

PUBLIC INFORMATION MEETING

1. Introduction by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicant Presentation
4. Questions or Comments from the Public and PAC/HAC
5. Conclusion of Public Information Meeting



**MacLeod Court, Three Mile Plains;
PID 45006947 and 45415668
Development Agreement**

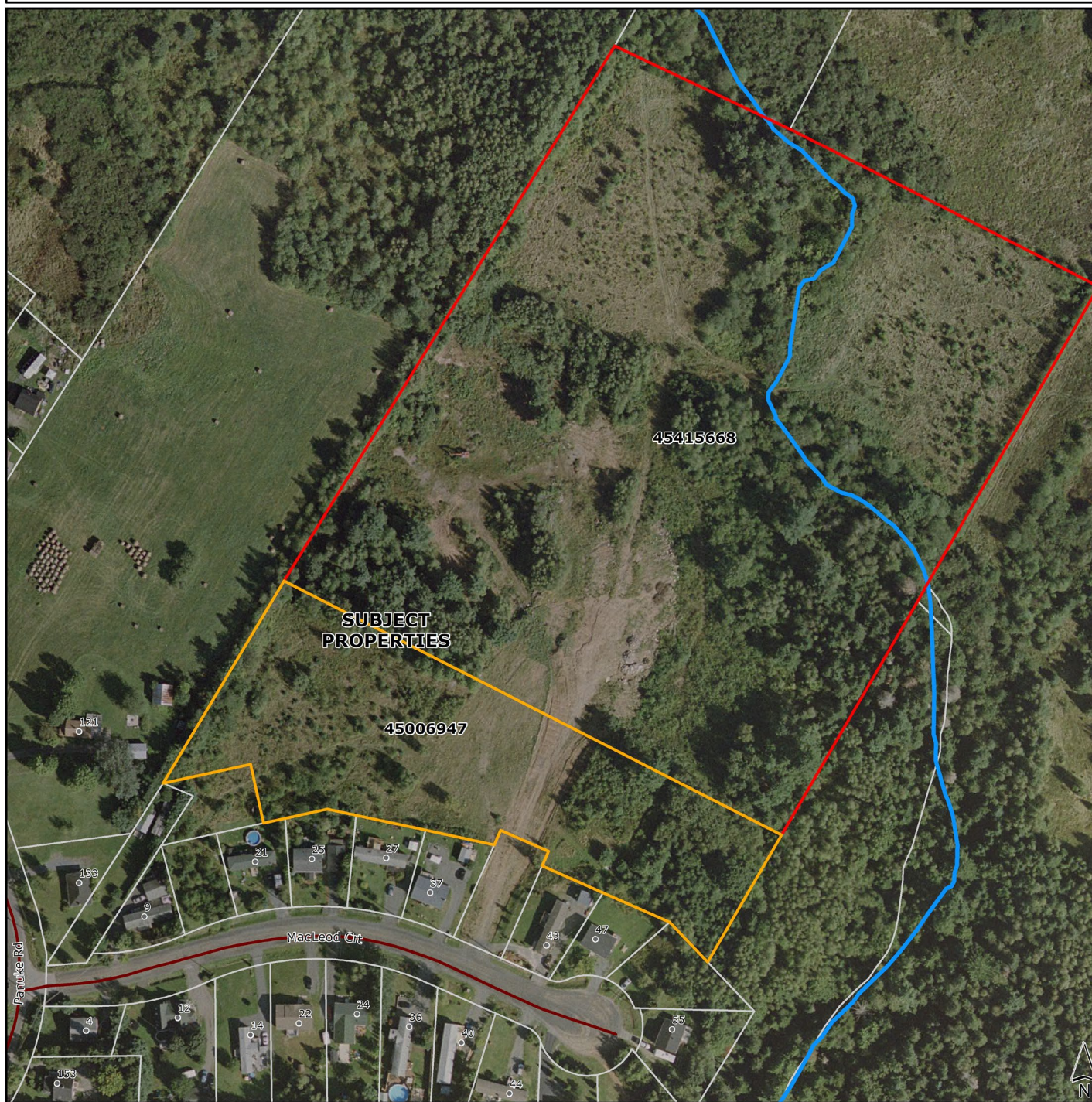
Public Information Meeting

March 9, 2023

something inspiring awaits



Orthophoto



something inspiring awaits





something inspiring awaits



Application

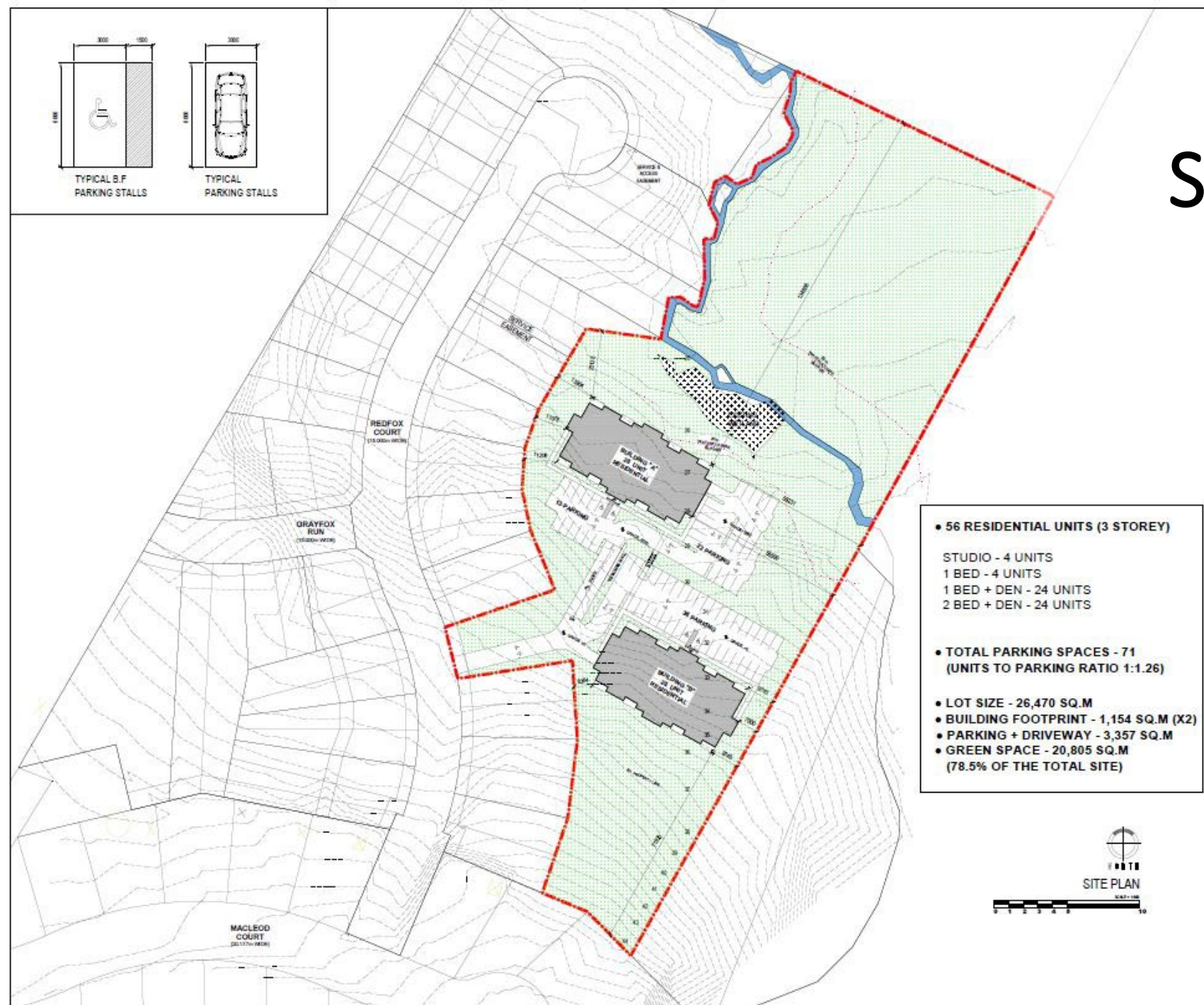
- A completed application was received on February 7, 2023 from Darren Shupe of Brighter Community Planning & Consulting on behalf of the property owner Faisal Al-Hammadi of FH Development Group Inc.
- Request: 56 dwelling units within two (2) apartment buildings grouped on the same lot

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
- Grouped dwellings consisting of six or more dwelling units in the Three Mile Plains Growth Centre only by development agreement

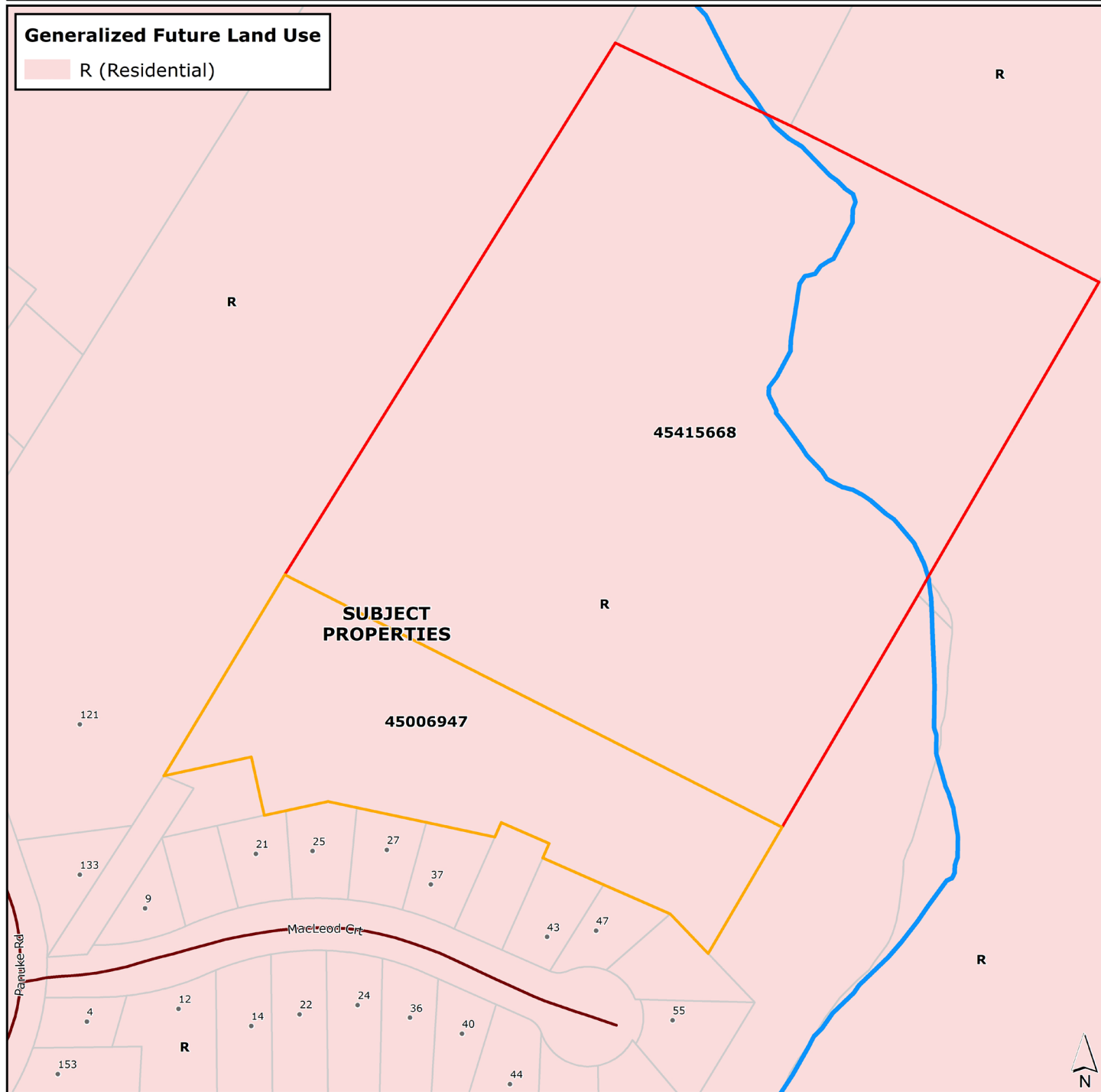


Site Plan



Generalized Future Land Use

R (Residential)



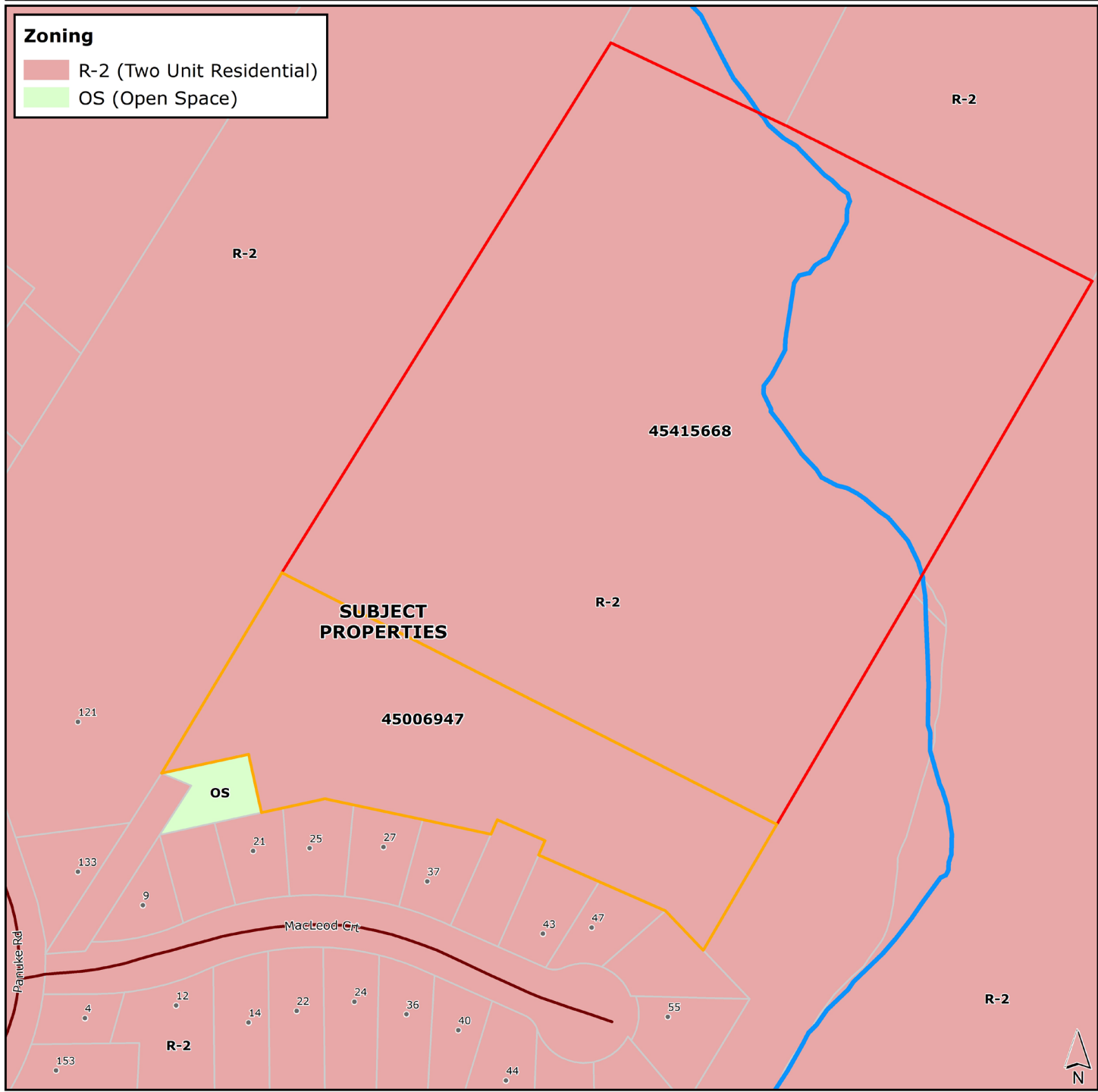
GFLUM

something inspiring awaits



Zoning

- R-2 (Two Unit Residential)
- OS (Open Space)



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:
 - (c) grouped dwellings consisting of six or more dwelling units in the Three Mile Plains Growth Centre in accordance with Policy 5.3.10 of the Municipal Planning Strategy;

West Hants Municipal Planning Strategy

- Section 5.0 of the WHMPS contains the overall intention for Growth Centres in West Hants
- Section 5.3 describes the residential policies for the Three Mile Plains Growth Centre
- ***Policy 5.3.10*** establishes Council's intention to consider development of grouped dwellings consisting of six or more dwelling units in the Three Mile Plains Growth Centre by development agreement



Public Information Meeting – March 9

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 500 ft. were notified of the Public Information Meeting



Comments Submission

- Comments and questions can be submitted by the public until noon on **March 24**
- All correspondence should be sent to:

Sara Poirier, Director of Planning and Development

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



Applicant Presentation

something inspiring awaits



Comment / Questions



Public Comments and Questions

- Comments received to date from
 - Lisa Bland
- Regarding:
 - Traffic concerns
 - Will MacLeod Court be paved?
 - Ongoing damage to Panuke Road, particularly the bridge
 - Price of units? Concerned with gentrification
 - Protection of the brook
 - Buffering from abutting agricultural uses





West Hants
something inspiring awaits

westhants.ca