

Rezoning in Three Mile Plains PID 45016763

Brison Developments

West Hants Regional
Municipality
Public Hearing Presentation

September 24th, 2024





Introduction

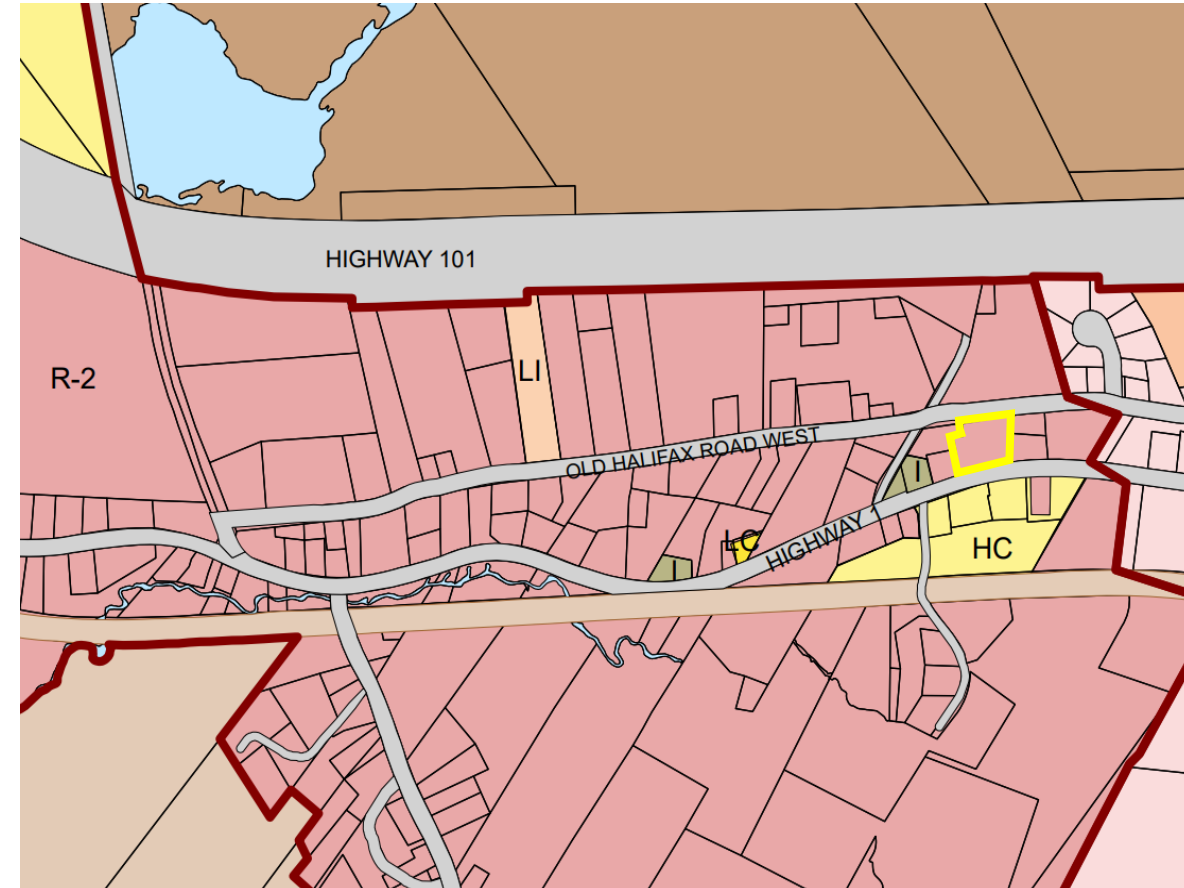
- Rezone a 0.74-acre lot on Old Halifax Rd W from R2 to R3
- Rezoning to R3 to enable more development options.
- By estimation, the land can fit three (3) four-unit residential buildings after subdivision
- Mid-range rental housing to meet local housing need.





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	Municipal services available
Surrounding	Single unit dwellings, Windsor Plains United Baptist Church Auto body shop





Site Description



PID 45016763, viewing west



PID 45016763, viewing south from Old
Halifax Road W





Site Surrounding



Viewing northwest to Old Halifax Rd W



Viewing northeast to Old Halifax Rd W





Site Surrounding



Viewing north to Old Halifax Rd W

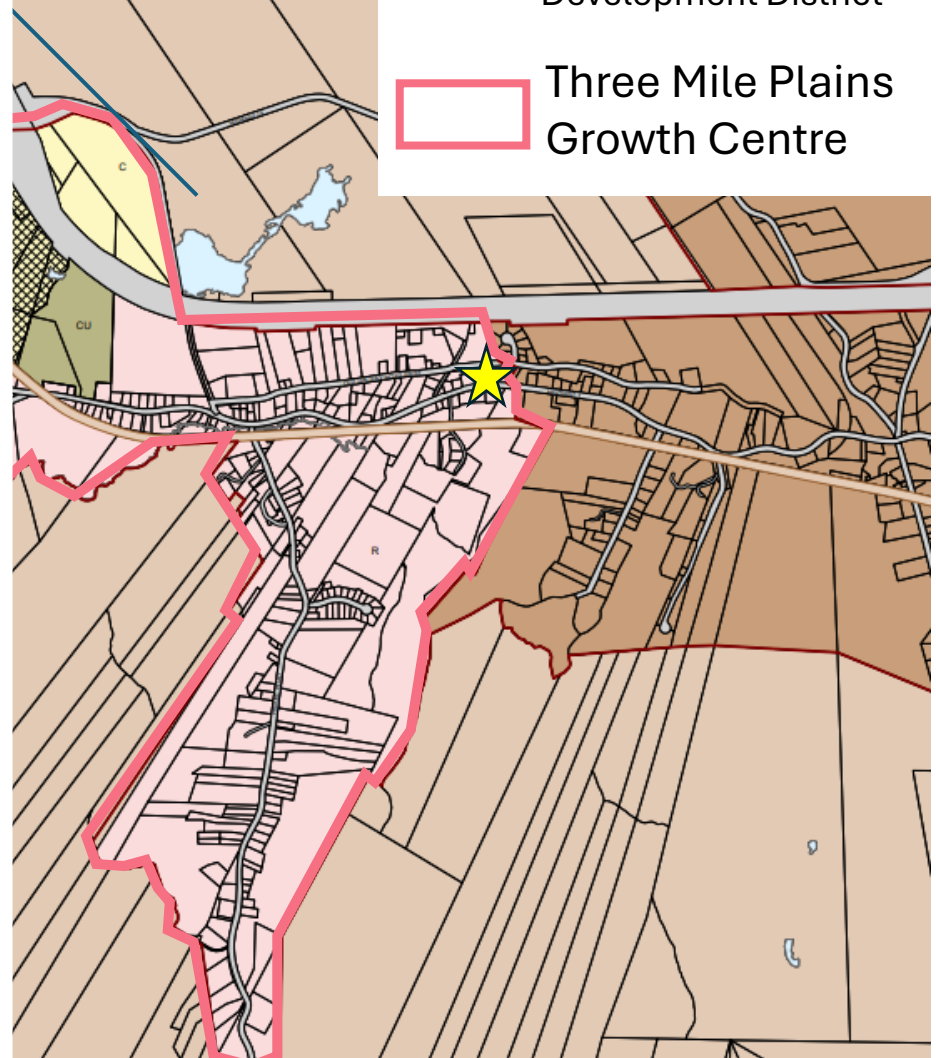
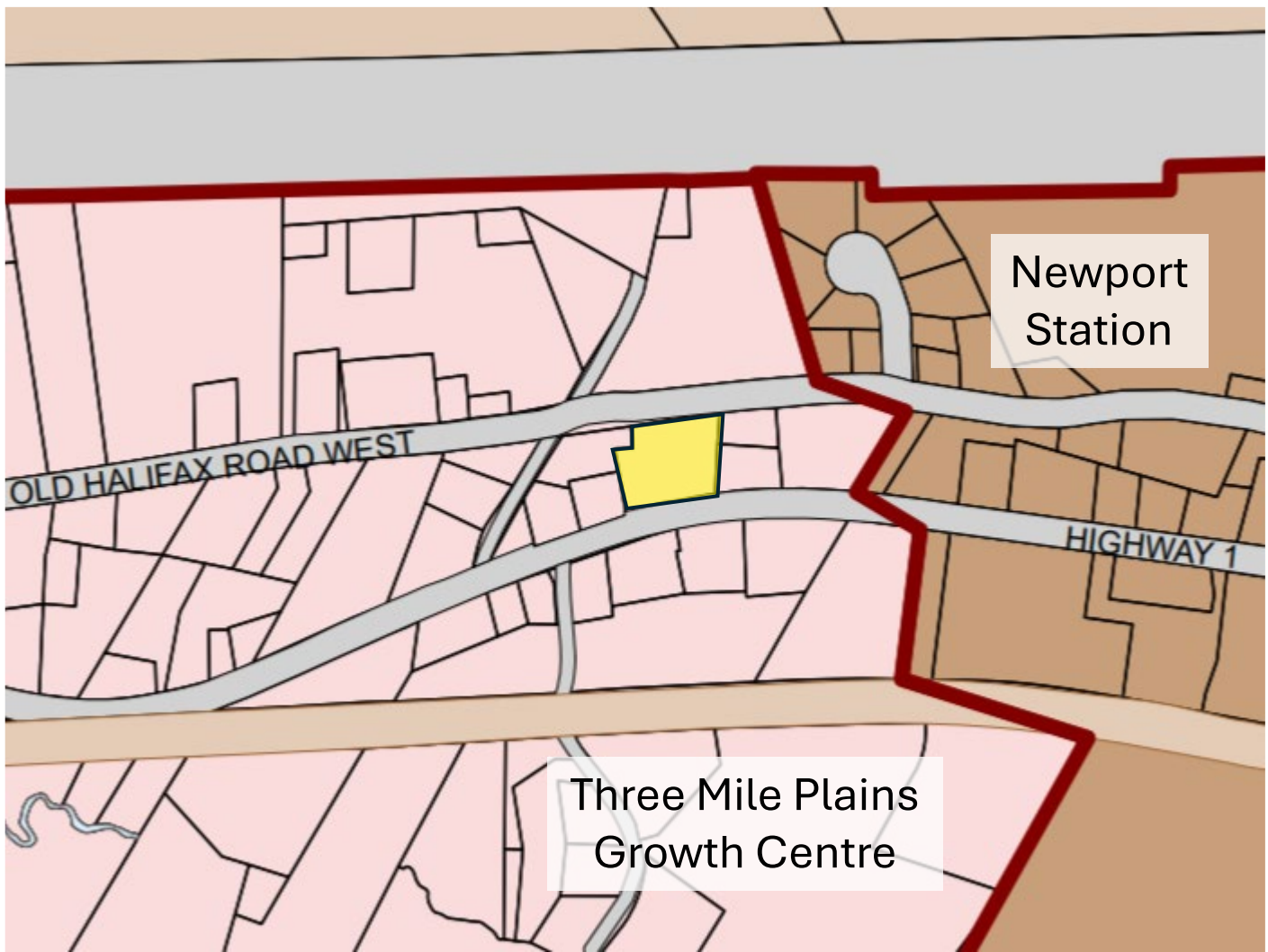


Viewing south to Hwy 1



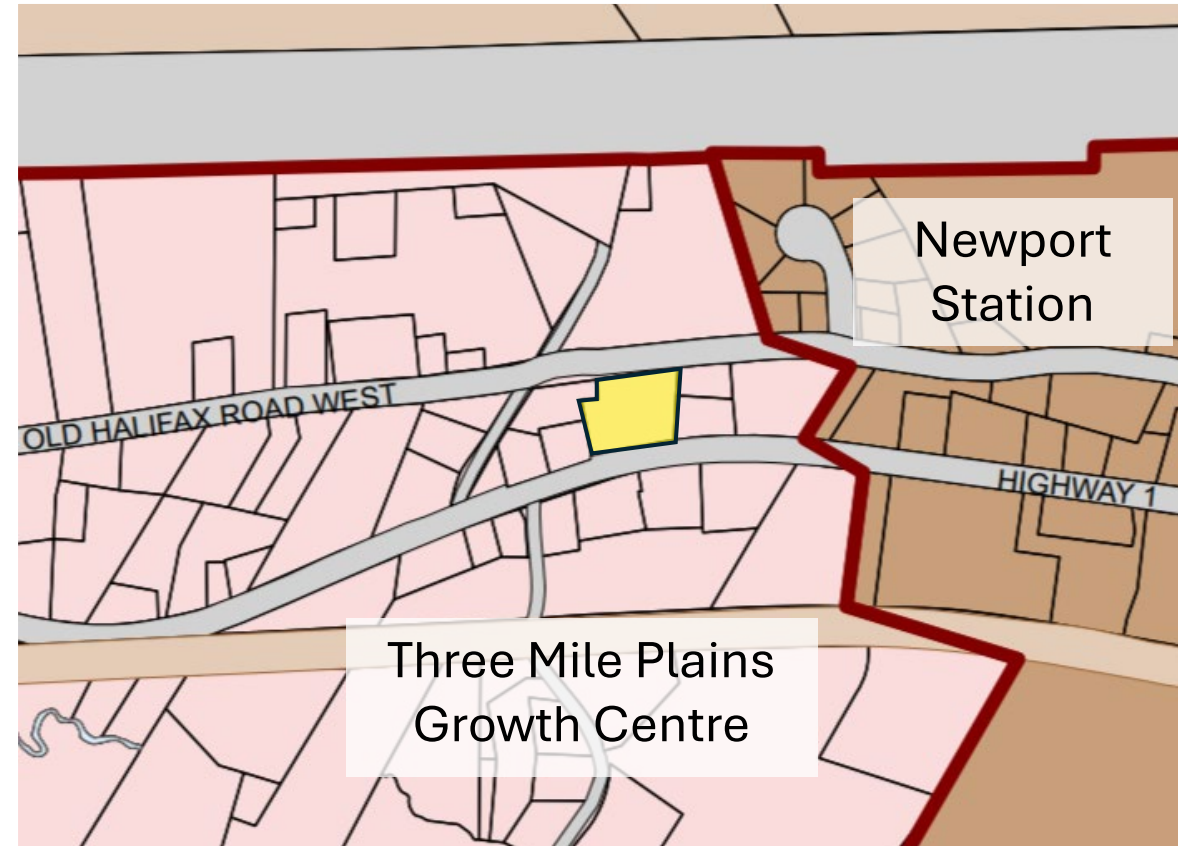
Legend

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



Three Mile Plains Growth Centre

- A growth centre fully serviced with municipal water and sewer
- Capable to support higher density residential development
- Intended for urban residential growth patterns
- More efficient use of the available infrastructure







Proposed Development

- As of right multi-unit residential buildings, after subdivision
- 1.5 off-street parking spaces per unit
- 2,400 – 3,000 sqft of recreational spaces
 - Depends on the number of each dwelling type (one- and two-bedroom)

R-3 Zone General Requirements

10.2 In the R-3 zone, no development permit shall be issued except in conformity with the following:

	Townhouse and triplex dwellings	Apartment buildings, residential care facilities
Minimum lot area	3,000 ft ² (278.70 m ²)/unit	10,000 ft ² (929.00 m ²) for the first 4 units; plus 1,500 ft ² (139.35 m ²) for each additional unit
Minimum lot frontage	30 ft (9.14 m)/unit	100 ft (30.48 m)
Minimum front yard	15 ft (4.57 m)	15 ft (4.57 m)
Minimum rear yard	25 ft (7.62 m)	35 ft (10.67 m)
Minimum side yard	one side	6 ft (1.83 m)
	other side	5 ft (1.52 m)
Maximum height of main building	35 ft (10.67 m)	3 storeys*
Maximum number of units per building	8	20



Development Potential: R-2 & R-3

The lot has over 200 ft of frontages on Old Halifax Rd W and Hwy 1

- R-2 Zone as of right: 12 units



3 Duplexes + 6 Secondary Suites



- R-3 Zone as of right: 12 – 18 units



R-3 permits townhouse & multi-unit residential building

Four-unit residential buildings for rental to meet new federal tax rebate requirements





Concerns from PIM

- **Density:** the site will likely contain no more than 3 four-unit buildings, following R-3 zone regulations.
 - Requirement regarding on-site parking, open space, landscaping, lot coverage, etc.
- **Egress point:** to be reviewed during permitting process by NSDPW.
- **Sewer & Water:** to be reviewed by Municipal Public Works.
- **Traffic:** Hwy1 has no capacity issues.
- **Property Boundary:** no encroachment identified.
- **Stormwater Management:** must retain stormwater onsite to acquire the development permit.



Project Benefits

1. Suitable Location:

- Full municipal services
- Advantageous location

2. Aligning with WHRM's vision:

- Efficient use of existing infrastructure
- Three Mile Plains Growth Centre
- HAF Actions: Infill Development, missing middle housing

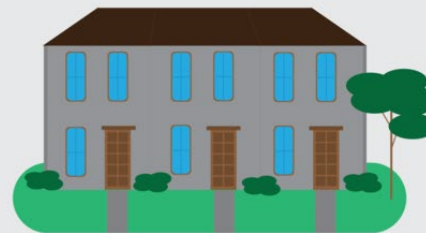
Example Missing Middle Housing Types



Single-Family + Accessory Unit



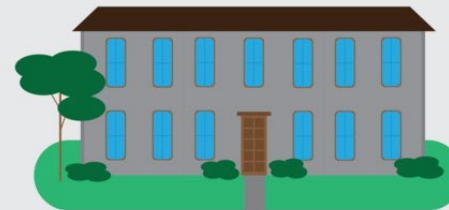
Duplex



Rowhome



Cottage Court



Triplex



Fourplex



For any questions, please contact:

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