

# Lantz Secondary Planning Strategy

*Planning Advisory Committee*

*March 18, 2025*



## Outline

- Introduction
- Project Update
  - Timeline
  - What We've Learned – Vision & Needs
  - Wetlands & Developability
- Land Use Forecasts
  - Retail Commercial
  - Housing
- Draft Concept
  - Roads
  - Land Use Plan
- Discussion & Next Steps

## Project Timeline

**Completed**

### **Desktop & Land Survey Analysis**

- Outcome: Land Survey Analysis Report

**Completed**

### **Needs Assessment & Market Analysis**

- Community & Landowner Engagement, Market Outlook Summary & Land Use Demand Forecast Scenarios

**Oct 2024 – Apr 2025**

### **Secondary Plan Concept & Servicing**

- Community, Staff, Council & Landowner follow-up, preliminary, draft & final land use concept including transportation network plan options, servicing/infrastructure & phasing plan and costing



**April – May 2025**

### **Recommendations and final SPS report**

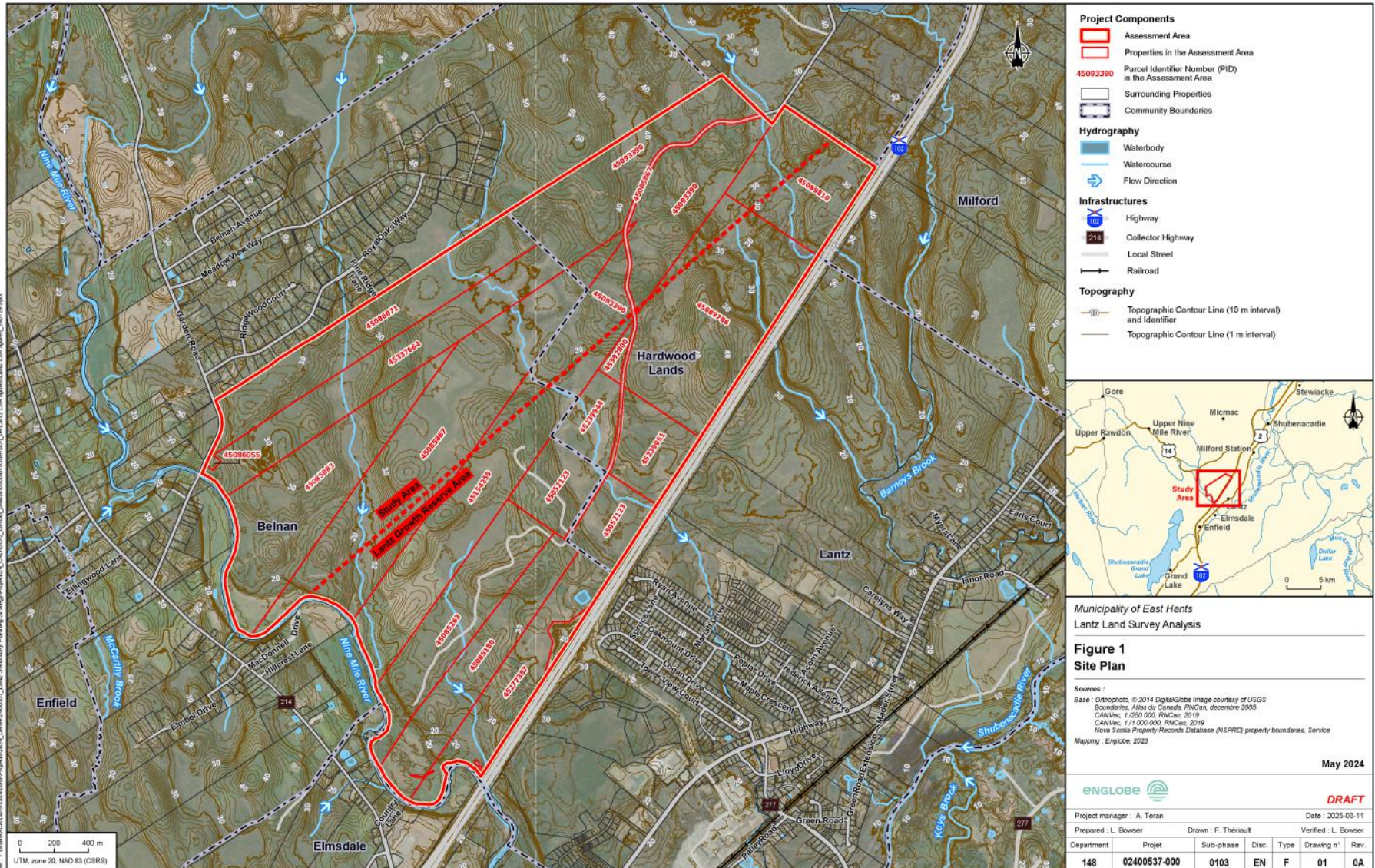
- Community, Council, Staff and Landowner follow-up, Municipal Planning Strategy & Zoning Bylaw amendments, and Final SPS Report

## What We've Learned – Vision & Needs

- Intentionally planned and phased.
- “Higher” density commercial and residential uses near 102.
- Urban and rural living blend together.
- Respect, protect and integrate natural environment.
- Aesthetically compatible with range of residential and commercial formats and typologies.
- Complete community with local and regional appeal for services and employment opportunities.
- Opportunity for mixed-use urban core supporting active transportation, transit and vehicle connections throughout the community.

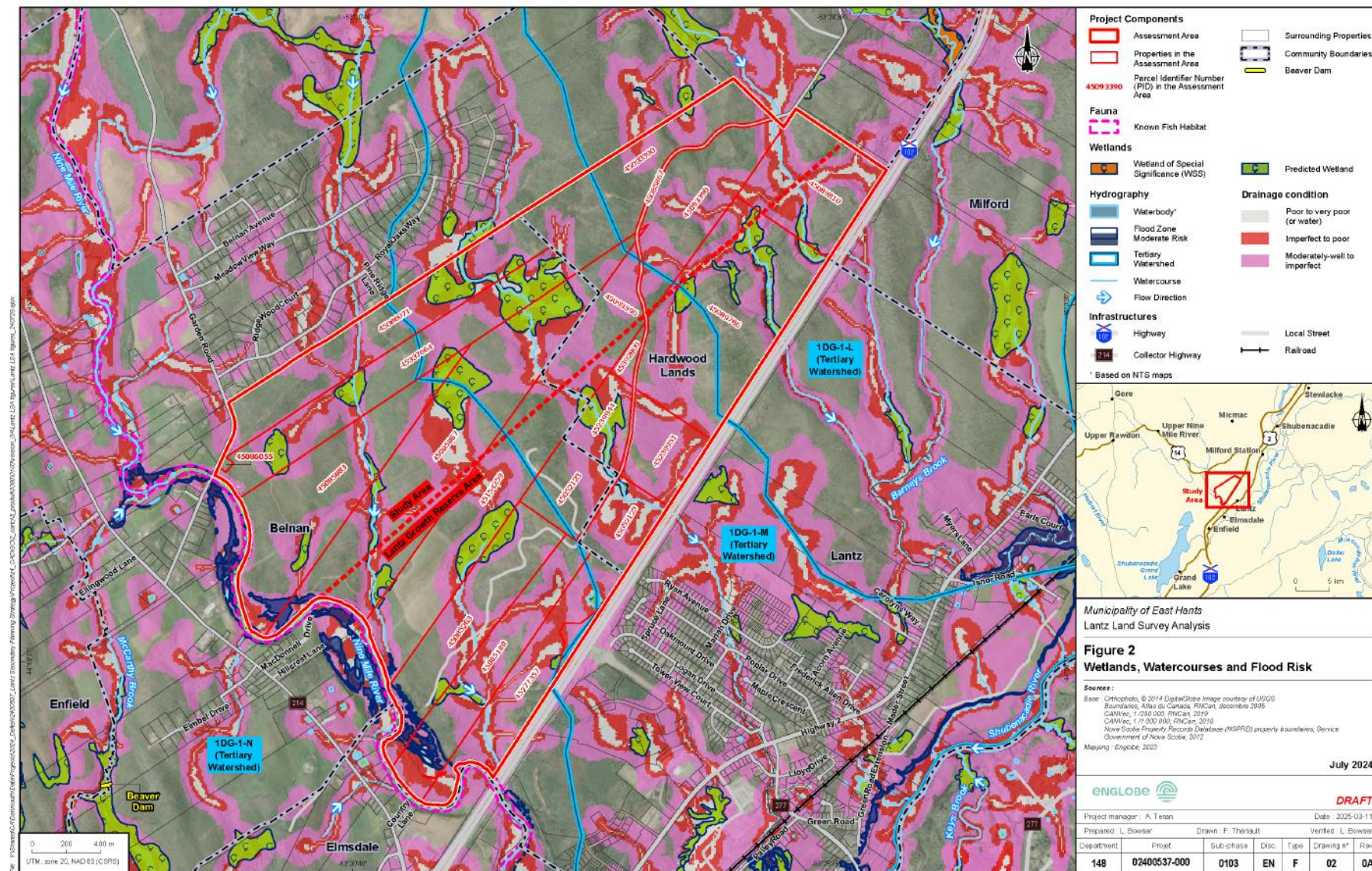


# Land Survey Analysis Report – Site



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# Retail Commercial Floorspace Demand to 2050

	2024	2040	2035	2050	
Retail Merchandise Category	Current Warranted Floorspace Demand (sf)	Cumulative NEW Floorspace Demand (sf)	Cumulative NEW Floorspace Demand (sf)	Cumulative NEW Floorspace Demand (sf)	Total LANTZ SPS Future NET NEW Demand (sf)
Convenience & Day-to-Day Goods/Services	125,512	155,353	184,006	283,785	158,274
Comparison or Department Store Type Merchandise (DSTM)	153,860	153,860	243,029	455,860	302,000
Leisure, Recreation & Entertainment Goods/Services	69,011	85,420	114,853	181,819	112,807
Automotive Goods (excluding repair)	30,175	37,349	62,259	120,580	90,405
<b>Total (sf)</b>	<b>378,558</b>	<b>431,982</b>	<b>604,148</b>	<b>921,464</b>	<b>663,485</b>

# Retail Commercial Land Needs to 2050

Total New Demand by 2050 (sf / acres)		LANTZ SPS STUDY AREA			
		% Share of Demand	Share of Demand (sf)	Site Coverage Factor (%)	Net Land Area (acres)
<b>663,485</b>	<b>54.6</b>	<b>100%</b>	<b>663,485</b>	<b>28%</b>	<b>54.6</b>
	Urban Centre	85%	563,963	30%	43.2
	Mixed-Use Centre	15%	99,523	20%	11.4



# Single Detached Housing Forecasts to 2050

## Single Detached Dwellings

Large Lot (10%)		Low	Medium	High
	Dwelling Units	11	85	170
	Gross Land (ac)	11	85	170
	Density (units/ac)	1.0		
Medium Lot (30%)		Low	Medium	High
	Dwelling Units	34	254	510
	Gross Land (ac)	17	127	255
	Density (units/ac)	2.0		
Small Lot (60%)		Low	Medium	High
	Dwelling Units	68	507	1,020
	Gross Land (ac)	14	101	204
	Density (units/ac)	5.0		
Single Detached Summary		Low	Medium	High
	<b>Total Dwelling Units</b>	<b>114</b>	<b>846</b>	<b>1701</b>
	<b>Gross Land (ac)</b>	<b>42</b>	<b>313</b>	<b>629</b>
	<b>Density (units/ha)</b>	<b>2.7</b>		
	<b>Estimated Population</b>	<b>313</b>	<b>2,326</b>	<b>4,677</b>

# Multi-Unit Housing Forecasts to 2050

Multi-Unit Housing				
Duplex/Triplex (20%)		Low	Medium	High
	Dwelling Units	22	187	380
	Gross Land (ac)	2	19	38
	Density (units/ac)	10.0		
Row/Townhomes (40%)		Low	Medium	High
	Dwelling Units	44	375	761
	Gross Land (ac)	3	25	51
	Density (units/ac)	15.0		
Low Rise Multi Unit (20%)		Low	Medium	High
	Dwelling Units	22	187	380
	Gross Land (ac)	1	9	19
	Density (units/ac)	20.0		
Mid Rise Multi Unit (20%)		Low	Medium	High
	Dwelling Units	22	187	380
	Gross Land (ac)	1	7	15
	Density (units/ac)	25.0		
Multi-Unit Housing Summary		Low	Medium	High
	<b>Total Dwelling Units</b>	<b>109</b>	<b>936</b>	<b>1901</b>
	<b>Gross Land (ac)</b>	<b>6</b>	<b>53</b>	<b>108</b>
	<b>Density (units/acre)</b>	<b>17.6</b>		
	<b>Estimated Population</b>	<b>219</b>	<b>1,873</b>	<b>3,803</b>

## Total Housing Forecasts to 2050

TOTAL				
Dwelling Units		223	1,782	3,602
Gross Land (ac)		48	366	737
Density (units/acre)	4.6			
Estimated Population		532	4,199	8,479

## Land Capacity vs Market Forecasts

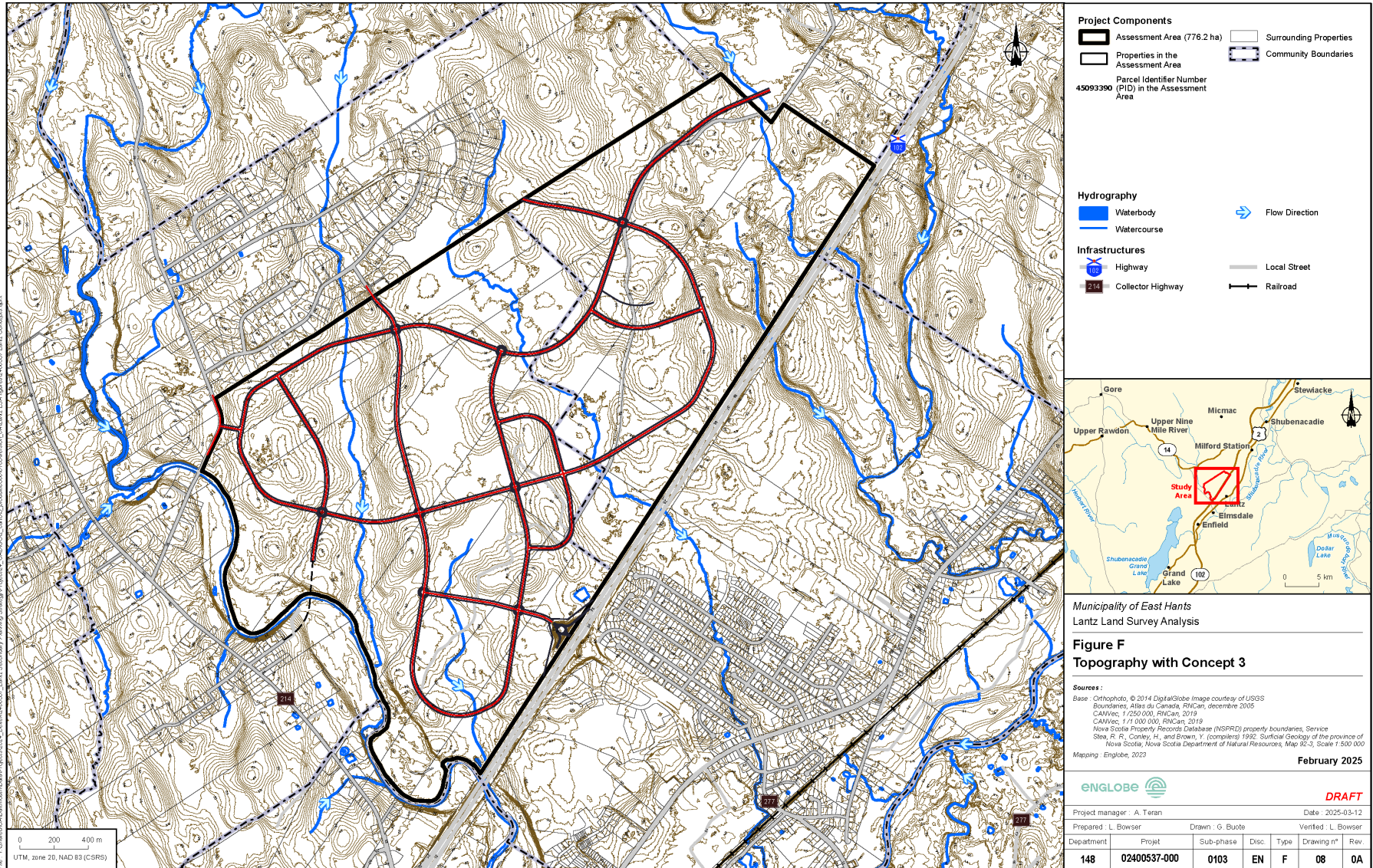
	Forecast to 2050 (F)	Concept Plan (C)	Difference (C-F)
Single Detached Housing	313 ac	266 ac	-47 ac
Multi-Unit Housing	53 ac	183 ac	+130 ac
Retail Commercial	55 ac	97 ac	+42
Business Park	100 ac (TBC)	114 ac	+14 ac



## Concept Planning Priorities & Options

- Design priorities
  - Environmental protection
  - Housing diversity
  - Commerce and employment
  - Mobility and transportation
  - Recreation and connectivity
  - Amenities and services
  - Clustered Urban Core

# DRAFT SPS Concept – Primary Roads

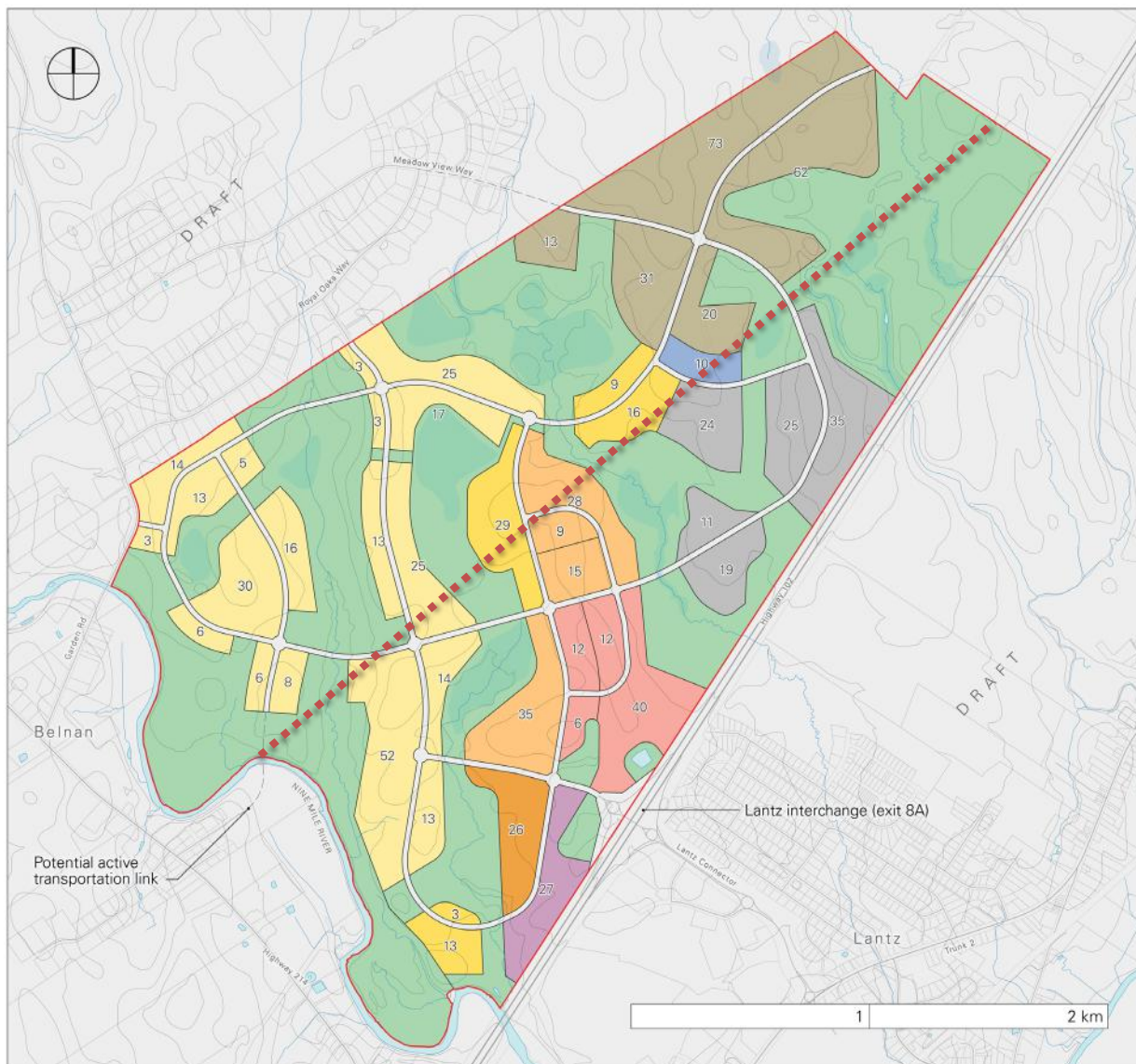




# DRAFT SPS Concept – Land Use Plan

Draft land use plan

LANTZ SECONDARY PLANNING STRATEGY  
MUNICIPALITY OF EAST HANTS, N.S.



Schedule of land uses and areas

Land uses	Site area (acres)	Percentage
Residential – single unit	266	13.9
Residential – townhouse	70	3.6
Residential – medium-density multiplex	87	4.5
Residential – higher-density multiplex	26	1.5
Business park	114	5.9
Institutional	10	0.5
Commercial – urban centre	70	3.7
Mixed-use centre	27	1.4
Future urban holding	199	10.4
Environmental reserve / open space	940	49.0
<b>Total site area</b>	<b>1,920</b>	<b>100</b>

 Lantz Growth Reserve Area & Full Study Area Boundary

 Study area

 30 Site area in acres

 Contour lines (5-m intervals)



## Next Steps

- Design & Plan
  - Civil Infrastructure Servicing Drawings & Costing Thresholds
  - High level phasing
  - Follow-up public and landowner engagement
  - Council Update
- Recommendations
  - MDP updates
  - Planning & Study Recommendations (informing SPS)
  - Final Report brought to Council

Thank you.....Questions

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