

An aerial photograph of a rural landscape. A paved road runs horizontally across the upper portion of the image. Below the road, there are several large, irregularly shaped fields, some of which appear to be green, possibly indicating crops or grass. The terrain is slightly hilly, and there are some trees scattered throughout. The overall scene is a typical rural or agricultural setting.

Development Agreement for Marchand Developments Ltd

Grouped Residential Development

Panuke Road

Three Mile Plains

PIDS 45005584 & 45337748

West Hants Regional Municipality

Public Information Meeting

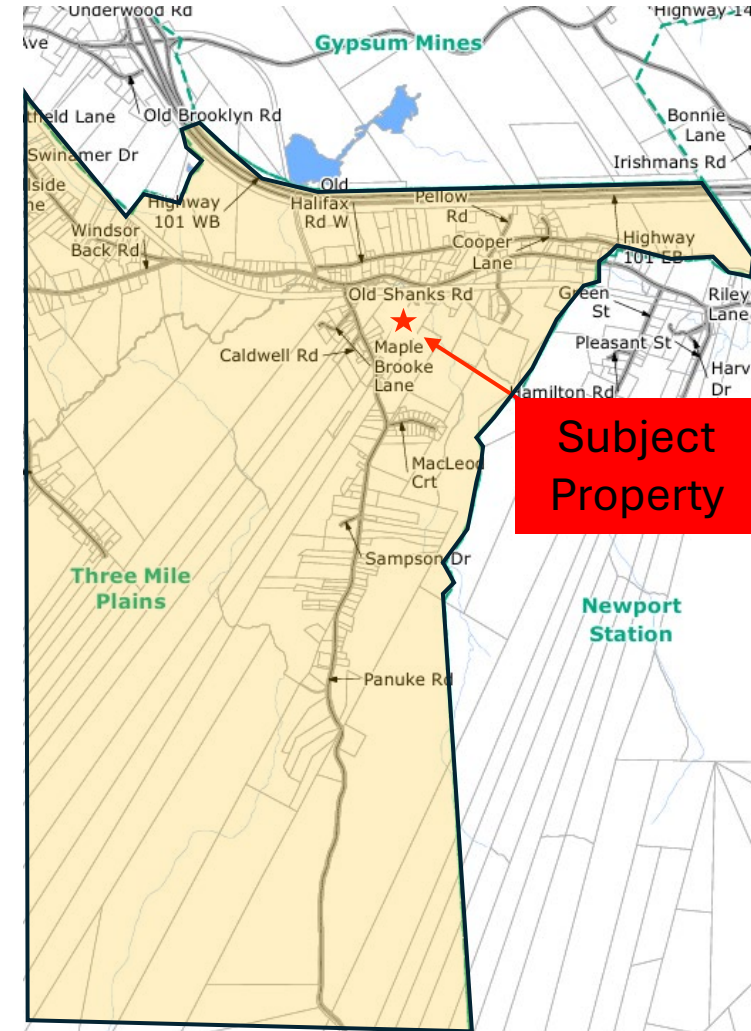
Planner: Lauren Isabelle

June 3, 2026

brighter
community
PLANNING & CONSULTING

Identified Growth Centre

- **Location selection:** this is where the Municipality has directed growth
- **Full municipal water and sewer services** available
- Uses **existing infrastructure** efficiently
- **Access** to nearby regional services, and transportation corridors

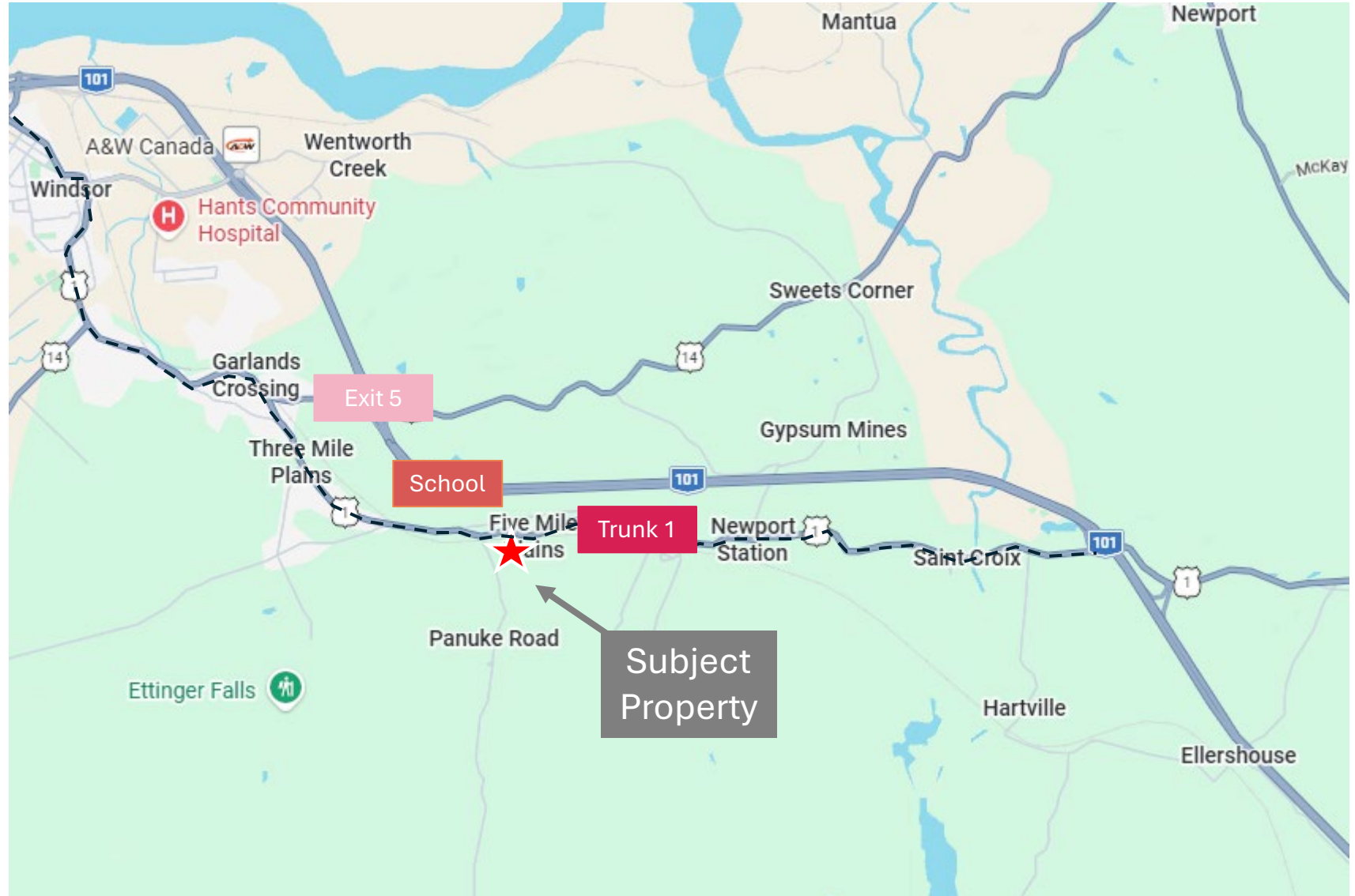


Site Location

Just off **Trunk 1** for regional connectivity

4-5 minutes to **Hwy 101 (Exit 5)**

Three Mile Plains School is located **1 km away**



Site Description

- Total site area: **57,465 sqm**
- Adjacent to Windsor and Hantsport Railway (inactive)
- Relatively **flat** with **forested** areas
- **Lebreau** Creek Brook
- Area includes a portion of the **delineated** wetlands and watercourses



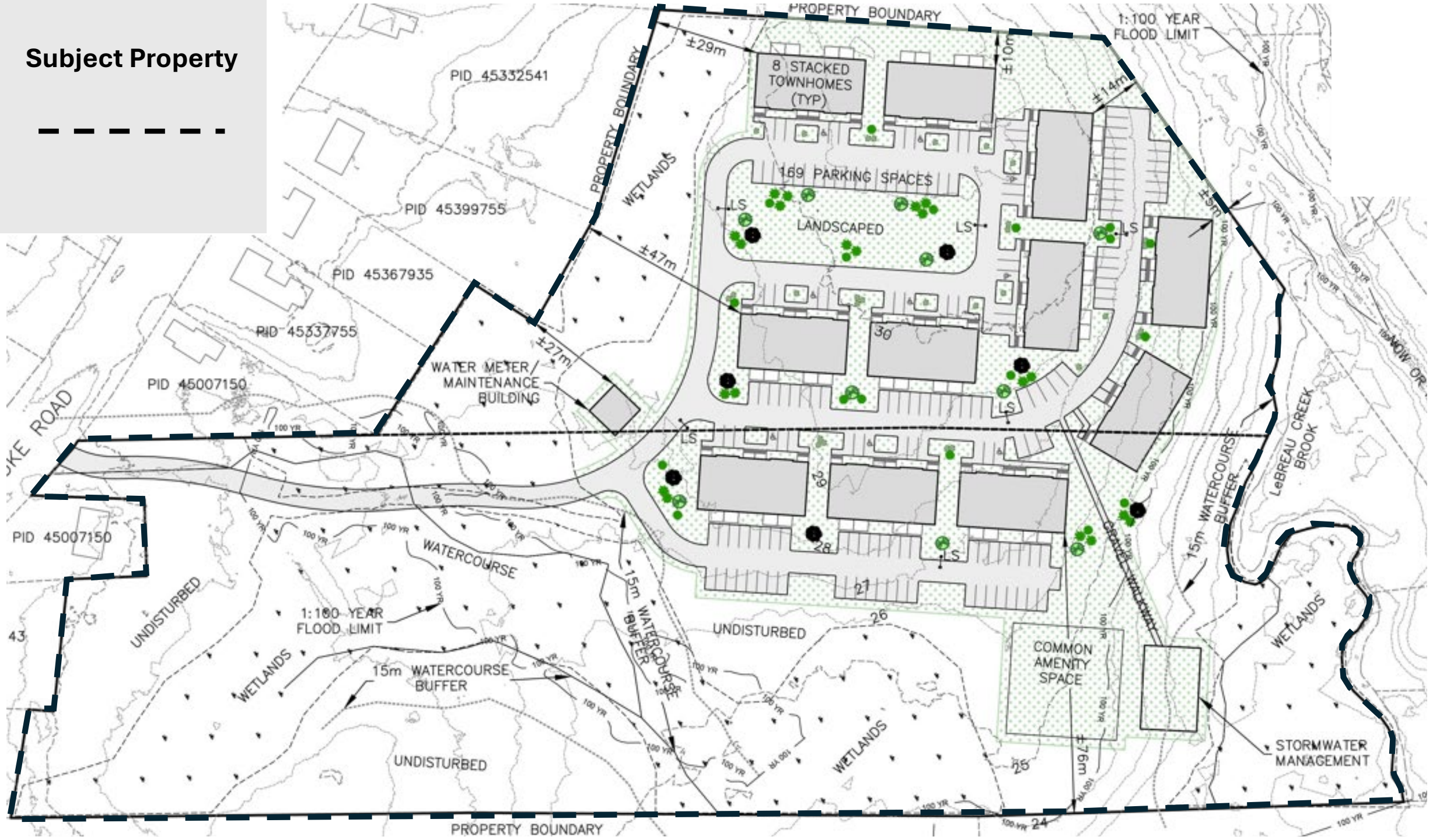
What's Being Proposed?



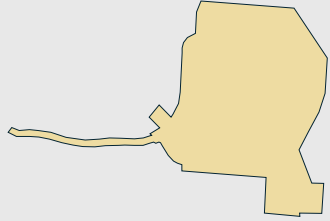
- **Development Agreement (DA)** for 11 stacked townhouse blocks with **88 total units** on two PIDS in the Three Mile Plains Growth Centre
- **A grouped residential development**
- Panuke Road = **frontage / access**



Subject Property



Extent of Development



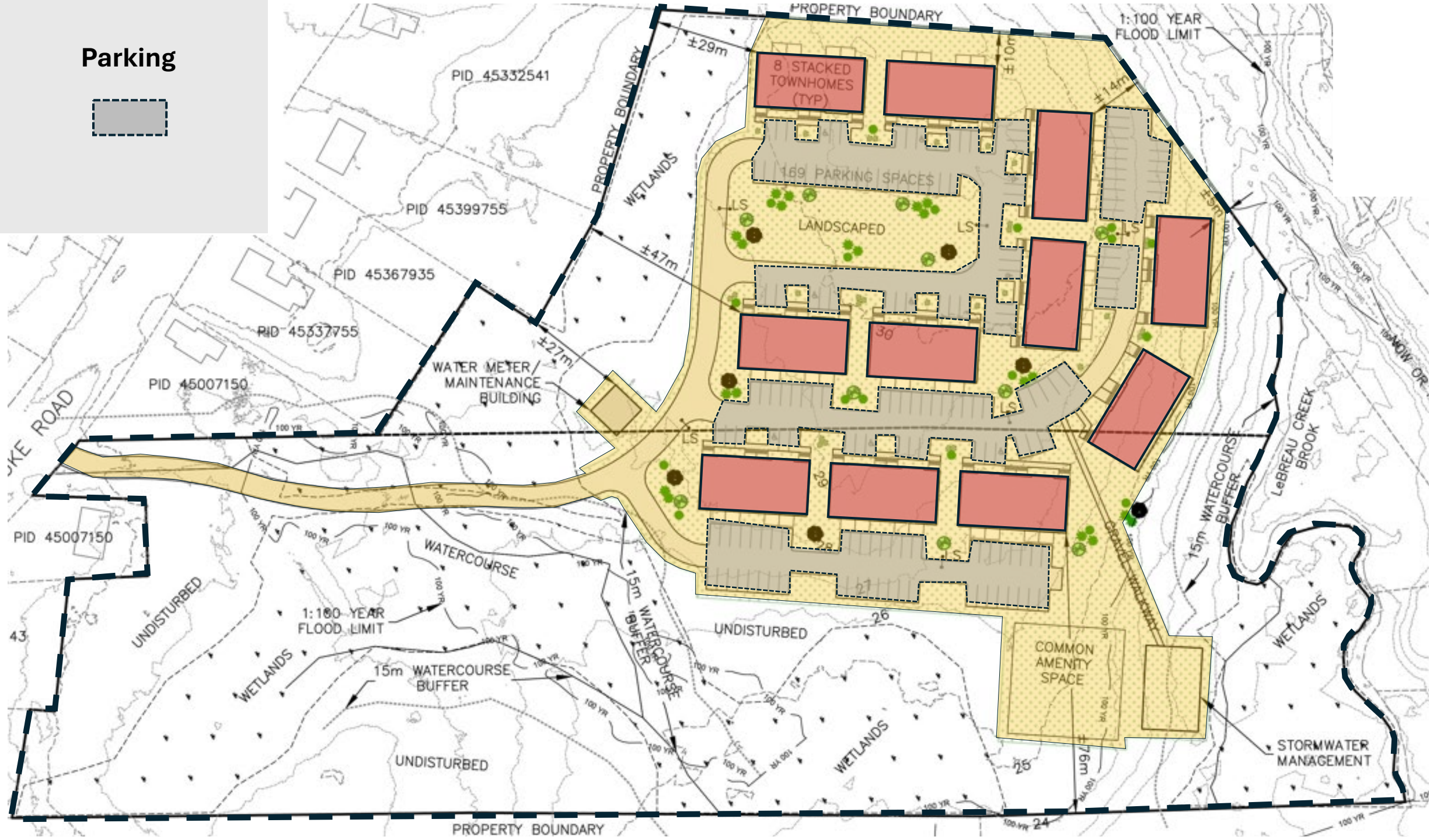
Townhouses



Water Meter Bldg



Parking



**Watercourse
buffer (15m)**



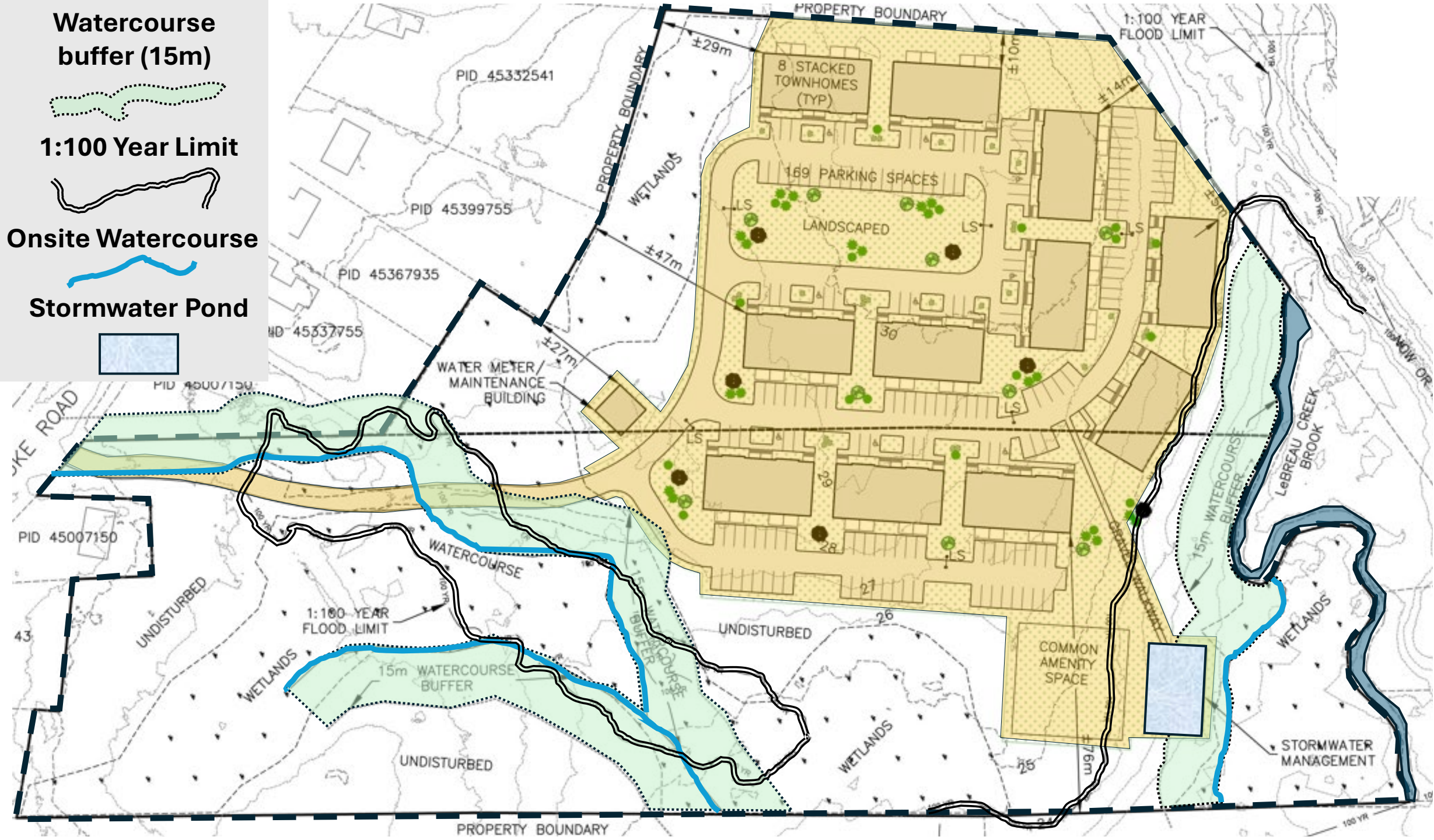
1:100 Year Limit



Onsite Watercourse



Stormwater Pond

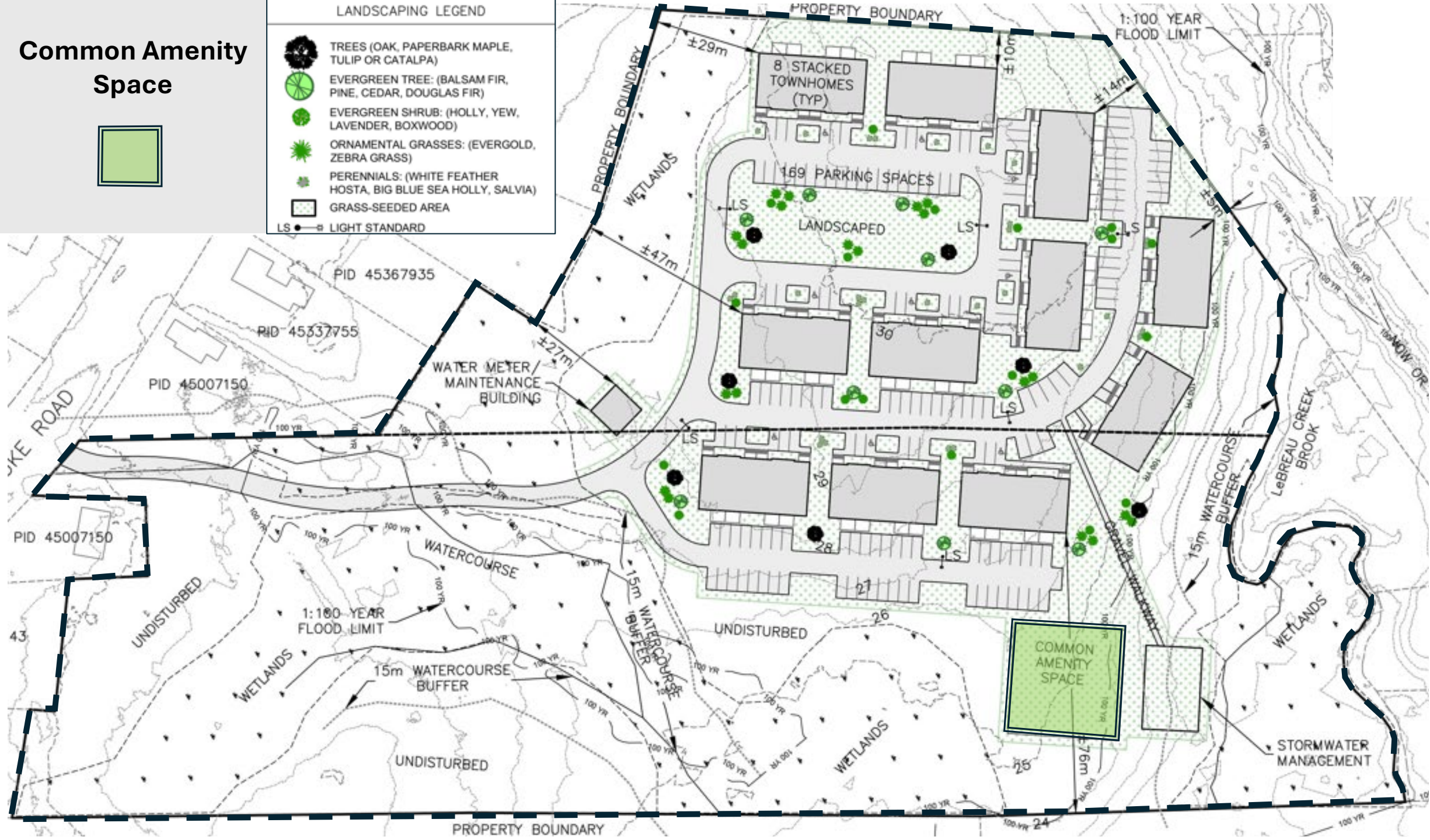


Common Amenity Space

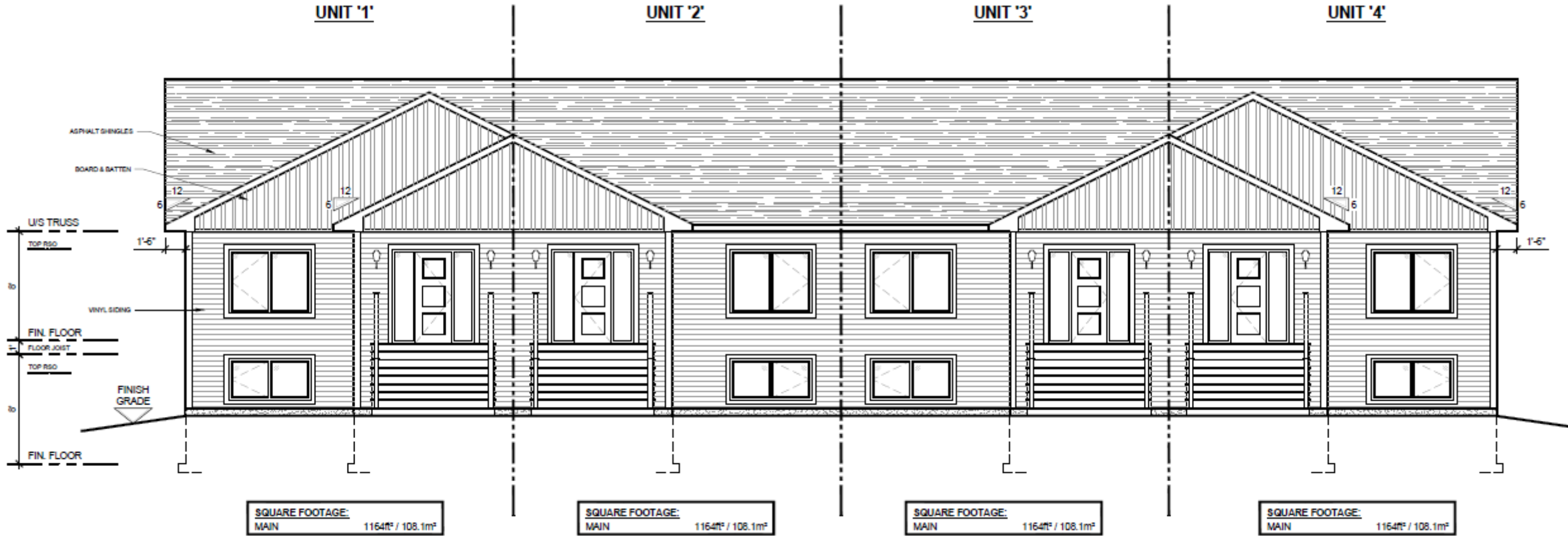


LANDSCAPING LEGEND

- TREES (OAK, PAPERBARK MAPLE, TULIP OR CATALPA)
- EVERGREEN TREE: (BALSAM FIR, PINE, CEDAR, DOUGLAS FIR)
- EVERGREEN SHRUB: (HOLLY, YEW, LAVENDER, BOXWOOD)
- ORNAMENTAL GRASSES: (EVERGOLD, ZEBRA GRASS)
- PERENNIALS: (WHITE FEATHER HOSTA, BIG BLUE SEA HOLLY, SALVIA)
- GRASS-SEEDED AREA
- LIGHT STANDARD



Stacked Townhouses



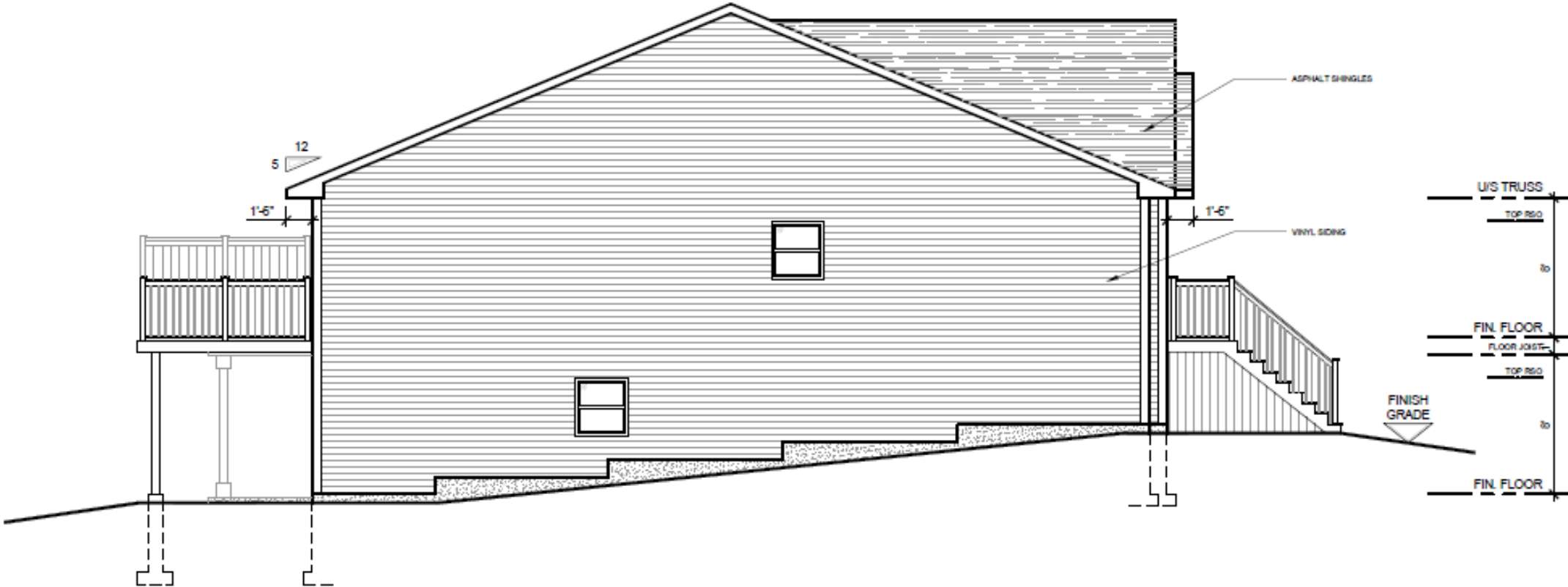
Front block
4 units

Stacked Townhouses



Rear block
4 units

Stacked Townhouses



Left elevation
*Identical to right

Traffic & Access

1. One access from Panuke Road



2. Traffic Study conclusions:

“No negative impact on Highway 1 at Panuke Road or at the main entrance of Panuke Road intersections”

Main entrance sight distance meets stop sighting distance

Summary



Scale & Height: 11 stacked townhouses, **max 2 storeys** with pitched roofs and human-scale façades.

Growth Centre: density consistent with MPS objectives for compact / cost-efficient.



Stormwater: on-site stormwater **pond** and retention measures by retaining wetlands and undisturbed areas.

Wetlands and watercourse: protection of natural features drove site design.



Setbacks & Buffers: ~**15 m** setbacks; retained trees at residential edges to protect **privacy** and reduce **noise/light**.

Wildlife: no impact to species at risk



For any questions, please contact:

lauren@brighterplanning.ca