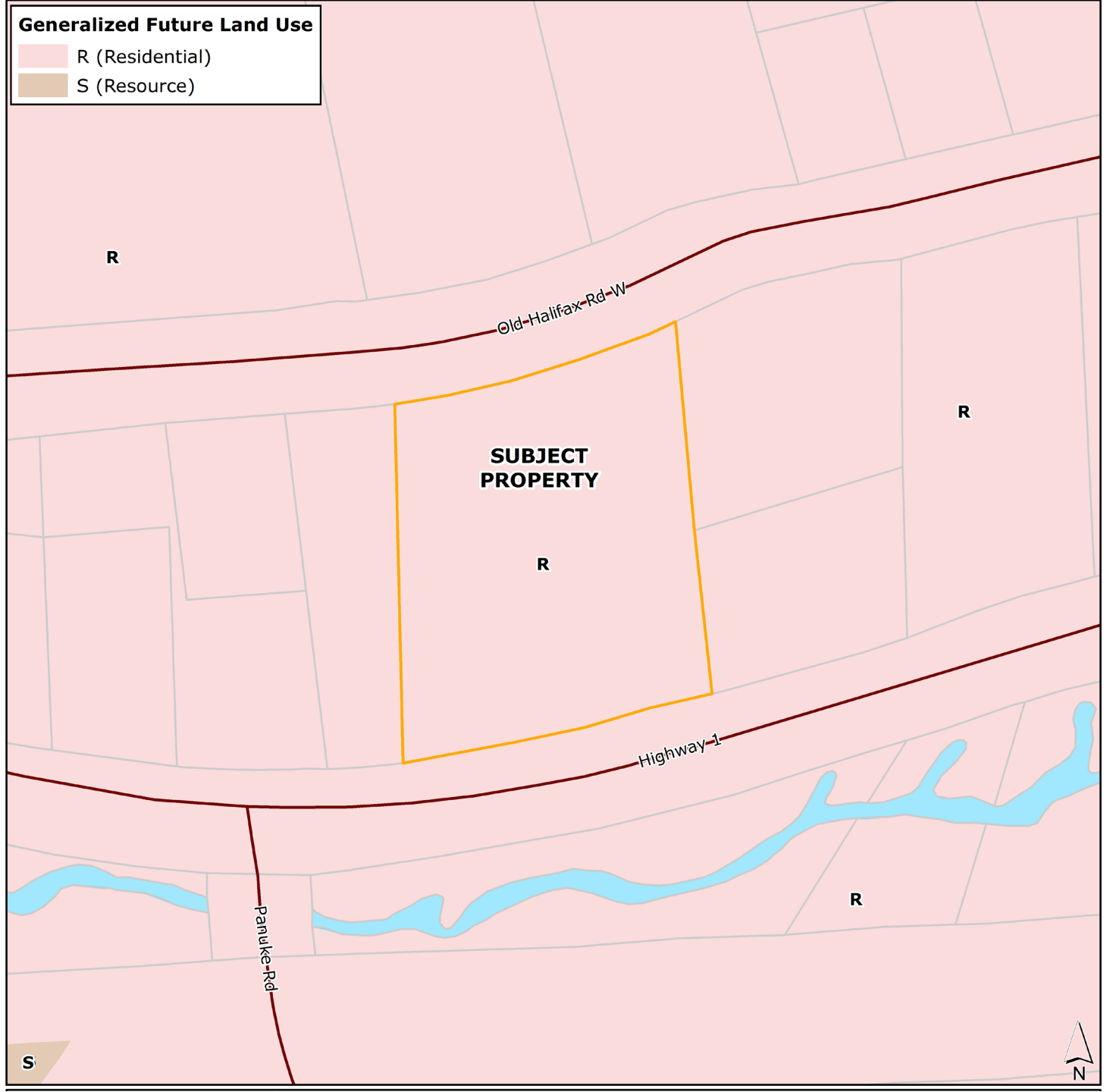
- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not usually permitted in the underlying zone
- Automotive repair shops can be considered by Council in the Three Mile Plains Growth Centre by development agreement



Generalized Future Land Use

R (Residential)

S (Resource)

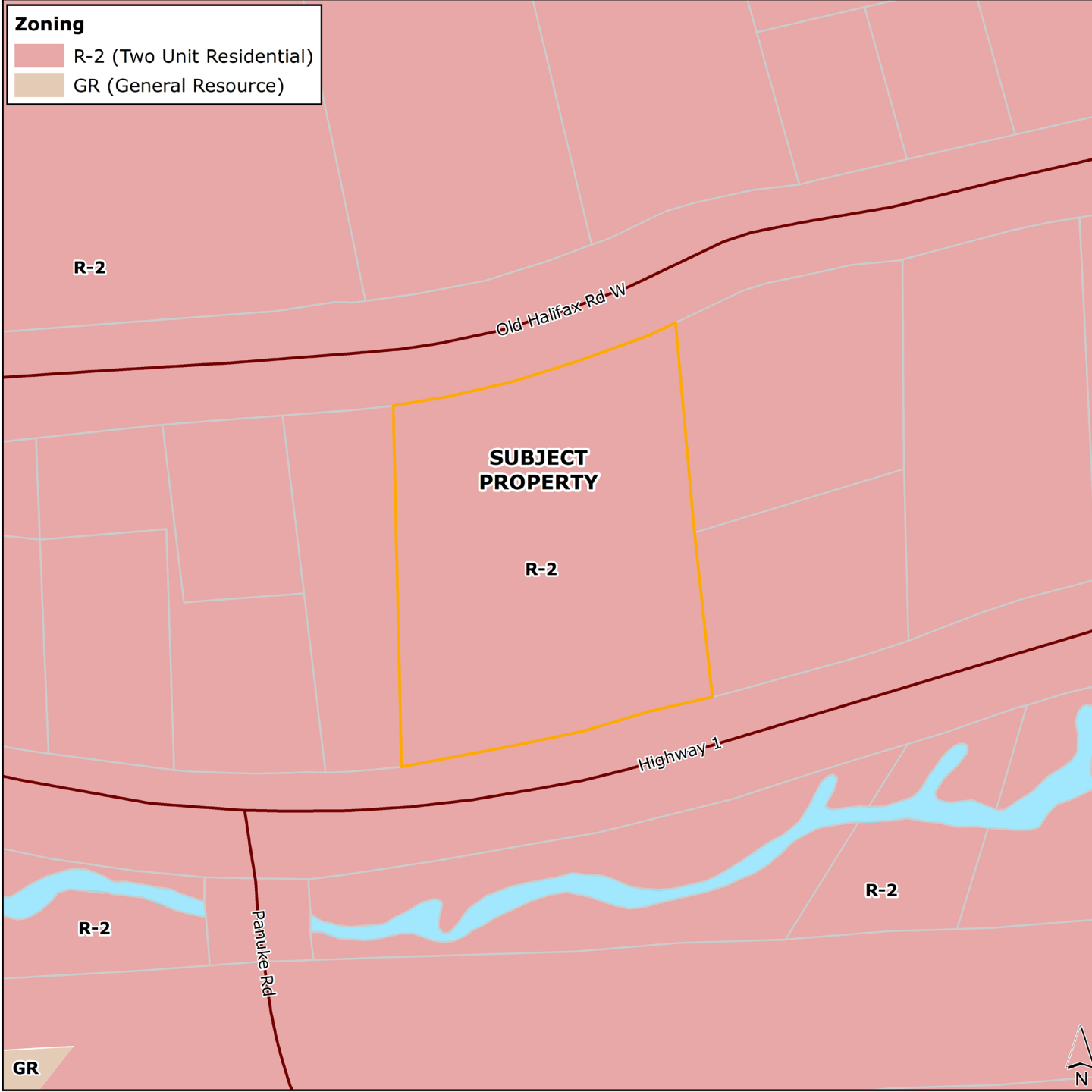


GFLUM

something inspiring awaits



Zoning



something inspiring awaits



Consideration

- Ability to have a development agreement for a specific purpose must be established in the LUB
- Requests for development agreement are “measured” against the policies of the MPS



West Hants Land Use By-law

- Part 6.0 of the WHLUB, Development Agreements, states that “The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:
(j) Local Industrial (LI) uses in the Growth Centres in accordance with Policy 5.7.6 of the Municipal Planning Strategy;

West Hants Municipal Planning Strategy

- Part 5.0 of the WHMPS contains the overall intention for properties designated Growth Centre on the West Hants Generalized Future Land Use Map
- Section 5.7 describes the intention of Council to allow certain industrial development in the Growth Centres
- **Policy 5.7.6** establishes Council's intention to consider "new Local Industrial uses in the Growth Centres by development agreement"



Local Industrial

- There is no specific definition for a local industrial use, the best basis for determining what is considered a local industrial use is the list of permitted uses in the Local Industrial (LI) zone in the WHLUB



Local Industrial (LI) Zone

Permitted Uses

28.1 The following uses shall be permitted in the Local Industrial (LI) zone:

- **Auto repair and auto body shops in conjunction with a single unit dwelling**
- Excavation and landscaping operations in conjunction with a single unit dwelling
- Self Storage Operations in conjunction with a single unit dwelling
- Service Shops in conjunction with a single unit dwelling
- Transport depots in conjunction with a single unit dwelling
- Uses permitted in the R-1 zone subject to the R-1 zone requirements



Public Information Meeting – September 8

Staff Review

PAC/HAC Review and Recommendation – October 13*

Council First Reading – October 25*

Public Hearing & Second Reading – November 22*

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 300' were notified of the Public Information Meeting

*anticipated dates; final dates set by Council



Comments Submission

- Comments and questions can be submitted by the public until noon on **September 23**
- All correspondence should be sent to:

Sara Poirier, Senior 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





West Hants
something inspiring awaits

westhants.ca