

Sheralee Mitchell-MacEwan

Subject: FW: Development of former Curlys Pub site at the intersection of Whites Road and Highway 2, Enfield

From: Andrew Arnold

Sent: Thursday, December 16, 2021 11:56 AM

To: Debbie Uloth <duloth@easthants.ca>

Subject: Development of former Curlys Pub site at the intersection of Whites Road and Highway 2, Enfield

Good Morning Municipality of East Hants,

I recently purchased a house in Bona Crescent, one of the roads that will be affected by the above mentioned development.

I am at a loss to understand your analysis, (email previously sent to Ken O'Brien) which does not align with my experiences of the Whites Road Trunk 2 junction.

There is an obvious blind spot caused by the curvature of the highway, making a left turn dangerous if there is any volume of traffic or, indeed, any inclement weather.

The new proposal for 450 Trunk 2 will increase the usage of that junction and the proposed Lacy Anne extension by at least another 198 vehicles, even up to nearer 400, if property owners/ users have 2 vehicles per dwelling, as is the situation in Bona Crescent and many surrounding roads, effectively bringing

Also looking at the proposed location of the apartment blocks it would appear that the blind spot will be worsened considerably. The schematic plan shows an apparent 15 foot setback from Highway 2, for the proposed blocks of apartments. This brings the building line forward a considerable amount when compared with the forward elevation of the existing building, thereby making the lack of visibility even worse.

I feel that there is a need to have a long term (several months?) traffic count on both Trunk 2 and Whites Road, conducted by a digital traffic counter machine. Then perhaps a more detailed analysis of the traffic flow would be obtained.

Left turn lanes would be beneficial now without the increased volume.

Thankyou in advance for reading this email, and if you are able to allay my fears for this proposal, and its detrimental impact on the area, I would be grateful.

Kind Regards,
Andrew Arnold

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