

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Thursday, March 12, 2026

Development Agreement for 185 Panuke Road, Three Mile Plains

(PID 45006848)

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on March 26, 2026, to Planner Hong to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 110; or
  - [whong@westhants.ca](mailto:whong@westhants.ca)
6. Conclusion of Public Information Meeting



# Development Agreement for 185 Panuke Road, Three Mile Plains (PID 45006848)

Public Information Meeting  
March 12, 2026

something inspiring awaits



# Application

- A completed application was received on December 16, 2025, from William Horley, the owner of the subject lot.
- The request was to enter into a development agreement to permit a self-storage facility in conjunction with a single unit dwelling.

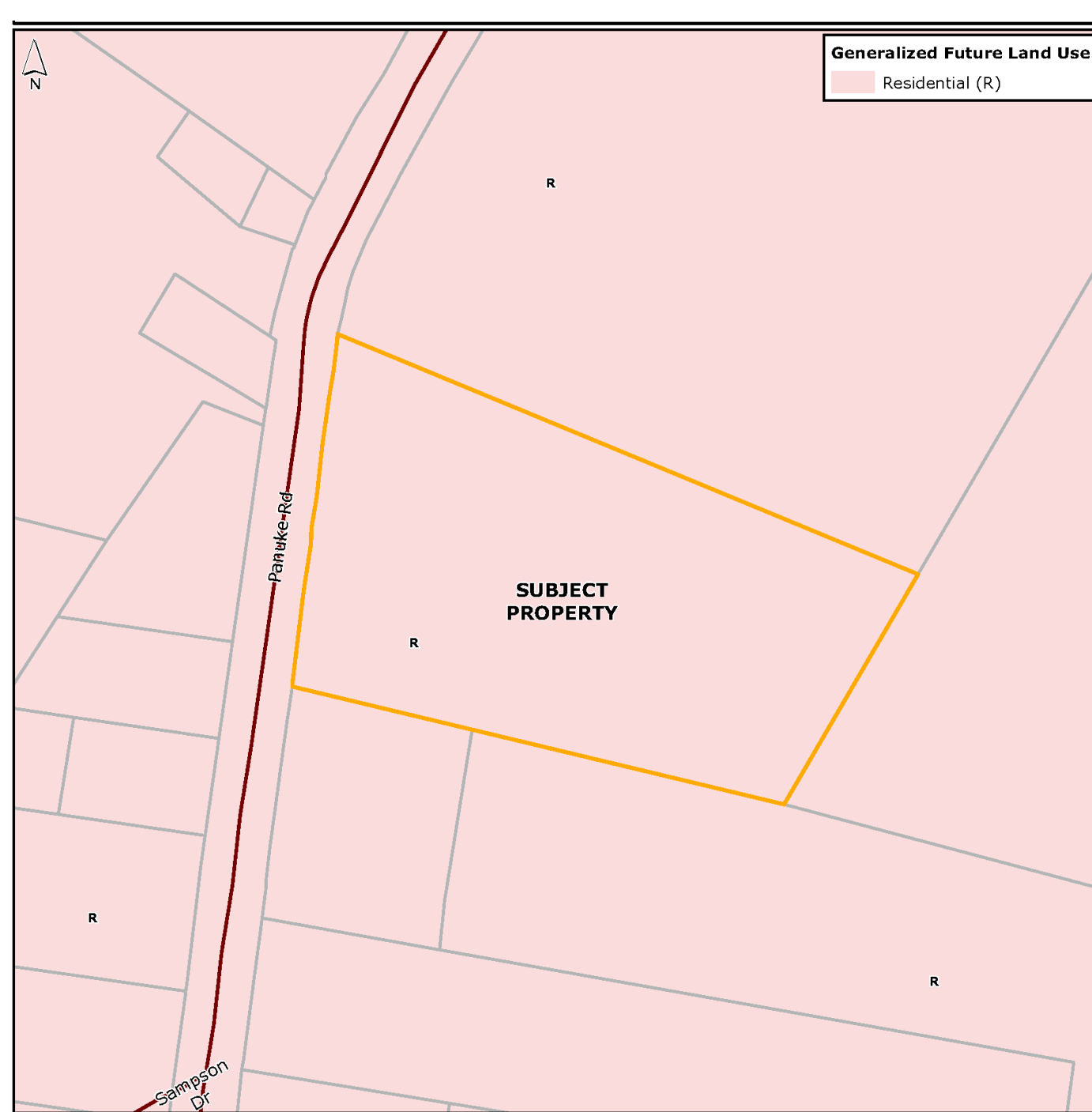




# Orthophoto

- Subject lot has road frontage on Panuke Road.
- The surrounding area comprises a mix of low-density residential dwellings.





# Generalized Future Land Use Map

## Current Designation:

- Residential





# Current Zoning

## Low Density Residential (R-1)

Permitted uses include:

- Dwellings containing up to 4 units
- Manufactured homes in the Three Mile Plains Growth Centre and Brooklyn





View of Subject Lot fronting Panuke Road

something inspiring awaits





Existing dwelling on the subject lot



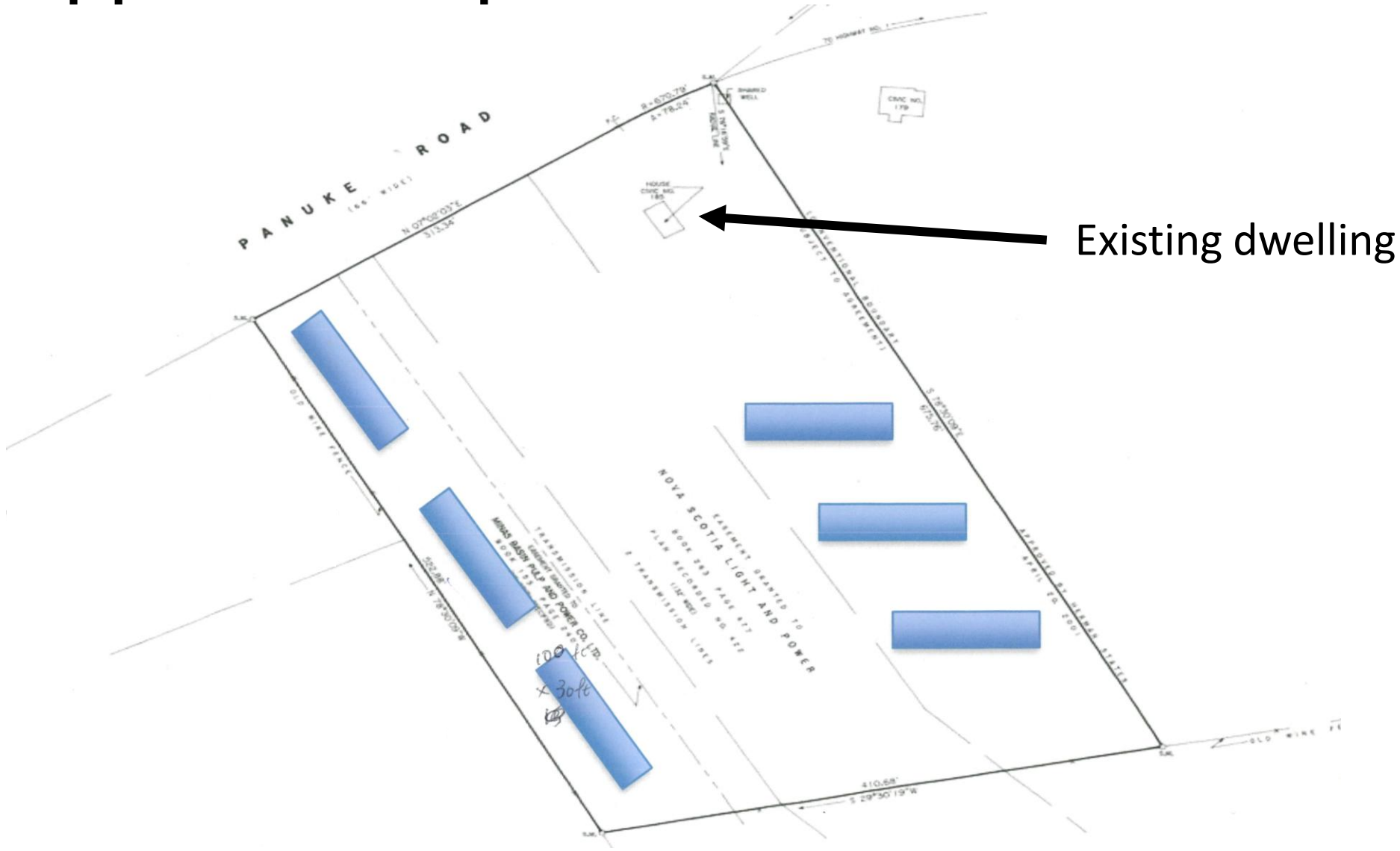


Surrounding Context

something inspiring awaits



# Applicant Proposal



\*site plan subject to change, preliminary only

something inspiring awaits



# Applicant Proposal

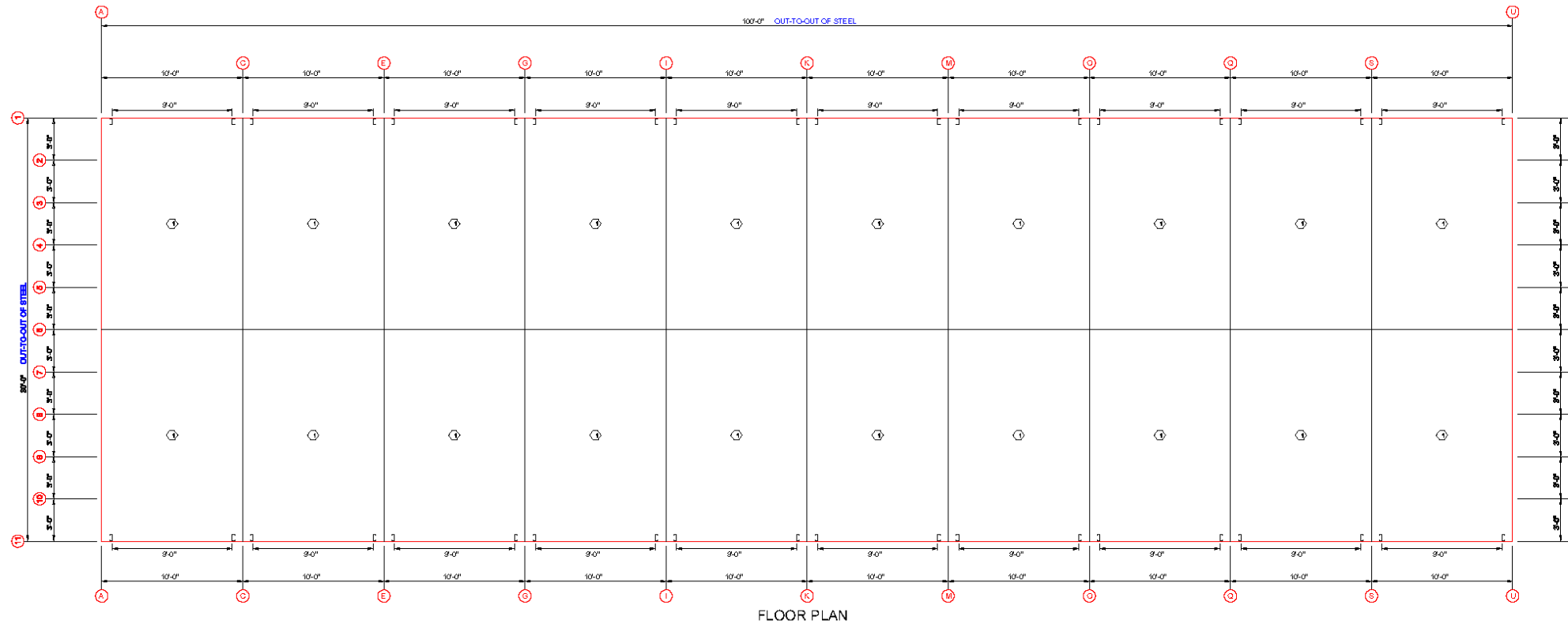


- Each storage building measures 100 ft by 30 ft

\*building rendering provided by the applicant; final design subject to change



# Applicant Proposal



- Each storage building features 20 individual storage units

\*building plan provided by the applicant; final design subject to change

# West Hants Municipal Planning Strategy Policy

- **Policy 5.7.6** would allow Council to consider new Local Industrial uses in the Growth Centres by development agreement subject to criteria, such as:
  - The use is considered obnoxious by virtue of noise, odours, dust, fumes or other emissions.
  - Adequate on-site parking is provided.
  - Adequate buffering or screening, setbacks and yards are provided.
  - Consider impact to adjacent residential area with respect to traffic generation, hours of operation, size and design of buildings, pedestrian safety.
- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted in the underlying zone.



# West Hants Municipal Planning Strategy Policy (continued)

- **Policy 16.3.1** states general criteria in considering a DA application:
  - Adequacy of water and sewer services; road network, fire protection and other emergency services; road networks
  - Suitability of transportation access (auto, rail, pedestrian)
  - Lot shape and surrounding development pattern
  - Environmental factors (topography, watercourses, etc.)
  - Compliance with municipal, provincial, and federal regulations



**Public Information Meeting – March 12**

Staff Review

PAC/HAC Review and Recommendation –  
TBD

Council First Reading – TBD

Public Hearing & Second Reading – TBD

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



# Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **March 26**
- All correspondence should be sent to:

Will Hong, Planner

Phone	<b>902-798-8391 ext. 110</b>
Email	<b>whong@westhants.ca</b>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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