

April 30, 2021

Re: Application for Site Plan Approval for PID 45078748 & 45118221 Bakery Lane (E.L.T Holdings Ltd)

To Council of the Municipality of East Hants,

We would like to make an appeal and voice our objections and concerns to the site plan approval to the construction of six 12 unit buildings on PIDs 45078748 & 45118221 located behind our property at 81 Shamrock Lane, Enfield.

As a resident of nearly 30 years we believe the size of the proposed development will have an extremely negative impact to the existing residents located adjacent to this proposed development. As a homeowner of a single unit residence I would not ever anticipate having a development of this magnitude built adjacent to my property in the middle of all single home residential properties.

Of particular concern to us, and I am sure of my neighbors, is the lack of landscape buffering and screening along the boundaries with the existing residential properties which is a requirement in Mixed Use Zones (LUB 2016 Part 7), but for some reason is exempt in Village Core zones. According to concept plans, the outdoor trash and recycling facilities for all 72 units will be located at the back of the site property and adjacent to the existing residences. Even with a proposed 2m wooden fence, we feel it will subject the existing residents to odors, possible rodents and the noise of residents using these receptacles.

In 2011 when there was a proposed development for this same location it was determined at that time there was inadequate water and sewer infrastructure. To our understanding these services have not been expanded in the past 10 years. There is also the potential for a negative impact to the existing storm water system along Bakery Lane as this wooded property is replaced with a large development with a high volume of impervious area. These concerns were brought to the attention of the NSUARB during the hearing for the 2011 proposed development which was denied following that hearing.

Another major concern and item brought up during the NSUARB hearing was the increase of traffic particularly at the intersection of Old Enfield Rd and Highway 2. This intersection was altered to address traffic concerns already in existence but may not be adequate enough to deal with the influx of road traffic with the addition of more vehicles travelling through each day.

In closing, we would like to state that the noise of day to day living, vehicles and people coming and going from 72 units will be make the enjoyment of our property impossible. After being a proud homeowner and resident of Enfield we feel we are being pushed out of the community because of the greed that results in the development of what is being proposed. We are not and have never been naïve to the possibility of development on the land behind our property, but we did not ever believe such a development, as what is before Council now, would be approved.

We are requesting Council deny a proposed development of this size and give consideration to the negative impact to existing residents.

Thank you,

Robert and Amanda Seguin  
81 Shamrock Lane, Enfield

