EAST HANTS
VULNERABILITY ASSESSMENT

100 LOT SINGLE ACCESS AREAS

Planning Advisory Committee
January 21, 2025

Planning and Development Department

EAST HANTS

EAST HANTS VULNERABILITY ASSESSMENT

VULNERABILITY ASSESSMENT

The East Hants Vulnerability Assessment has been developed by East Hants staff to determine the vulnerability of areas with one egress/ingress and over 100 lots in East Hants to fire/flood events. The Assessment also considers the impact of these events on the residents that live within these single access areas.

Mapping and data used as part of the Vulnerability Assessment was collected from both Provincial and Municipal data sets. As with any data product produced by the Municipality, the results of the Vulnerability Assessment are based on the quality of data that is available at the time of the assessment.

A disclaimer has been added to the Assessment indicating the limits to the data.

The Vulnerability Assessment has been developed specifically for East Hants, for the purpose of evaluating the future potential of continued development in areas with one egress/ingress and with 100 lots or more.

Further data collection and refinement could be conducted to allow the Vulnerability Assessment to be used for EMO or climate change mitigation and adaptation planning.

WEIGHTING OF VULNERABILITY ASSESSMENT

A weighting system was developed to rate each of the assessed areas out of 100. Detailed results of the weighting for each community assessed, has been attached as Appendix A. As weighted, every 20% increase is attributed to a different level of vulnerability.

- 0 to 20% very low vulnerability
- 21% to 40% low vulnerability
- 41% to 60% moderate vulnerability
- 61% to 80% high vulnerability
- 81%to 100% very high vulnerability

As a result of averaging the weightings, a vulnerability assessment ranking out of 100% has been provided to each of the areas evaluated. Although Kali Lane does not yet have 100 lots on a single access road, it has future development potential and was added to the Vulnerability Assessment to demonstrate an area that would have a low vulnerability ranking.

Most to least vulnerable neighbourhoods:

1. **Uniacke Mines Road** – overall score 79% - High Vulnerability
2. **Piggott Lake Road** – overall score 75% - High Vulnerability
3. **Grand Lake Area** – overall score 75% - High Vulnerability
4. **Old Mines Road** – overall score 72% - High Vulnerability
5. **Lakecrest Drive** – overall score 67% - High Vulnerability
6. **Elmwood Subdivision** – overall score 55% - Moderate Vulnerability
7. **Kalli Lane** – overall score 36% - Low Vulnerability

ELEMENTS OF THE VULNERABILITY ASSESSMENT

Access/Road Ownership – Single access roads present challenges for ingress/egress and the ownership and quality of the road impacts residents and first responders' ability to use a road in the case of an emergency.

Length of Road – The longer the road length the farther residents have to travel to exit the neighbourhood or the farther first responders have to travel to respond and assist residents in an emergency event.

Type of Forest Cover – Determine the type of forest cover surrounds the neighbourhood. Research indicates that deciduous trees are less prone to burning than conifers, and that fires in deciduous stands burn slower and with less intensity than conifer stands (*Cumming, 2001; Hély et al., 2000*). Further to this, Provincial land cover data was used to create a Land Cover Risk Maps that categorizes risk of forest fire from the type of land cover.

Land Cover	Risk
Water	None
Bogs or Wetlands	Very Low
Hardwood	Low
Urban, Landfill, Quarry, Transport Corridor	Low
Agriculture	Moderate
Mixedwood	Moderate
Harvests	High
Softwood	Very High

Slope - Wildfires burn up slope faster and more intensely than along flat ground. A steeper slope will result in a faster-moving fire, with longer flame lengths. While moderate or steep slopes greater than 20% are very dangerous, any slope can potentially increase the amount of heat a structure will be subject to during a wildfire (*Fire Safe Marin*).

Watercourses – Determined how many watercourses intersect roads within the single access area. Considered if there was potential for a flood event or tried to determine if there had been a flood event or washout in the past.

Fire Protection – does the neighbourhood have fire hydrants, do they have a dry hydrant, can a fire truck get access to a lake?

Impacted Residents – The number of residents and dwelling units located on a single access road will contribute to the speed of evacuation. Reviewed the type of homes, depending if they seasonal or permanent may impact how first responders respond to an event.

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ELMSDALE - ELMWOOD SUBDIVISION

GEOGRAPHY

Elmwood Subdivision is located in the South Corridor and Commercial Growth Management Area. The neighbourhood is bordered by Highway 102, Highway 1, Elmsdale Lumber and forested land, which has been approved for future development. As the Corridor continues to grow, the land surrounding Elmwood will be used for urban development and a new road will connect Elmwood Drive to Highway 214. The homes furthest from the intersection with Highway 2 are just over 1 km away from the intersection.

Number of Roads: 8
Number of public roads: 8
Number of Private Roads: 0

DEMOGRAPHICS

Number of lots: 328
Number of dwelling units: 325
Approx. Potential Population: 780

INFRASTRUCTURE & AMENITIES

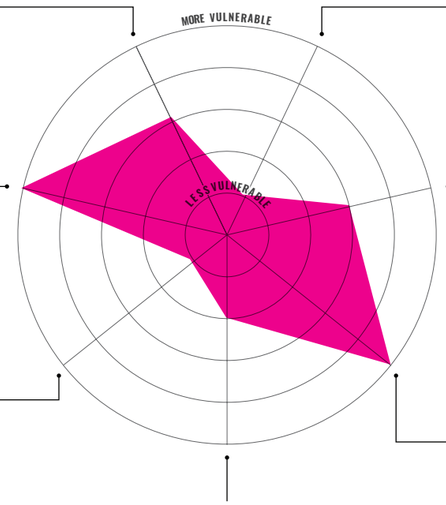
- Municipal Open Space - Elmwood Park

VULNERABILITY ASSESSMENT

Access/Egress = 3/5
Single access to subdivision. Public roads well maintained.

Impacted Residents = 5/5
Elmwood subdivision is densely populated.

Fire Protection = 1/5
Fire hydrants located throughout the area.



Slope = 1/5
Limited slope.

Forest Cover = 3/5
Limited softwood forest cover. Future development will reduce forest cover.

Watercourses = 5/5
Watercourse running through subdivision. Past flood issues, High risk floodplain near intersection with Highway 2.

Road Length = 2/5
The longest length of road is 1 km from the dead end to the second access intersection.

HOUSING

Housing is a mixture of single unit dwellings and semi-detached dwellings. Lots are all serviced with Municipal water and wastewater. The subdivision does have fire hydrants.

CONSIDERATIONS

A watercourse runs through the subdivision and flooding in the neighbourhood has occurred in the past. Future flooding has the potential to make access to Elmwood difficult. The neighbouring lumber mill could be a cause for concern for fire issues or if there was an incident at the mill and the access to Elmwood was restricted.

There are approved development plans that show a road connection between Elmwood Drive and Roulston Drive. No construction has started to date.

Elmwood Dr

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Land Cover Risk

Very Low
- Bogs
- Wetlands

Low
- Hardwood
- Urban
- Landfill
- Quarry
- Transport Corridor

Moderate
- Mixedwood
- Agriculture

High
- Utility Corridor
- Harvests
- Blueberries
- Barren

Very High
- Brush
- Softwood

Elmwood Dr

Slope Risk

Very Low
<5 degrees

Low
5-10 degrees

Moderate
10-25 degrees

High
25-35 degrees

Very High
>35 degrees

Watercourse

River/Flow
Direction

N

Mason Lane
Park Rd
Highway 214
Pinehill Dr
Nine Mile River
School Rd
Elmsdale Rd
Elmwood Dr
Hemlock Dr
Tannery Dr
Endale Dr
Highway 2
Shubenacadie River
Whitney Maurice Dr
Malcolm Lucas Dr
Edmund Rd
Highway 102 NB
Highway 102 SB
Tyler St
Kali Lane
MacMillan Dr
Carriage Lane
Lacy Anne Ave
Heather Lane
Alderney
White F
Rd

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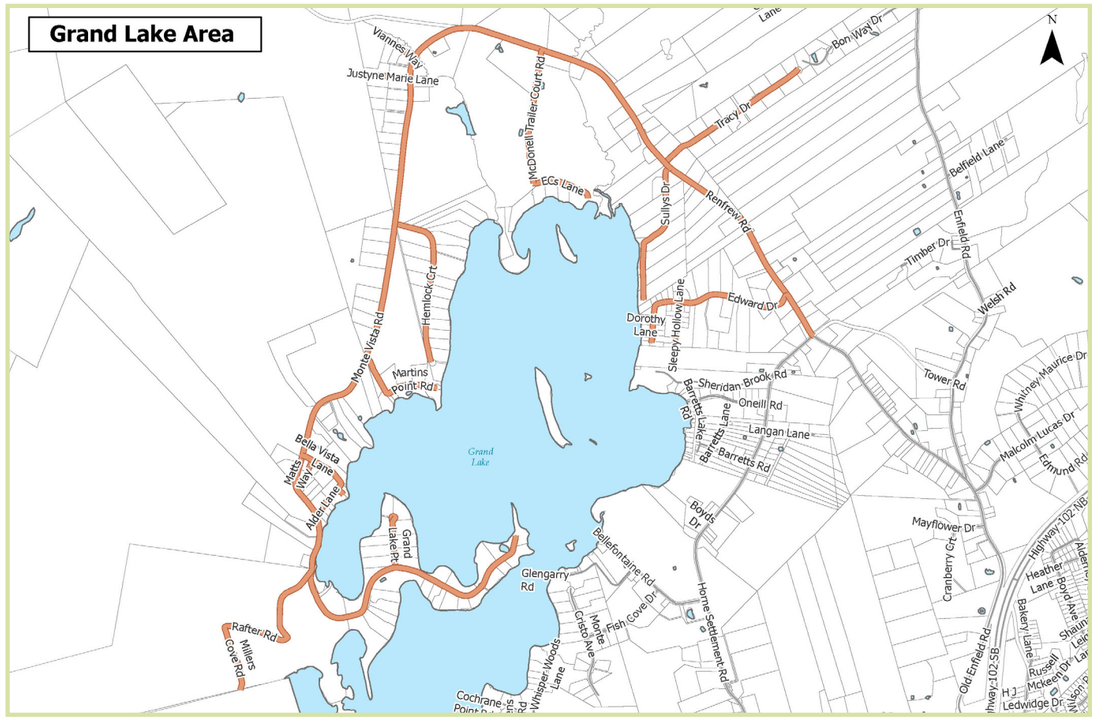
ENFIELD - GRAND LAKE AREA



GEOGRAPHY

The total length of the single access section of Renfrew Road and Monte Vista Road is approx. 8 km. The surrounding terrain is mostly woodland, with a portion of the area bordering Grand Lake. The majority of woodland is comprised of mixedwood, with pockets of hardwood and softwood. There are multiple locations along the Renfew Road and Monta Vista Road where watercourses intersect with the roads.

Number of Roads: 16
Number of public roads: 2
Number of private Roads: 14

DEMOGRAPHICS

Number of lots: 267
Number of dwelling units: 172
Approx. Potential Population: 413

INFRASTRUCTURE & AMENITIES

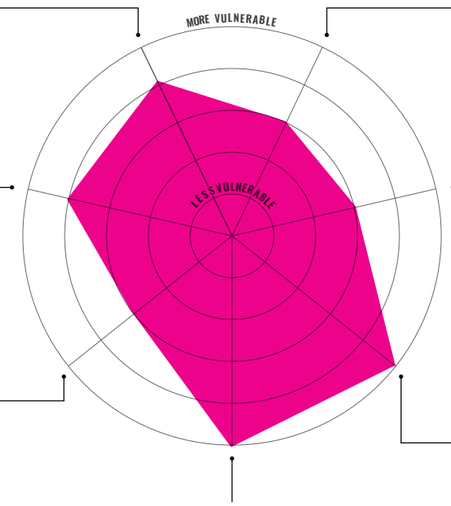
- Little Grand Lake Campground
- Sully's Campground

VULNERABILITY ASSESSMENT

Access/Egress = 4/5
Single access to area. Public roads are well maintained and private roads upkeep depends on group maintaining the road.

Impacted Residents = 4/5
The density is not high but the study area is large and there are a number of undeveloped lots.

Fire Protection = 3/5
No Fire hydrants but the lake water may be able to be used in some situations.



Slope = 3/5
A portion of the study area on the non-lake side of Monte Vista Road is sloped.

Forest Cover = 3/5
Mixedwood has a moderate level for fire potential. Most of the area is mixedwood.

Watercourses = 5/5
Multiple watercourses intersecting with main roads. Potential for culvert washout or road damage from heavy rains. Washout has occurred in the past.

Road Length = 5/5
The longest length of road is 8 km from the dead end to the second access intersection.

HOUSING

The majority of lots are over 1 acre in size. There are some smaller lots located around the shoreline of Grand Lake. The type of housing is mainly single unit dwellings with a variety of housing ages and sizes. There are two campgrounds with RVs and Campers for seasonal use.

CONSIDERATIONS

There may be one small farm with livestock evacuation considerations. There are unofficial camps located on Three Cornered Lake where property owners could be located without the knowledge of EMO officials.

There are a variety of forestry roads that run through the forested terrain beyond the developed area. These roads are not signed and could cause confusion if a resident was to use them during an emergency situation.

N

Grand Lake

Land Cover Risk

Very Low
- Bogs
- Wetlands

Low
- Hardwood
- Urban
- Landfill
- Quarry
- Transport Corridor

Moderate
- Mixedwood
- Agriculture

High
- Utility Corridor
- Harvests
- Blueberries
- Barren

Very High
- Brush
- Softwood

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Grand Lake

N

Thomas St
Country Lane
Bon Way Dr
Tracy Dr
Enfield Rd
Renfrew Rd
McDonell Trailer Court Rd
Monte Vista Rd
Hemlock Crt
Sullys Dr
Edward Dr
Sheridan Brook Rd
Whitney Maurice Dr
Edmund Rd
Old Enfield Rd
Carriage Lane
Highway 102 NB
Highway 102 SB
Alderney Dr
Boyd Ave
Bakery Lane
Highway 2
Bellefontaine Rd
Fish Cove Dr
Horne Settlement Rd
Tower View Rd
Arrowhead Dr
Rafter Rd
Grand Lake
Shubenacadie River

Slope Risk

- Very Low <5 degrees
- Low 5-10 degrees
- Moderate 10-25 degrees
- High 25-35 degrees
- Very High >35 degrees

Watercourse

- River/Flow Direction

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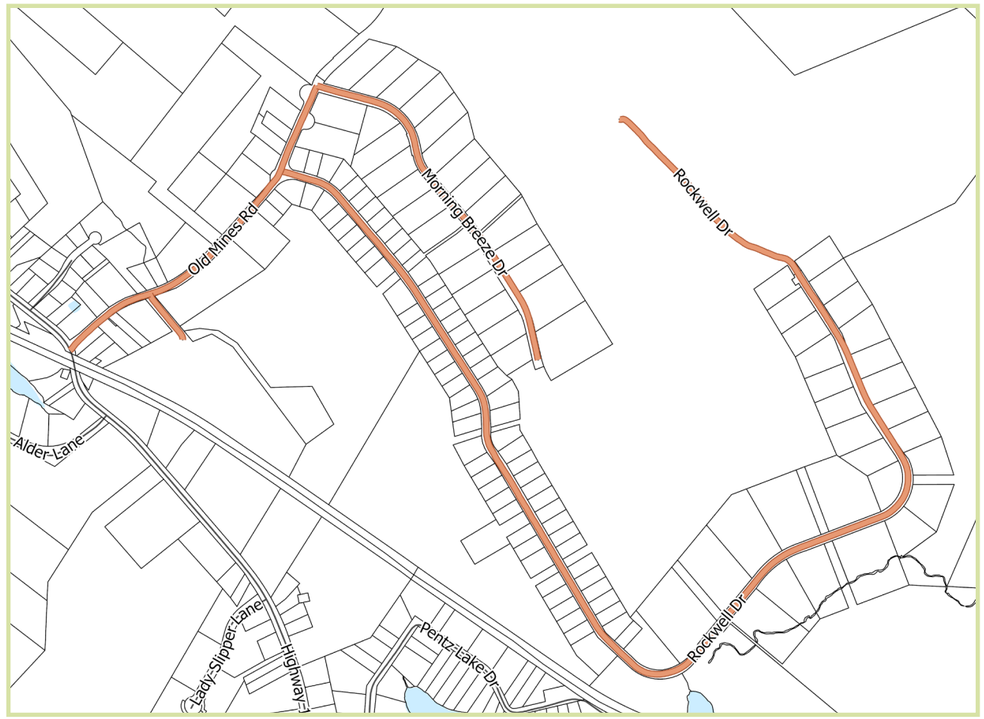
MOUNT UNIACKE - OLD MINES ROAD



GEOGRAPHY

The home located farthest from the Old Mines Road access to Highway 1, is approx. 3.3 km. The surrounding terrain is mostly woodland. The majority of the surrounding woodland is comprised of softwood, with pockets of mixedwood. Only one watercourse appears to intersect with Old Mines Road.

Number of Roads: 3
Number of public roads: 3
Number of Private Roads: 0

DEMOGRAPHICS

Number of lots: 169
Number of dwelling units: 149
Approx. Potential Population: 347

INFRASTRUCTURE & AMENITIES

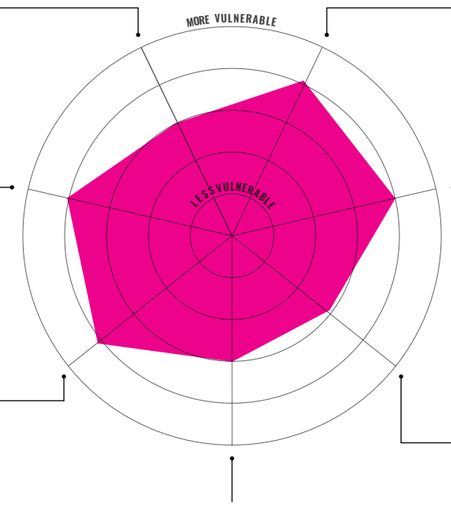
- Royal Canadian Legion Branch 165
- Baseball Fields

VULNERABILITY ASSESSMENT

Access/Egress = 3/5
Single access to subdivision. Public roads well maintained.

Impacted Residents = 4/5
Large lot subdivision development.

Fire Protection = 4/5
No fire hydrants, no lakes to access water.



Slope = 4/5
A portion of Rockwell Drive constructed on top of slope.

Forest Cover = 4/5
Surrounding woodland is mostly softwood which has a very high risk of wildfire.

Watercourses = 3/5
One watercourse intersecting with Old Mines Road.

Road Length = 3/5
The longest length of road is 3.2 km from the dead end to the second access intersection.

HOUSING

Housing is mainly single unit dwellings with a few accessory dwelling units. Lots are a mix of sizes ranging from 1,625 m^2 to over 4,050 m^2. All homes are serviced with on-site well and septic.

CONSIDERATIONS

The area is located in the Mount Uniacke Growth Management Area, which means that Council has identified the area as having a future growth potential. Under current regulations all future development will have public roads.

Old Mines Rd

N

Uniacke Mines Rd
Norman Lake Rd
Norman Lake
North Uniacke Lake Rd
Uniacke Lake
Murphy Lake
Little Indian Lake
Deep Lake
Fales Lake
Fifteen Minute Lake
Old Mines Rd
Morning Breeze Dr
Alder Lane
Highway 1
Lady Slipper Lane
Rockwell Dr
Pentz Lake Dr
Pentz Lake
East Uniacke Rd
International Dr
Etter Rd
Blueberry Lane
West Lake
WB

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Land Cover Risk

Very Low
- Bogs
- Wetlands

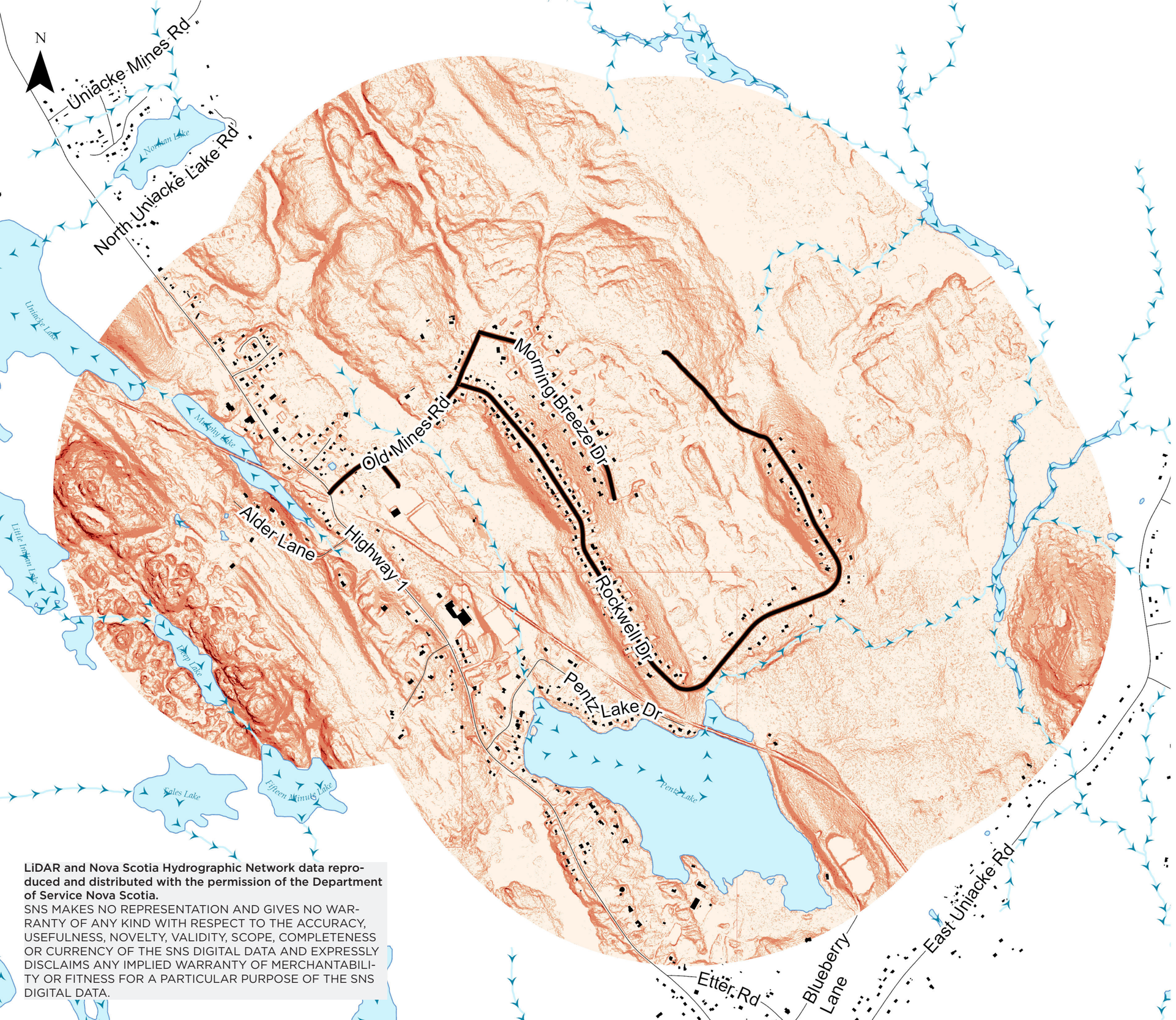
Low
- Hardwood
- Urban
- Landfill
- Quarry
- Transport Corridor

Moderate
- Mixedwood
- Agriculture

High
- Utility Corridor
- Harvests
- Blueberries
- Barren

Very High
- Brush
- Softwood

Old Mines Rd



Slope Risk

- Very Low <5 degrees
- Low 5-10 degrees
- Moderate 10-25 degrees
- High 25-35 degrees
- Very High >35 degrees

Watercourse

- River/Flow Direction

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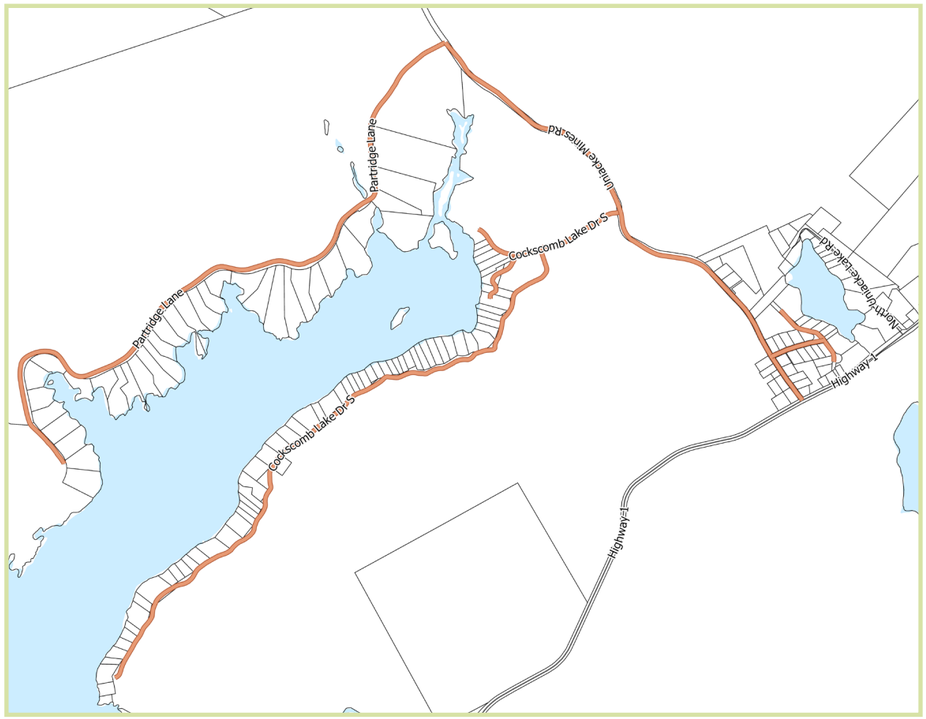
MOUNT UNIACKE - UNIACKE MINES ROAD



GEOGRAPHY

The home located farthest from the Uniacke Mines Road access to Highway 1 is approx. 5 km. The surrounding terrain is mostly woodland, with a portion of the area bordering Cockscomb Lake. Over 50% of the surrounding woodland is softwood, which has a very high risk for forest fires. There are also pockets of hardwood and wetlands. One watercourse intersects with Uniacke Mines Road and multiple watercourses intersect with Partridge Lane, which is a private road.

Number of Roads: 5
Number of public roads: 3
Number of Private Roads: 2

DEMOGRAPHICS

Number of lots: 138
Number of dwelling units: 120
Approx. Potential Population: 288

INFRASTRUCTURE & AMENITIES

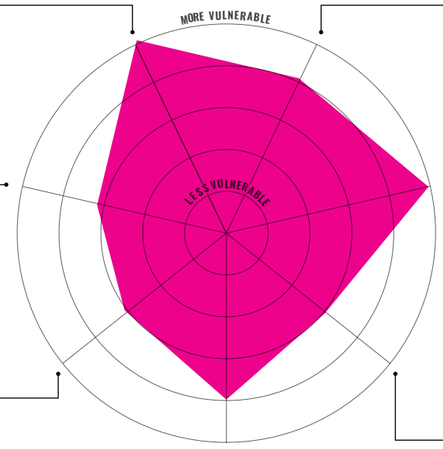
- Quarry owned by Northumberland Capital Corp. Inc.
- Municipal Open Space Parcel on Partridge Lane.

VULNERABILITY ASSESSMENT

Access/Egress = 5/5
Single access to area. Public road is a dirt road used by adjacent quarry. Private roads not in prime condition.

Impacted Residents = 3/5
Lots located on private single loaded roads. Residents located a distance to intersection with Highway 1.

Fire Protection = 3/5
No fire hydrants, may be able to access lake water.



Road Length = 4/5
The longest length of road is 5.5 km from the dead end to the second access intersection.

Slope = 4/5
Slope is an issue and combine with forest cover and private road access could cause significant issues for wildfire spread and egress.

Forest Cover = 5/5
Surrounding woodland is mostly softwood which has a very high risk of wildfire. Partridge Lane is particularly at risk.

Watercourses = 3/5
One watercourse intersecting with Uniacke Mines Road and multiple watercourse intersect with Partridge Lane.

HOUSING

Housing are mainly single unit dwellings with a mix of permanent and seasonal dwelling units. The majority of lots are small with on-site services. Cockscomb Lake Drive and Partridge Lane are both single loaded roads.

CONSIDERATIONS

All roads located in the area are gravel roads. According to a resident, Cockscomb Lake Drive has had wash out issues during past heavy rainfall events.

Uniacke Mines Rd

Land Cover Risk

- Very Low
  - Bogs
  - Wetlands
- Low
  - Hardwood
  - Urban
  - Landfill
  - Quarry
  - Transport Corridor
- Moderate
  - Mixedwood
  - Agriculture
- High
  - Utility Corridor
  - Harvests
  - Blueberries
  - Barren
- Very High
  - Brush
  - Softwood

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Uniacke Mines Rd

Slope Risk

- Very Low <5 degrees
- Low 5-10 degrees
- Moderate 10-25 degrees
- High 25-35 degrees
- Very High >35 degrees

Watercourse

- River/Flow Direction

N

Doug/aswood Dr

Piggott Lake Rd

Water view Dr

Partridge Lane

Cockscomb Lake Dr S

Highway 1

Uniacke Mines Rd

North Uniacke Lake Rd

Old Mines Rd

Morning Breeze Dr

Rockwell Dr

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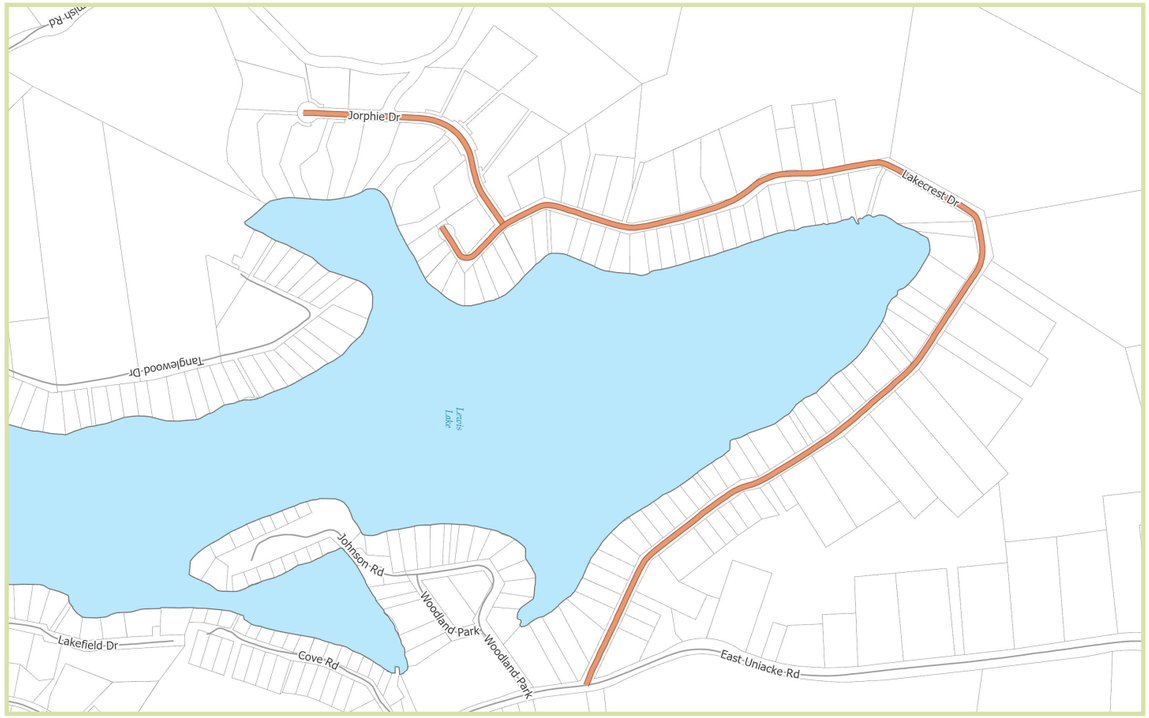
EAST UNIACKE - LAKECREST DRIVE



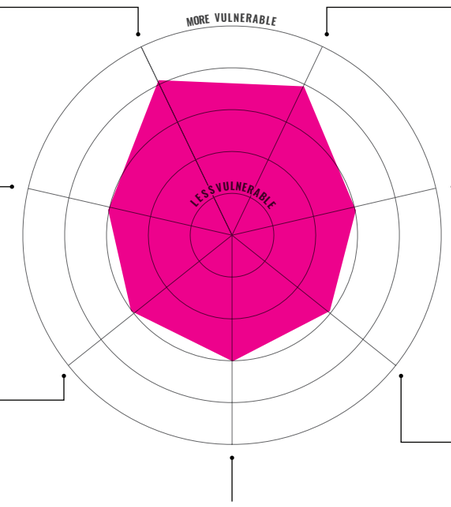
GEOGRAPHY
The home located farthest from East Uniacke Road access is approx. 2.6 km. The surrounding terrain is mostly woodland, with a portion of the area bordering Lewis Lake. The majority of woodland is comprised of mixedwood and softwood. One watercourse intersects with Lakecrest Drive. Jorphie Drive is located on a slope.

Number of Roads: 2
Number of public roads: 2
Number of Private Roads: 0

DEMOGRAPHICS
Number of lots: 120
Number of dwelling units: 99
Approx. Potential Population: 237

INFRASTRUCTURE & AMENITIES
- Municipal Open Space - Lewis Lake Boat Launch

VULNERABILITY ASSESSMENT



Access/Egress = 4/5
Single access to area. Public roads are dirt roads.

Slope = 4/5
Slope is an issue and combine with forest cover and private road access could cause significant issues for wildfire spread and egress.

Impacted Residents = 3/5
Mixture of small lots on lake and large lots opposite lake.

Forest Cover = 3/5
Surrounding woodland is mostly mixwood which has a moderate risk of wildfire.

Fire Protection = 3/5
No fire hydrants, may be able to access lake water.

Watercourses = 3/5
One watercourse intersecting with Lakecrest Drive.

Road Length = 3/5
The longest length of road is 2.6 km from the dead end to the second access intersection.

HOUSING
Housing are mainly single unit dwellings with on-site services. There is a mixture of lots ranging from 0.25 acres to over 1 acre.

CONSIDERATIONS
All roads located in the area are public gravel roads. There is a public boat launch located on Jorphie Drive.

Lewis Lake

N

Hilltop Lane
Lakecrest Dr
Jorphie Dr
Woodland Park
Johnson Rd
Cove Rd
Uniacke Rd
East
Tanglewood Dr
Lakefield Dr
Beamish Rd
Lewis Lake
O'Hearn Lake
Salvage Lake

Land Cover Risk

- Very Low
  - Bogs
  - Wetlands
- Low
  - Hardwood
  - Urban
  - Landfill
  - Quarry
  - Transport Corridor
- Moderate
  - Mixedwood
  - Agriculture
- High
  - Utility Corridor
  - Harvests
  - Blueberries
  - Barren
- Very High
  - Brush
  - Softwood

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Lewis Lake

N

Hilltop Lane

Lakecrest Dr

Jordhie Dr

Johnson Rd

Cove Rd

East Uniacke Rd

Lakefield Dr

Tanglewood Dr

Beamish Rd

Lewis Lake

O'Hearn Lake

Salmon Lake

Slope Risk

- Very Low <5 degrees
- Low 5-10 degrees
- Moderate 10-25 degrees
- High 25-35 degrees
- Very High >35 degrees

Watercourse

- River/Flow Direction

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LAKELANDS - PIGGOTT LAKE ROAD

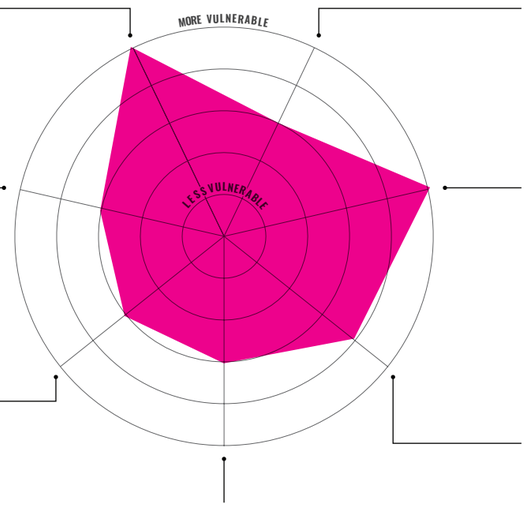
GEOGRAPHY
The home located farthest from the Piggott Lake Road access to Highway 1 is 3 km away. The surrounding terrain is mostly woodland, with a portion of the area bordering Piggott Lake. The majority of woodland is comprised of softwood, with pockets of mixwood. At least two watercourses intersect with the private roads.

Number of Roads: 3
Number of public roads: 0
Number of Private Roads: 3

DEMOGRAPHICS
Number of lots: 143
Number of dwelling units: 98
Approx. Potential Population: 235

INFRASTRUCTURE & AMENITIES
- None identified.

VULNERABILITY ASSESSMENT



Access/Egress = 5/5
Single access to area. All roads are private dirt roads.

Impacted Residents = 3/5
Majority of lots are located on the lake and are small.

Fire Protection = 3/5
No fire hydrants, may be able to access lake water.

Road Length = 3/5
The longest length of road is 3 km from the dead end to the second access intersection.

Slope = 3/5
Some slope through out the development not impacting lakefront lots.

Forest Cover = 5/5
Surrounding woodland is mostly softwood which has a very high risk of wildfire.

Watercourses = 4/5
Three potential watercourses impacting residents further within the neighbourhood.

HOUSING
Housing are mainly single unit dwellings, including both permanent and seasonal dwellings, with on-site services. The majority of the lots are undersized. The roads are single loaded with homes generally located on the lake side of the road.

CONSIDERATIONS
All roads located in the area are private gravel roads. Roads are mostly single loaded roads. No public water access.

N

Piggott Lake

Douglaswood Dr
Piggott Lake Rd
Partridge Lane
Waterview Dr
Frederick Ave
Canavan Dr
South Rawdon Rd
Cockscomb Lake Dr S
Avon Boat Club Rd
Pinewood Dr
Coles Rd
Lake Rd
Highway 1
Sheep Skin Lake
Piggott Lake
Cockscomb Lake
Clarke Lake

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Land Cover Risk

Very Low
- Bogs
- Wetlands

Low
- Hardwood
- Urban
- Landfill
- Quarry
- Transport Corridor

Moderate
- Mixedwood
- Agriculture

High
- Utility Corridor
- Harvests
- Blueberries
- Barren

Very High
- Brush
- Softwood

Piggott Lake

N

Douglaswood Dr
Canavan Dr
South Rawdon Rd
Avon Boat Club Rd
Piggott Lake Rd
Waterview Dr
Cockscomb Lake Dr S
Pinewood Dr
Highway 1
Coles Cres
Sheep Skin Lake
Piggott Lake
Cockscomb Lake
Cherike Lake

Slope Risk

- Very Low <5 degrees
- Low 5-10 degrees
- Moderate 10-25 degrees
- High 25-35 degrees
- Very High >35 degrees

Watercourse

- River/Flow Direction

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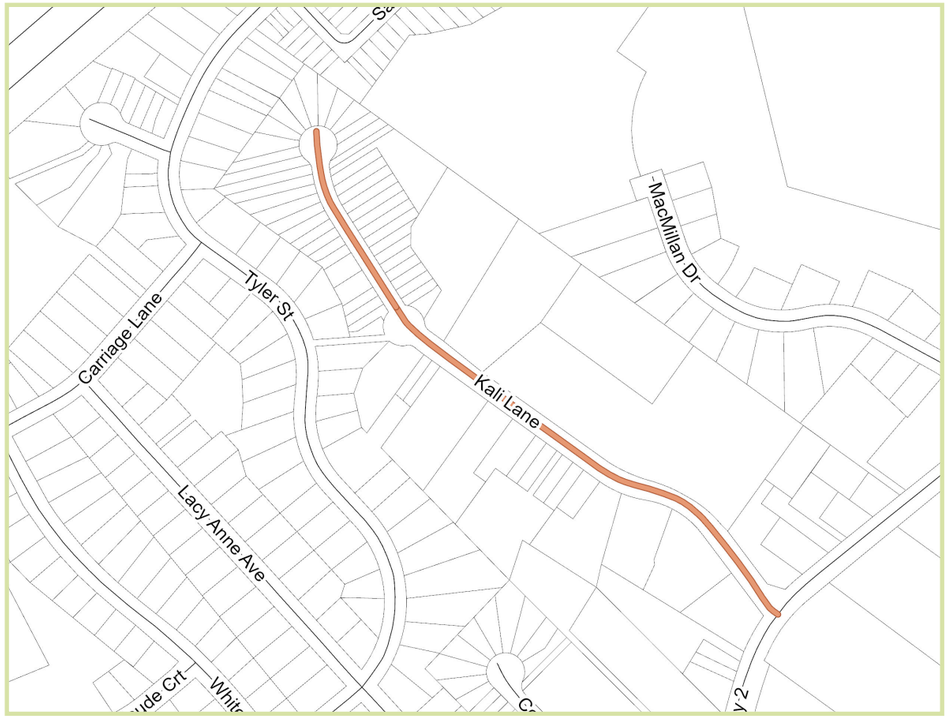
ELMSDALE - KALI LANE



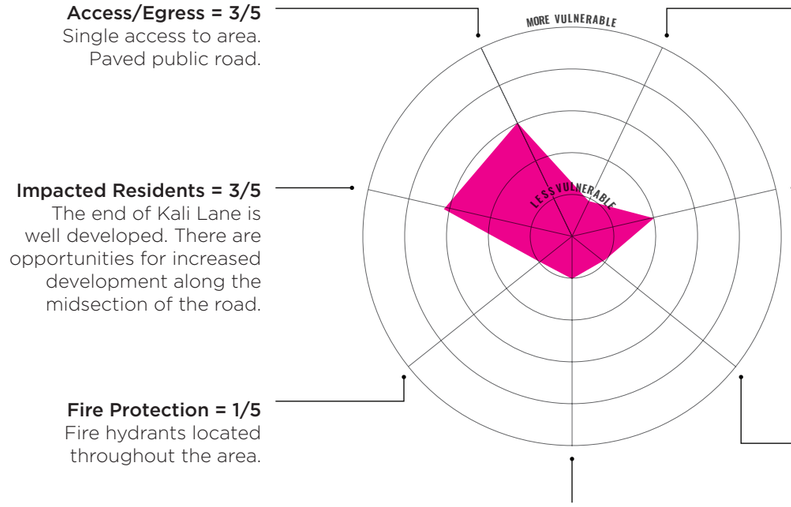
GEOGRAPHY
Kali Lane is located in the South Corridor and Commercial Growth Management Area. There are currently 66 lot's located on the road but there are 2.4 hectares of undeveloped land that could increase the number of lots to 100, depending on the future land use pattern. The area is surrounded by residential development and an elementary school.

Number of Roads: 1
Number of public roads: 1
Number of Private Roads: 0

DEMOGRAPHICS
Number of lots: 66
Number of dwelling units: 153
Approx. Potential Population: 367

INFRASTRUCTURE & AMENITIES
- Four apartment buildings with drive-way access on Kali Lane.

VULNERABILITY ASSESSMENT



Access/Egress = 3/5
Single access to area. Paved public road.

Slope = 1/5
Limited slope.

Impacted Residents = 3/5
The end of Kali Lane is well developed. There are opportunities for increased development along the midsection of the road.

Forest Cover = 2/5
Surrounding area is mostly developed. Limited woodland.

Fire Protection = 1/5
Fire hydrants located throughout the area.

Watercourses = 1/5
No watercourses intersect with roadway.

Road Length = 1/5
Kali Lane is around 600 m in length.

HOUSING
Kali Lane has a mixture of multiple unit buildings, semi-detached buildings, and single unit dwellings. There is also 2.4 hectares of undeveloped land available zoned Multiple Unit Residential (R3) Zone. The R3 Zone permits multiplexes or town-houses.

CONSIDERATIONS
Kali Lane is a single road with 2.4 hectares of land available for future development. Although, the number of lots are under 100, the apartment units result in a higher number of residents being impacted.

Kali Lane is unique in that in the future the road could service hundreds of dwelling units but have less than 100 lots.

Kali Lane

Land Cover Risk

Very Low
- Bogs
- Wetlands

Low
- Hardwood
- Urban
- Landfill
- Quarry
- Transport Corridor

Moderate
- Mixedwood
- Agriculture

High
- Utility Corridor
- Harvests
- Blueberries
- Barren

Very High
- Brush
- Softwood

N

Park Rd
Pinehill Dr
Highway 214
Whitney Maurice Dr
Elmwood Dr
Hemlock Dr
School Rd
Enfield Rd
Edmund Rd
Malcolm Lucas Dr
Highway 102 NB
Highway 102 SB
Tyler St
Tannery Dr
Endale Dr
Renfrew Rd
Kali Lane
MacMillan Dr
Carriage Lane
Highway 2
Lacy Anne Ave
Concorde Way
White Rd
Bona Cres
Heather Lane
Alderney Dr
Cranberry Crt
Old Enfield Rd
Boyd Ave

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Kali Lane

Slope Risk

- Very Low <5 degrees
- Low 5-10 degrees
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- Very High >35 degrees

Watercourse

- River/Flow Direction

N

Whitney Maurice Dr
Park Rd
Pinehill Dr
Elmwood Dr
Hemlock Dr
Tannery Dr
Endale Dr
Enfield Rd
Malcolm Lucas Dr
Edmund Rd
Highway 102 NB
Highway 102 SB
Tyler St
MacMillan Dr
Kali Lane
Carriage Lane
Lacy Anne Ave
White Rd
Heather Lane
Bona Cres
Concorde Way
Highway 2
Cranberry Crt
Old Enfield Rd
Boyd Ave
Alderney Dr
Prescott Lane
Mckeen

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APPENDIX A - WEIGHTING

Community	Access/Egress 17%	Impacted Residents 15%	Fire Protection 14%	Road Length 12%	Watercourses 10%	Forest Cover 15%	Slope 17%	Total Points	Total out of 100 %
Elmwood	10.2	15	2.8	4.8	10	9	3.4	55.2	55%
Grand Lake Area	13.6	12	7.8	12	10	9	10.2	74.6	75%
Old Mines Road	10.2	12	11.2	7.2	6	12	13.6	72.2	72%
Uniacke Mines Road	17	9	8.4	9.6	6	15	13.6	78.6	79%
Lakecrest Drive	13.6	9	8.4	7.2	6	9	13.6	66.8	67%
Piggott Lake Road	17	9	8.4	7.2	8	15	10.2	74.8	75%
Kali Lane	10.2	9	2.8	2.4	2	6	3.4	35.8	36%