Development Agreement (DA)
Substantive Amendment Application

Applicant: 4546011 NOVA SCOTIA LTD
PID: 45059631



West Hants Regional Municipality
Public Hearing
Presentation

October 27th, 2026

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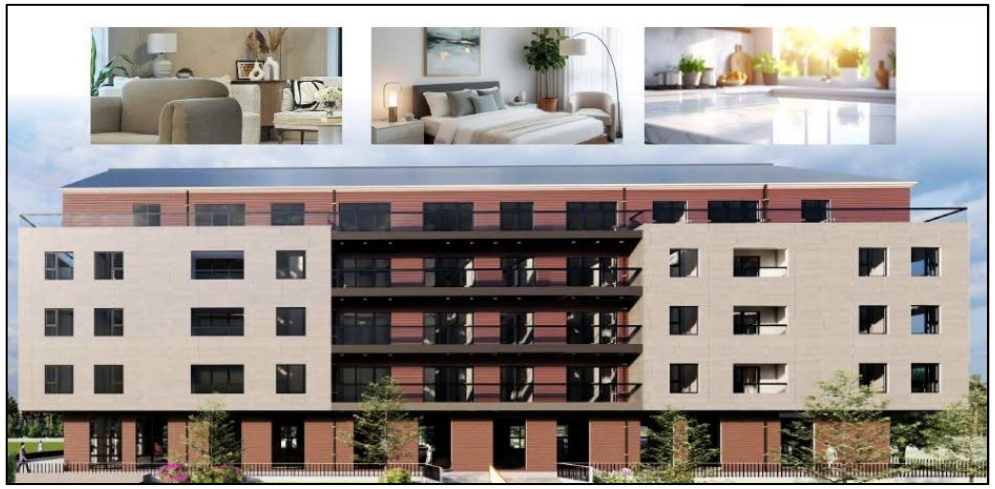
Site Description

- **Location** – near the corner of Wentworth Road and Payzant Drive
- Frontage: **Wentworth Road**
- PID: **45059631**
- Total PID area: **8.4 acres**



Current Status

- **Building A** complete (Civic 132)
- **Lot** grubbed and cleared





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DA History

Subject Property

- **Zone** – Wentworth Road Commercial
- **Designation** – Commercial

Original DA

- **Aug 30, 2022**
- **Phased development with grouped dwelling**

1st DA Amendment

- **May 8, 2024**
- **Building A:** increase # dwelling units, reduce gross floor area, allow conversion of commercial space to residential
- **Updated site plan**

UNITS:

5000 GSF COMMERIAL
3 3BR TOWNHOUSES
14 2BR STACKED TOWNHOUSES

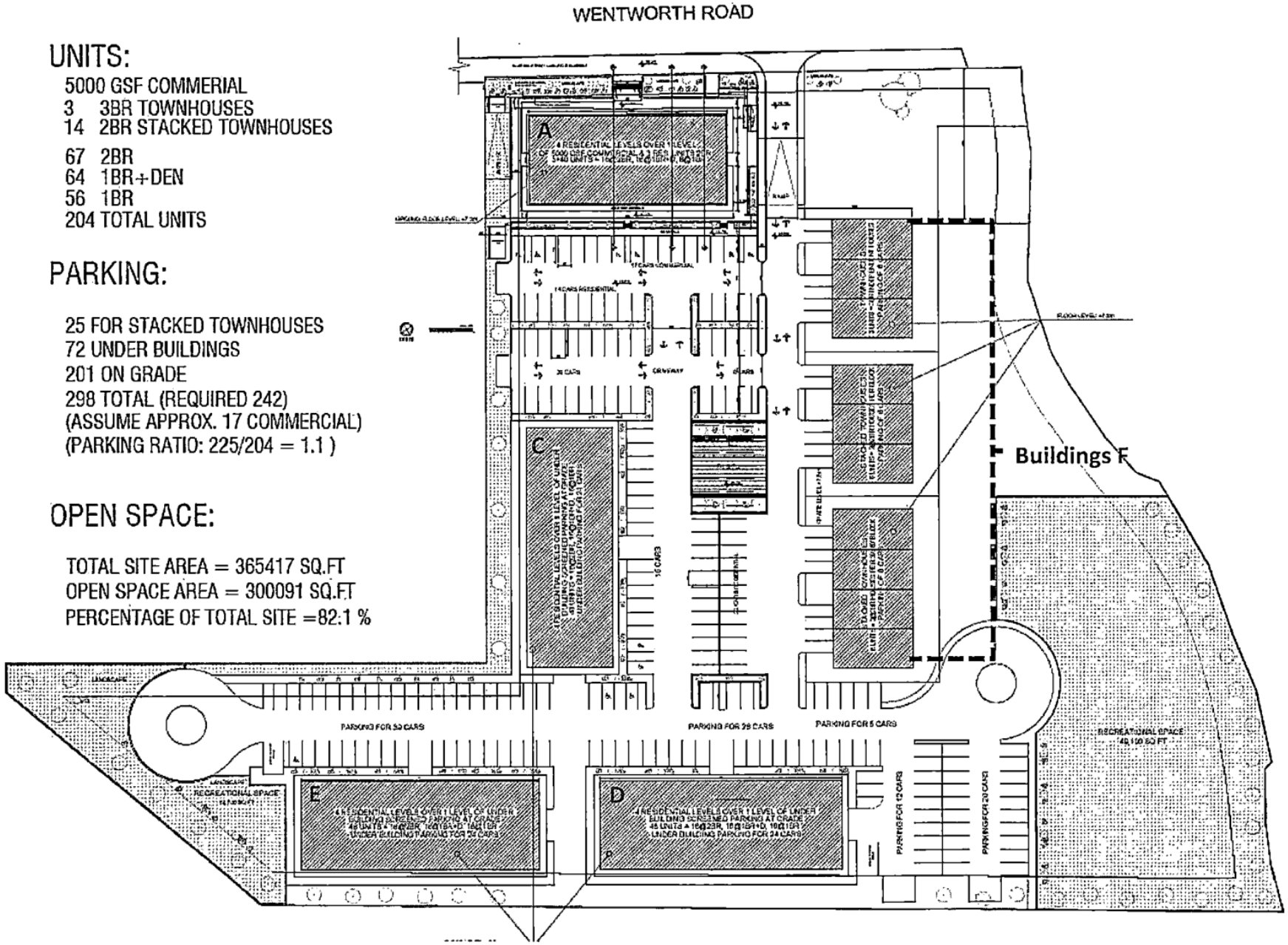
67 2BR
64 1BR+DEN
56 1BR
204 TOTAL UNITS

PARKING:

25 FOR STACKED TOWNHOUSES
72 UNDER BUILDINGS
201 ON GRADE
298 TOTAL (REQUIRED 242)
(ASSUME APPROX. 17 COMMERCIAL)
(PARKING RATIO: 225/204 = 1.1)

OPEN SPACE:

TOTAL SITE AREA = 365417 SQ.FT
OPEN SPACE AREA = 300091 SQ.FT
PERCENTAGE OF TOTAL SITE =82.1 %

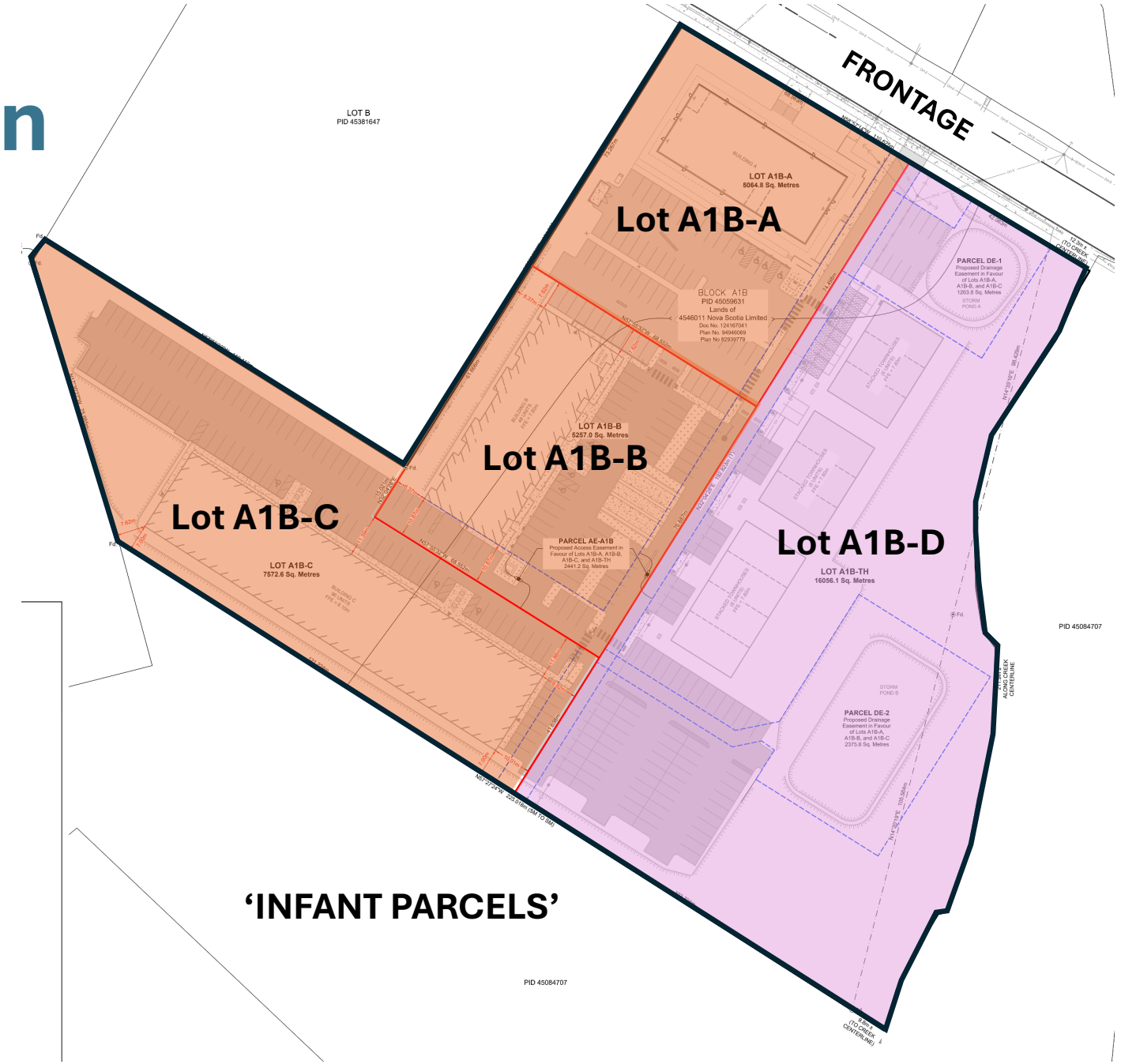


Planning Request

- **Substantive amendments** to existing amended DA:
  - Subdivision (remove Clause 2.14)
  - Definition of ‘infant parcels’
  - Reduce # of buildings (7 to 6)
  - Increase # of townhouse units (17 to 20)
  - Reduce minimum rear yard
  - Increase maximum height
  - Adjust minimum parking space dimension requirements
  - Updated site plan

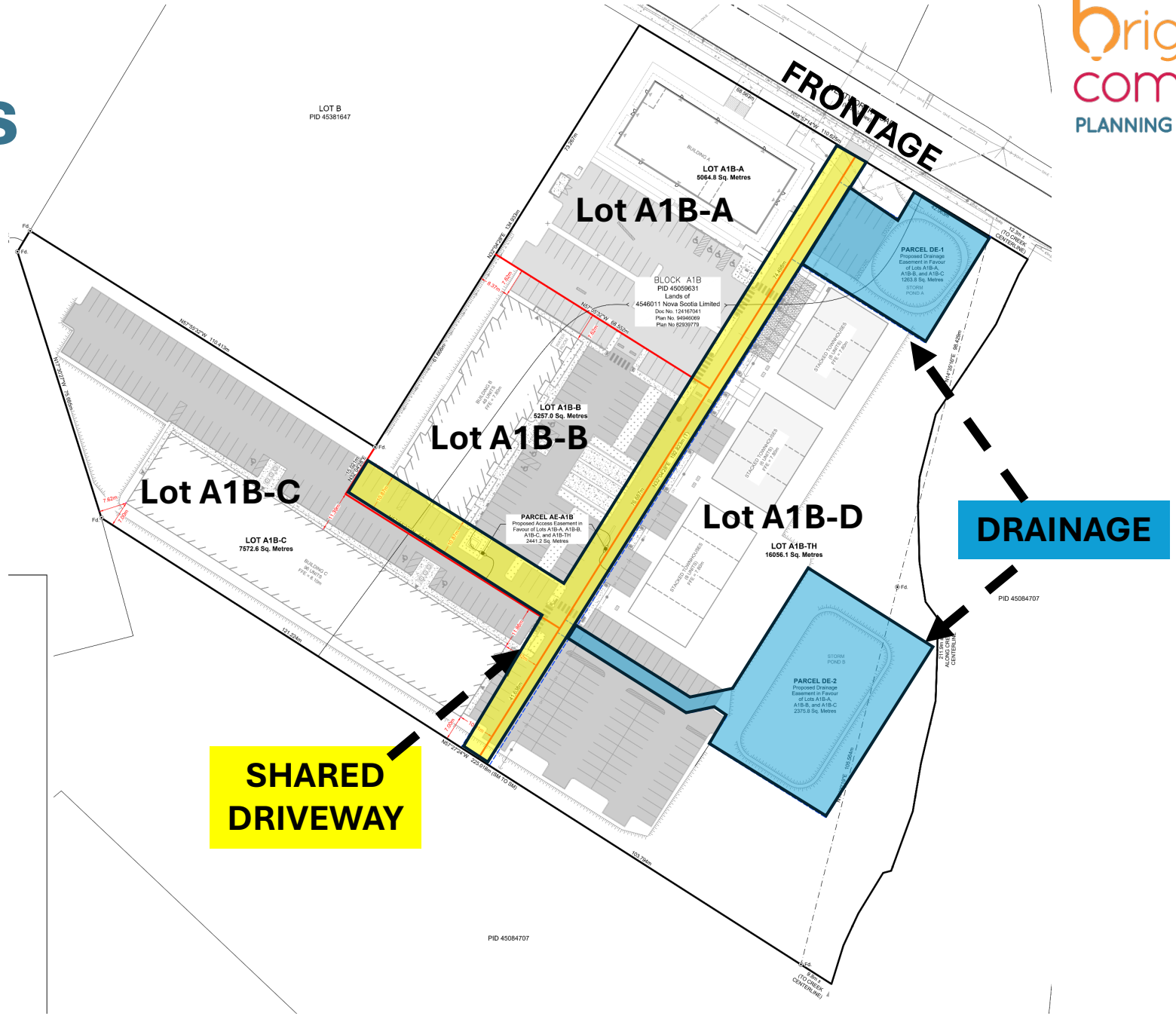


Subdivision



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Easements

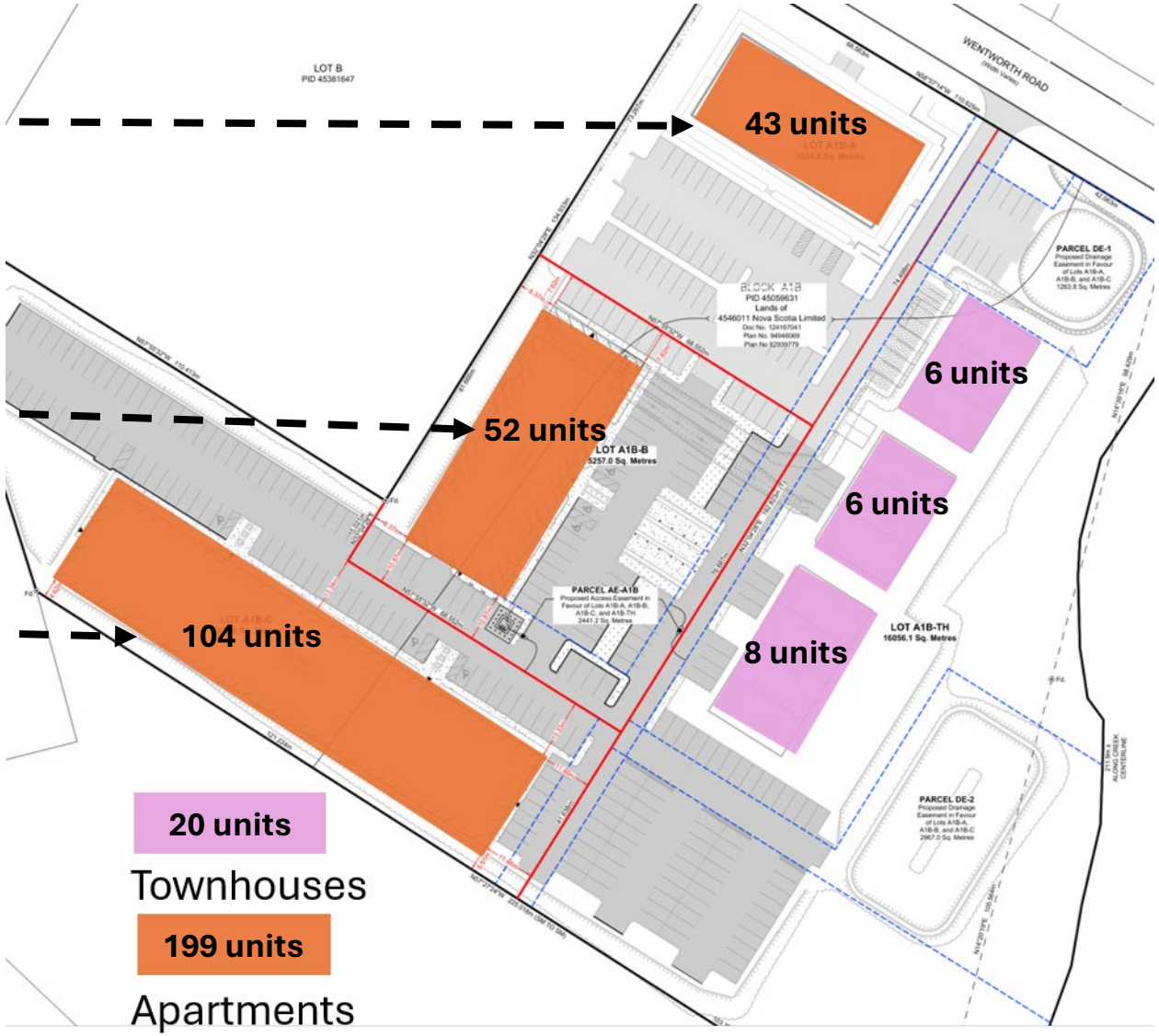

FRONTAGE
Lot A1B-A
Lot A1B-B
Lot A1B-C
Lot A1B-D
DRAINAGE
SHARED DRIVEWAY
LOT B
PID 45381647
LOT A1B-A
5064.8 Sq. Metres
BLOCK A1B
PID 45059631
Lands of
4546011 Nova Scotia Limited
Doc No. 124167041
Plan No. 94946069
Plan No 82939779
LOT A1B-B
5257.0 Sq. Metres
LOT A1B-C
7572.6 Sq. Metres
LOT A1B-TH
16056.1 Sq. Metres
PARCEL DE-1
Proposed Drainage Easement in Favour of Lots A1B-A, A1B-B, and A1B-C
1263.8 Sq. Metres
PARCEL DE-2
Proposed Drainage Easement in Favour of Lots A1B-A, A1B-B, and A1B-C
2375.8 Sq. Metres
PARCEL AE-A1B
Proposed Access Easement in Favour of Lots A1B-A, A1B-B, A1B-C, and A1B-TH
2441.2 Sq. Metres
PID 45084707

Number of Buildings

Building A
Max 5 storeys

Building B
Max 5 storeys

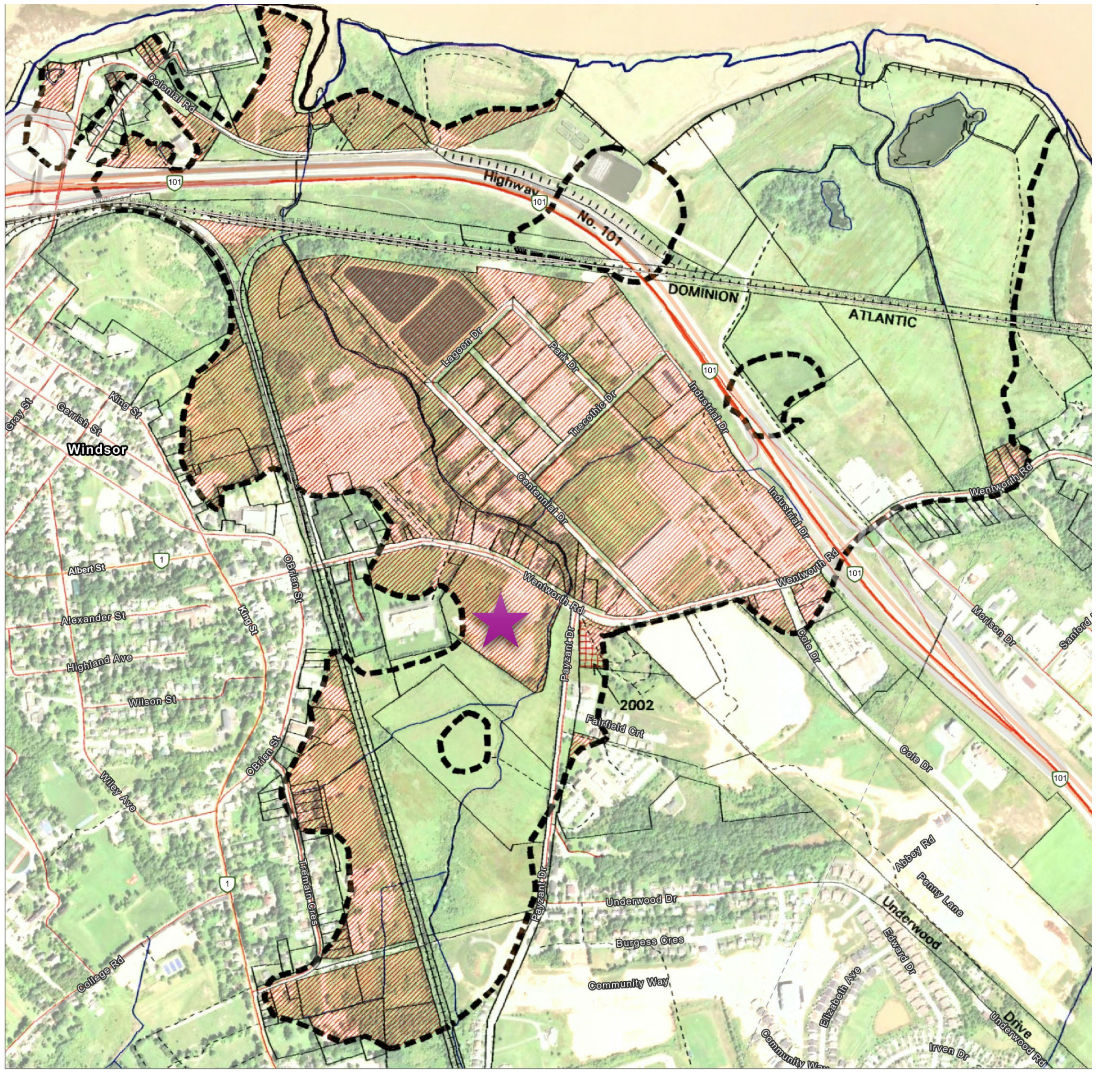
Building C
Max 6 storeys



TOTAL:
219 units

Reduce Rear Yard

	CURRENT	PROPOSED
Minimum Front Yard	15 ft (4.57 m)	15 ft (4.57 m)
Minimum Rear Yard	**25 ft** (7.62 m) →	**23 ft** (7 m)
Minimum Side Yard*	25 ft (7.62 m)	25 ft (7.62 m)



Building Height

	Maximum Height / Storeys in Existing DA	Requested Addition
Building A: Mixed-use	55 ft. (16.76 m.) / 5 storeys	Or 65 ft. (19.8 m.) for ½ height of pitched roof
Building B: Apartments	55 ft. (16.76 m.) / 5 storeys	Or 60 ft. (18.3 m.) for ½ height of pitched roof
Building C: Apartments	65 ft. (19.8 m.) / 6 storeys	Or 70 ft. (21.3 m.) for ½ height of pitched roof
Building D: Townhouses	35 ft. (10.67 m.) / 3 storeys	N/A

Parking Dimension Requirements

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2.5 (e) *Each required parking space shall be a minimum of 9 ft. by 20 ft. (2.7 m. by 6.1 m.) exclusive of driveways and manoeuvring aisles. Parking aisles shall be a minimum of 20 ft. (6.1 m) wide.*

Required parking spaces:

- One per dwelling unit = 219 spaces
- One per every 300 sq. ft. of Commercial gross floor area = 17 spaces
- Total required = 236 (proposing 297 spaces)

Anticipated impact:

- Four “small car” stalls at the rear of Building B
- 5.5 m deep x 3 m wide (*0.6 m shallower)
- 5.5 m is standard for HRM Centre Plan

Updated Site Plan

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UNITS:

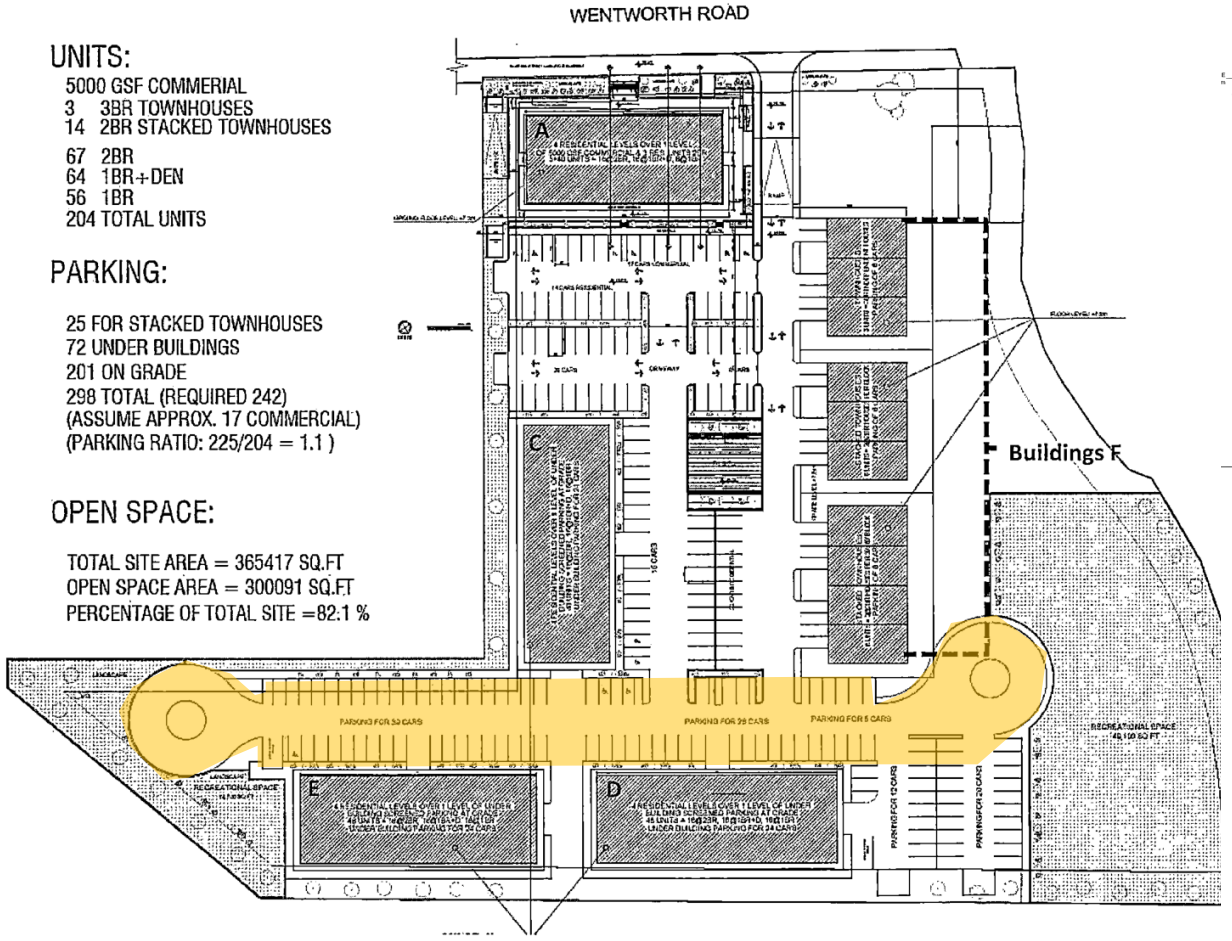
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Summary



Still serves the needs of the broader community and provides much needed housing



Improves phasing and financial feasibility of the project



Minor variations with limited impact to surroundings

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For any questions, please contact:

lauren@brighterplanning.ca