

Development Agreement (DA) Application: Multi-Unit Residential Development

Applicant : Portucana Holdings Limited

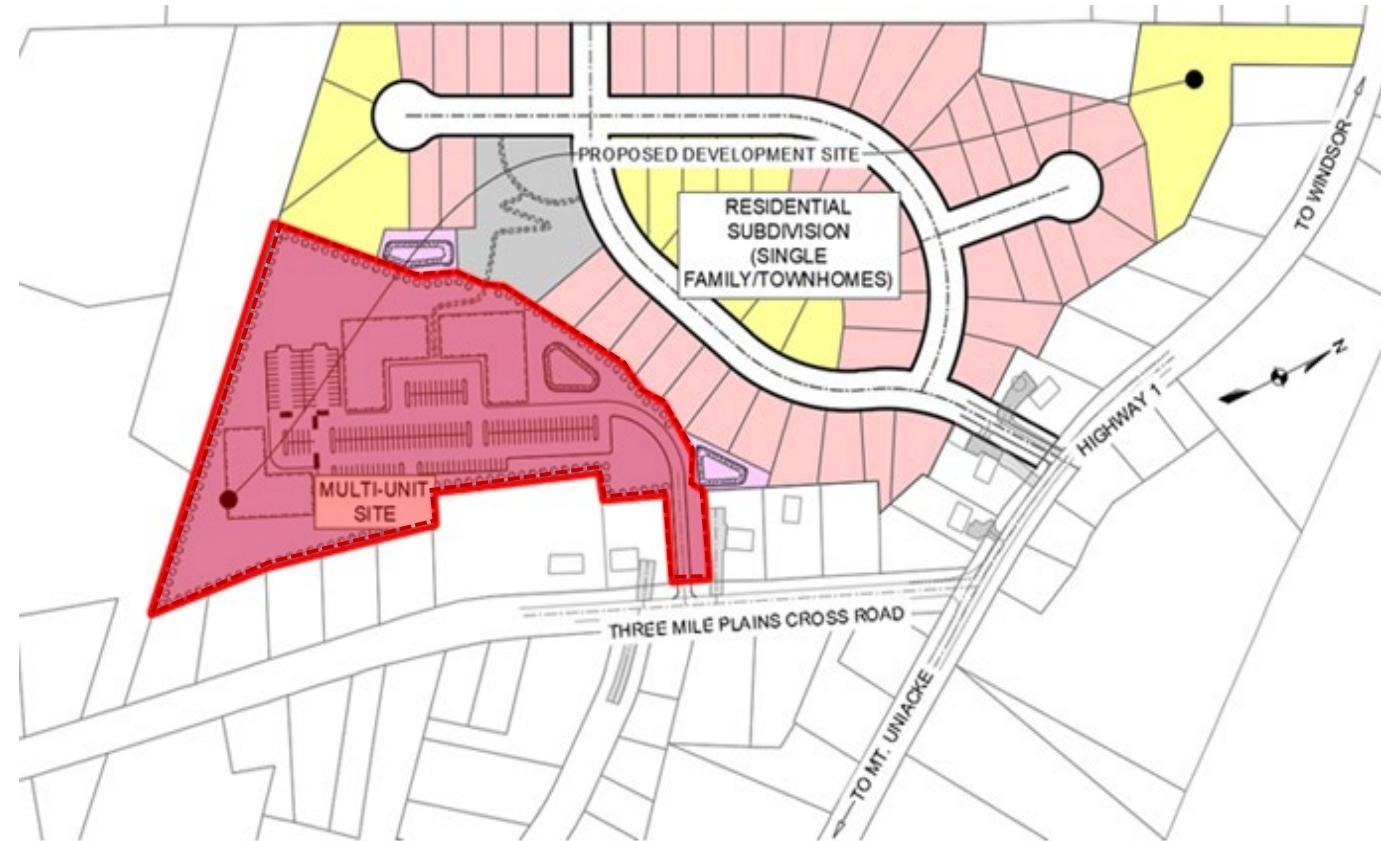
West Hants Regional Municipality
Public Information Meeting
Presentation

October 8th, 2025



Planning request

- **Development Agreement (DA)** for 3 apartment buildings with **150 total units** on a portion of PID 45003266 in Three Mile Plains Growth Centre
- Part of **comprehensive development that includes** single-unit homes and townhouses.



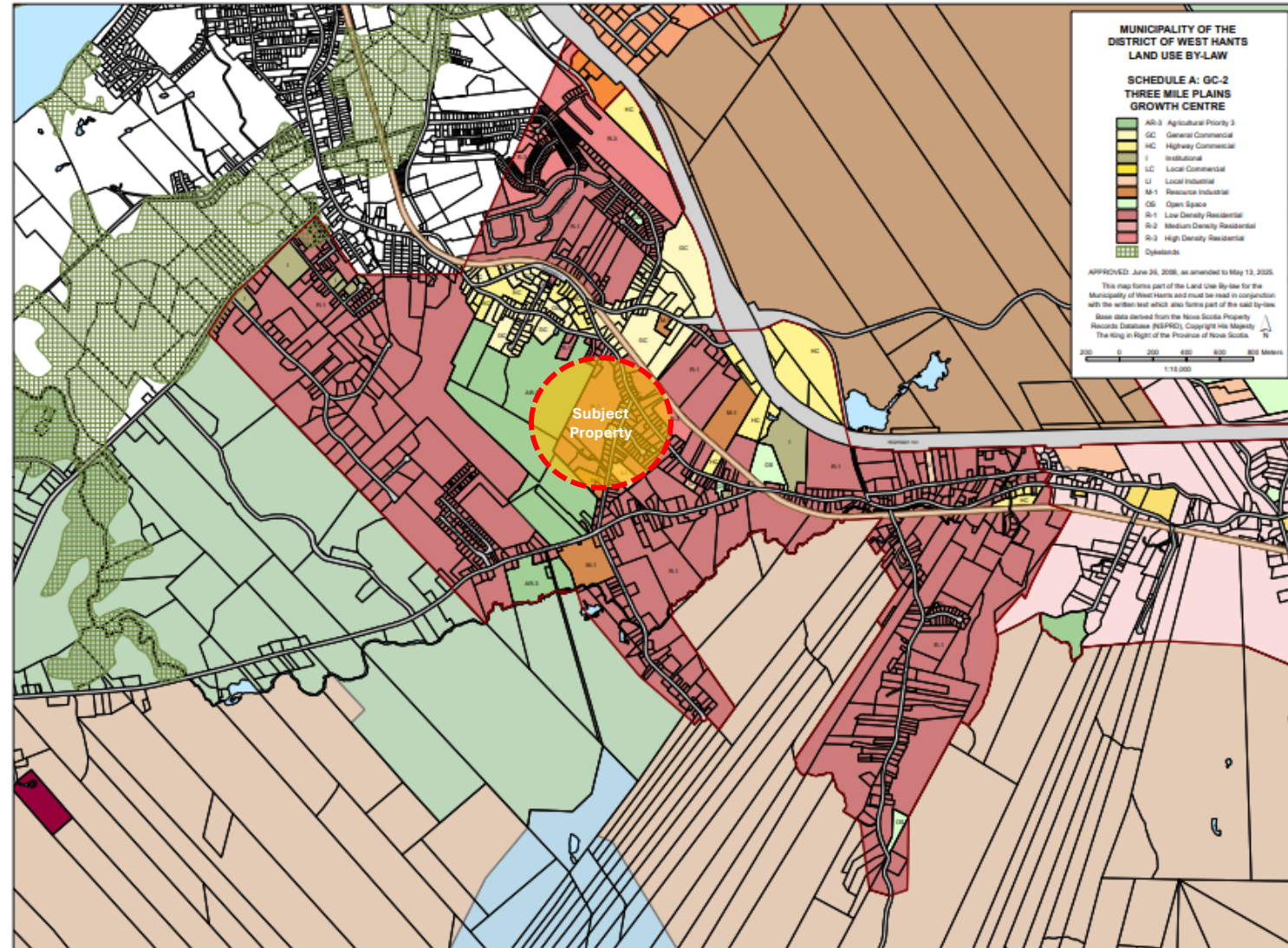
Site Location

- **Location** – near the corner of Three Mile Plain Cross Road and Highway #1
- **Driveway access:** Three Mile Plains Crossroad (collector road)



Planning Context: Three Mile Plains Growth Centre

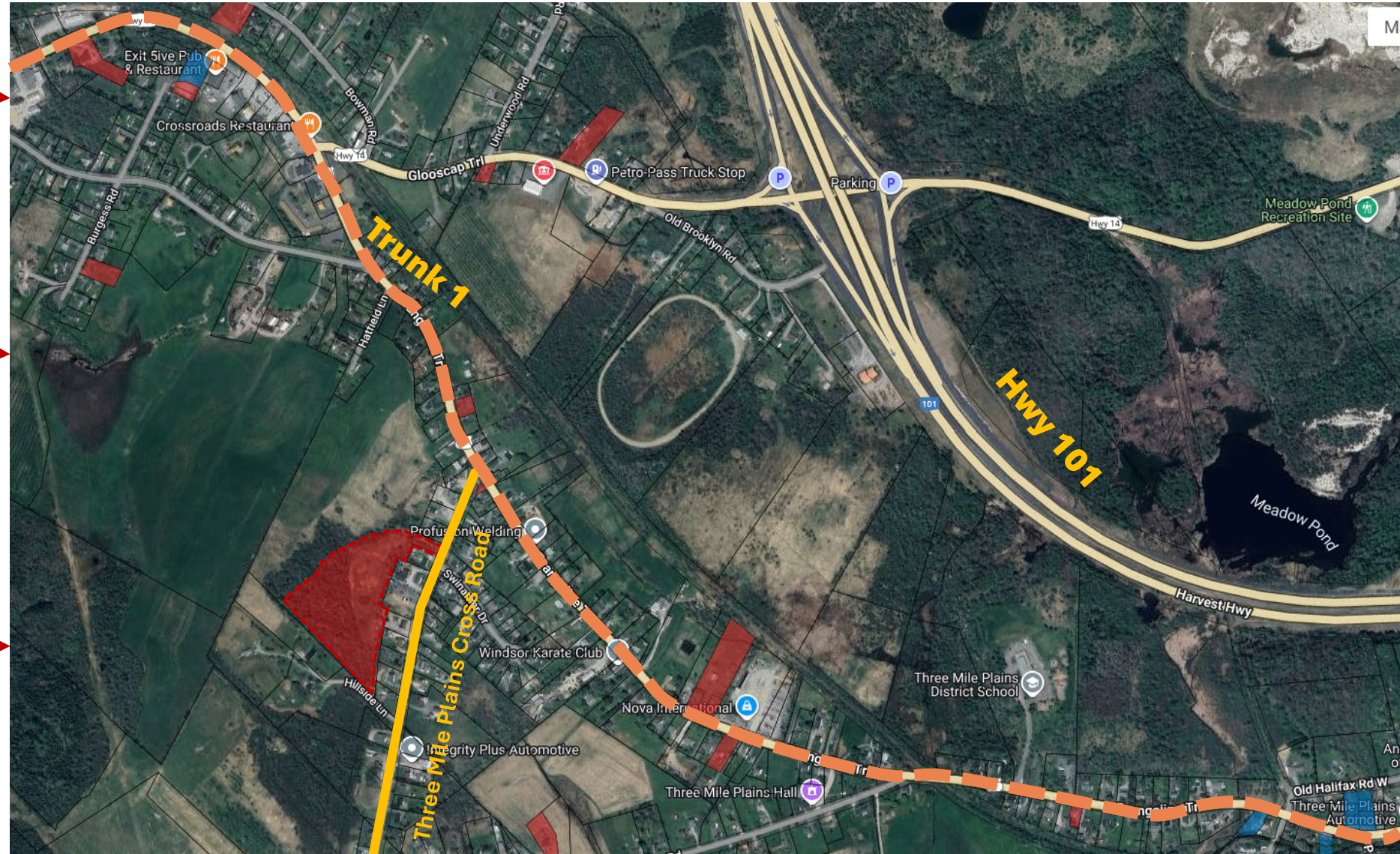
- Located within the **Three Mile Plains Growth Centre**
- Identified in the MPS for **residential growth and intensification.**
- **Full municipal water and sewer services** available
- **Access** to nearby regional services, and transportation corridors



Northern part of PID
accessed to Trunk 1
for regional
connectivity

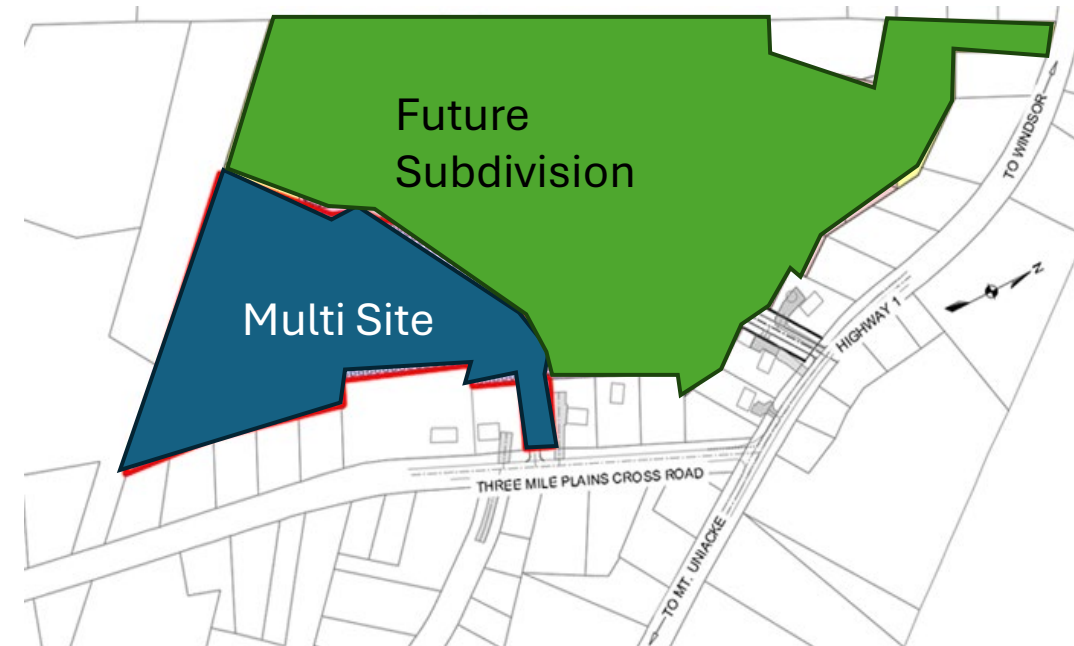
4-5 minutes to Hwy
101

Three Mile Plains
School is located 1.5
km away



Site Description

- Total PID area: **26.9 acres**
- Proposed Multi site area: **5.22 acres (19%)**
- Gently rolling with areas of elevation
- Frontage on two roads: **Highway 1 and Three Mile Crossroad**
- Area includes a portion of the delineated wetlands



Zoning Context

Subject Property

- Zone – R-1 (Low Density Residential)
- Designation – Residential

Surrounding uses: mostly residential, with nearby commercial/light industrial (auto repair, timber/wood business)

Surrounding Zoning

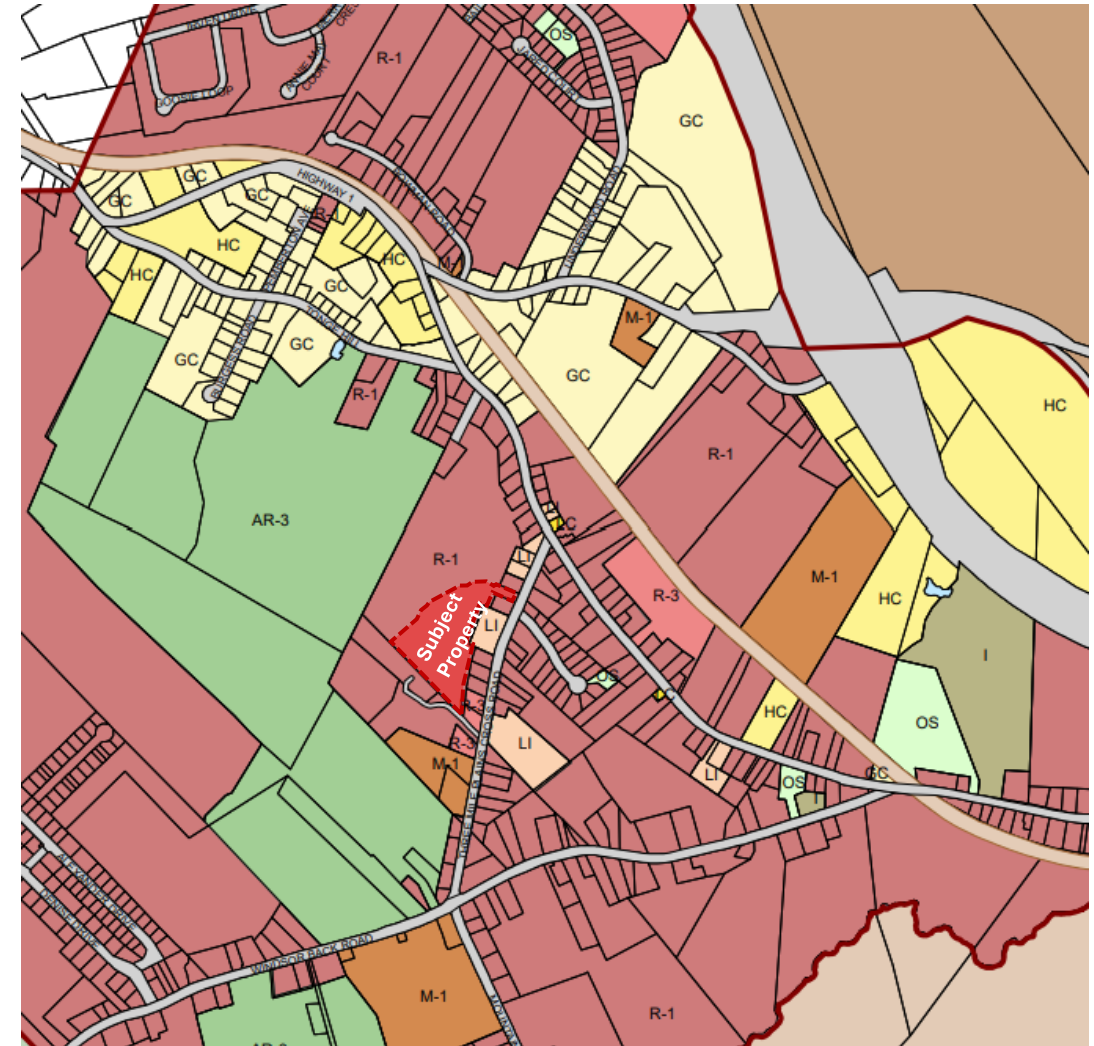
R3 (Medium Density Residential)

AR-3 (Agricultural Priority 3)

LI (Local Industrial)

R-1 (Low Density Residential)

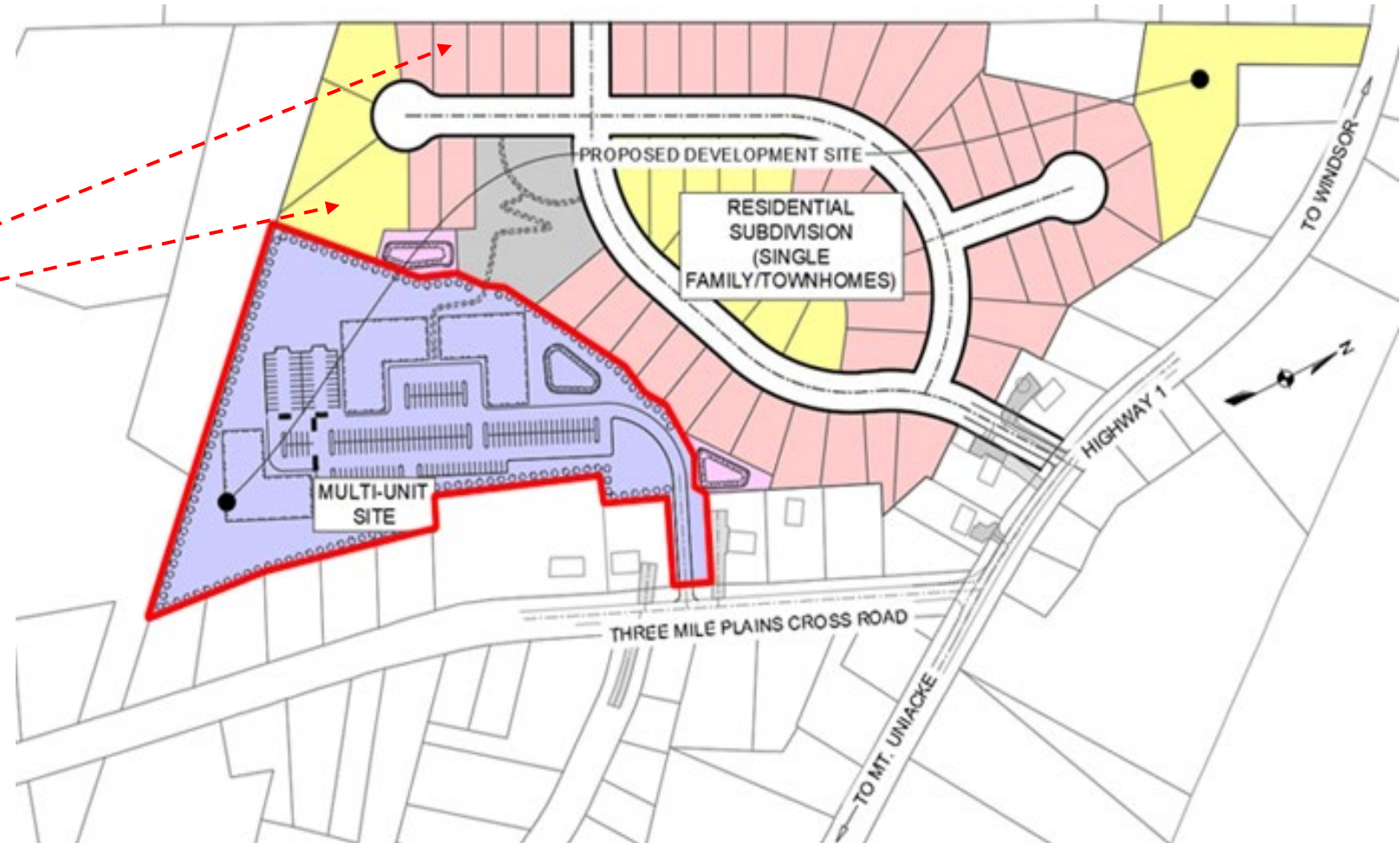
M-1 (Resource Industrial)



Development Vision

Lot will be subdivided

- As of right
 - 46 single-unit lots
 - 13 townhouse blocks
- DA
 - 1 multi-unit lot – 150 total units (Subject Property)



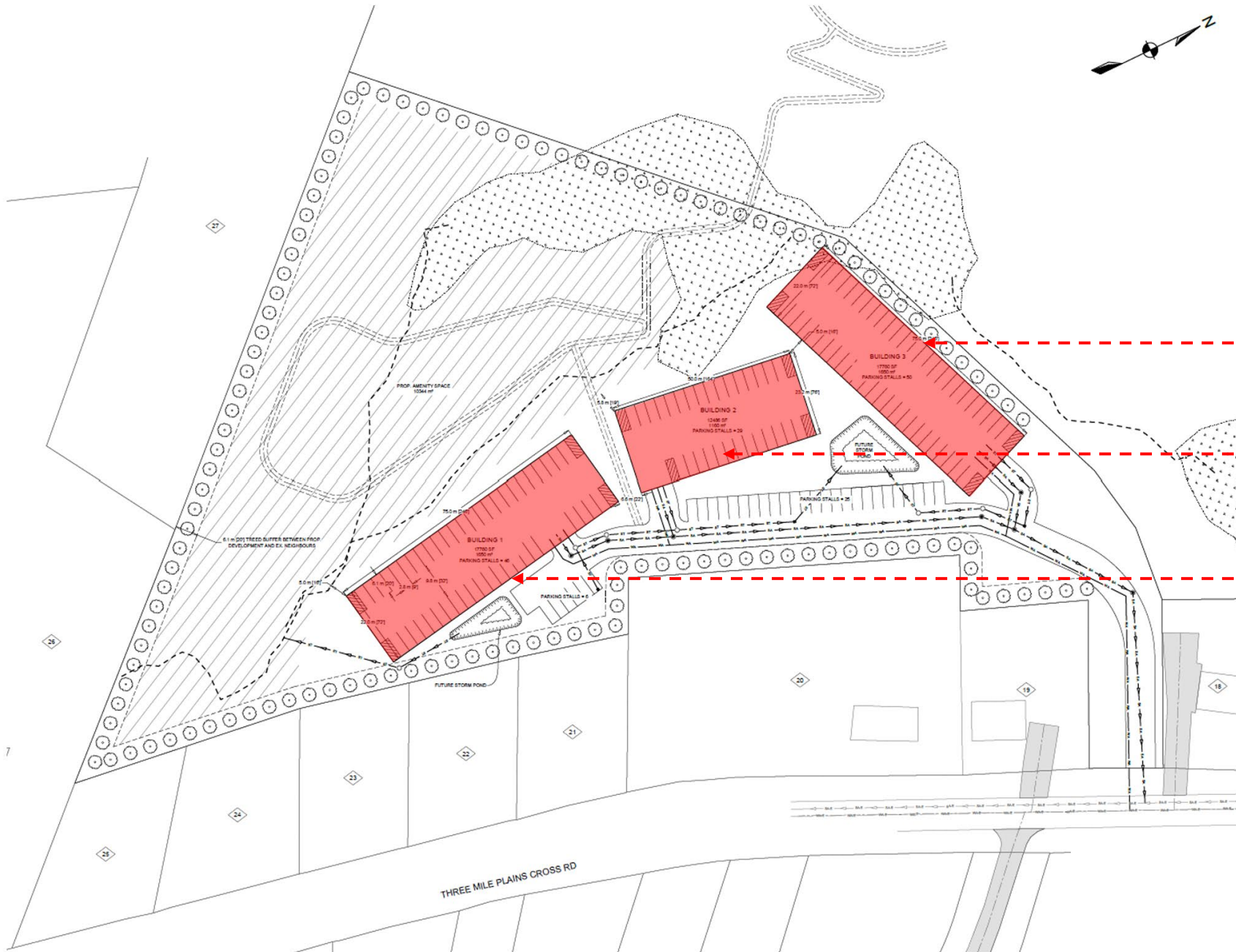
■ Townhouses

■ Single-unit

What's being Proposed?

- **3 apartment buildings**, max 3 storeys (under 40 ft)
- 150 total units.
- Located on one end of subdivision, driveway from **Three Mile Plains Cross Road**





Building 3
~50 units

Building 2
~50 units

Building 1
~50 units

Height, Massing, Edge



Fronted by **green buffer**



Setbacks (~13 m) from residential edges



3-storey cap, pitched roofs, articulated façades to keep a **human scale**

Parking

- Total Parking area - **2,695.6 m²**
- At least **1 stall per unit.**
- Mixture of underground or underbuilding and surface parking
- Surface parking areas will include landscape buffer between parking and existing residential
- Bike parking + EV charger



Traffic & Access

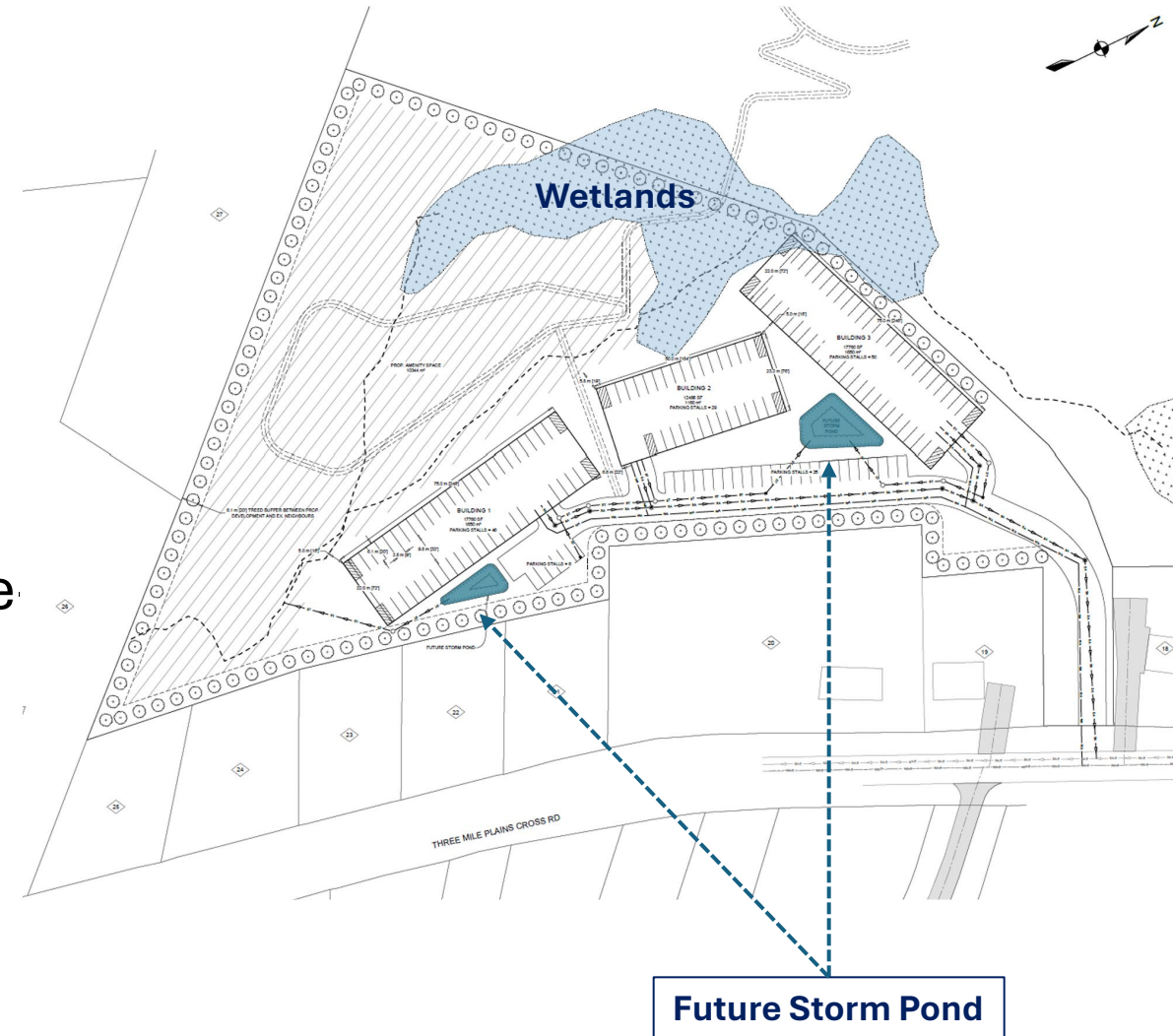
1. **One access** from **Three Mile Plains Cross Road** — no link to future subdivision roads.
2. Limits **through traffic** and protects neighbourhood streets
3. Traffic Study completed.

Wetlands & Stormwater

- **Wetlands delineated** and minimal impact
- **2 Stormwater Ponds** included as part of stormwater + open space strategy

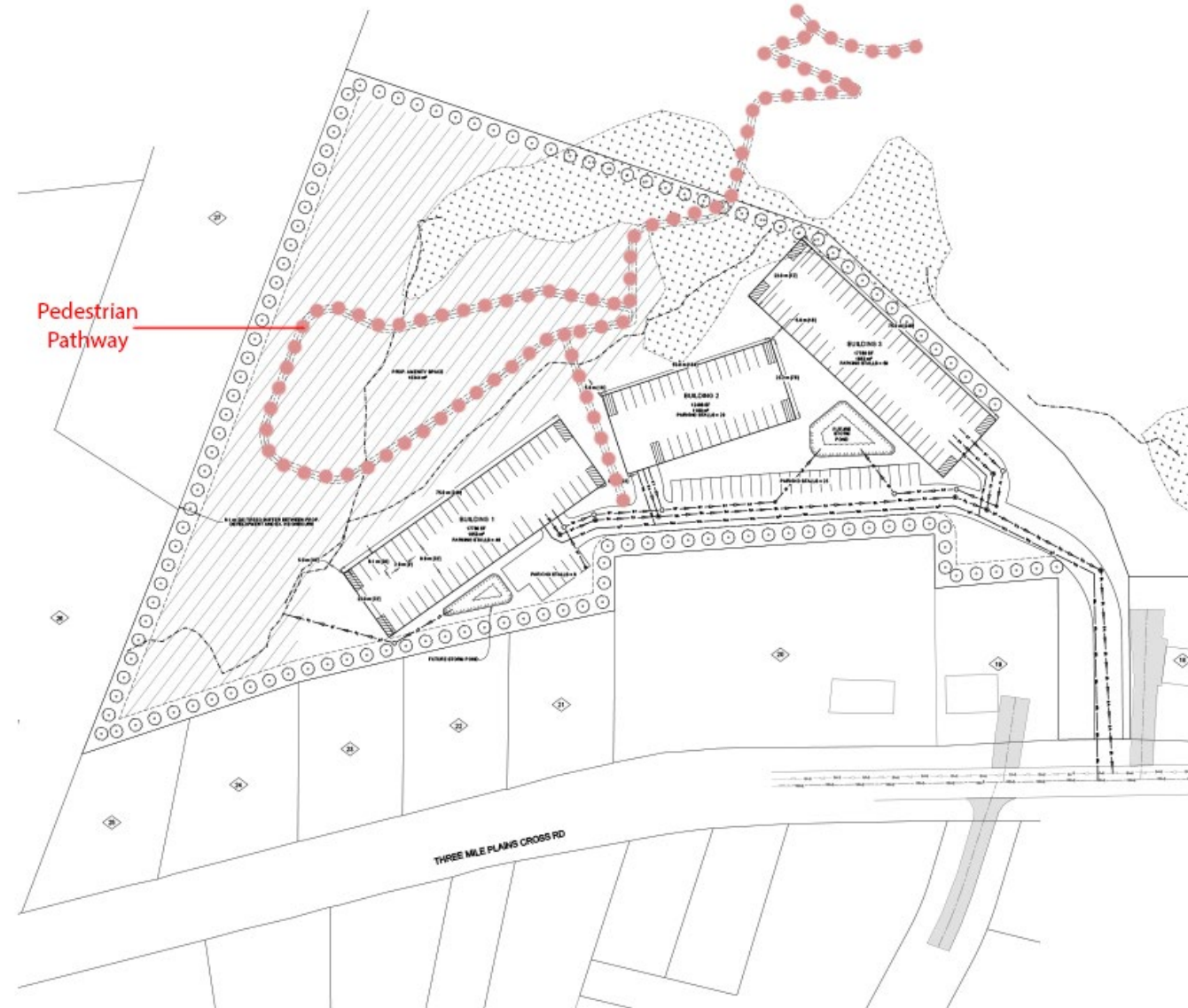
Stormwater Management:

- Post-development flows won't exceed pre development
- Retention Systems and Erosion Control will address downstream water impacts.



Landscaping & Pathways

- **36 % amenity space plus** landscaped buffers, green areas. **80%** of lot is will not have buildings or parking on it.
- **Privacy edges:** trees as green fencing along single-unit lot lines
- **Trails/connectivity:** paths to park, townhouses, and adjacent future subdivision.



As-of-Right (R-2) vs. DA (Multi-Unit)

Current Development Scenario



Phase – 1

Total units - **~150 units**

3 apartment buildings, max
3 storeys

Phase-2

Total units - **85 units**

13 Townhouse

46 Single-unit lots

Total = 235 units

As-of-right Scenarios

**With 4 units per lot,
estimate between
250 to 280 units on
the entire site**

Total = more than 250 units

Summary



Scale & Height: Three apartment buildings, **max 3 storeys** with pitched roofs and human-scale façades.



Stormwater & Wetlands: On-site stormwater **ponds** and retention measures. Wetlands preserved except for small portion.



Setbacks & Buffers: ~**13 m** setbacks; layered **trees fencing** at residential edges to protect **privacy** and reduce **noise/light**.

Open Space & Trails: **50%+** of site as open/landscaped areas



For any questions, please contact:
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