

Development Agreement (DA) Substantive Amendment Application

Applicant: 4546011 NOVA SCOTIA LTD
PID: 45059631

West Hants Regional Municipality
Public Information Meeting
Presentation

July 9th, 2026



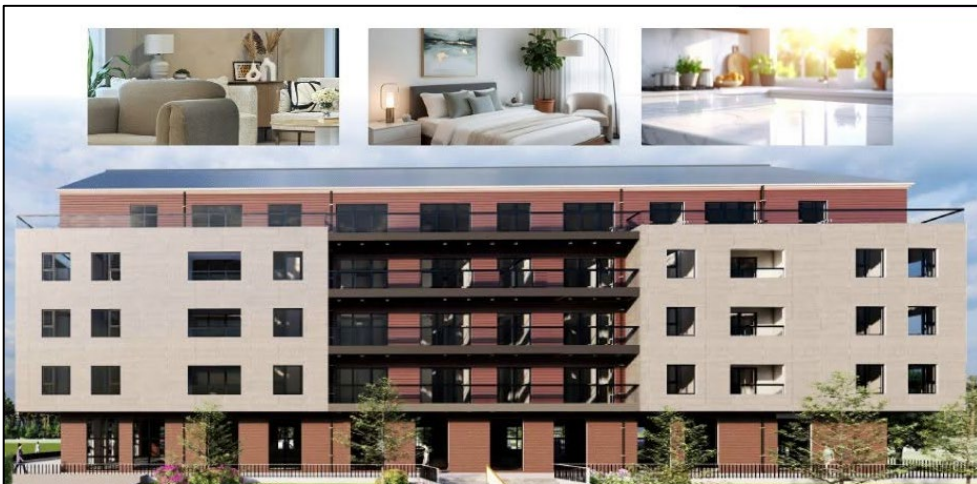
Site Description

- **Location** – near the corner of Wentworth Road and Payzant Drive
- Frontage: **Wentworth Road**
- PID: **45059631**
- Total PID area: **8.4 acres**



Current Status

- **Building A** complete (Civic 132)
- **Lot** grubbed and cleared



DA History

Subject Property

- **Zone** – Wentworth Road Commercial
- **Designation** – Commercial

Original DA

- **Aug 30, 2022**
- **Phased development with grouped dwelling**

1st DA Amendment

- **May 8, 2024**
- **Building A:** increase # dwelling units, reduce gross floor area, allow conversion of commercial space to residential
- **Updated site plan**

UNITS:

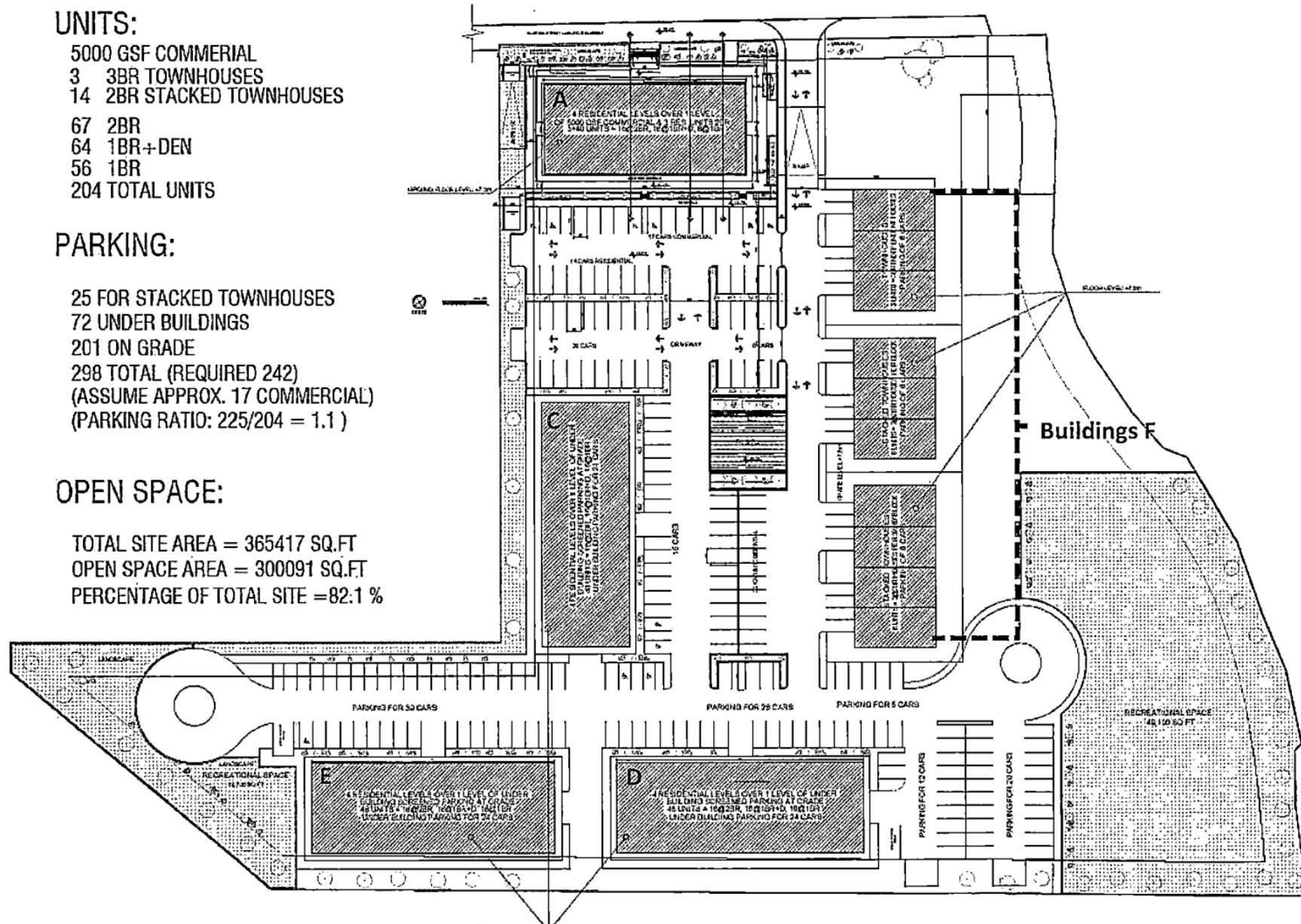
5000 GSF COMMERCIAL
 3 3BR TOWNHOUSES
 14 2BR STACKED TOWNHOUSES
 67 2BR
 64 1BR+DEN
 56 1BR
 204 TOTAL UNITS

PARKING:

25 FOR STACKED TOWNHOUSES
 72 UNDER BUILDINGS
 201 ON GRADE
 298 TOTAL (REQUIRED 242)
 (ASSUME APPROX. 17 COMMERCIAL)
 (PARKING RATIO: 225/204 = 1.1)

OPEN SPACE:

TOTAL SITE AREA = 365417 SQ.FT
 OPEN SPACE AREA = 300091 SQ.FT
 PERCENTAGE OF TOTAL SITE = 82.1 %

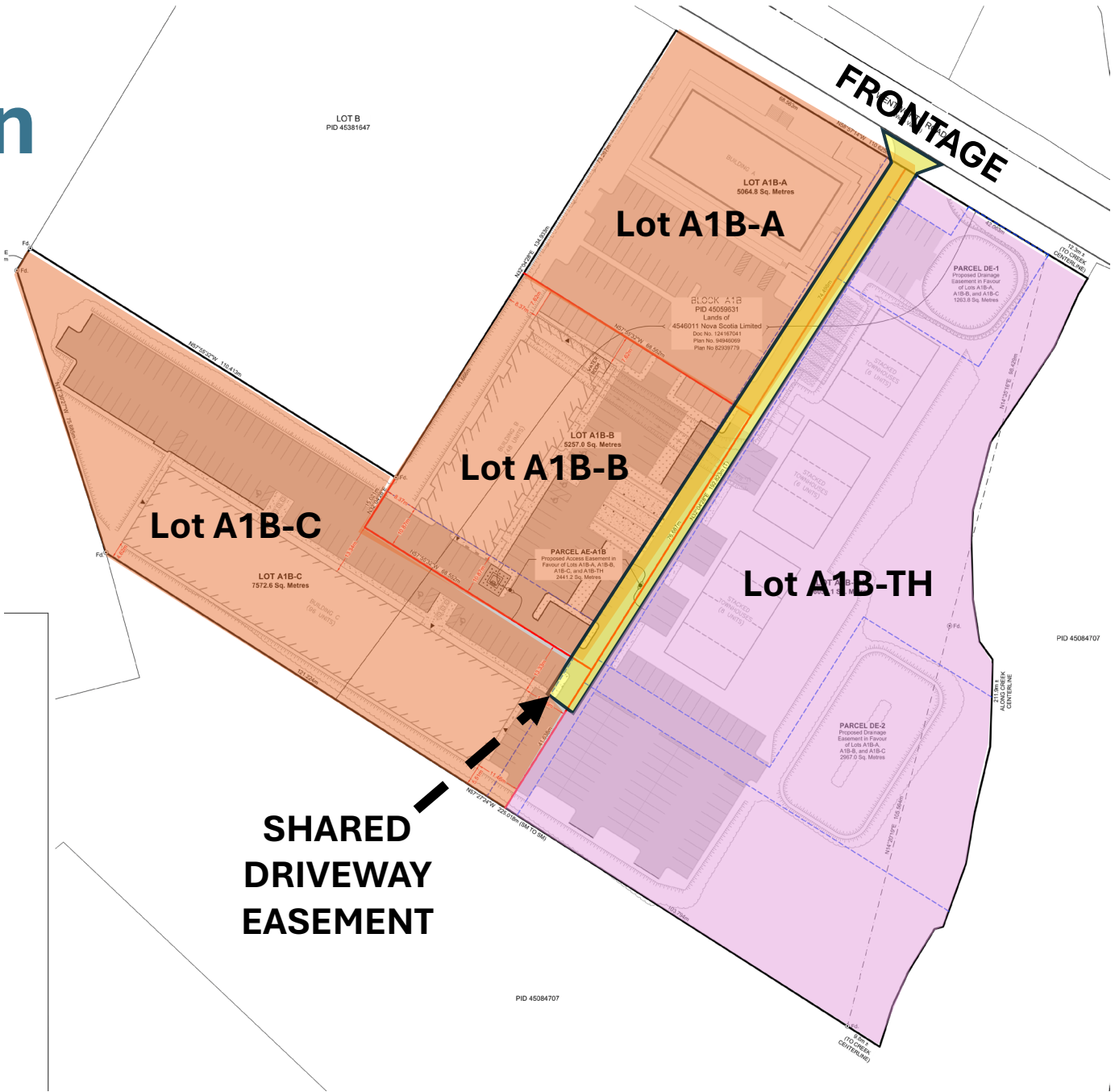


Planning request

- **Substantive amendments** to existing amended DA:
 - Subdivision (remove Clause 2.14)
 - Change # of buildings (7 to 6)
 - Reduce minimum rear yard
 - Updated site plan



Subdivision

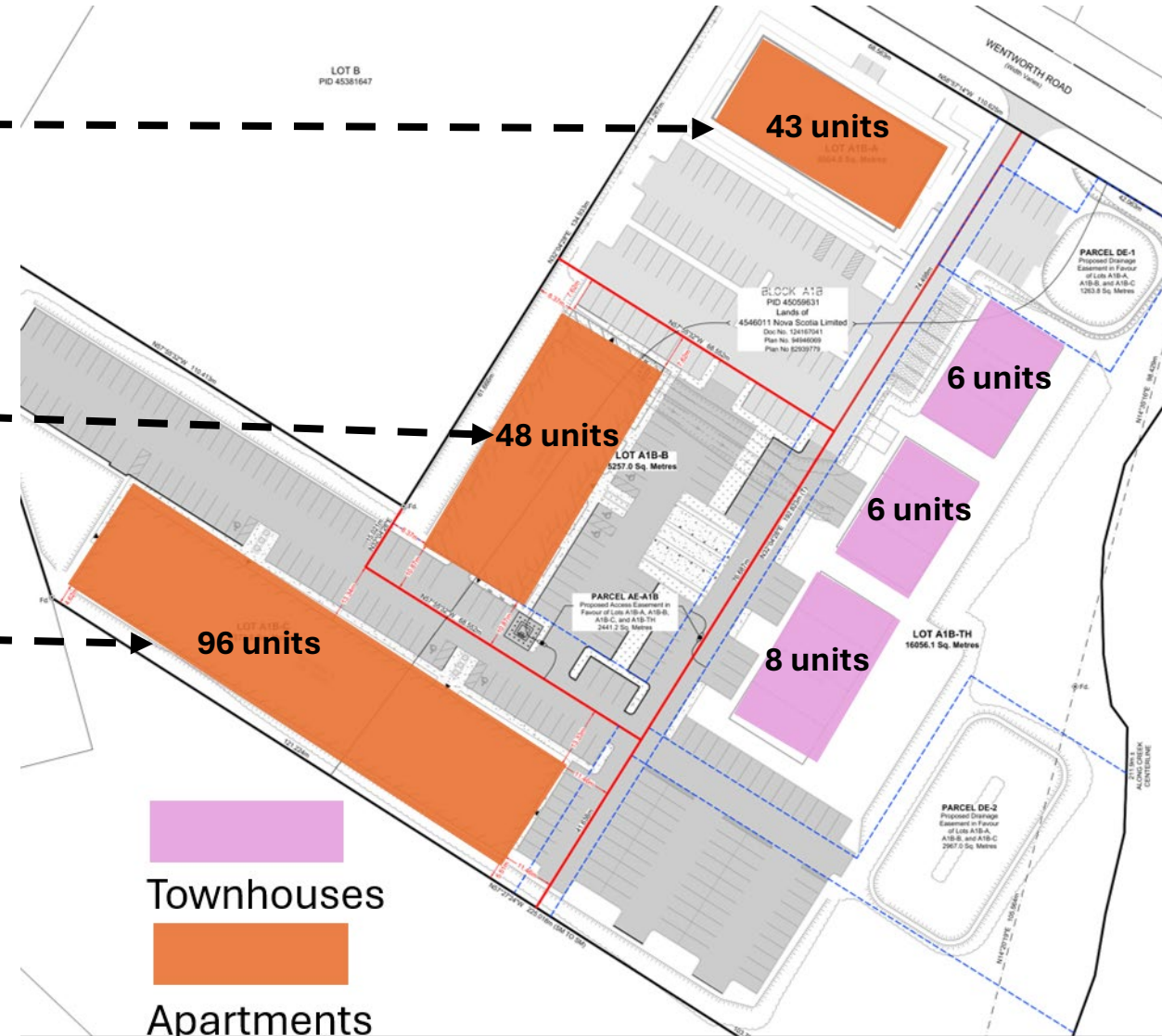


Number of Buildings

Building A
Max 5 storeys

Building B
Max 5 storeys

Building C
Max 6 storeys



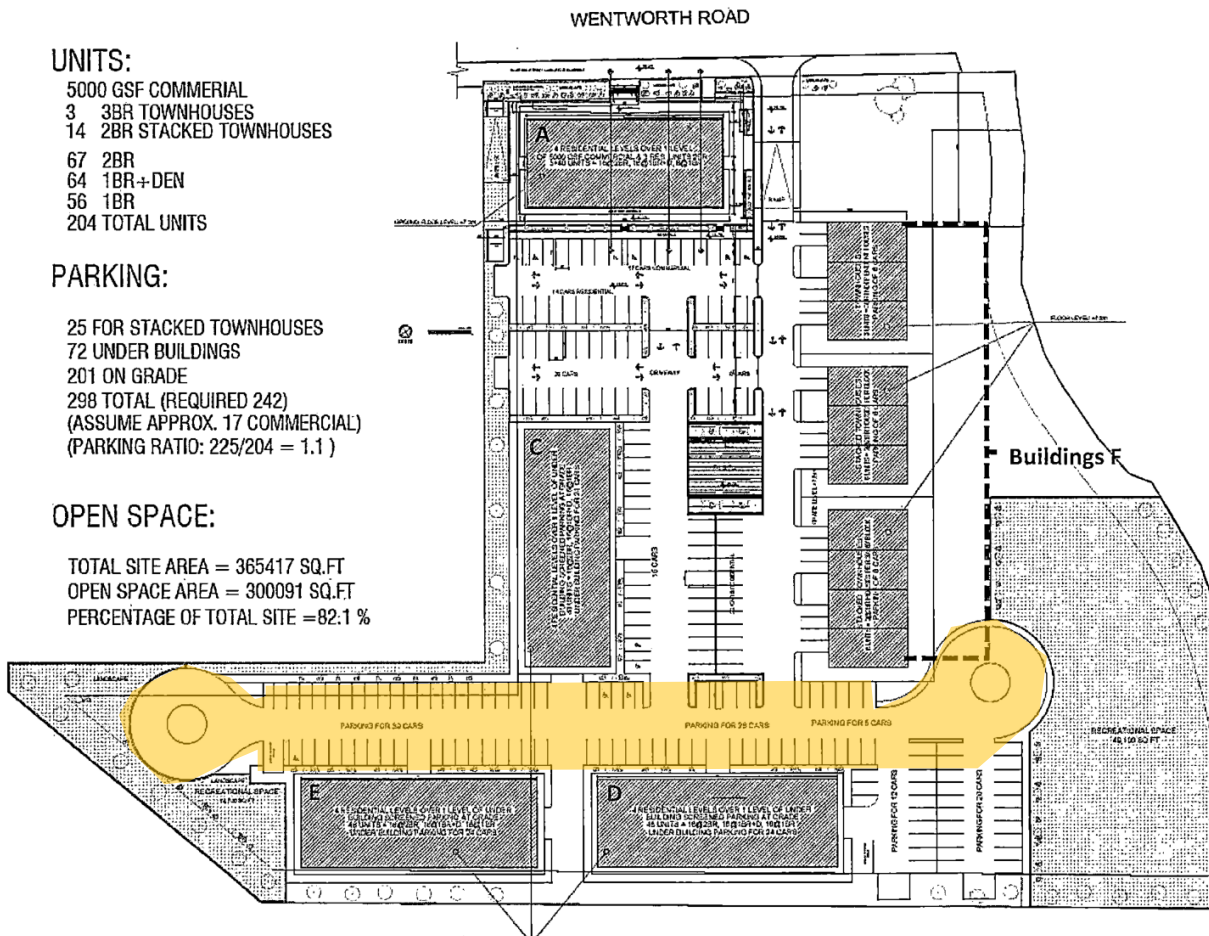
Reduce Rear Yard

	CURRENT	PROPOSED
Minimum Front Yard	15 ft (4.57 m)	15 ft (4.57 m)
Minimum Read Yard	25 ft (7.62 m) 	15 ft (4.6 m)
Minimum Side Yard*	25 ft (7.62 m)	25 ft (7.62 m)

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Summary



Still serves the needs of the broader community and provides much needed housing



Improves financial feasibility of the project



Minor variations with limited impact to surroundings



For any questions, please contact:
lauren@brighterplanning.ca