

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, October 8, 2025

Three Mile Plains Cross Road, Three Mile Plains (PID 45003266)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Applicant/Developer Presentation: Khyali Patel
5. Questions or Comments from the public can be sent until noon on October 22 to Alex Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca



Three Mile Plains Cross Road Development Agreement

Public Information Meeting

October 8, 2025

something inspiring awaits

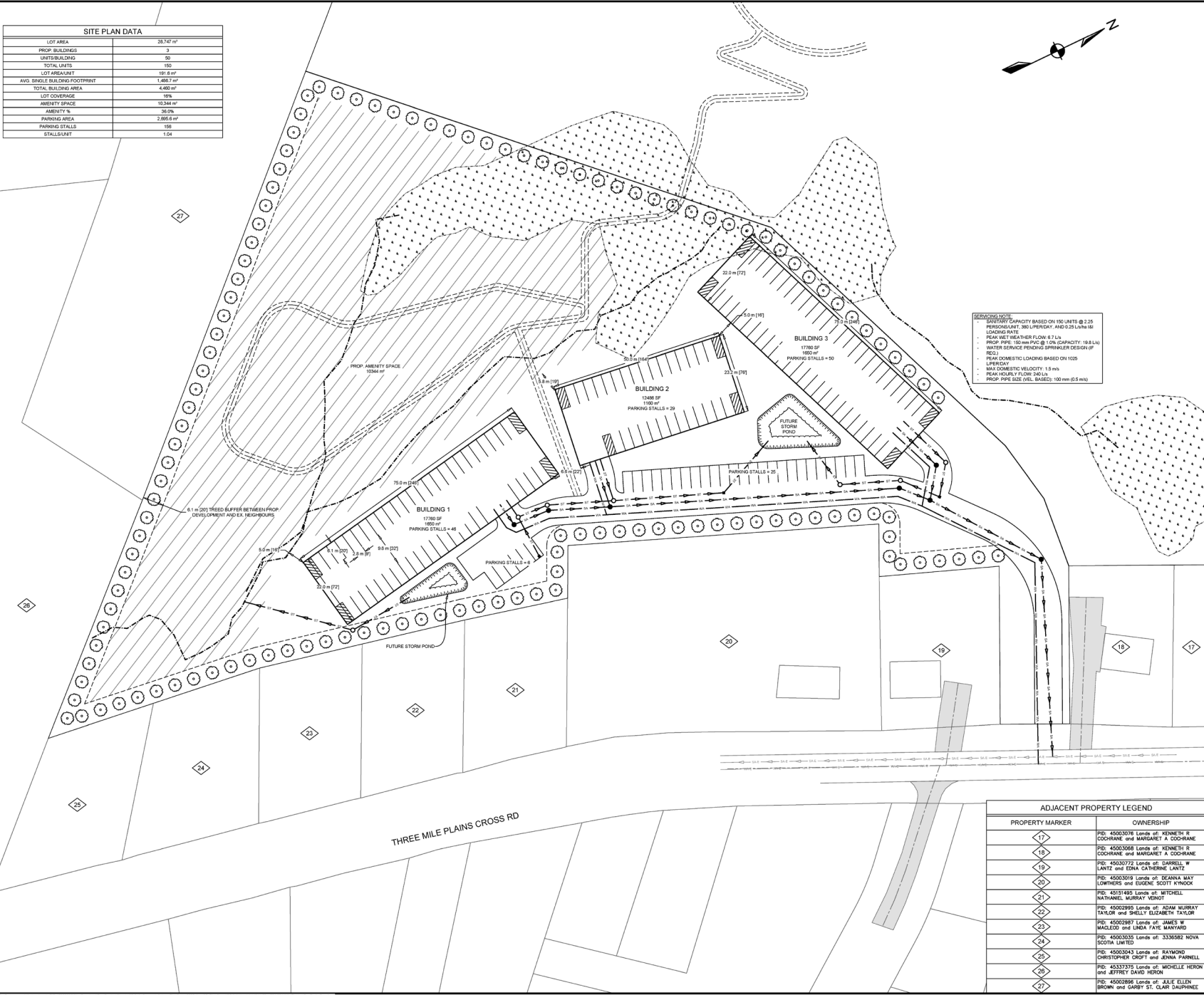


Application

- A completed application was received from Brighter Community Planning on behalf of Portucana Construction Services Ltd., who has received authorization from the property owners Richard and Mary Dauphinee on September 16, 2025.
- The application is for a development agreement to permit three Multi-unit Residential Dwellings on a portion of the vacant property.
 - 3 multi-unit buildings
 - 150 total units



SITE PLAN DATA	
LOT AREA	26,741 m ²
PROP. BUILDINGS	3
UNITS/BUILDING	50
TOTAL UNITS	150
LOT BREAKOUT	191.8 m ²
AVG. SINGLE BUILDING FOOTPRINT	1,488.7 m ²
TOTAL BUILDING AREA	4,466 m ²
LOT COVERAGE	16%
AMENITY SPACE	10,344 m ²
AMENITY %	38.6%
PARKING AREA	2,995.9 m ²
PARKING STALLS	158
STALLS/UNIT	1.04



DESIGN NOTES
 SAFETY CAPACITY BASED ON 100 UNITS @ 2.25 PERSONS/UNIT (300 PERSONS) AND 1.25 LITERS/SEC
 LOADING RATE
 - PEAK NET WEATHER FLOW 6.7 L/s
 - PROP. PIPE: 100 mm PVC @ 1.0% (CAPACITY: 18.8 L/s)
 - WATER SERVICE PENDING SPRINKLER DESIGN (IF REQ.)
 PEAK DOMESTIC LOADING BASED ON 1025 PERSONS/DAY
 - MAX. DOMESTIC VELOCITY: 1.5 m/s
 - PEAK HOURLY FLOW: 34.6 L/s
 - PROP. PIPE SIZE (VEL. BASED): 100 mm (0.5 m/s)

ADJACENT PROPERTY LEGEND	
PROPERTY MARKER	OWNERSHIP
17	PD: 4503076 Lands of: KENNETH R COCHRANE and MARGARET A COCHRANE
18	PD: 4503068 Lands of: KENNETH R COCHRANE and MARGARET A COCHRANE
19	PD: 4503072 Lands of: DANIEL W LANTZ and EDNA CATHERINE LANTZ
20	PD: 4503019 Lands of: DEANNA MAY LOMBERS and EUGENE SCOTT KYNOCK
21	PD: 4515495 Lands of: MITCHELL WATTHANEL MURRAY VENOT
22	PD: 4502959 Lands of: ADAM MURRAY TAYLOR and SHELLY ELIZABETH TAYLOR
23	PD: 4502987 Lands of: JAMES W WALLEZIO and LINDA FAYE MARYAND
24	PD: 45003035 Lands of: 3336582 NOVA SOUTH LIMITED
25	PD: 45003043 Lands of: RAYMOND CHRISTOPHER CROFT and JENNA PARNELL
26	PD: 45337375 Lands of: MICHELLE HERON and STEPHEN DAVID HERON
27	PD: 45002886 Lands of: JULIE ELLEN BROWN and GARRY ST. CLAIR SHAWNEE

Proposed Development

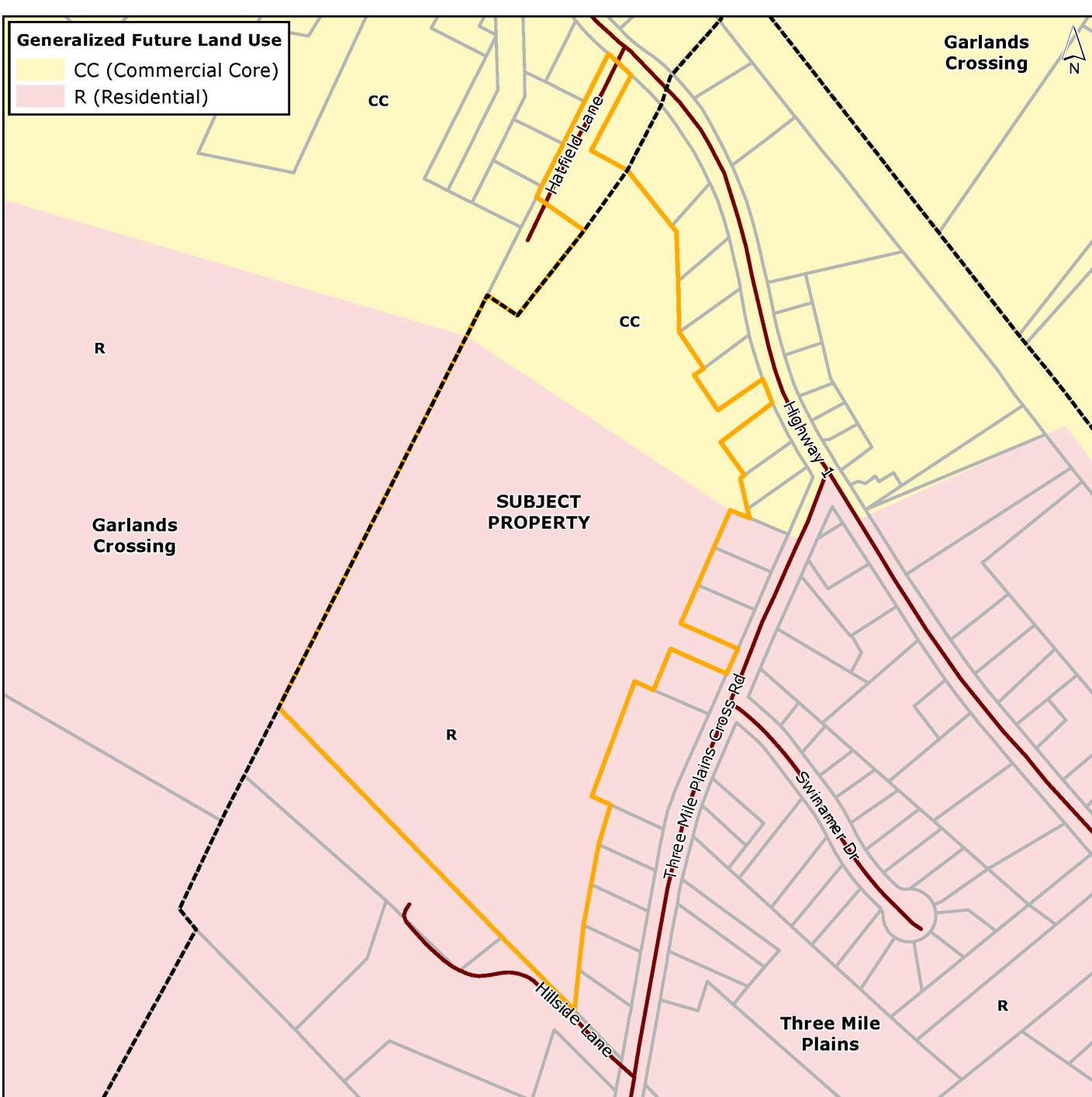
- Three multi-unit buildings
- 150 units total
- Three stories
- Parking – underground and surface
- Landscaping surrounding project area
- Southern access near Swinamer Drive



Orthophoto

- Located on Three Mile Plains Cross Road
- 26.9 acres in size
- Nearby uses include low density residential dwellings, local industrial uses, and agricultural land





GFLUM

Split between:

- Residential Designation
- Commercial Core Designation

Development Site:

- Only Residential Designation



View of development site on subject lot





View of access to development site on Three Mile Plains
Cross Road

something inspiring awaits



West Hants MPS Policies

- **Section 3.3.1** outlines the Three Mile Plains Development Objectives
- **Policy 5.3.10** 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 – October 8

Staff Review

PAC/HAC Review and Recommendation –
November 13*

Regional Council First Reading –
November 25*

Public Hearing & Second Reading –
January 27, 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, but mail service was interrupted due to Canada Post strike

Letters handed out by Local Councillor

Signage posted on the lot, then moved near to the intersection of Three Mile Plains Cross Road and Highway 1

*anticipated dates



Comments Submission

- Feedback will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **October 22**
- 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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