



January 25, 2023

Gary Rafuse, P.Eng., District Director  
Nova Scotia Department of Public Works  
P.O. Box 186  
Halifax, Nova Scotia  
B3J 2N2

**Re: Site Plan Approval for lands at 450 Highway 2, Enfield (Monk Mobile Corporation Limited)**

This is further to the attached letter from Robyn Homans, P.Eng., Hants Area Manager to Kelly Ash, Municipal Development Officer dated November 23, 2022.

That letter was a response to our request for comments regarding the above noted site plan approval application which involves 3 proposed buildings and 126 dwelling units.

In her letter, Ms. Homans indicates that the warrant for a signalized intersection is met at White Road and Trunk 2 given the additional traffic that will be generated from this proposed development and other development upstream in the subdivision.

Ms. Homans goes on to say that:

*Based on the information provided in the TIA, the intersection of White Road and Trunk 2 will need to be upgraded to traffic signals and a left hand turn lane. As this is driven by the development of a fully municipal streets, Nova Scotia Public Works views this work to be outside of its mandate.*

We find this statement inconsistent with precedent from similar projects and the shared responsibility that the province and municipality have where our road networks intersect.

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For example, the intersection at Park Road and Route 214 in Elmsdale was upgraded and became a signalized intersection, through a 50/50 cost sharing agreement between the province and the municipality.

It should be noted that the traffic analysis completed by Ken O'Brien, P.Eng. of WSP demonstrates that signalization is warranted at this provincial/municipal intersection by 2030 with or without this development taking place.

We would also point out that this proposal will lead directly to the construction of 126 much needed dwelling units in Enfield. Given the provincial government's expressed desire to remove barriers to more housing being built, we find this response at odds with that goal. For example, in your minister's mandate letter from September 14, 2021, the premier said:

*We will build a Nova Scotia with more people, more jobs, better jobs and more housing and infrastructure for people.*

And

*We will overcome the obstacles that stand in the way of achieving the incredible opportunities within our reach to improve the well-being and quality of life every Nova Scotian deserves.*

Therefore, on behalf of the municipality, I am requesting that NSPW enter into discussions with East Hants regarding a cost sharing agreement to provide these needed intersection upgrades that will enable this critical housing to be built.

Yours truly,

John Woodford, LPP, MCIP  
Director of Planning & Development