

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, June 6, 2024

4859 Highway 1, Three Mile Plains (PID 45016763)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (Ben Croll)
5. Questions or Comments from the public can be sent until noon on June 20 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



4589 Highway 1, Three Mile Plains Rezoning

Public Information Meeting

June 6, 2024

something inspiring awaits



Application

- A completed application was received from Ben Croll of Brighter Community Planning on behalf of Brison Developments Limited on April 16, 2024.
- The application was to rezone the subject lot from Two Unit Residential (R-2) to Multiple Unit Residential (R-3) to allow for construction of 3-4 fourplexes after subdivision of the subject lot.





Orthophoto

- The property is currently a vacant lot (dwelling unit pictured is no longer present).
- Nearby properties consist of single unit residences and an auto body shop to the south.
- Has frontage on both Highway 1 and Old Halifax Road

something inspiring awaits



Generalized Future Land Use
Residential (R)



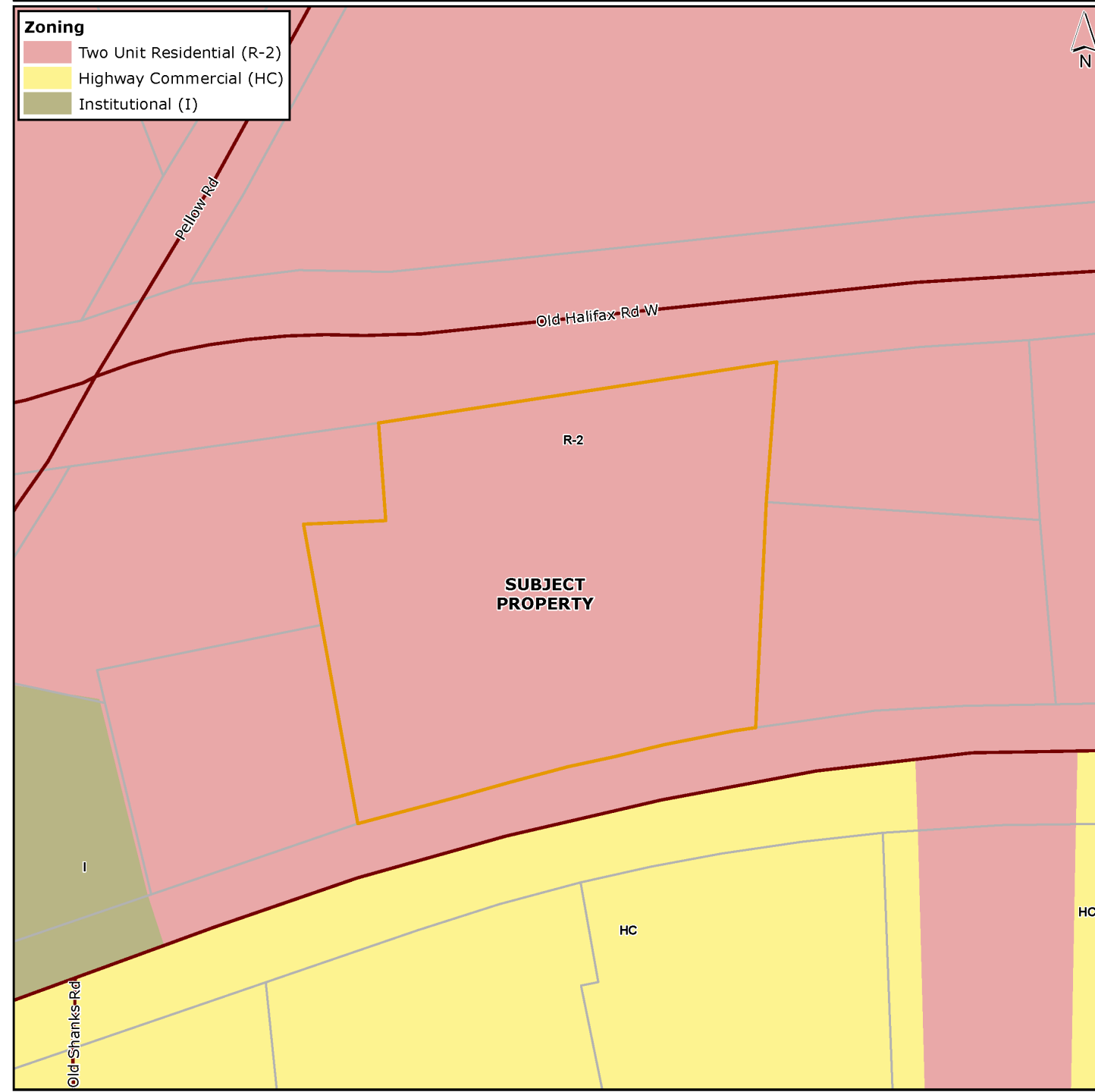
GFLUM

Residential Designation



something inspiring awaits









Current Zoning

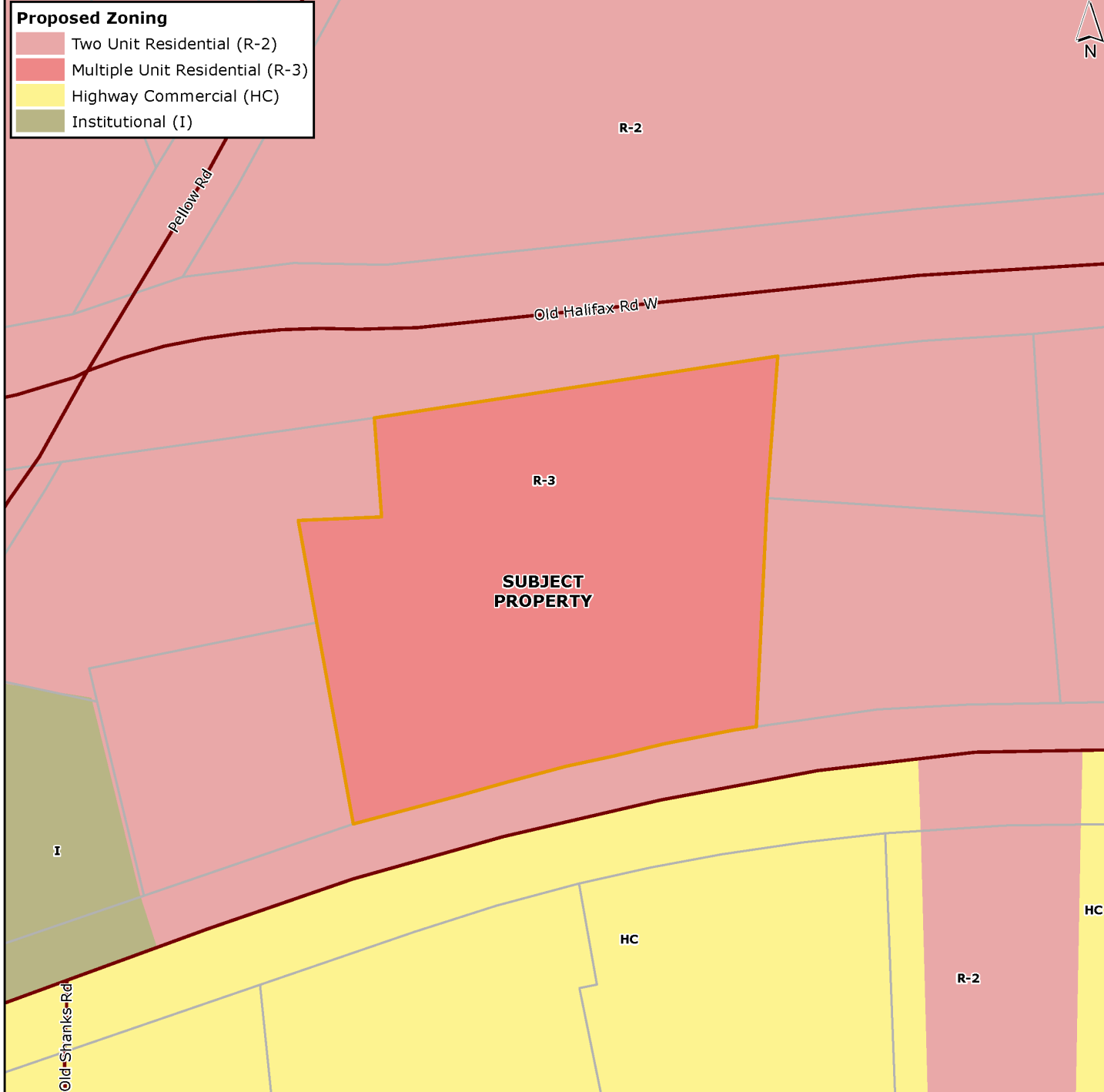
Two Unit Residential (R-2)

Permitted uses include:

- Two-unit dwellings
- Mini homes
- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Mobile homes in the Three Mile Plains Growth Centre



| Proposed Zoning | |
|---|---------------------------------|
|  | Two Unit Residential (R-2) |
|  | Multiple Unit Residential (R-3) |
|  | Highway Commercial (HC) |
|  | Institutional (I) |



Proposed Zoning

Multiple Unit Residential (R-3)

Permitted uses include:

- Dwellings with more than two units
- Boarding or rooming houses
- Residential care facilities
- Uses permitted in the R-1 and R-2 zones, subject to their respective requirements





View of Subject Lot from Highway 1

something inspiring awaits





View of Surrounding Area on Highway 1 (Top) and Old Halifax Road (Bottom)



West Hants MPS Policies

- **Policy 5.3.7** enables Council to consider rezoning land within the Three Mile Plains Growth Centre to Multiple Unit Residential (R-3).
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

Public Information Meeting – June 6

Staff Review

PAC/HAC Review and Recommendation –
July 11*

Council First Reading – July 23*

Public Hearing & Second Reading –
September 24*

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

Signage posted on subject lot

* Anticipated date, regular meetings are not held in August



Comments Submission

- Comments and questions can be submitted by the public until noon on **June 20**
- All correspondence should be sent to:

Alex Dunphy, Planner

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|----------|---|
| 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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westhants.ca