

Sheralee Mitchell-MacEwan

Subject: FW: Open Letter to Councillors

From: john cougle
Sent: February 11, 2025 3:29 PM
To: Kim Ramsay <kramsay@easthants.ca>
Cc: John Woodford <jwoodford@easthants.ca>
Subject: Open Letter to Councillors

Kim,

As discussed at our meeting last week would you please forward the following to the Councillors for review and discussion for Fridays meeting.

Thanks in advance,

John Cogle

Dear Councillors,

We would like to address the current restriction on lot development along Renfrew Road and Monte Vista Road in East Hants.

These roads extend for eight kilometers to the point and are currently chip-sealed, with plans for paving. However, Section 10.16 of the Subdivision Bylaw states:

No more than 100 lots and a remainder shall be serviced by a single road access to a collector or arterial street.

We believe this restriction was originally intended for high-density subdivisions, not low-density developments like those along Renfrew and Monte Vista Roads.

Renfrew Road and Monte Vista Road are classified as H & G class roads, with speed limits of 70- 80 km significantly different from J class subdivision roads, which have a 50 km/h limit.

While fire safety is a valid concern for single-access roads, several key factors must be considered before enforcing a restrictive 100-lot development cap, especially given the severe housing crisis and the growing demand for single-family homes in affordable areas.

Key Considerations

A dry fire hydrant is located just 300 meters from a proposed 16-lot development at the end of Renfrew Road. Another hydrant was planned for Monte Vista Road but was never installed.

A NS Power transmission lines both major and artillery lines that runs through the area, with clear-cut and maintained land that serves as a firebreak along both roads.

Grand Lake, the second-largest freshwater lake in Nova Scotia, provides a reliable water source for firefighting, with multiple boat launches along both roads for fire truck access.

Low-density, large-lot development (2+ acres per lot) reduces woodland exposure and fire hazards compared to high-density subdivisions.

Active forest management by M&M Developments, Scott Paper, Elmsdale Lumber, and private landowners has further mitigated fire risks.

Extensive network of forestry roads provide addition fire breaks in this area.

Open fields, meadows, and pasturelands also provide firebreaks.

Roads with 70 80 km/h speed limits and low-density single-family housing should not be subject to the same restrictions as 50 km/h roads with high-density apartment and subdivision developments.

Private property maintenance provides better fire protection than large, undeveloped forested areas.

Request for Policy Adjustment

Given these factors, we respectfully request if council would vote to:

- Give the municipality direction to reclassify these roads as collectors or arterial roads to allow responsible development to continue in this area

Or

- Revise Section 10.16 subdivision bylaw to apply only to J class roads of 50 km per hour speeds with single access.

We appreciate your time and consideration and look forward to your support in addressing this important issue.

Sincerely,

Local land owners and developers for Renfrew Road and Monte Vista Road.

M & M Developments Ltd.
John Cogle
RYC Properties
John Paul Cyr

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