

An aerial photograph of a rural area, likely in West Hants, Nova Scotia. The image shows a mix of residential development, open fields, and wooded areas. A prominent road, Old Halifax Rd, runs through the center. The terrain is hilly, and there are several small ponds or water bodies scattered throughout. The overall scene is a typical rural landscape with a mix of natural and developed areas.

Rezoning at West Hants, Old Halifax Rd W PID 45045879

Brighter Community Planning
& Consulting

West Hants
Public Information Meeting
Presentation

June 6th, 2024

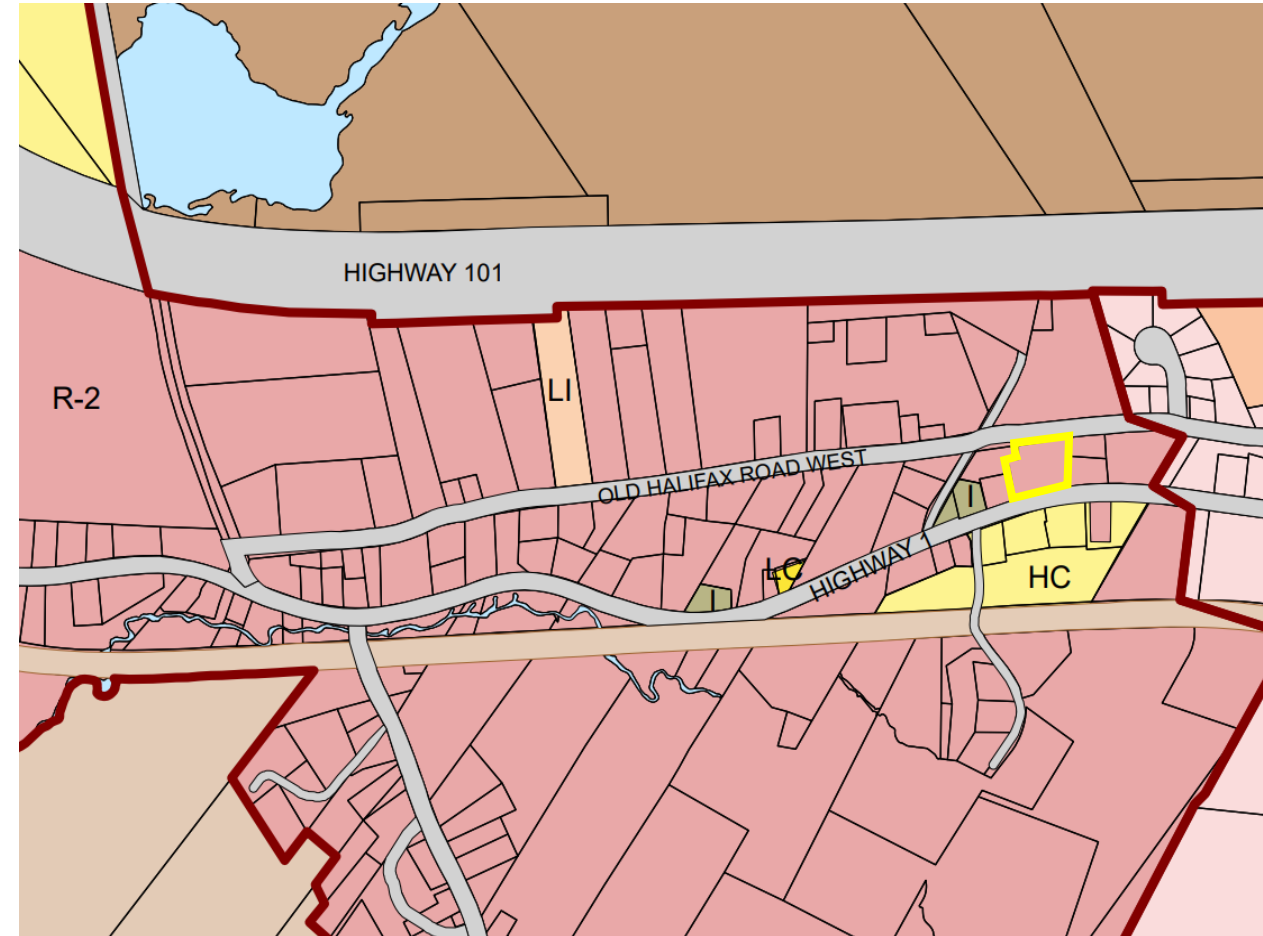
Introduction

- Rezone a 0.74-acre lot on Old Halifax Rd W from R2 to R3
- Developer estimates that the land can fit three as-of-right fourplexes after subdivision
- Rental housing to meet local housing need.



Site Description

PID	45016763
Lot Area	32,400 sqft / 0.74 Acre
Owner	BRISON DEVELOPMENTS LIMITED
Designation	Residential (R)
Zone	R-2 (Two Unit Residential)
Sewer & Water	Fully Serviced
Surrounding	Single unit dwellings, Institutional and commercial units





Site Description



PID 45016763, viewing west



PID 45016763, viewing south from Old
Halifax Road W





PID 45016763





PID 45016763, viewing north from Evangeline Trail



Site Surrounding



Viewing south to Evangeline Trail



Viewing north to Old Halifax Rd W



Site Surrounding



Viewing northwest to Old Halifax Rd W

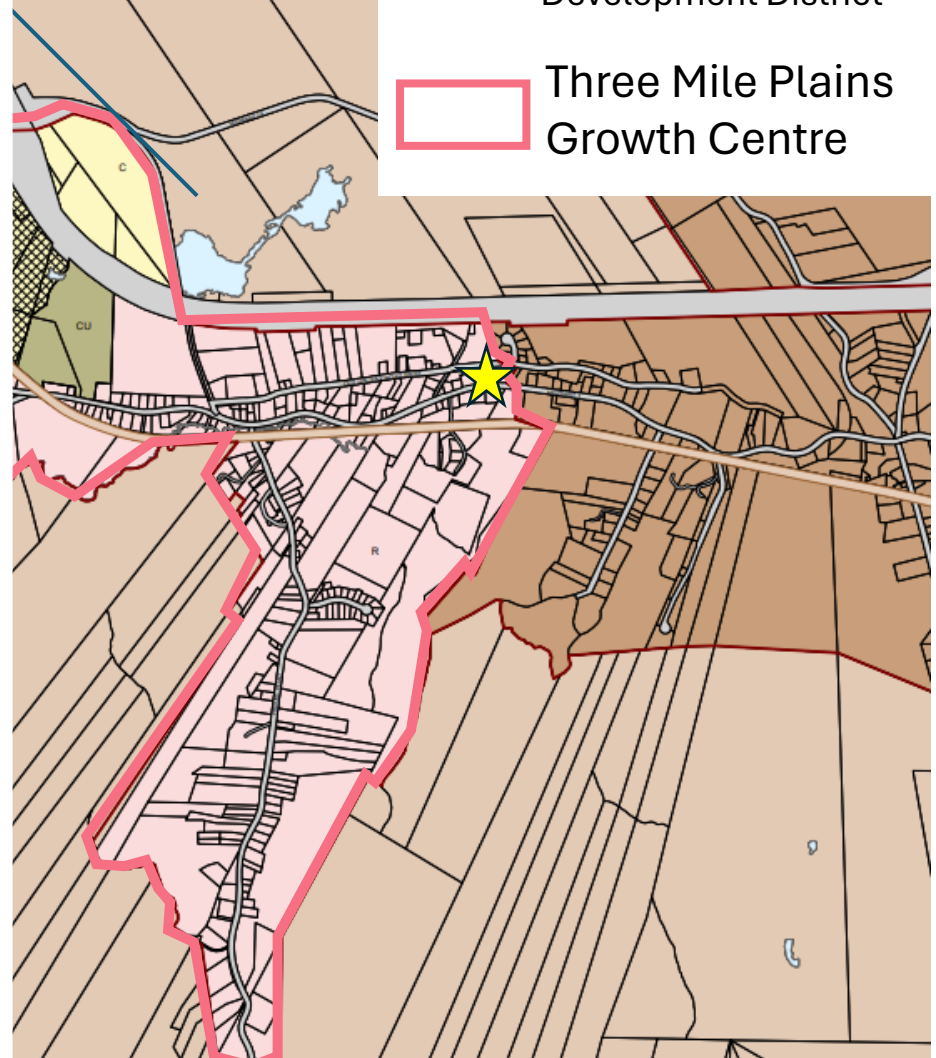
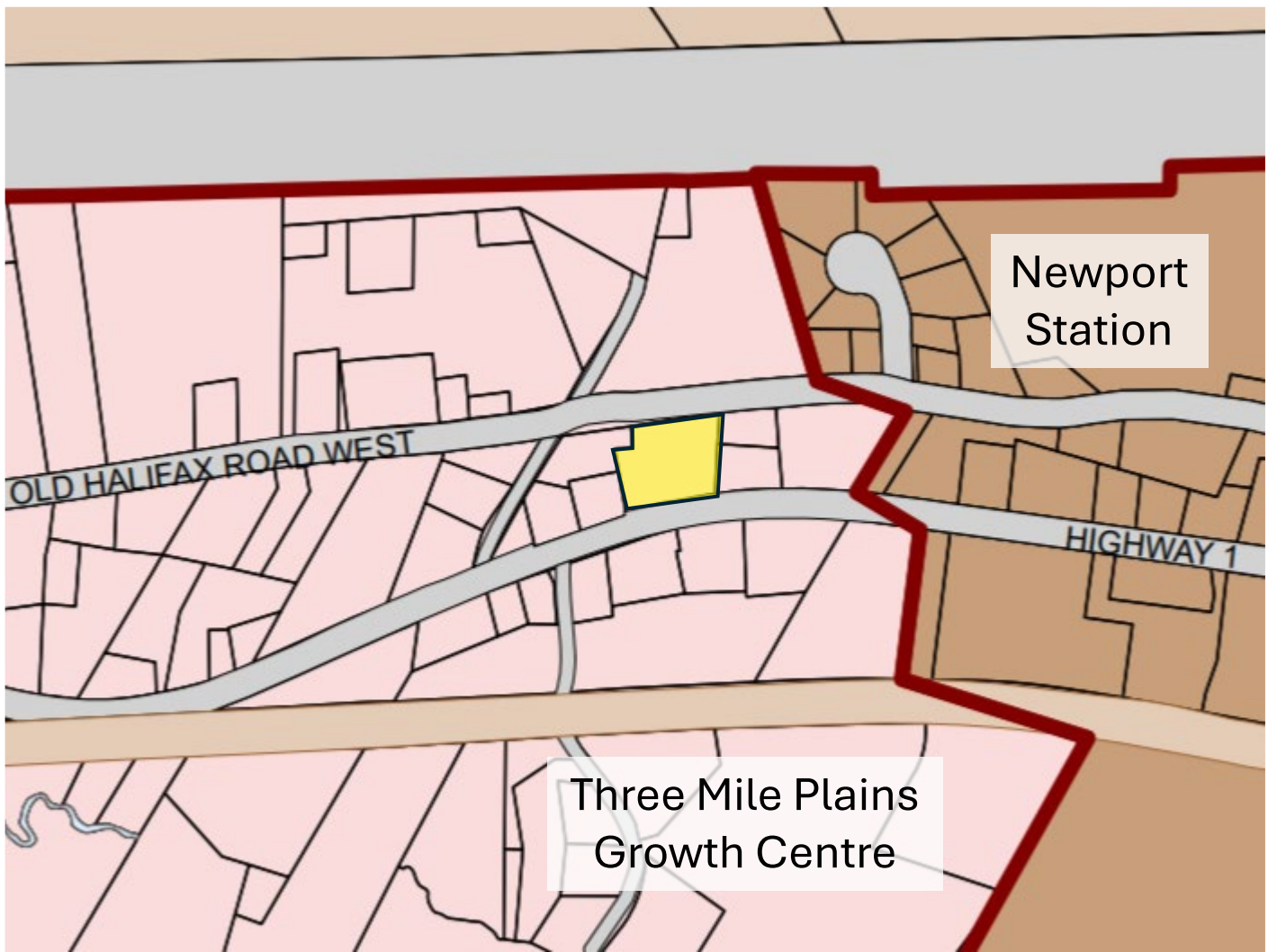


Viewing northeast to Old Halifax Rd W



Legend

- R Residential
- CU Community Use
- C Commercial Core
- Commercial Development District
- Three Mile Plains Growth Centre



Proposed Development

- Three as-of-right fourplex buildings, after subdivision
- 18 off-street surface parking spaces
- 2,400 – 3,000 sqft of open spaces
 - Depends on the number of each dwelling type (one- and two-bedroom)



Rezoning to R3: Vision of Three Mile Plains

- WH MPS:

Policy 5.1.1:

*“It shall be the policy of Council to encourage **more concentrated residential and commercial development** in the designated Growth Centres.”*

Policy 5.3.5:

*“It shall be the policy of Council to encourage **the efficient use of existing municipal infrastructure** such as water, sewer and streets **within the Three Mile Plains Growth Centre** by allowing for the **development of multiple unit dwellings** where such development is compatible with adjacent uses.”*



Rezoning to R3: MPS Policy

- WH MPS:

Policy 5.3.7:

*“It shall be the policy of Council to consider **rezoning land within the Three Mile Plains Growth Centre to R-3** subject to the following:*

- a) the development has **frontage on an arterial or collector street** designated on the Transportation Map (Map 2) if it consists of 12 or more units;*
- b) the lot is **serviced**, or is capable of being serviced, with **municipal water and sewer**;*
- c) the development is **compatible** with the character of the area with respect to building scale and design, traffic generation, population density and similar matters;*
- d) existing and proposed streets are adequate to support the development and existing streets will **not require major infrastructure improvements** as a result of the development; a traffic impact study may be required in accordance with Section 14.6 of this Strategy;*
- e) adequate **open space** or recreational space is provided;*
- f) adequate **on-site parking** is provided;*
- g) any other matter which may be addressed in a Land Use By law; and*
- h) Policy 16.3.1** (Development Agreement).”*



Project Benefits

1. Lot status:

- Full municipal services
- Designated for concentrated development

2. Aligning with WH's vision:

- Efficient use of existing infrastructure
- Housing to support growth
- Enhancing the status of Three Mile Plains as a growth centre

