



Subject: *Supplemental Report: FH Development Group Inc. Application - Access*
To: CAO for Planning Advisory Committee, September 19 2023
Date Prepared: September 13, 2023
Related Motions: PAC22(91), C22(346), PAC23(33), PAC23(34), and C23(210), and C23(211)
Prepared by: Debbie Uloth, Project Planner
Approved by: John Woodford, Director of Planning and Development

Summary

At their June 28, 2023 meeting, Council passed the following motion in relation to the number of dwelling units that may be permitted off of one access.

Moved that Council direct staff to discontinue allowing developments to exceed the 100 unit minimum before requiring a second entrance/exit when negotiating development agreements prior to coming to Council.

FH Development Group Inc. has requested that Council consider an alternative option to its current access issue. Staff are presenting the alternative access option and request Council provide direction to staff on whether the option is acceptable.

Financial Impact Statement

A fiscal impact analysis will be completed and included in the final staff report.

Recommendation

That Planning Advisory Committee recommends that Council accept the use of the alternative emergency access point as described in the report dated September 13, 2023 and presented to PAC on September 19, 2023; and permit staff to include the requirement in the draft development agreement.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *accept the use of the alternative emergency access point as described in the report dated September 13, 2023 and presented to PAC on September 19, 2023; and permit staff to include the requirement in the draft development agreement.*

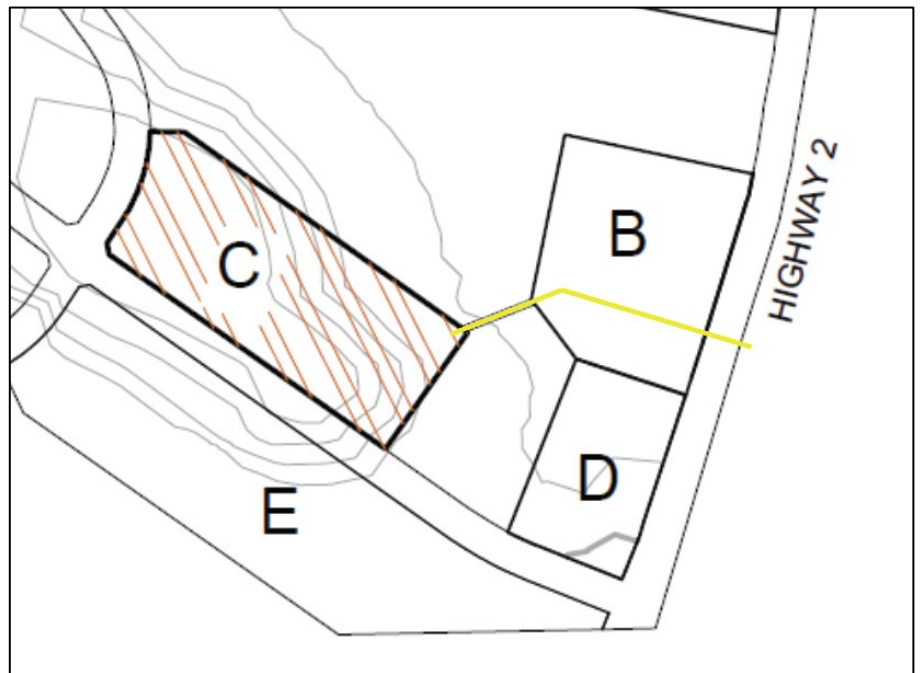
Background

At their June 2023 meeting, East Hants Council expressed concerns about the emergency egress/ingress for the proposed FH Development Group Inc. application site in Milford. As part of the development agreement negotiations in other master-planned communities in East Hants, developers have been able to negotiate for a minimum of 300 dwelling units on one vehicular access prior to a second road connection being made. However, after the Halifax wildfire events that took place in May of 2023, Council passed Motion C23(210), “...that Council direct staff to discontinue allowing developments to exceed the 100 unit minimum before requiring a second entrance/exit when negotiating development agreements prior to coming to Council.”

In response to Council’s motion, FH Development Group Inc. has requested Council consider enabling an emergency access points from the higher-density development Area C along a new proposed access point through the proposed commercial lands and onto Highway 2. Below is an image showing the proposed connection.

Essentially, this would allow residents living in the 196 dwelling units proposed for Area C to access Highway 2, through Area B, in an emergency situation.

By providing an access from Area C to Area B, 100 dwelling units from the remainder of Phase 1 would still be able to be constructed. In an emergency situation, the 100 dwelling units beyond Area C would use the new public road to access Highway 2. Once another new road is constructed and connected to the Armco Capital Inc. lands, the remainder of the dwelling units in Phase 1 of the proposed development could be completed.



In addition, to the temporary emergency access from Area C to Area B, another emergency access point would be established from Area D to B to allow users of the commercial businesses in Area D to access Highway 2 through Area B.

Staff are recommending Council accept the approach put forward by the developer.

Conclusion

If Council accepts the access approach outlined in this supplemental staff report, the emergency access points will be added to the draft development agreement for Council’s consideration at the public hearing.