

## **PUBLIC INFORMATION MEETING**

1. Meeting called to order
2. Introduction by Chair
3. 4190 Hwy 1, Garlands Crossing, PID 45003357
  - (a) Overview of Proposal and Process (Sara Poirier)
  - (b) Applicant presentation (Monica Sweetapple)
  - (c) Questions or Comments from the public
4. Conclusion of Public Information Meeting



# 4190 Hwy 1, Garlands Crossing; PID 45003357 Development Agreement

Public Information Meeting  
December 8, 2022

something inspiring awaits



# Orthophoto



something inspiring awaits



**GOLD HOUSE**

黃金 CHINESE RESTAURANT 酒家

EAT-IN  
TAKE-OUT

902-798-2522

黃金酒家

4190

Public Information Meeting  
Thursday, September 16, 2010  
6:00 p.m.

VISA



# Application

- A completed application was received on November 7, 2022 from Monica Sweetapple of Nuvo Architecture and Interiors on behalf of the property owner Jean Alphonse of Jovana Construction Limited
- Request a four (4) storey mixed-use apartment building containing up to 21 apartment units and up to 2,600 sq. ft. of commercial space



# Development Agreements

- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not usually permitted in the underlying zone
- Multiple unit residential development greater than three storeys in height is considered in the Three Mile Plains Growth Centre only by development agreement

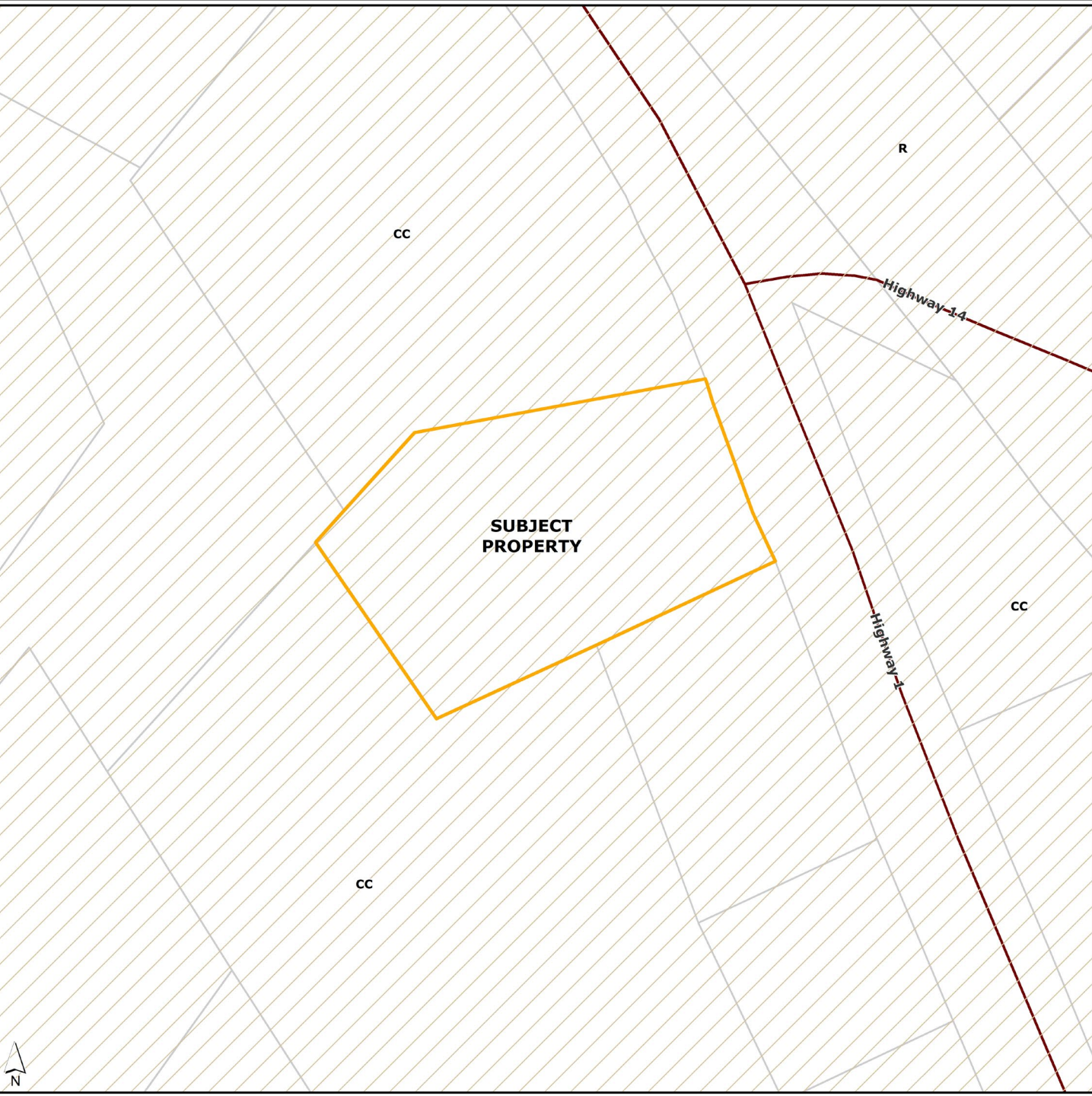




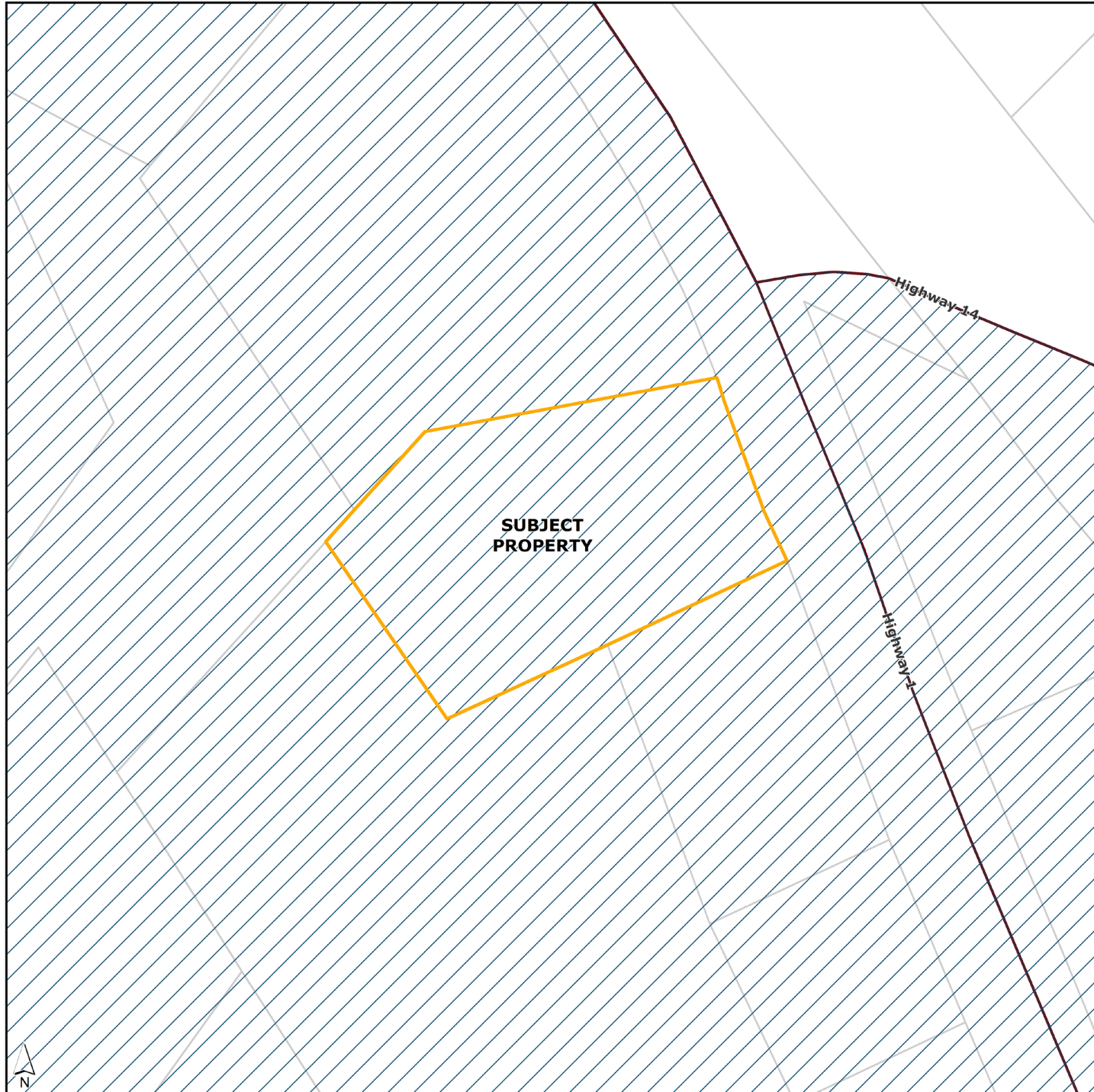




# Three Mile Plains Growth Centre



# Commercial Development District



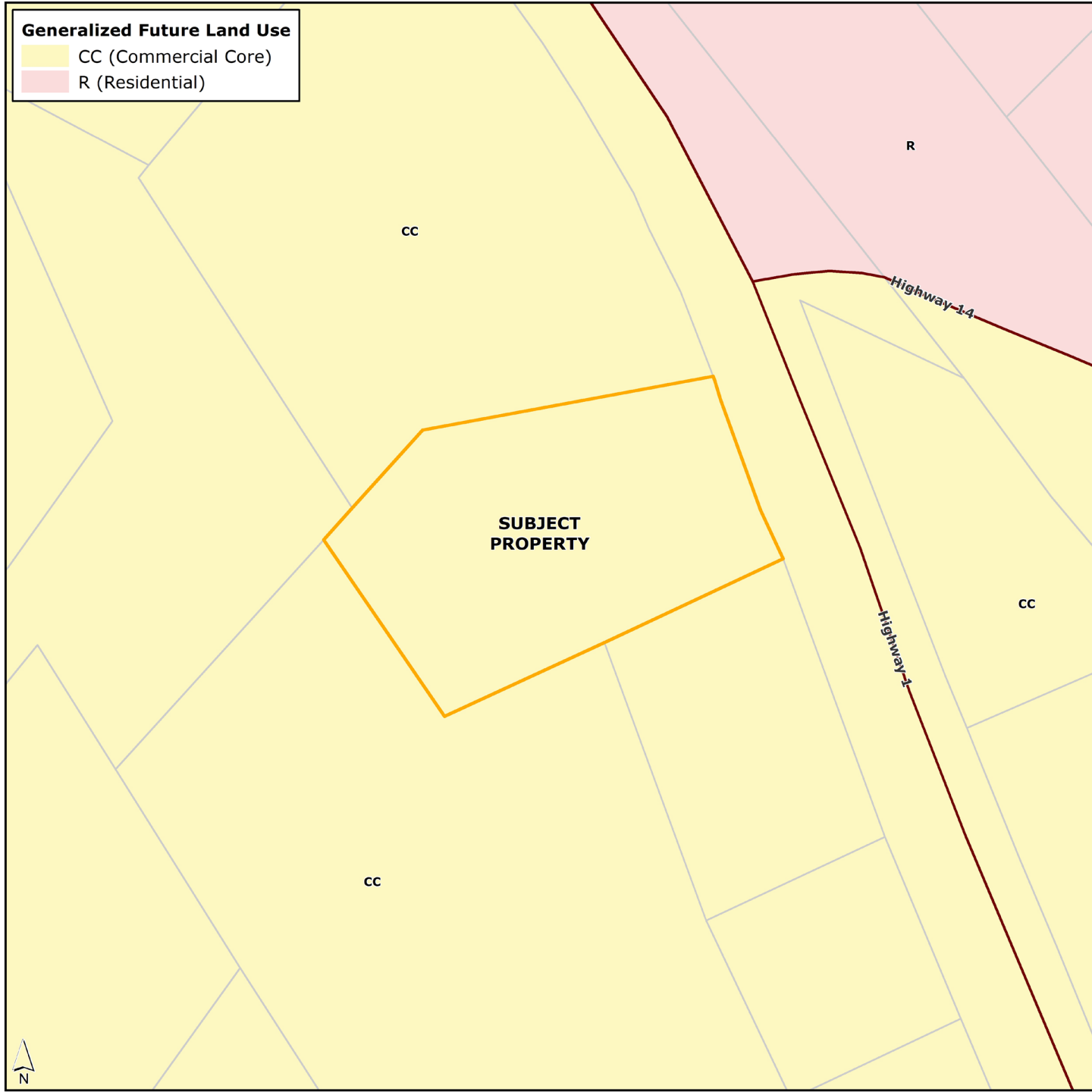
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**Generalized Future Land Use**

CC (Commercial Core)

R (Residential)






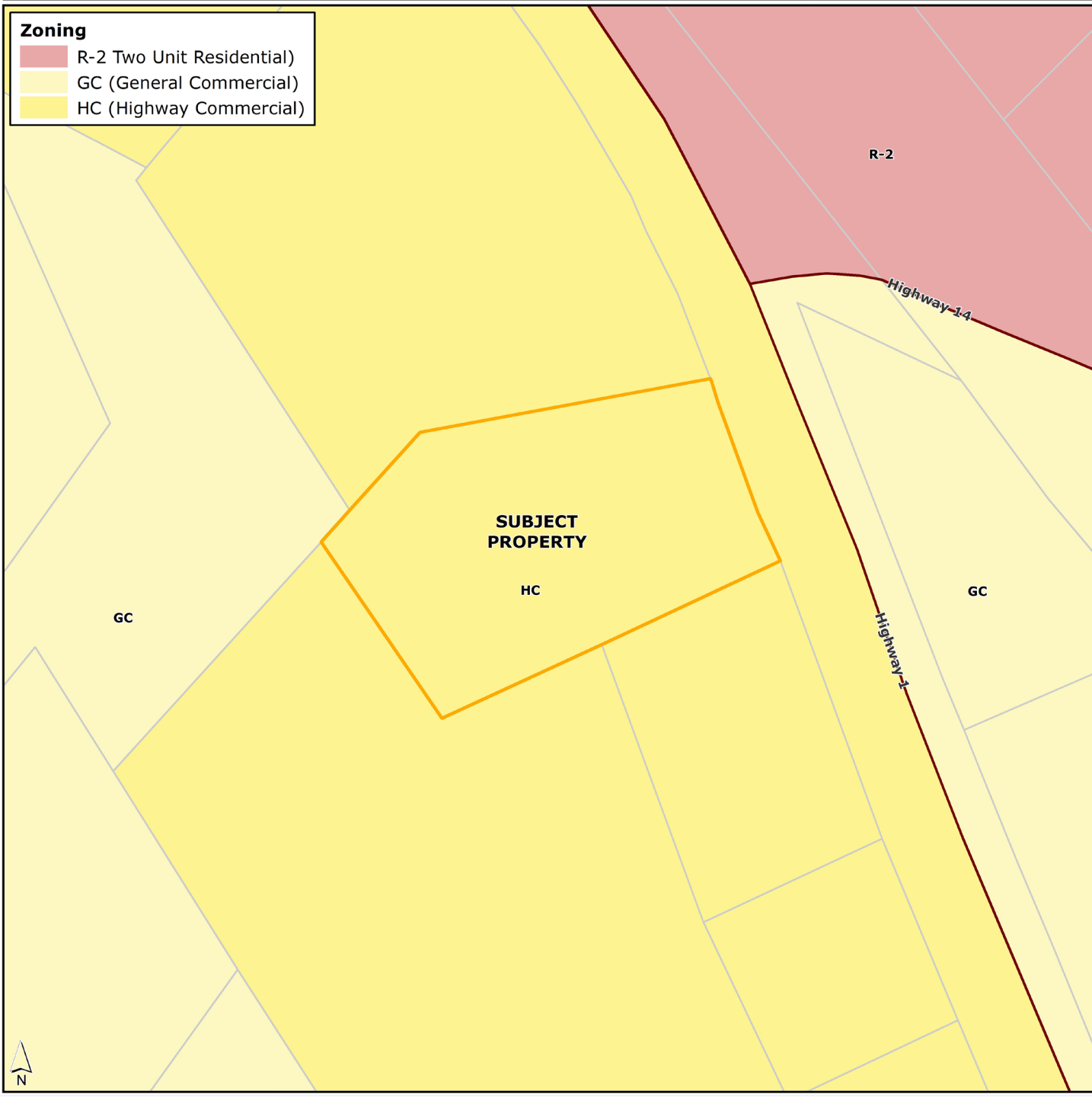
# GFLUM

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**Zoning**

	R-2 Two Unit Residential)
	GC (General Commercial)
	HC (Highway Commercial)



# Zoning



# Consideration

- ability to have a development agreement for a specific purpose must be established in the LUB
- requests for development agreement are “measured” against the policies of the MPS

# West Hants Land Use By-law

- Part 6.0 of the WHLUB, Development Agreements, states that “The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:
  - (c) multiple unit residential development greater than three storeys in height in the Three Mile Plains Growth Centre in accordance with Policy 5.3.8 of the Municipal Planning Strategy;

# West Hants Municipal Planning Strategy

- Section 5.5 of the WHMPS contains the overall intention for properties designated Commercial Core in the Three Mile Plains Growth Centre
- Section 5.3 describes the residential policies for the Three Mile Plains Growth Centre
- *Policy 5.3.8* establishes Council's intention to consider multiple unit residential development greater than three storeys in height in the Three Mile Plains Growth Centre by development agreement



**Public Information Meeting – December 8**

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval 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



# Comments Submission

- Comments and questions can be submitted by the public until noon on **December 22**
- All correspondence should be sent to:

Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	<a href="mailto:spoirier@westhants.ca">spoirier@westhants.ca</a>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



# Applicant Presentation



Comment / Questions





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[westhants.ca](http://westhants.ca)