

Second Access Report - Motion C23(237)

Planning Advisory Committee

January 16, 2024

Planning & Development



EAST HANTS

Background

- In response to the fires in Nova Scotia this past spring, and comments from East Hants residents, Council has passed Motion C23(237), which directs staff to identify areas with 50 dwelling units or more that only have a single access into and out of the area.
- The motion further directs staff to identify options to create new access points in these developments.

C23(237): Direct staff to create a report highlighting the single way in and single way-out subdivisions in the Municipality (over 50 homes, or what is deemed appropriate) to send to EMO and explore lands available to provide the possibility of second exits within those subdivision.

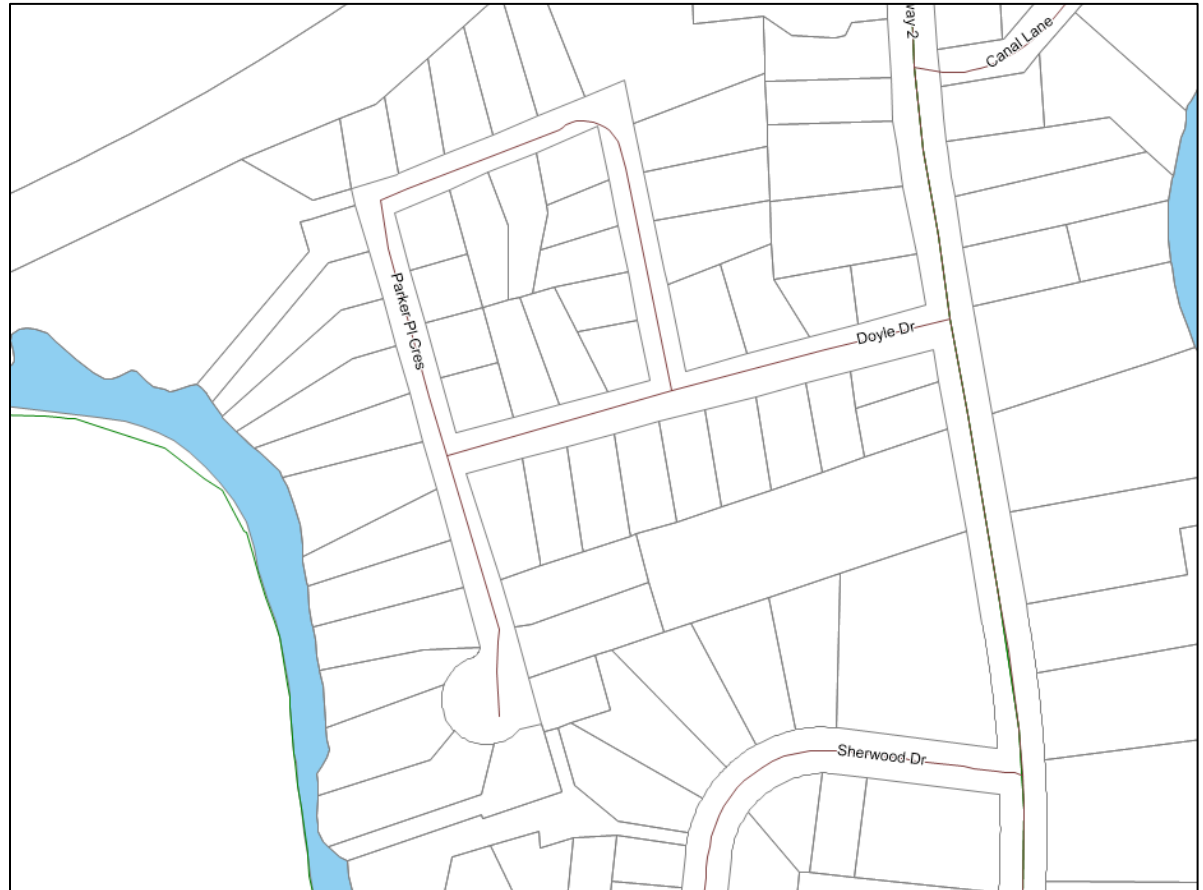
Subdivision Bylaw Regulations

- Under provision 10.16 of the Subdivision Bylaw (SUB), no more than 100 lots and a remainder shall be serviced by a single road access to a collector or arterial street; unless, the development is subject to a development agreement, master plan, Comprehensive Development District, or phased Subdivision application which requires that a second road access to a collector or arterial street will be built in a future phase of development, in a manner and timeframe acceptable to the Municipality.
- This provision has been part of the SUB since at least 2006.
- The regulation does not apply to the number of dwelling units on a lot.

Areas with One Access and Over 50 Dwelling Units

- Staff have identified areas of East Hants with 50 dwelling units or more and only one access into the area.
- Elmwood subdivision currently has the most dwelling units located on one access but this is planned to change with the construction of the FH Development Group development for Elmsdale.
- The second largest area with no second access out of the area is the South Uniacke Road and adjoining streets.
- For this area, it is more difficult to make a connection without either significant development in the area or a significant investment into a new connection.

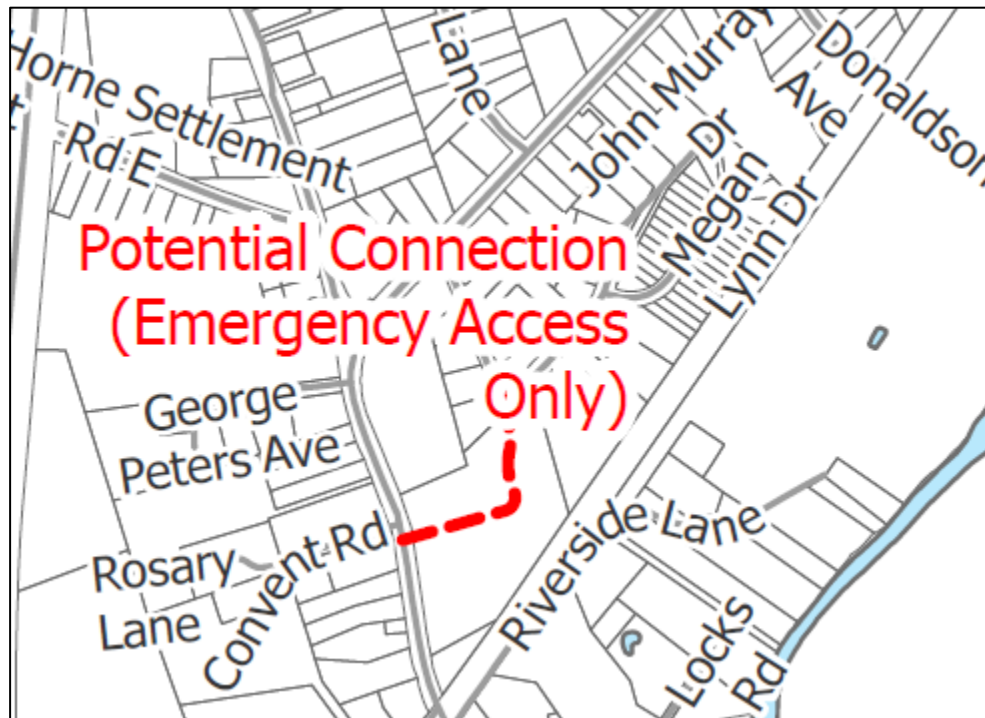
Doyle Drive - Enfield



Doyle = 15
Parker Place=53
Total = 68

No road reserves and no opportunity to create access without purchasing a dwelling unit and adjoining lands.

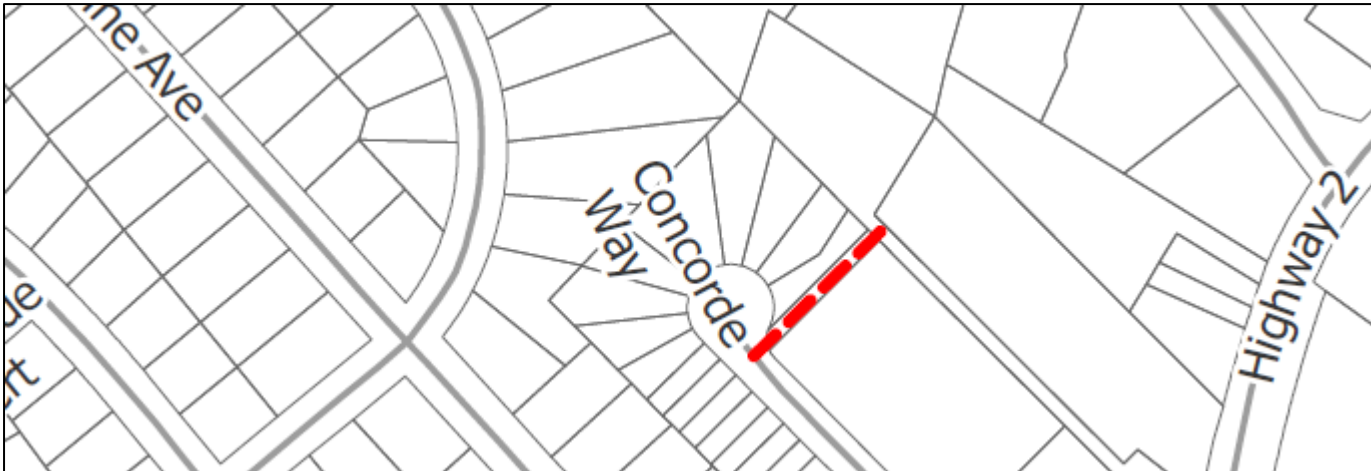
John Murray & Megan Lynn - Enfield



John Murray=
83
Megan Lynn=33
Total = 116

No road reserves but there is a private access through Saint Bernard's Roman Catholic Cemetery from John Murray Drive to Highway 2 that could potentially be used in case of an emergency.

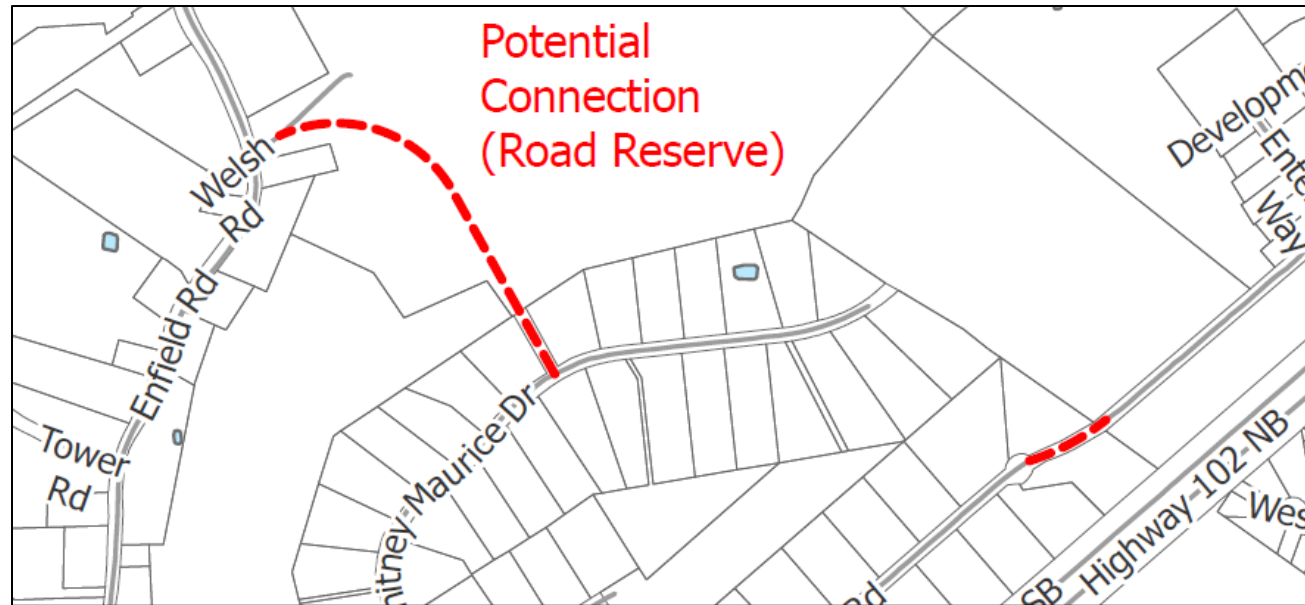
Concorde Way - Enfield



Total = 137

No road reserves but there is a 6 m wide AT right-of-way connecting Concorde Way to the neighbouring undeveloped lands. May have the potential to be upgraded to allow for a single travel width for a motorized vehicle if the neighbouring lands are developed in the future. There would be an associated cost to the Municipality and staff would not recommend that the AT trail be converted into a public street.

Budland Acres - Enfield



Edmund = 31
Whitney Maurice
= 30
Malcolm Lucas=
17
Total = 78

There is a road reserve that connects Whitney Maurice Drive to the adjacent lands to the north and there is a second road reserve that connects Edmund Road to Park Road. The connection between Edmund Road to Park Road could be upgraded to improve connectivity for both Budland Acres and the Elmsdale Business Park. There would be a cost to the Municipality and staff recommend traffic calming be included with any proposed construction of the road reserve.



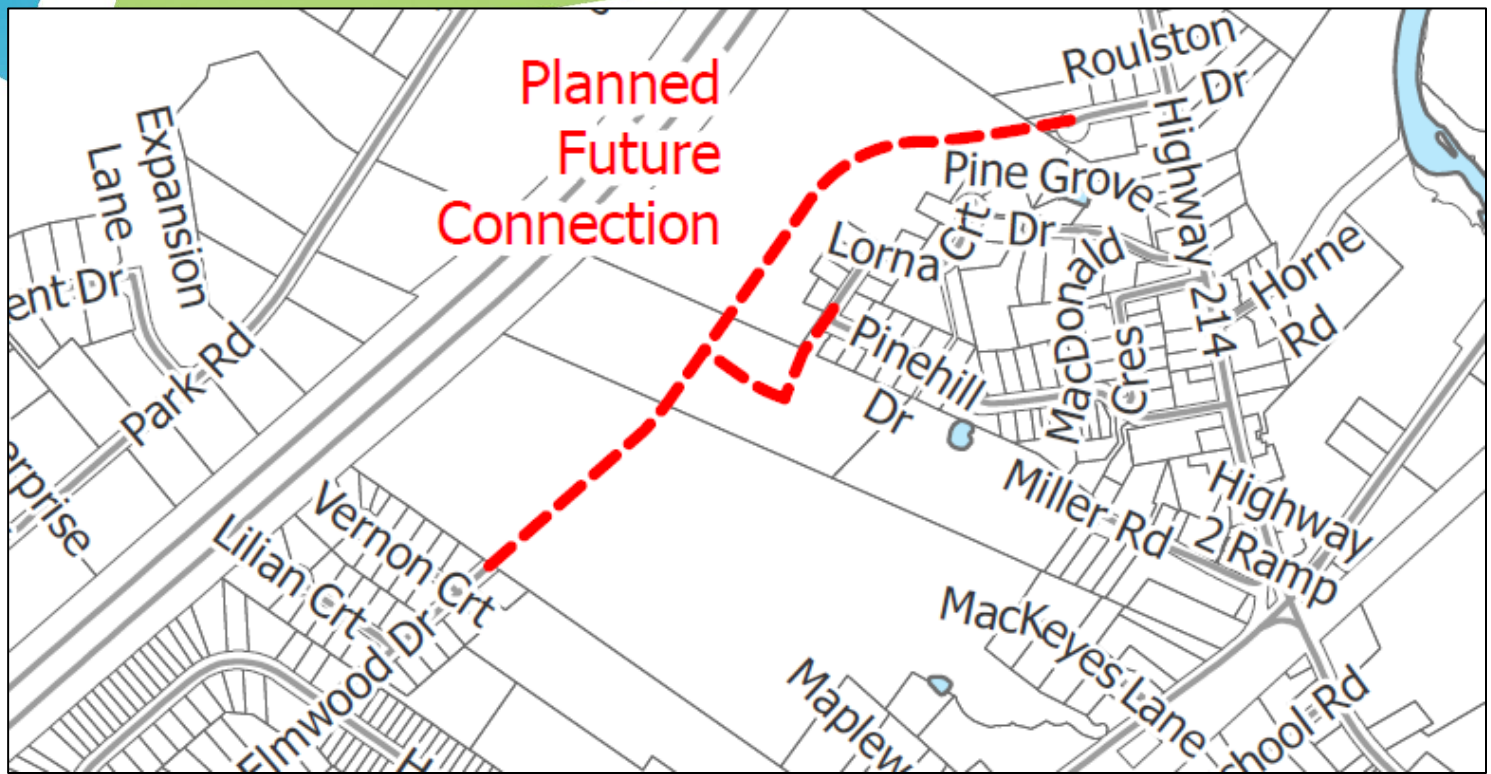
Monte Vista=51
Hemlock=17
Grand Lake=7
Alder = 3
Bella Vista= 5
Edward = 31
Sullys = 3
Tracy = 17
Renfrew (civic
244-730) = 38
Total = 172

Renfrew Road and adjoining Streets - Enfield

- Renfrew Rd (from the intersection of Horne Settlement Rd) to end of Monta Vista Rd and adjoining streets.

Options for a new public road access are limited in the area. There are forestry roads and Class K roads in the vicinity but staff are unsure of the quality of these roads. Also, there is no signage to provide directions and the network of logging roads is extensive and they go through many hectares of undeveloped land before reaching another public road. Boats could be used to move residents in an emergency.

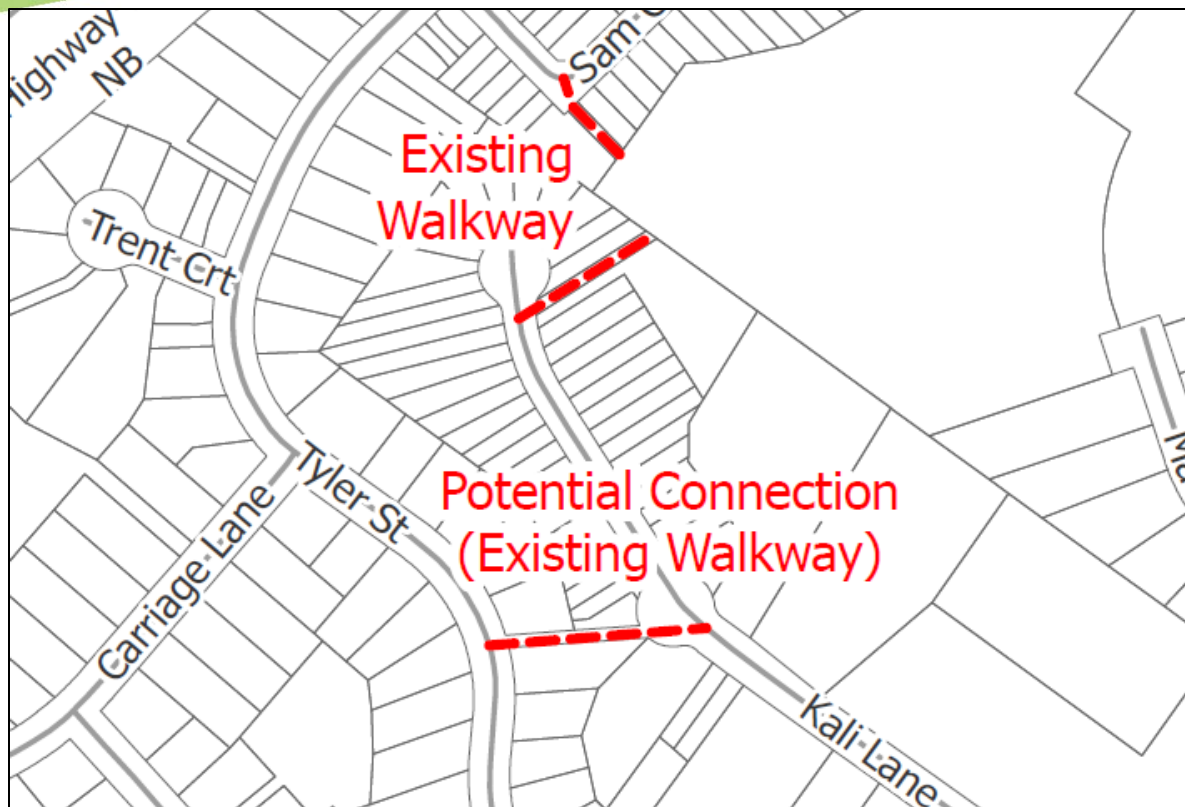
Elmwood
Subdivision -
Elmsdale



Elmwood=66
Blakeley=7
West Court=5
Tannery=58
Endale=27
Hemlock=135
Lilian=13
Vernon=14
Total = 325

A new development is approved that will connect Elmwood Drive to Highway 214 and another new road extending from the Elmwood Drive extension to Pinehill Drive to Highway 214; thereby, increasing the number of accesses to the Elmwood Subdivision to three. There was no maximum number of lots on one access regulations in place when Elmwood was initially developed.

Kali Lane - Enfield

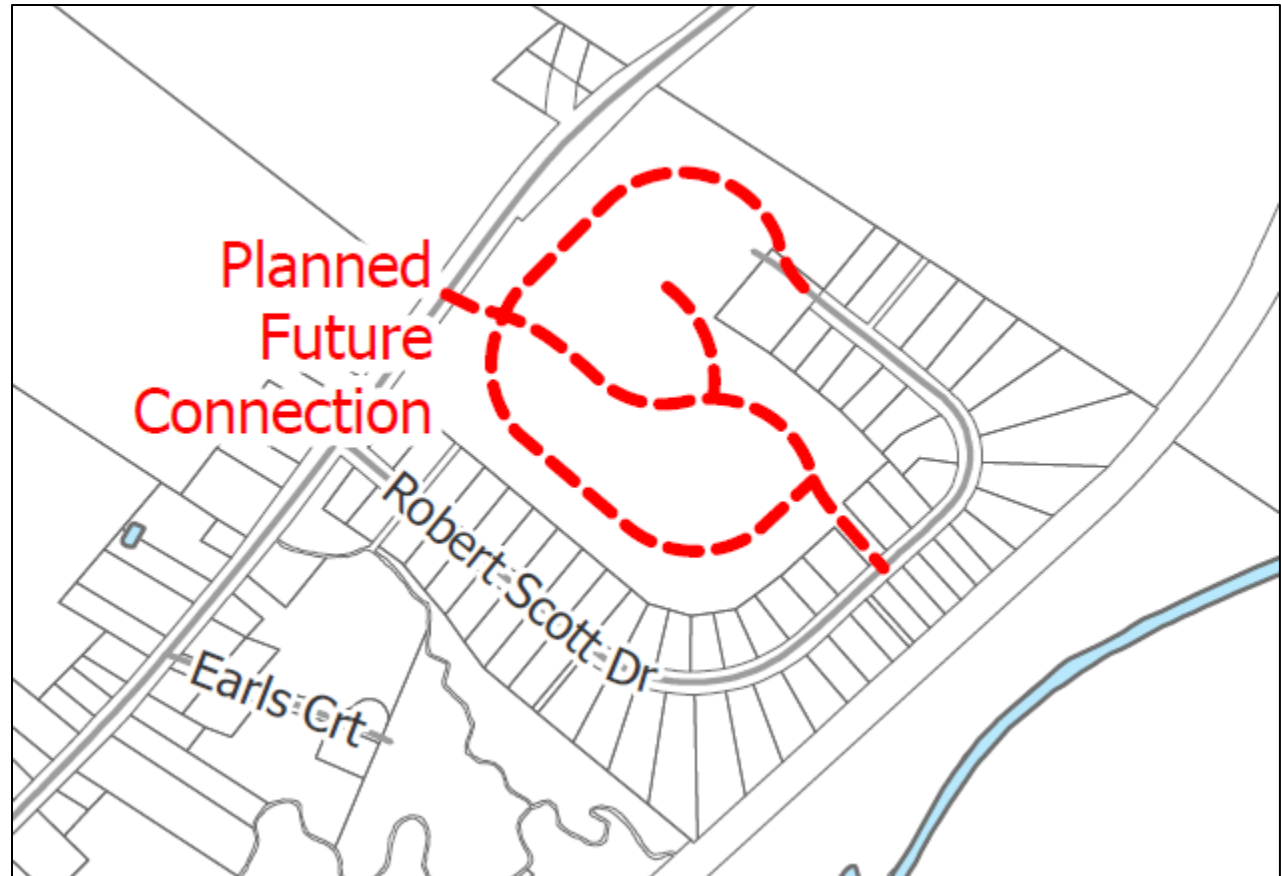


Total = 153

No road reserves but there is a walkway connecting Kali Lane to Tyler Street that could be upgraded to allow for single lane vehicle access between the two roads. There would be cost to the Municipality and staff would not recommend that the walkway become a public street.

A second walkway connects the end of Kali Lane to the neighbouring Elmsdale District School lands. There is no real opportunity to upgrade this connection to allow for vehicular traffic.

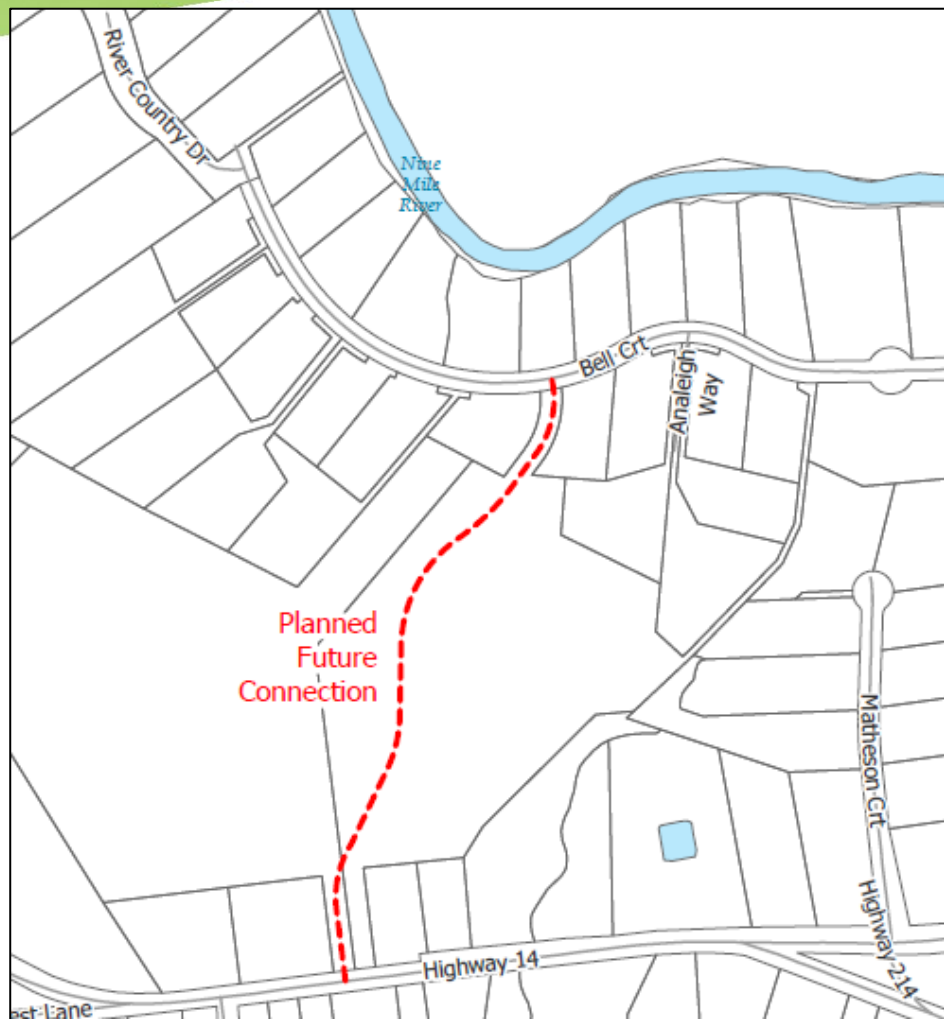
Robert Scott Drive - Lantz



Total = 62

There is an opportunity to have a second connection to Highway 2 once the remainder of the lands adjacent to the existing development are developed.

River Country Estates - Nine Mile River



Dalrymple = 25
Pine = 17
Bell = 22
Analeigh = 3
River Country=8
Total = 75

A tentative plan of subdivision has been submitted that would connect Bell Court to Highway 14, which would create a second access to the development.

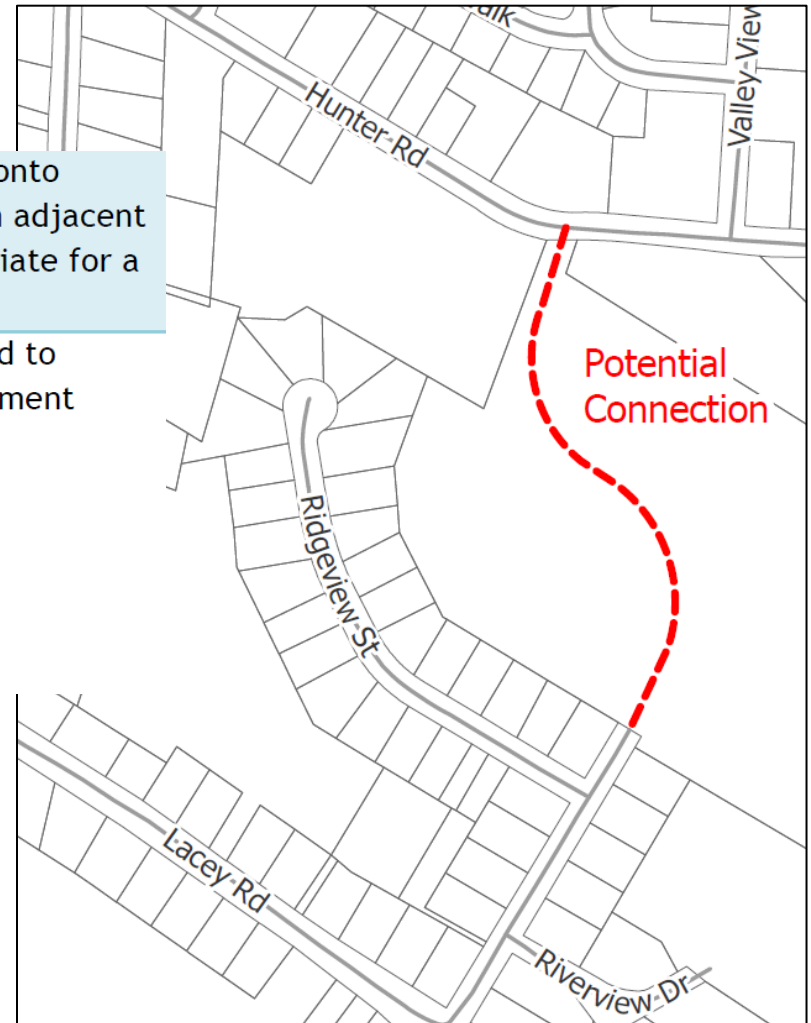
Milford

Lacey = 31
Ridgeview = 34
Riverview = 4
Total = 69

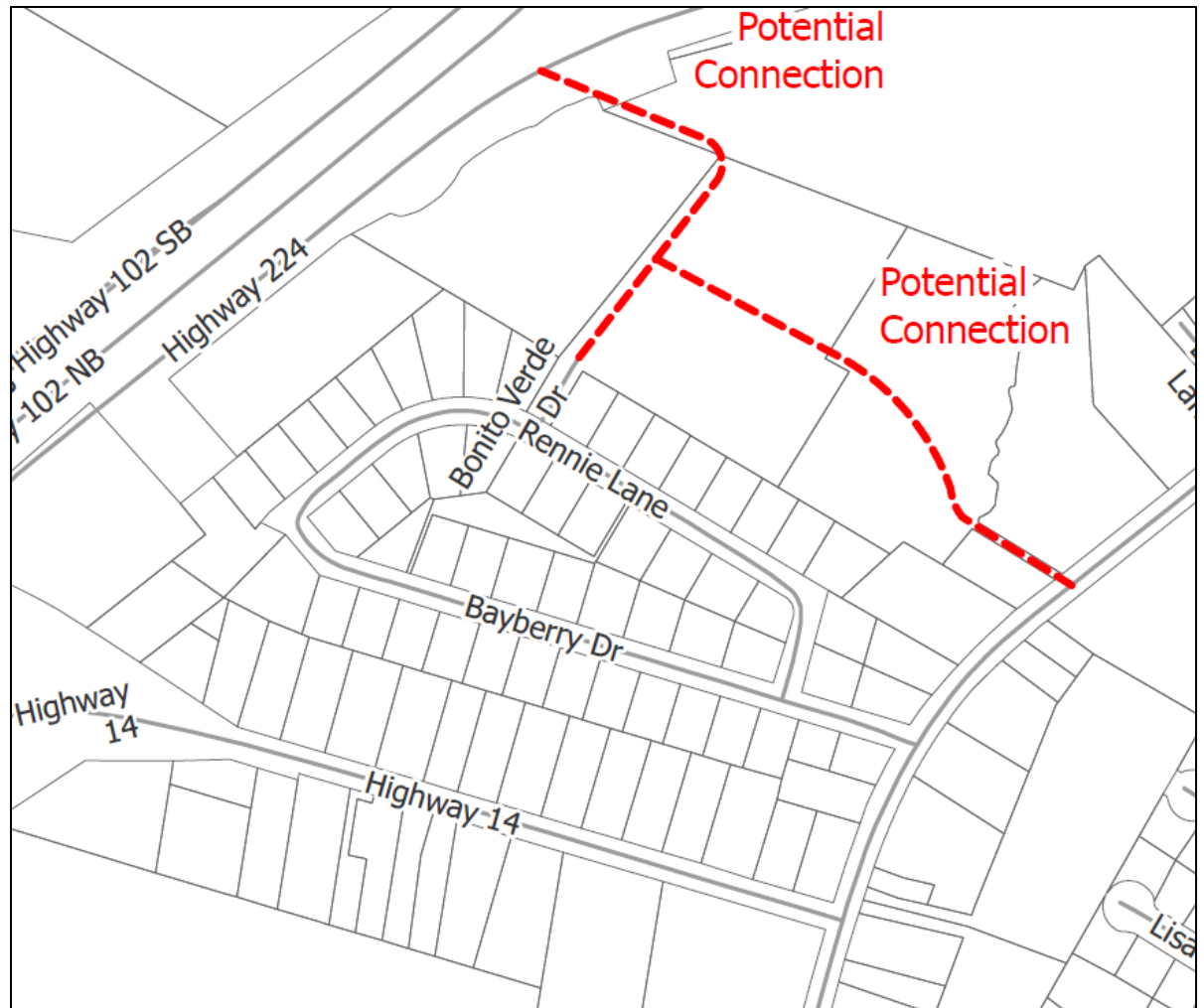
Limited future potential for second access onto Highway 2. If future development occurs on adjacent lands there may be an opportunity to negotiate for a second access to Highway 2.

Hunter = 20
Van Tol= 2
Valley View = 4
Angies Walk= 13
Cynthia = 14
Lisa = 8
Sylvia = 14
Total = 75

Limited future potential to join Hunter Road to Lacey Road. Only possible if future development occurs.



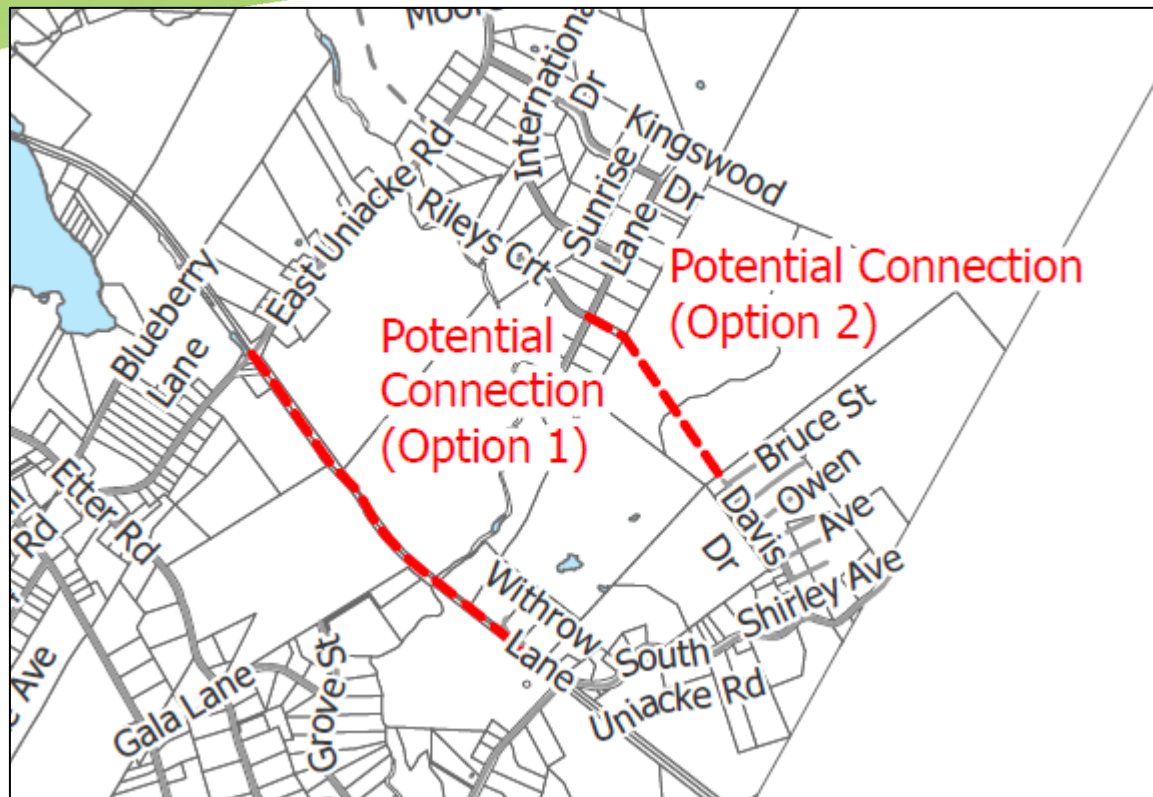
Bayberry Drive - Milford



Bayberry=26
Rennie=31
Total = 57

There is no existing road reserve to adjoining lands. If PID 45390895 were to be further developed in the future there may be an opportunity to connect to Highway 2 or Highway 224 through adjoining lands.

South Uniacke Road- South Uniacke



South Uniacke=56

Withrow=6

Davis = 38

Shirley = 13

Sue Ann = 13

Michael = 17

Nathanial = 21

Owen = 23

Christopher = 27

Bruce = 30

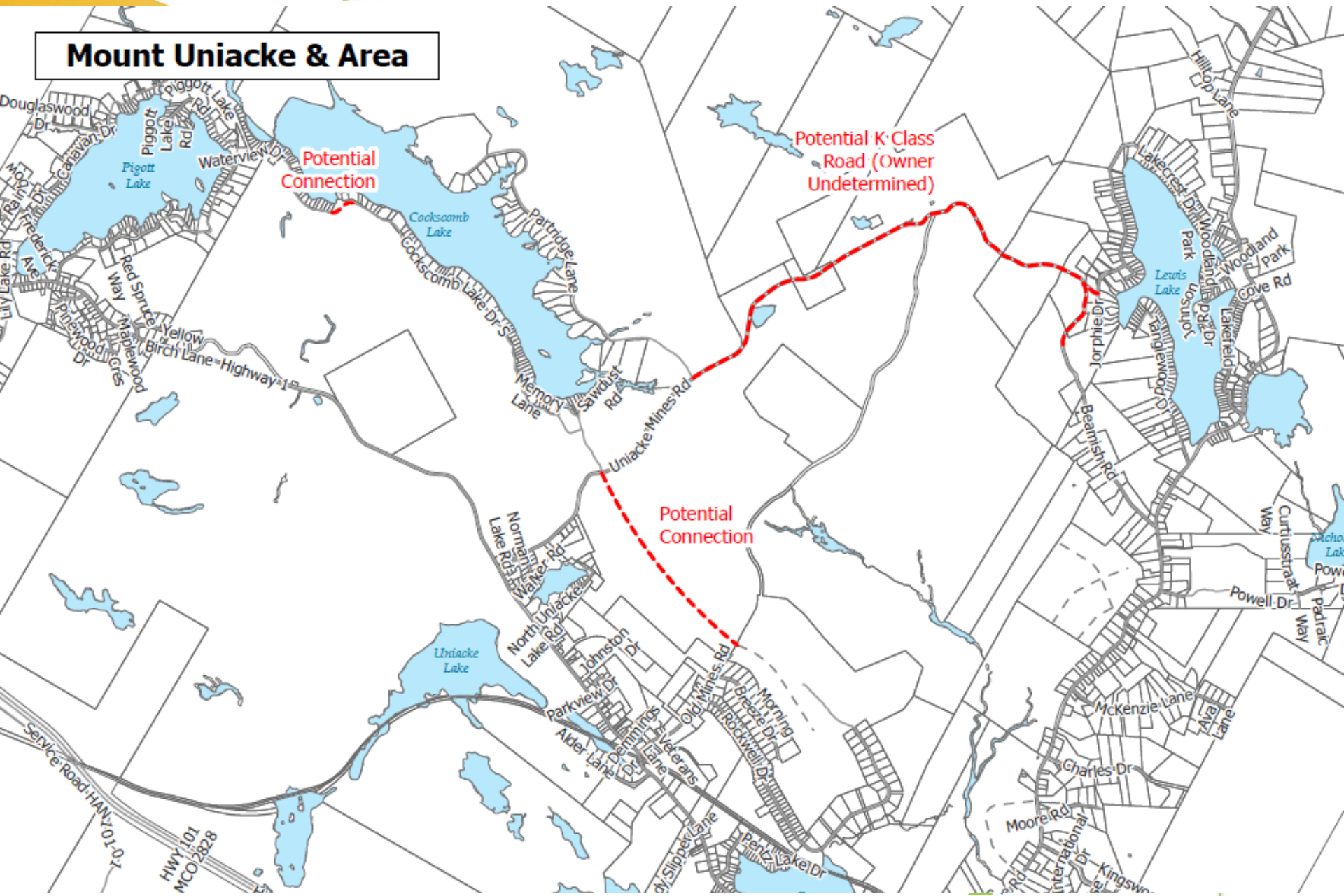
Total = 244

Additional developments have been approved to be located with access to the South Uniacke Road. The South Uniacke Road is a dead-end road that is approximately 2.5 km in length. There are currently no realistic options for connecting the South Uniacke Road to the East Uniacke Road or one of the subdivisions that connect to the East Uniacke Road without a substantial investment by the Municipality.

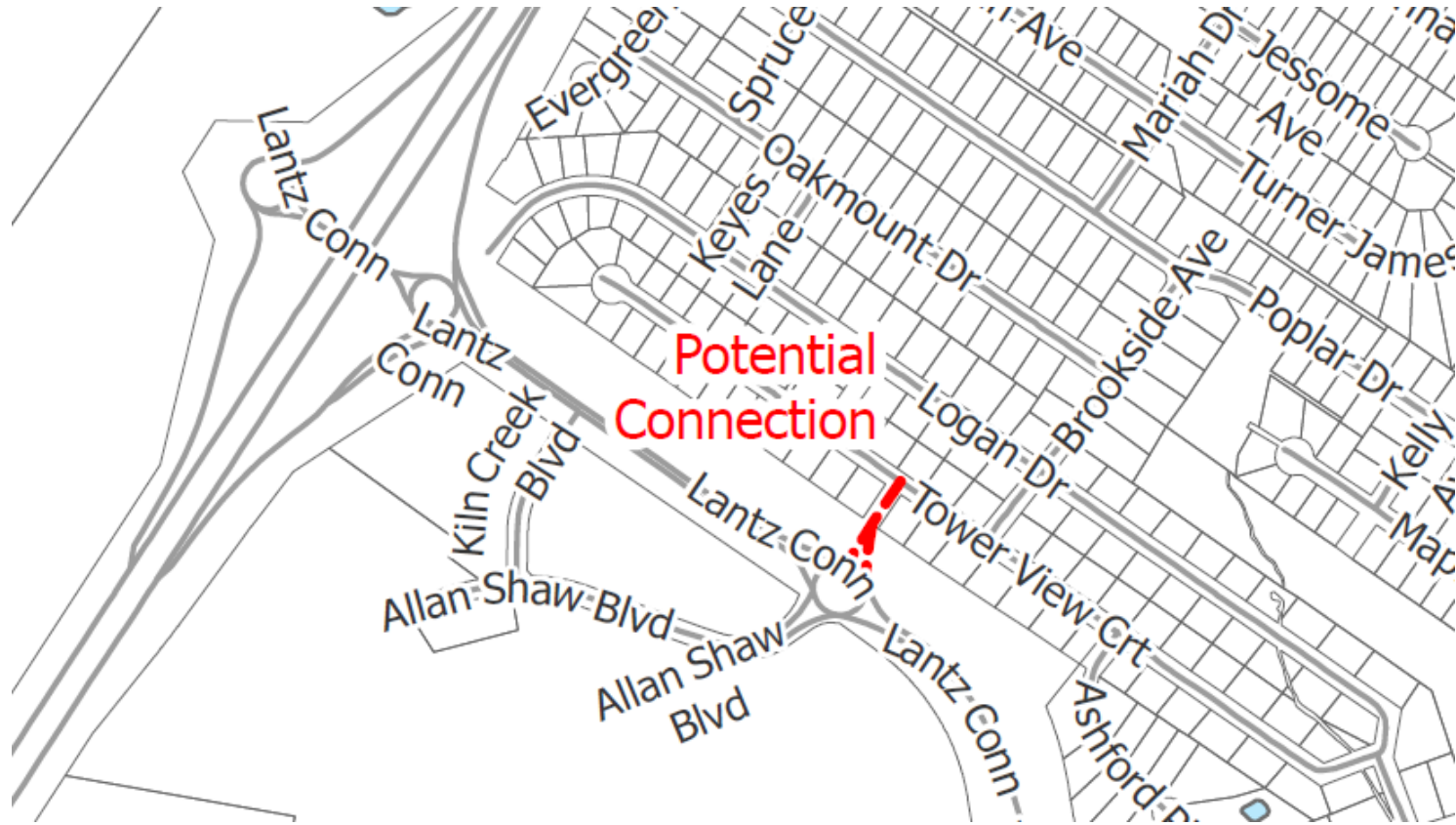
Lakelands, East Uniacke, & Mount Uniacke

Piggott Lake Road and adjoining streets	Lakelands	Piggott Lake=70 Waterview=28 Total = 98	Piggott Lake Road is a dead-end private right-of-way easement with no connection to adjoining roads. There is a potential for Waterview Drive to connect to Cockscomb Lake Drive. There is approx. 230 m separating the two roads.
Old Mines Road and adjoining streets	Mount Uniacke	Old Mines = 20 Morning Breeze= 25 Rockwell = 104 Total = 149	The Municipality has received inquiries regarding future development that may connect Old Mines Road to Uniacke Mines Road; thereby allowing for a second connection from Old Mines Road.
Uniacke Mines Road and adjoining streets	Mount Uniacke	Uniacke Mines = 14 Cockscomb Lake= 56 Sawdust=6 Norman Lake = 11 Walker = 4 Partridge = 29 Total = 120	<p>Cockscomb Lake Drive is a dead-end private right-of-way easement with no connection to adjoining roads. There is a potential for Cockscomb Lake Drive to connect to Waterview Drive. There is approx. 230 m separating the two roads.</p> <p>The Municipality has received inquiries regarding future development that may connect Old Mines Road to Uniacke Mines Road; thereby allowing for a second connection from Old Mines Road.</p> <p>There is also the possibility of making a connection between Uniacke Mines Road and Beamish Road, over an undeveloped provincially-owned section of Beamish Road. Significant financial investment would be required to upgrade the road.</p>
Lakecrest Drive and adjoining streets	East Uniacke	Lakecrest=88 Jorphie = 11 Total = 99	There is a road reserve that extends from Jorphie Drive to an undeveloped provincially-owned section of Beamish Road. Significant financial investment would be required to upgrade the undeveloped portion of Beamish Road to create a connection with the currently maintained road. The road reserve on Jorphie Drive would also have to be constructed.

Mount Uniacke & Area



Opportunities for Connection Improvements



<p>Lants Connector</p>	<p>Lantz</p>		<p>Constructing the fourth leg of the Lantz Connector roundabout to connect into Tower View Court would provide an alternative access and could alleviate some of the traffic that would be directed onto Highway 2 in case of emergency. The roundabout connection to Tower View has many other benefits to the community as well.</p>
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Opportunities for Connection Improvements Continued

Meadow View	Belnan	Staff to bring a report forward to Council in 2024.
Villages of Long Lake (Cottage Country)	East Uniacke	If Villages 1 and 2 of the Cottage Country development are completely built out there will be 400 dwelling units contained within the two Villages. Currently, there is one public road access into and out of the development and one private emergency access road. The emergency access road is required under the terms of the existing development agreement; therefore, the access should be monitored to ensure it remains passable.

Fire Risk Assessment

- At their December meeting of Executive Committee, Councillors received a presentation from Kara McCurdy, DNR regarding the Fire Risk Assessment program.
- The purpose of the assessment is to provide a comprehensive assessment of the wildfire hazards and risks for a community.
- The assessment estimates the risks, likelihood of occurrence of significant wildfire events and hazards, the potential for undesirable effects resulting from an advancing wildfire, associated with wildland fire in proximity to communities.
- This information may be used to help the Municipality with future decision-making and should be provided to East Hants residents to help them make informed decisions about their property and their individual risk.

Fire Smart Assessments Continued

- Planning staff are recommending that Council authorize staff to bring the Second Access Report to the EMO committee for review and ask for their input on the order of the Fire Risk Assessments.
- Proposed communities for Fire Smart Assessment:
 1. Combine the communities of South Uniacke, Mount Uniacke, East Uniacke and Lakelands together for one Fire Smart Assessment (subject to DNRR).
 2. Fire Smart Assessment plan for Renfrew/Monta Vista area.
 3. Fire Smart Assessment for Budland Acres.
 4. Fire Smart Assessment for River Country Estates.
- After the initial four assessments are complete EMO Committee may determine the next communities that require an assessment.

Alternatives

Below are three options that PAC may want to consider:

1. Change the order of communities suggested for the Fire Risk Assessment.
2. Direct staff to do further study into any of the potential connections, including but not limited to, land purchase or lease opportunities, and feasibility and cost of construction.
3. Accept the report and put it on file.

Recommendation

- Authorize staff to take this report to EMO Planning Committee for prioritization of communities for the Fire Smart Assessment; and
- Authorize staff to review planning and subdivision regulations to aid in the implementation of Fire Smart principles.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Authorize staff to take the Secondary Access Report dated December 20, 2023 to EMO Planning Committee for prioritization of communities for the Fire Smart Assessment.*
- *Authorize staff to review planning and subdivision regulations to aid in the implementation of Fire Smart principles.*