

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, November 2, 2023

Windsor Back Road, Three Mile Plains (PID 45215290)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Applicant/Developer Presentation
5. Questions or Comments from the public can be sent until noon on November 17 to Mark Fredericks to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 148; or
 - mfredericks@westhants.ca
6. Conclusion of Public Information Meeting



Windsor Back Road Development Agreement

Public Information Meeting

November 2, 2023

something inspiring awaits



Application

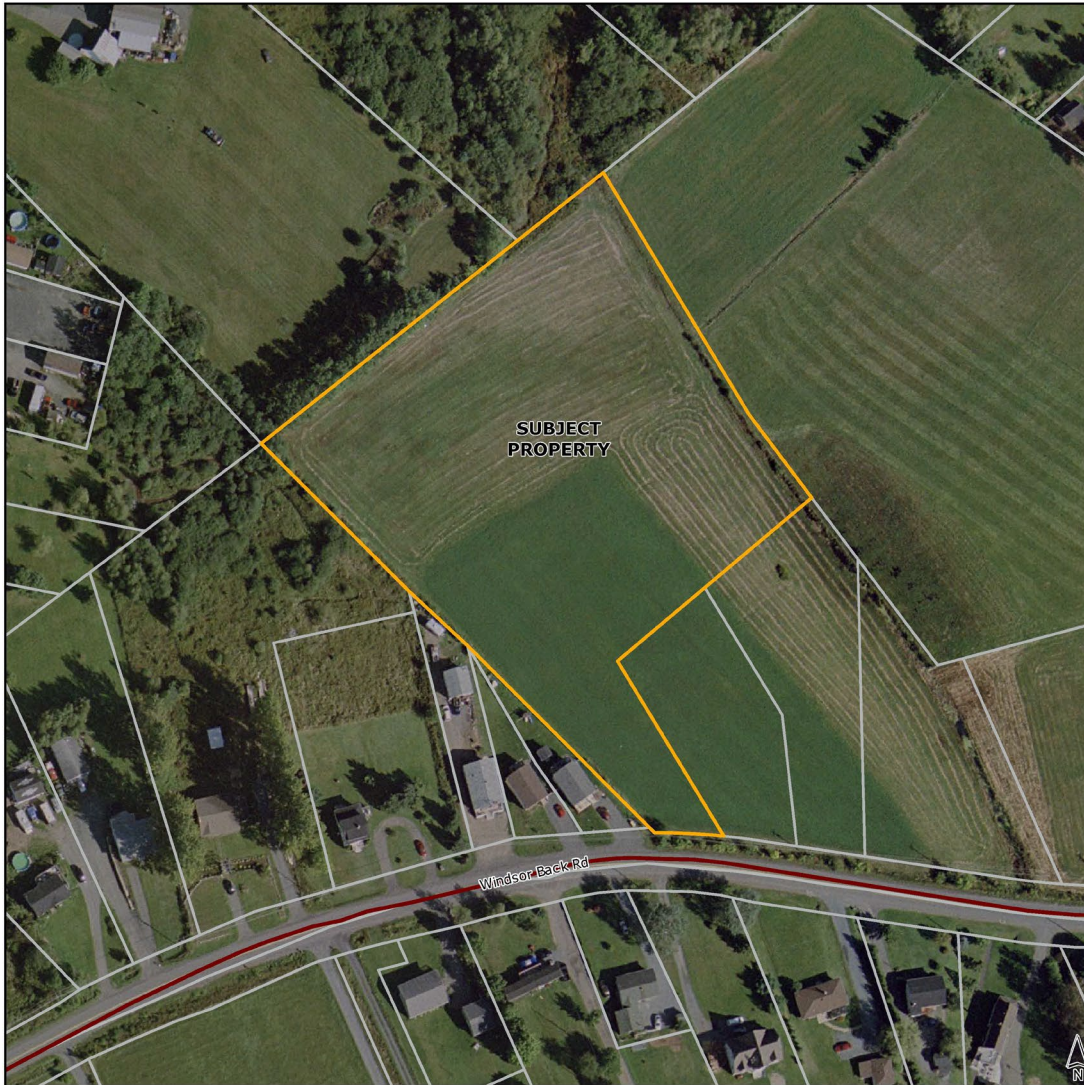
- A completed application was received from the Chrystal Fuller on behalf of the owners Marchand Homes on October 13, 2023.
- The application is for a development agreement to permit Grouped Dwellings on the vacant property.
 - 3 multi-unit buildings
 - 29 units/ building
 - 87 total units





West Hants

Windsor Back Road, Three Mile Plains
PID 45402831



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department October 2023

Orthophoto

0 25 50
Metres
Scale: 1:1,600

 PID 45402831
 Parcels
 Roads

Orthophoto

- Located on Windsor Back Rd.
- 3.9 acres in size
- Subdivided recently
- Mix of low density residential dwellings

something inspiring awaits



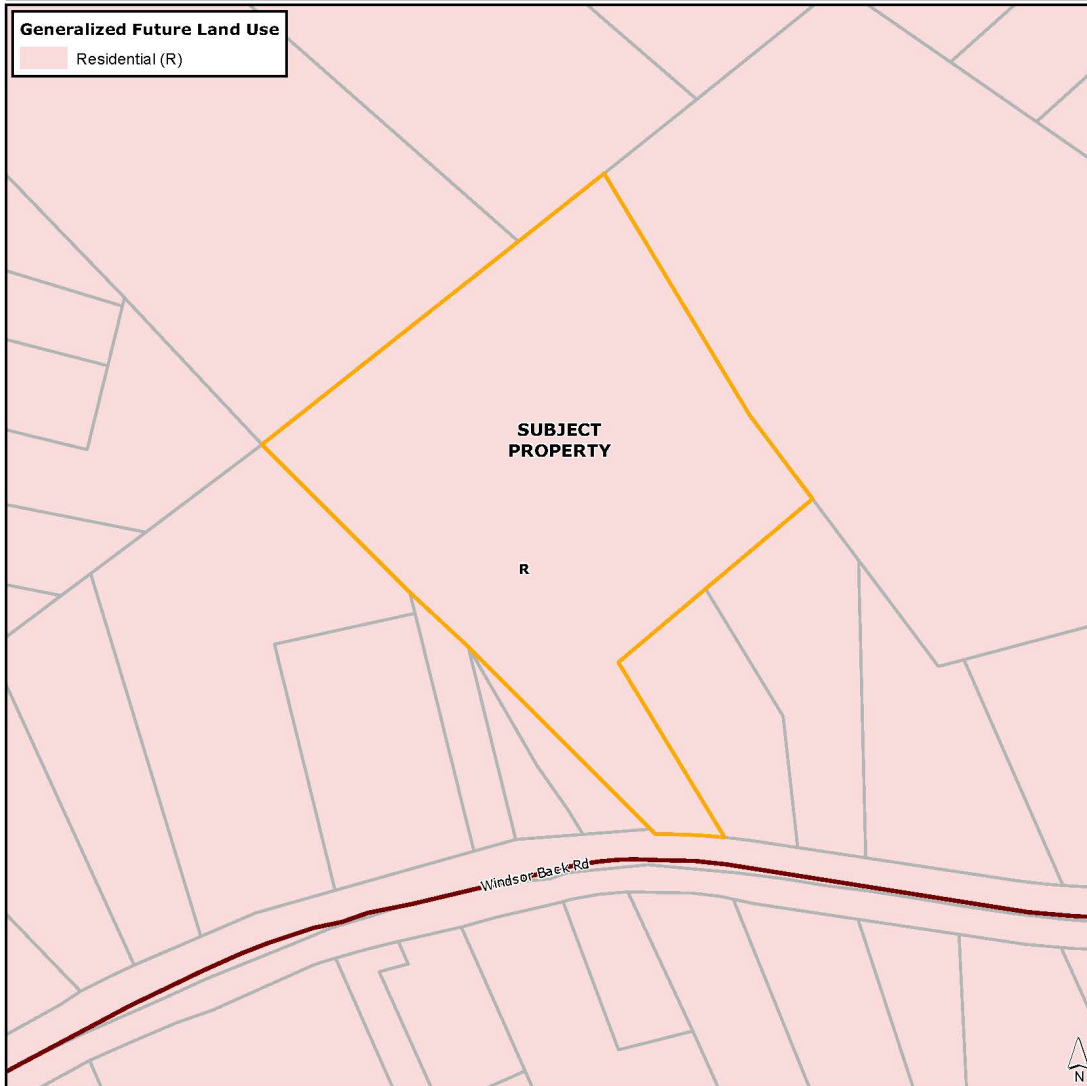


Windsor Back Road, Three Mile Plains
PID 45402831

West Hants

Generalized Future Land Use

Residential (R)



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Generalized Future Land Use

0 25 50
Metres
Scale: 1:1,600

Orange box PID 45402831
Grey lines Parcels
Red line Roads

GFLUM

- Residential Designation

something inspiring awaits

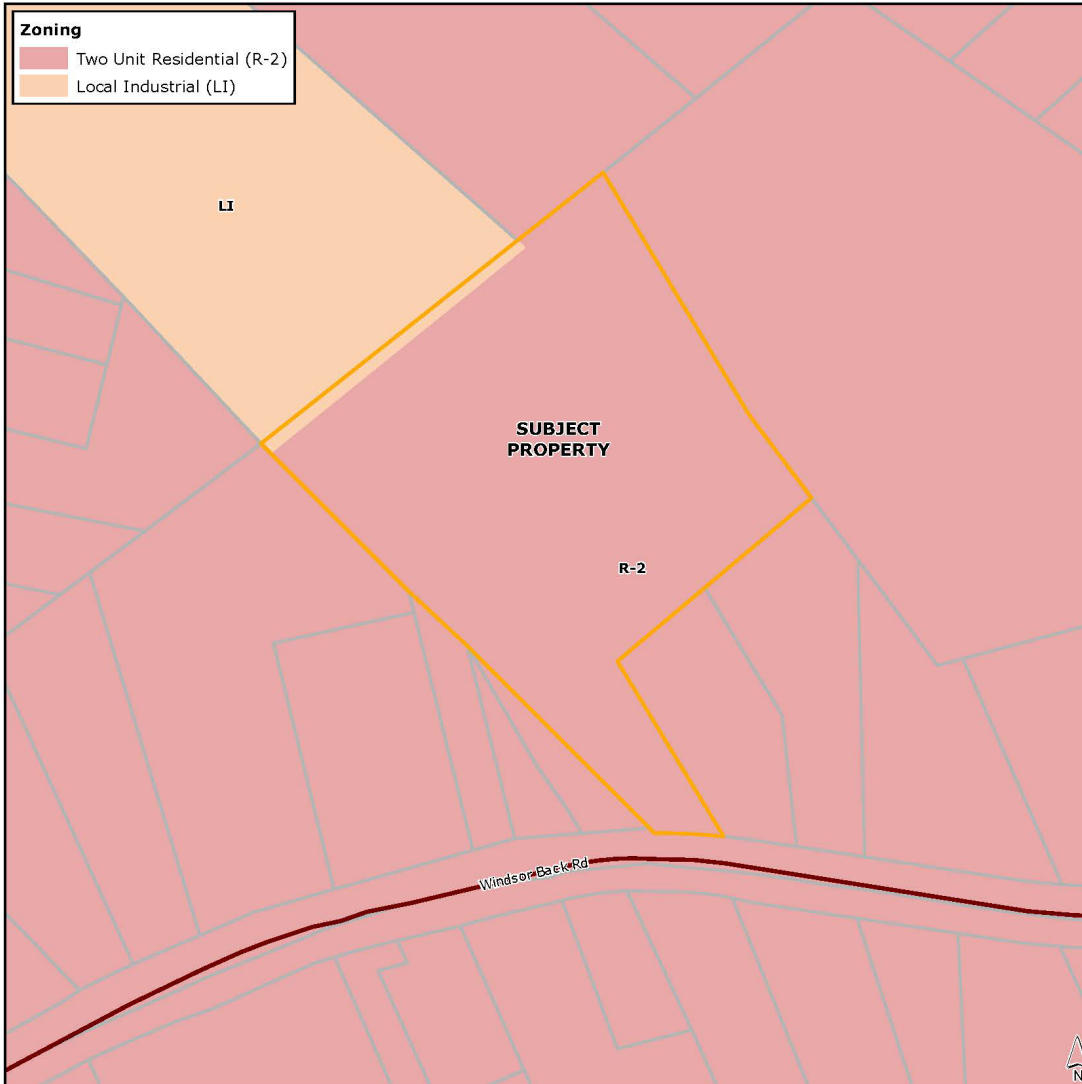




Windsor Back Road, Three Mile Plains
PID 45402831

West Hants

Zoning
Two Unit Residential (R-2)
Local Industrial (LI)



Current Zoning

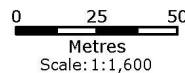
- Two Unit Residential (R-2) zone

Permitted uses include:

- Single unit dwellings
- Two-unit dwellings
- Manufactured homes
- Mobile homes

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Zoning



Orange outline PID 45402831
Grey outline Parcels
Red line Roads

something inspiring awaits



Proposed Development

- Development Agreement
- Three multi-unit buildings
- 29 units per building
- 1 bedroom and 2 bedroom units
- Three floors
- Parking – underground and surface +EV
- Shared open space (approx. 46%)
- Landscaped internally and along edges





Public Information Meeting
Thursday, November 11, 2010 6:00 AM



West Hants MPS – Enabling Policy

- **Policy 5.3.10** *“It shall be the policy of Council to consider development of grouped dwellings consisting of six or more dwelling units in the Three Mile Plains Growth Centre by development agreement subject to the following:*
 - the development has frontage on a public street;
 - Buildings are clustered to conserve existing natural features;
 - the specific requirements for multiple unit development set out in clauses (b) to (h) of Policy 5.3.7;
 - the application is accompanied by: (i) a site plan drawn to scale showing the buildings, lot coverage, parking, access and circulation;
 - Topographic maps, exterior building elevations

West Hants MPS – Enabling Policy

- **Policy 5.3.7** *referenced in enabling policy (additional criteria):*
 - Can be serviced by central water/sewer
 - Compatible with area – building scale, design, traffic, density
 - Adequacy of surrounding streets (traffic impact study)
 - Adequacy of open space / recreation space provided
 - Adequacy of parking (1.38 / unit proposed)



West Hants MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
 - 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 (either central on-site systems)
 - 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 – Nov. 2

Staff Review

PAC/HAC Review and Recommendation –
Dec. 14*

Regional Council First Reading –
January 23, 2024*

Public Hearing & Second Reading –
February 27, 2024*

Notice Placed 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

*anticipated date



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **November 17**
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@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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westhants.ca