



Clayton Developments Limited Development Agreement Amendment

Planning Advisory Committee

June 17, 2025

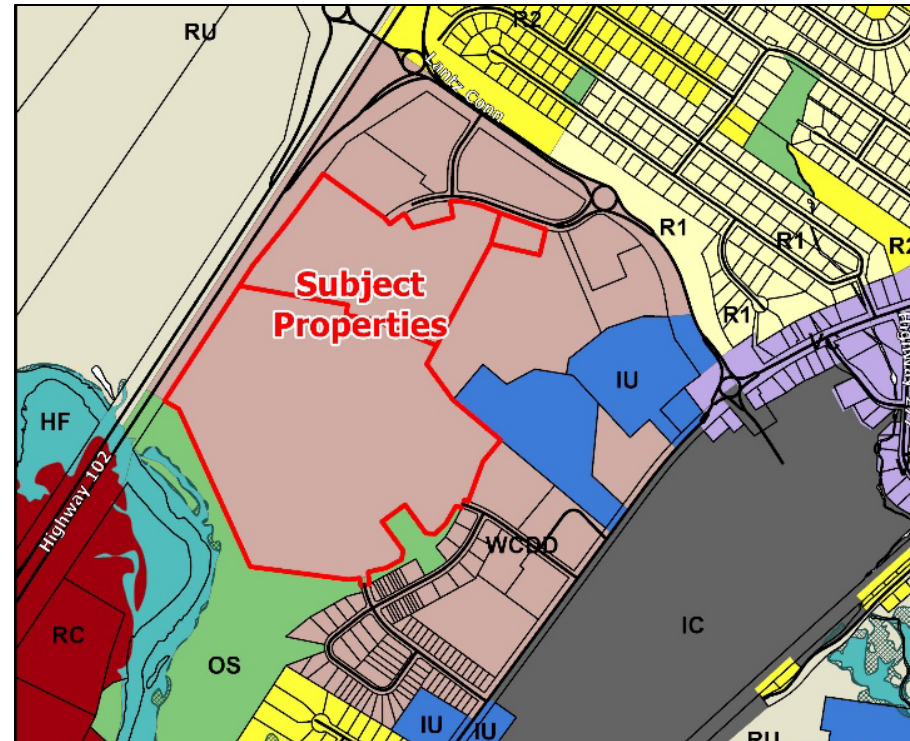
Planning and Development Department



EAST HANTS

Background

- **Applicant:** Clayton Developments Limited
- **Location:** Kiln Creek, Lantz
- **Proposal:** To amend an existing development agreement which was approved in 2020. The existing development agreement permits a mixed-use walkable comprehensive development district.
 - 1,500 dwelling units;
 - Commercial development;
 - Parkland;
 - Active transportation trails.





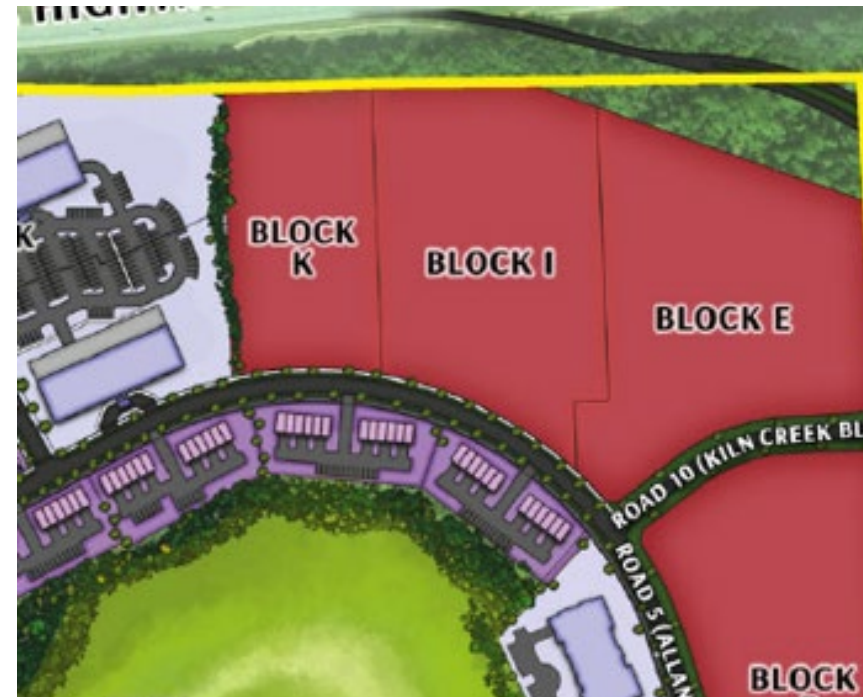
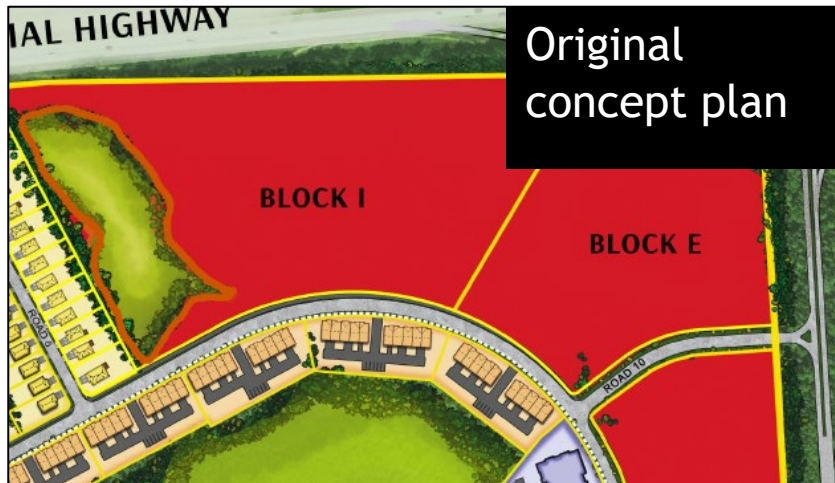


Development Proposal

1. Permit a self-storage use on an individual lot, Block K (formally block I);
2. Permit a reconfiguration of the proposed site design at “Block J” to enable more multi-unit residential units. This would require an increase in the unit caps within the development agreement by 100 units.
3. Enhance opportunities for townhouses, in particular manufactured 16 ft wide townhouses.
4. Permitting Sub-Phasing at Subdivision - Which would enable portions of a subdivision phase to be developed, rather than requiring the entirety of the phase to be processed at once.

Self-Storage Use

- The Development Agreement does not allow for a self-storage use in any of the commercial areas.
- The applicant is requesting a self-storage building with between 2 to 4 storeys. An image of an example from Bayers Lake has been provided by the applicant.
- No new commercial areas are proposed. The self-storage use, if approved, would be located in an area already identified for commercial development (Block I).



Multi-Unit Development on Block J

- The applicant is requesting that additional multi-unit residential buildings be permitted and that the development agreement enable 100 more residential units which will increase the maximum number of units to 1,600 for the whole development.
- To enable the new apartment buildings some of the commercial land has been removed and some of the lower density housing has been removed.
- The initial design for the proposed new multi-unit residential area included a driveway. Since the PAC meeting in February 2025, the applicant has amended the design for Block J to now include a municipal street. The applicant has also amended the layout for the proposed Block J by moving the buildings up closer to the municipal street and where possible fronting those buildings onto a street.



- A wetland is also proposed to be altered. The applicant has received approval from the provincial government to alter the wetland.

Existing Approved concept plan



Proposed concept plan



- A pocket park has been added which PRC staff requested from the developer.

Amendments to Townhouse Requirements

- The applicant is requesting a reduction in the minimum lot frontage for on-street and stacked townhouses from 18ft (5.5m) to 16ft (4.8m). The applicant has indicated that this will enable them to maintain the diversity of price points for first time homebuyers.
- They indicate that this will enable the development of manufactured townhouses which occupy a 16ft wide (4.8m) form.
- Staff are aware that off street parking is an issue in some areas and will be reviewing how the townhouses address parking.
- Since the PAC meeting in February, the applicant has adjusted the concept plan to remove some of the proposed 16ft frontage townhouse units.



- Above is an example image of a 16ft wide townhouse in a development in Mount Hope, Dartmouth

Permitting Sub-Phasing in Subdivisions

- The applicant is requesting that sub-phasing of subdivision applications be enabled. This would mean that a phase can be broken into smaller parts if needed. For example for Phase 3 to be broken into Phase 3A and Phase 3B.



Increase in Unit Numbers

- Included in the application, is a request to increase the number of residential units. The original maximum number of units was 1,500 residential units.
- The applicant is requesting this number increase to a maximum of 1,600 units which would include approximately 470 singles/semis/townhouses and approximately 1,130 multi-unit/garden suites. This count includes the removal of 55 units from the provincial land sale.

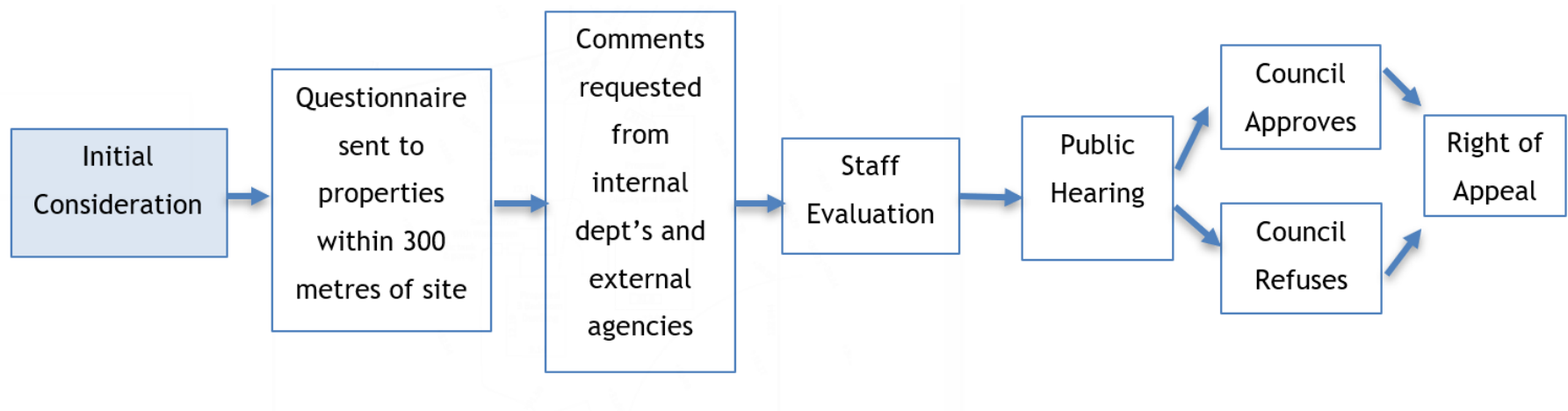


Other Considerations

- The applicant has submitted a reviewed Traffic Impact Study which will be provided to the Nova Scotia Department of Public Works and the municipal department of Infrastructure and Operations. Comments received regarding the traffic impact study will be provide in the final staff report.
- Planning staff will consult with the municipal department of Economic and Business Development regarding the loss of the some of the commercial land.
- The applicant has submitted a post development master stormwater plan. This has been updated since the approved development agreement. This plan will be provided to the department of Infrastructure and Operations for comments. Each subdivision phase will include a detailed stormwater management plan which will need to meet municipal standards for stormwater at that time.

Citizen Engagement

- Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application.
- A letter and questionnaire will be mailed to all property owners within a 300 m of the subject property asking for comments on the proposed application which will include many of the new residents of Kiln Creek.





Recommendation

That Planning Advisory Committee lift motion PAC25(23) from the table and recommend that Council give initial consideration to the application by Clayton Development Ltd. and authorize staff to schedule a public hearing.

Recommended Motion

Motion PAC25(23) February:

Planning Advisory Committee recommends to Council that Council:

- **Give initial consideration to amendments to the existing Shaw Group Limited development agreement for a mixed-use master planned development in Lantz, for the purpose of enabling a public hearing to be scheduled; and**
- **Authorize staff to schedule a public hearing.**