



West Hants

Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicants Presentation (Darren Shupe)
4. Comments or Questions from Public
5. Conclusion of Public Information Meeting

something inspiring awaits

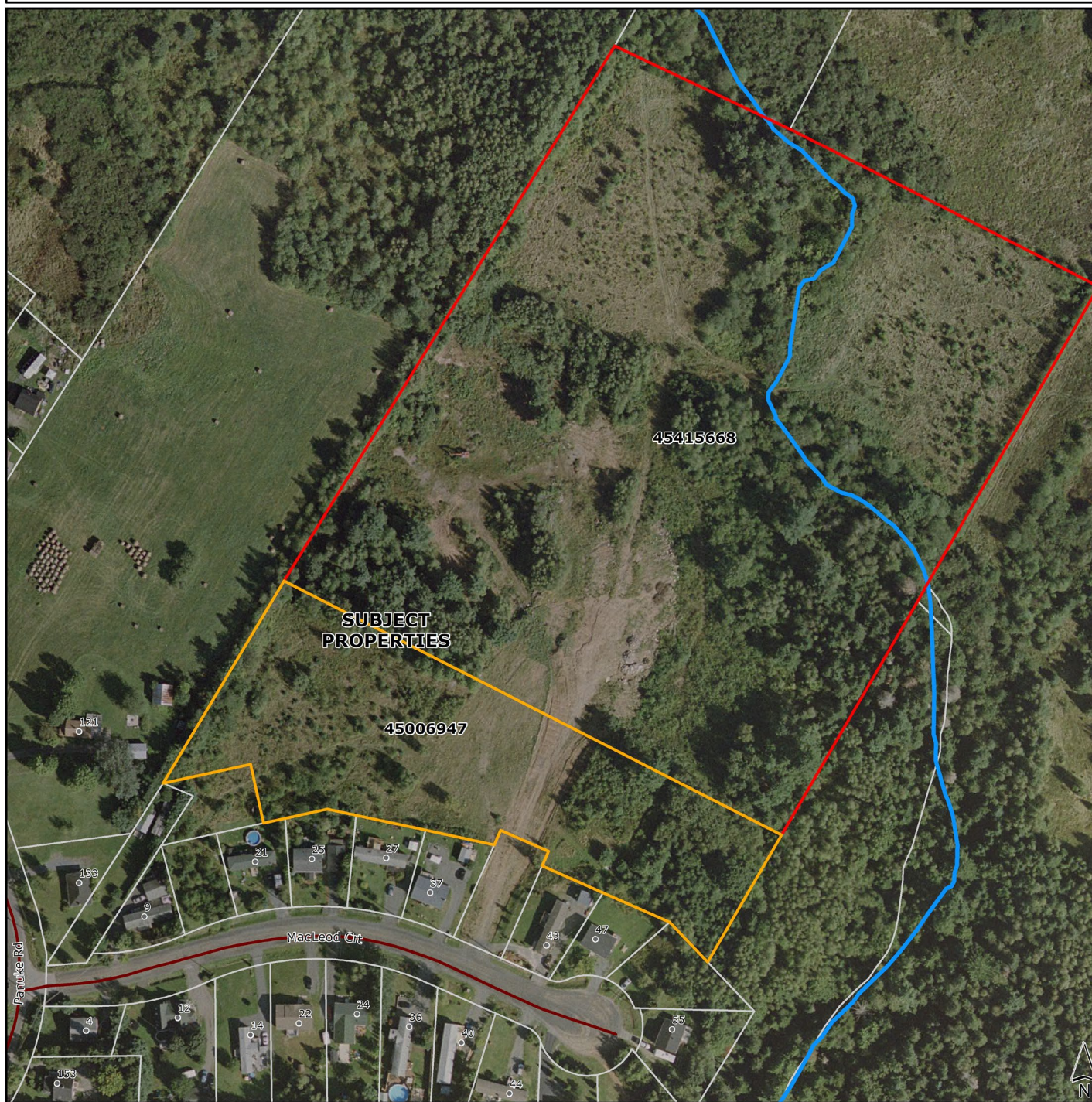


**PIDs 45006947 and 45415668
MacLeod Court, Three Mile Plains
Development Agreement**

Public Information Meeting
September 7, 2023



Orthophoto



something inspiring awaits





View of existing road reserve (future road connection) from MacLeod Court

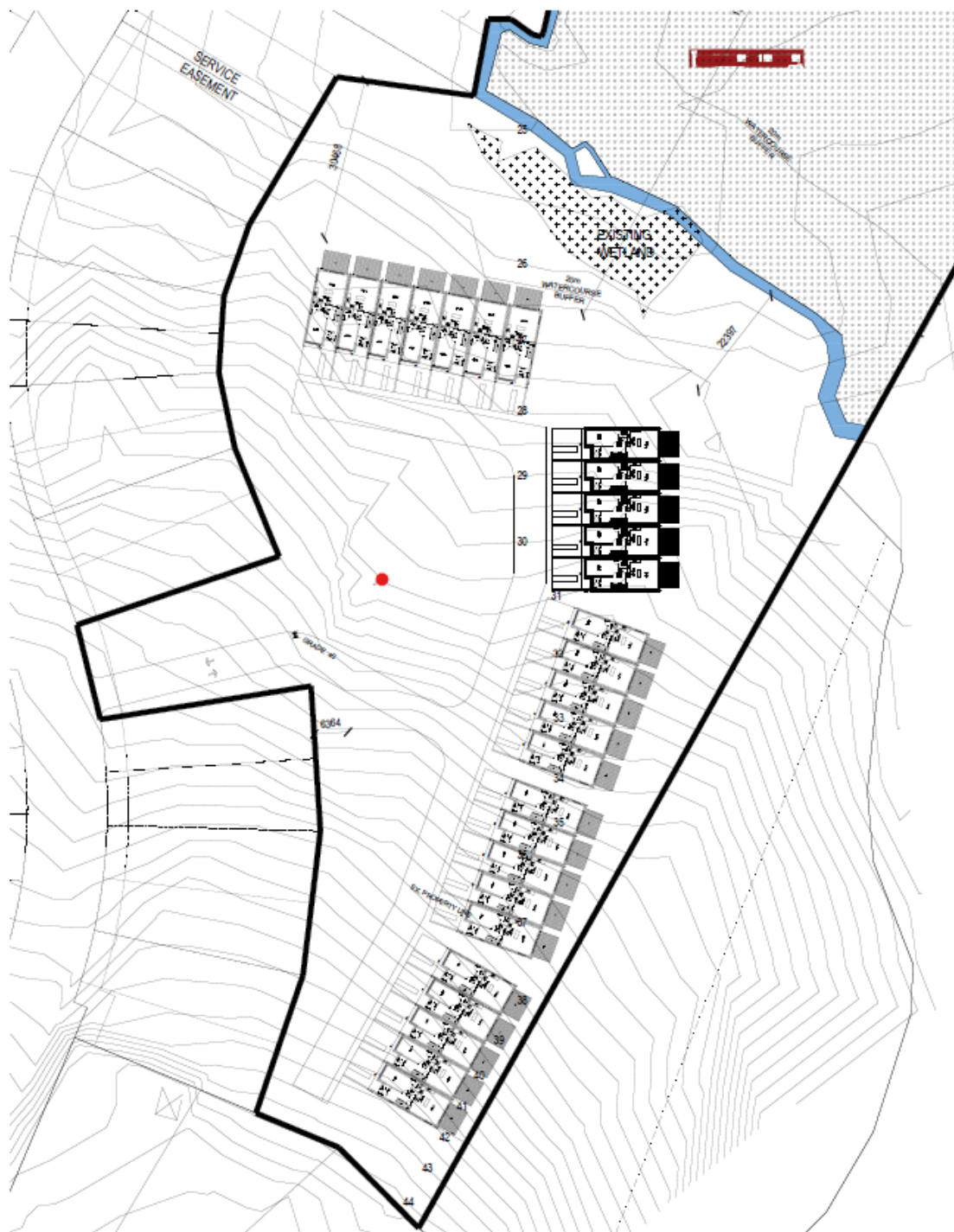
Application

- A revised application was received on June 19, 2023 from Darren Shupe of Brighter Community Planning & Consulting on behalf of the property owner Faisal Al-Hammadi of FH Development Group Inc.
- Request: **27 townhouse units** grouped on the same lot
- The lots are proposed to be subdivided and include a mixture of one- and two-unit dwellings (as-of-right) on a new public street
- A development agreement is required for the proposed townhouse units

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 are only considered by development agreement





Site Plan

6.5 acre lot

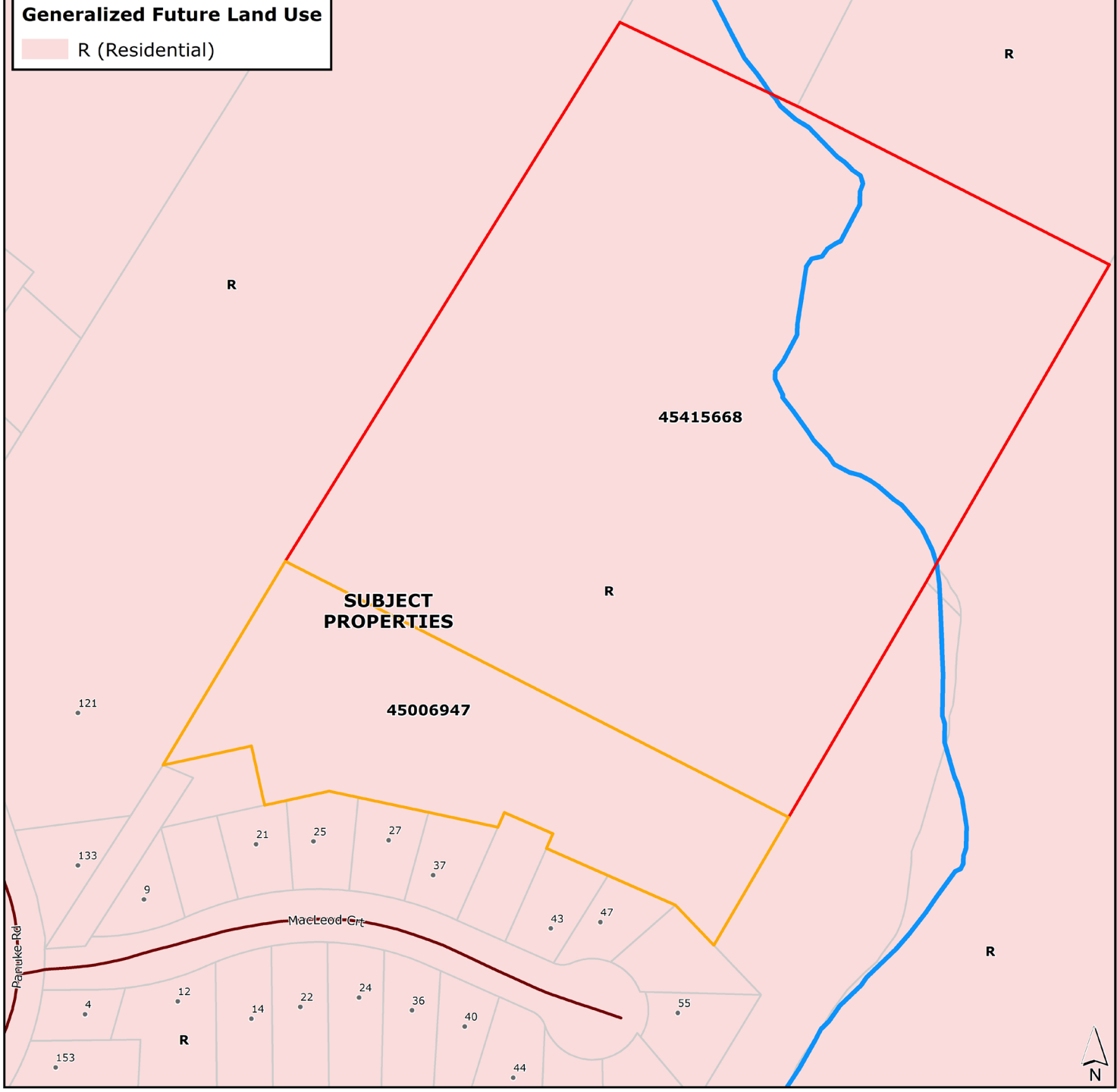
27 townhouse units (3-bedroom)

Separate entrances, and parking for each unit

Significant open space remaining (approx. 75% of the site)



Generalized Future Land Use
R (Residential)



GFLUM

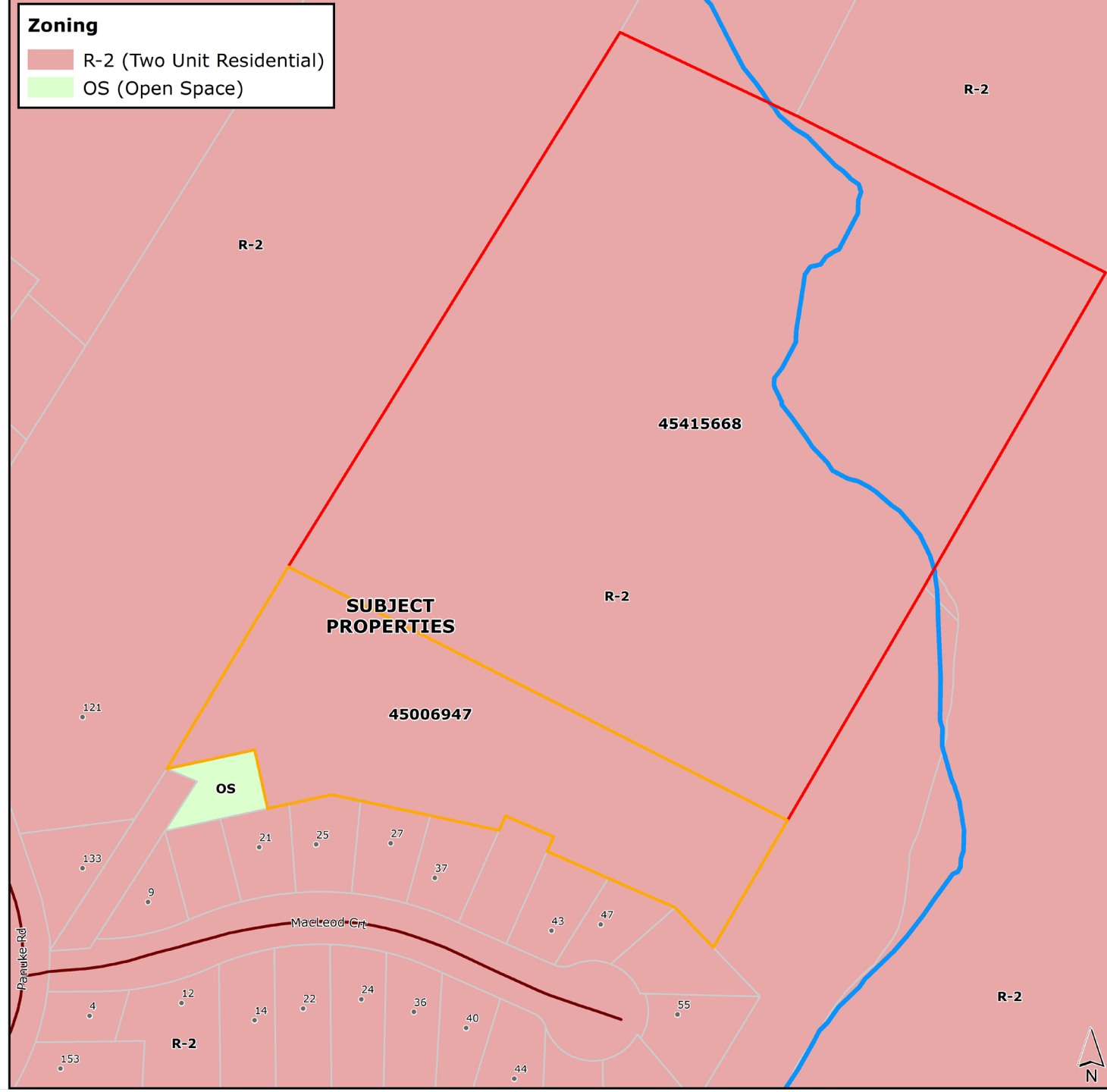
something inspiring awaits



Zoning

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

Zoning



Consideration

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



West Hants Land Use By-law

- Part 6.1, 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 contains the overall intention for Growth Centres in WH
- Section 5.3 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
 - Frontage on a public street
 - Buildings are clustered to conserve existing natural features
 - Access to sewer/water services
 - Compatible with surrounding area
 - Adequate open space
 - Adequate parking



Public Information Meeting – Sept 7

Staff Review

PAC/HAC Review and Recommendation – Oct 12*

Council First Reading – Oct 24*

Public Hearing & Second Reading – Nov 28*

Notice 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 dates; final dates set by Council



Comments Submission

- Comments and questions can be submitted by the public until noon on **September 22**
- 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



Applicant Presentation



Comment / Questions





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