

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, June 3, 2026

Panuke Road, Three Mile Plains (PIDs 45005584 & 45337748)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Applicant/Developer Presentation: Lauren Isabelle
5. Questions or Comments from the public can be sent until noon on June 17 to Alex Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca



Panuke Road Development Agreement

Public Information Meeting

June 3, 2026

something inspiring awaits



Application

- A completed application was received from Brighter Community Planning on behalf of Marchand Developments LTD, on April 17, 2026.
- The application is for a development agreement to permit eleven eight-unit stacked townhouses.
 - 11 eight-unit buildings
 - 88 total units

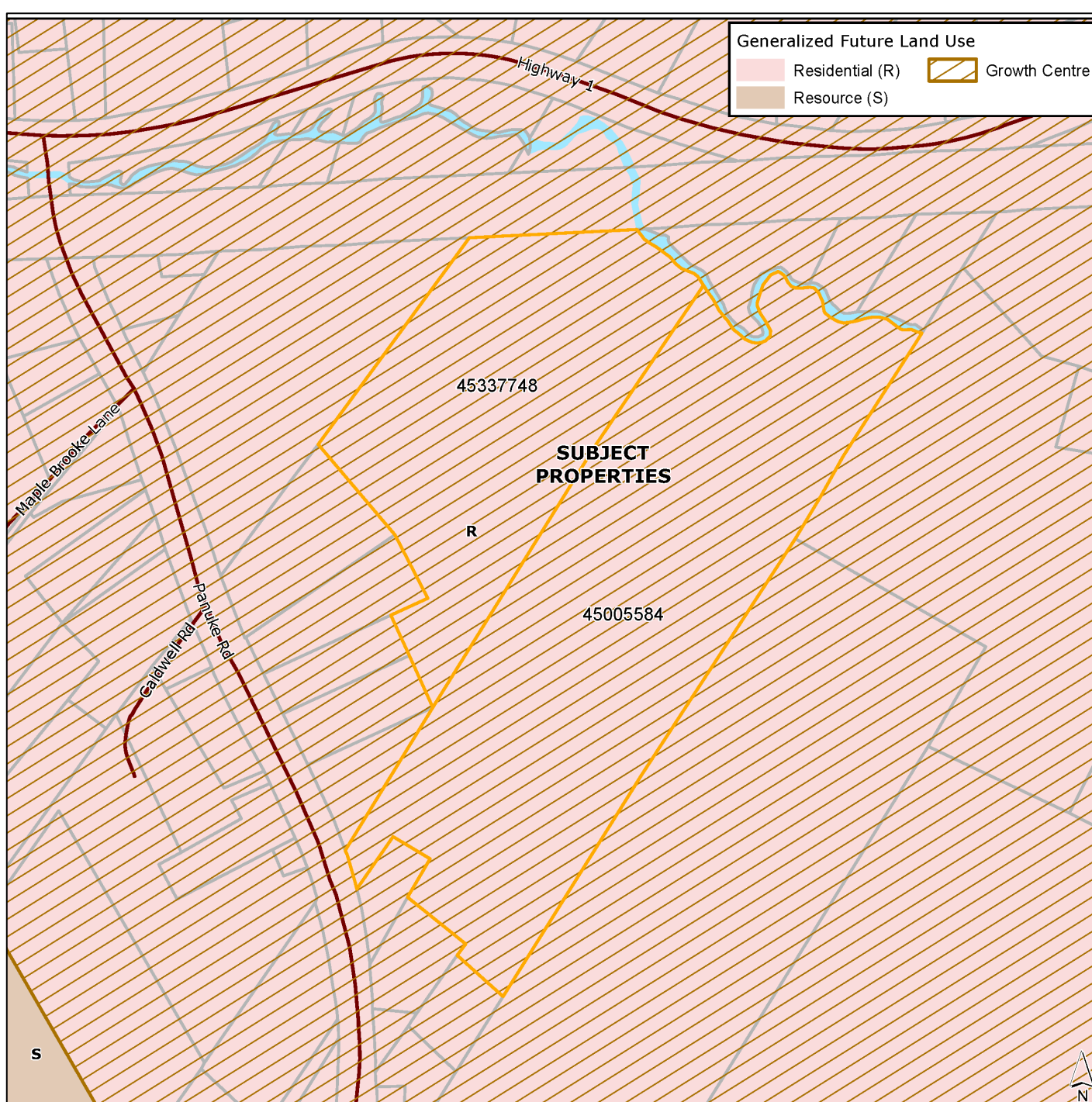




Orthophoto

- Located on Panuke Road
- Approx. 14.2 acres in size
- Nearby uses include low density residential dwellings





GFLUM

Residential Designation
Three Mile Plains Growth
Centre Overlay

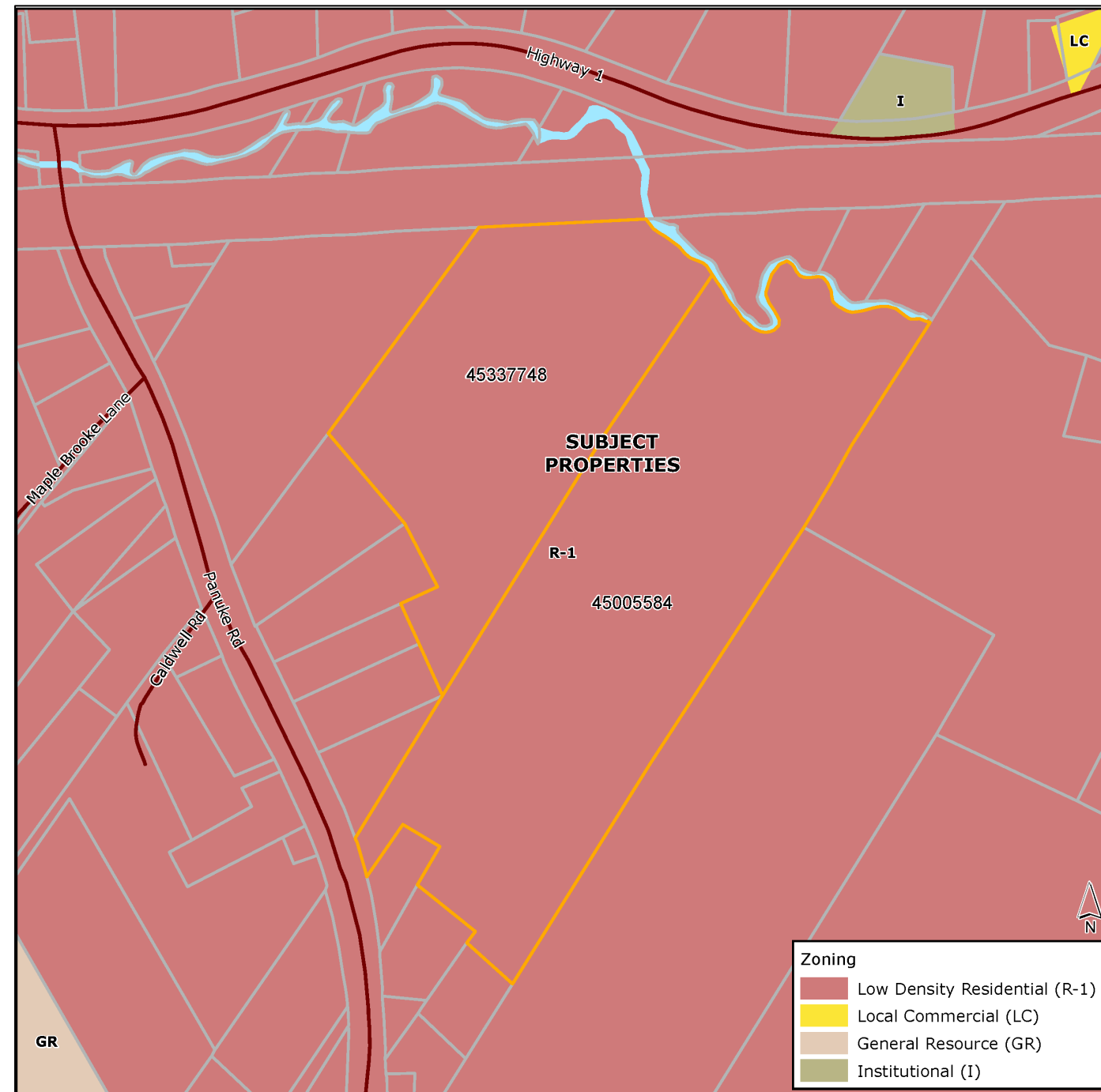


Current Zoning

Low Density Residential (R-1)

Permitted uses include:

- Dwellings containing up to 4 units
- Manufactured homes





View of development site on subject lot





View of surrounding properties on Panuke Road



West Hants MPS Policies

- **Section 3.3.1** outlines the Three Mile Plains Development Objectives
- **Policy 5.3.8** enables Council to consider grouped multi-unit residential dwellings in the Three Mile Plains Growth Centre by development agreement
- **Policy 5.3.7** provides additional criteria to be considered by Council
- **Policy 16.3.1** states the general criteria for development agreements



Public Information Meeting – June 3

Staff Review

PAC/HAC Review and Recommendation –
July 9*

Regional Council First Reading –
July 28*

Public Hearing & Second Reading –
September 26, 2026*

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal Advertiser

Letters were sent to properties within 500 ft

Signage posted on Panuke Road

*anticipated dates



Comments Submission

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

Alex Dunphy, Senior Planner

Phone	902-798-8391 ext. 118
Email	adunphy@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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