



Clayton Developments Limited Development Agreement Amendment

Public Hearing

September 24, 2025

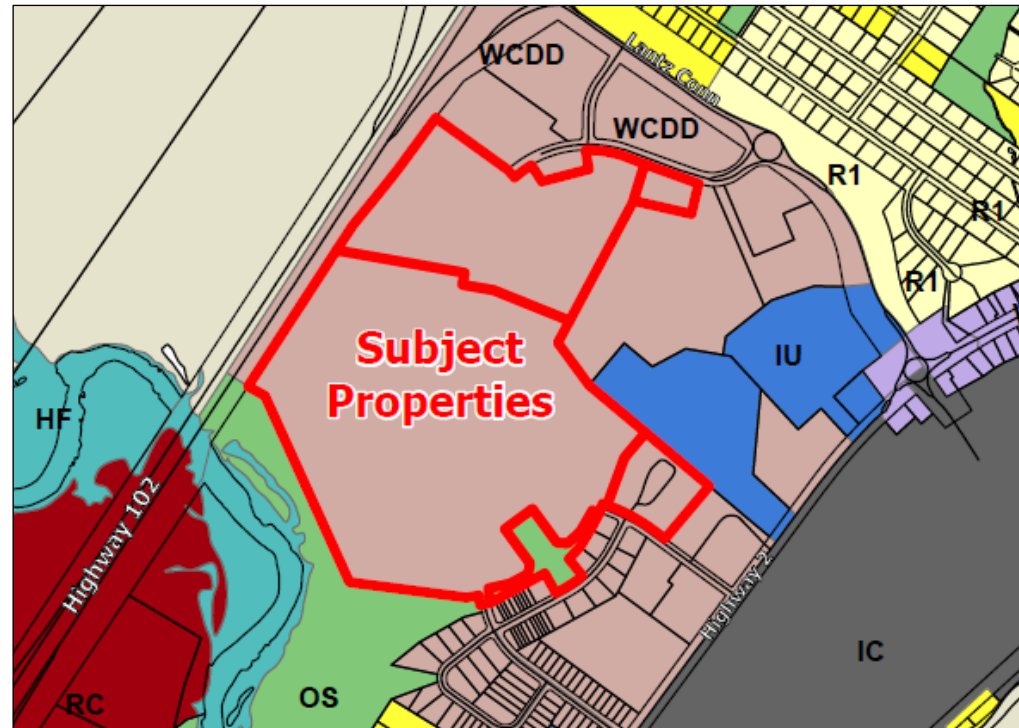
Planning and Development Department



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.





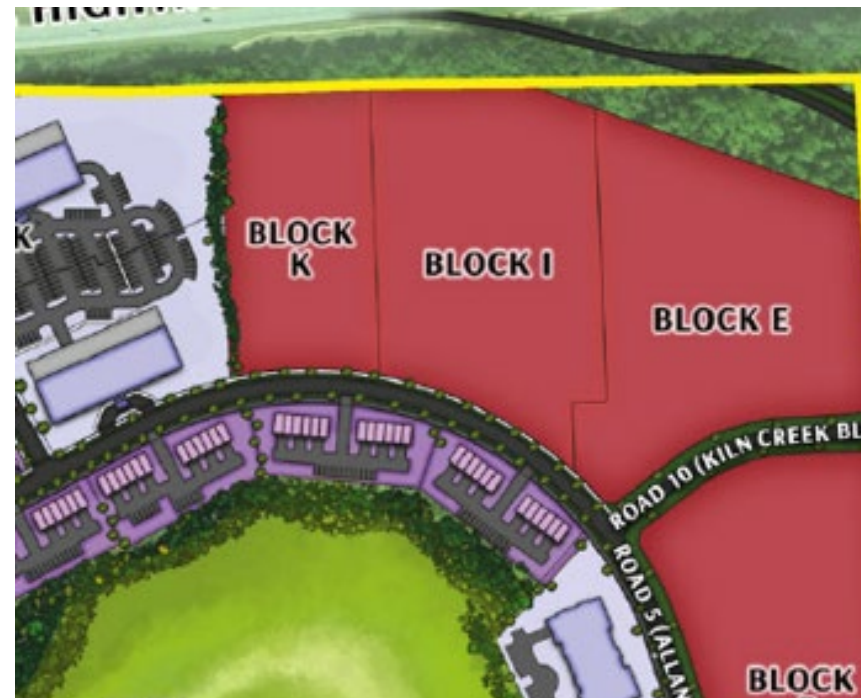
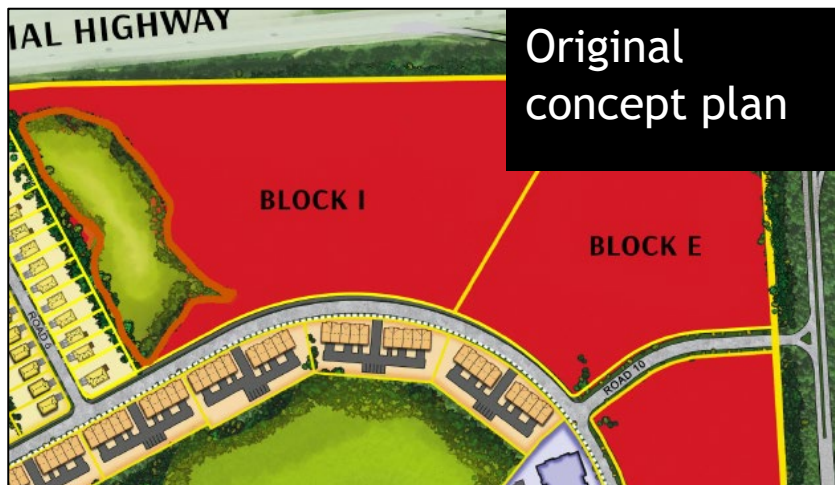
Development Proposal

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.

Some other amendments to the DA have been requested by the developer but these are very minor in nature (e.g. underground parking).

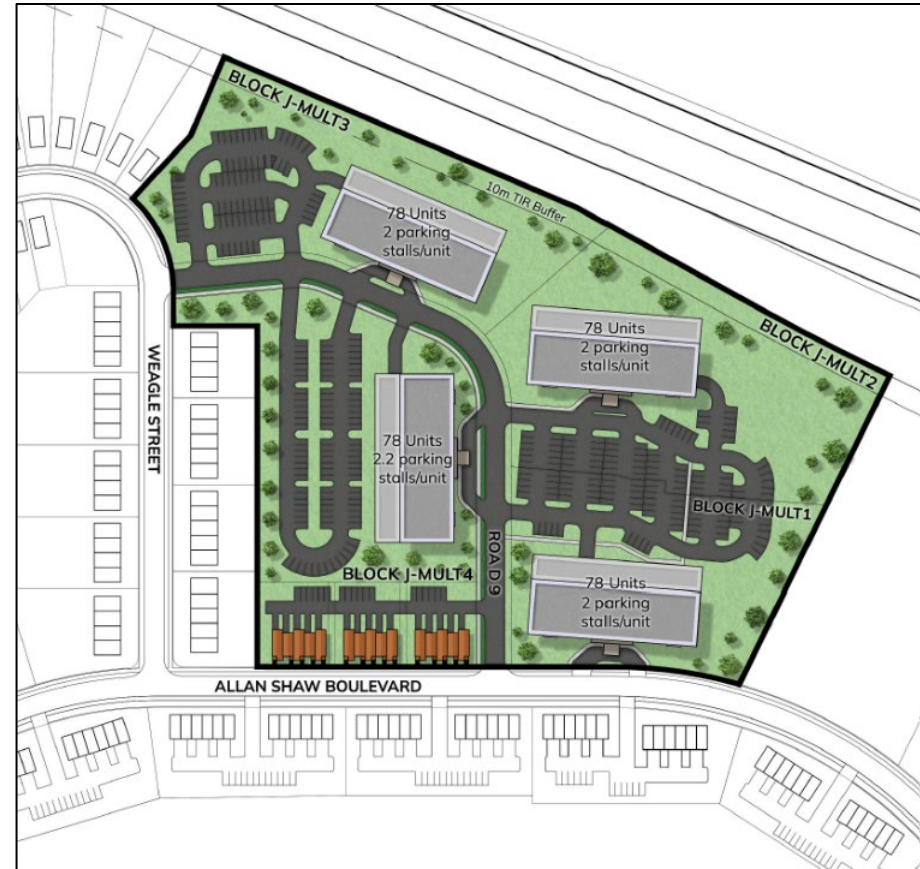
Self-Storage Use

- 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

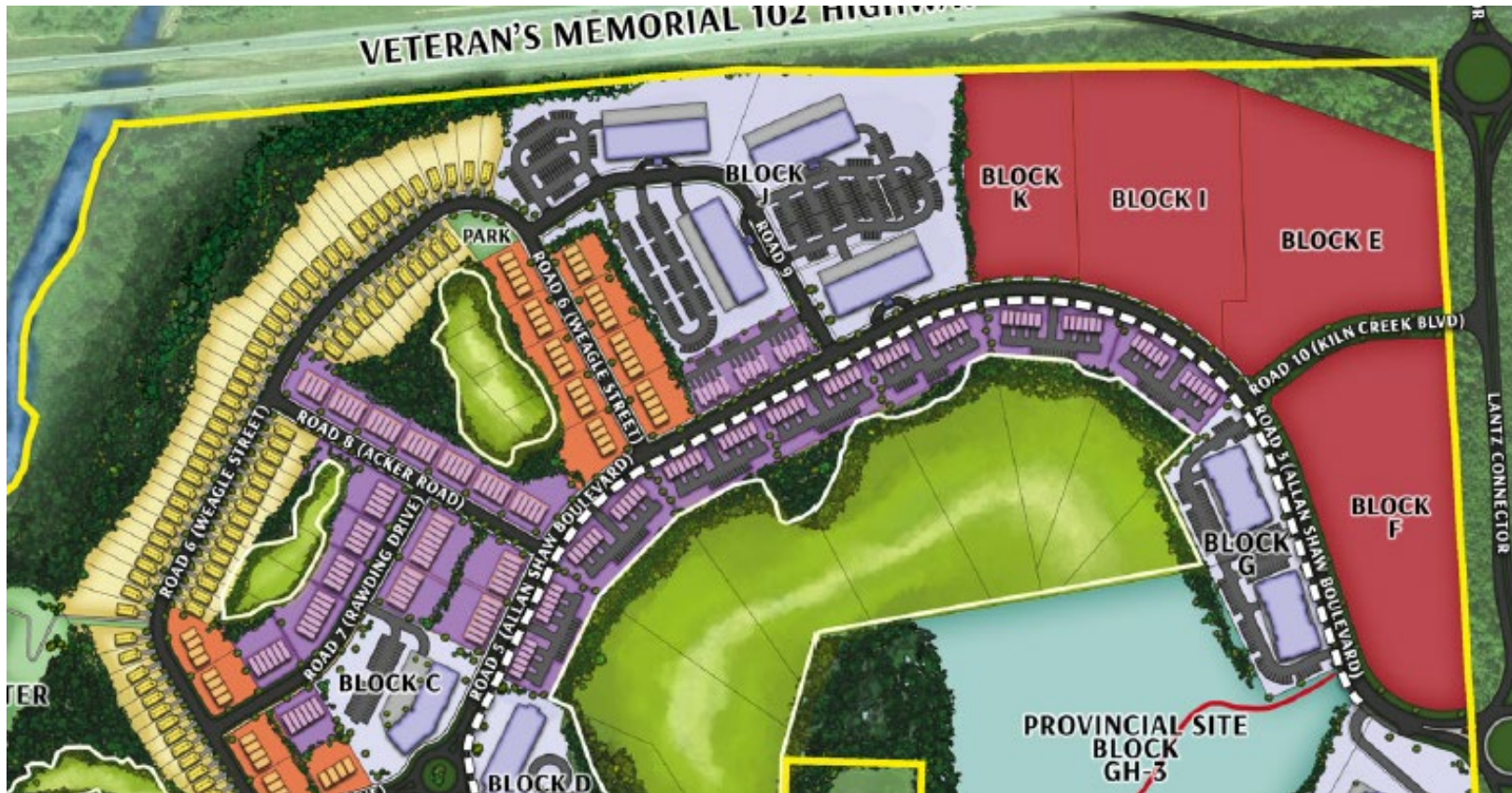
- The applicant is requesting that additional multi-unit residential buildings be permitted and that the development agreement enable 100 more residential units which will increase the maximum number of units to 1,600 for the whole development.
- To enable the new apartment buildings some of the commercial land has been removed and some of the lower density housing has been removed.
- Block J includes a municipal street.
- A wetland is 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 have amended the DA to add a requirement regarding driveway length.
- The amended concept plan shows a mixture of 16ft (narrow lot) townhouses and 18ft townhouses.



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

Alterations to 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.
- The applicant has also requested that they be able to alter the phasing order, if needed. Staff have added a requirement into the development agreement that requires an open space agreement be in effect for the bridge over the Nine Mile River or the requirements regarding the bridge is deemed complete, before any amendments to the sequencing of the phasing may be permitted.



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 revised Traffic Impact Study which has been provided to the Nova Scotia Department of Public Works. They have confirmed that they do not have any concerns with the addition of 100 residential units.
- The applicant has submitted a post development master stormwater plan and each subdivision phase will include a detailed stormwater management plan which will need to meet municipal standards for stormwater at that time.
- The concept plan has also been amended so that the large area of land between the elementary school and the townhouses along Allan Shaw Boulevard is no longer being contributed to the municipality. Following the purchase of the land by the provincial government, a small area of this land which had usable open space potential, is no longer available and the remaining land is not usable and therefore not valuable as parkland. Removing this land from the contributions it means that the department of Parks, Recreation and Culture would not be responsible for future maintenance. This was land which in excess of the open space contributions sought by the municipality.

Other Considerations

- Based on further review of the approved cross sections, an additional clause has been added to the draft DA since the presentation at PAC last week. This goes further than the original 2020 DA in that it requires the developer to build new roads, sidewalks and AT trails to Municipal Standards. The municipal engineer may approve alternative standards subject to demonstration of meeting the technical intent of the Municipal Standards. This adds a layer of protection regarding the construction of new roads and sidewalks.

Fiscal Impact Analysis

- A fiscal impact analysis has been undertaken for the elements relating to the proposed apartment buildings and not the whole WCDD development.
- The fiscal impact analysis has looked at the financial benefit to the municipality from what has been approved and from the proposed Block J. The full details of the analysis have been added as Appendix B to the staff report but has been summarized below.

Fiscal impact per year	As approved - area of land under Block J	As proposed - Block J
Total Tax Revenue	\$ 1,050,277	\$ 1,459,181
Total Cost of Providing Services	\$ 252,858	\$ 531,012
Financial Benefit to the municipality	\$ 797,419	\$ 928,169

The following relates to potential Fire Rates as approved and as proposed from the development of Block J.

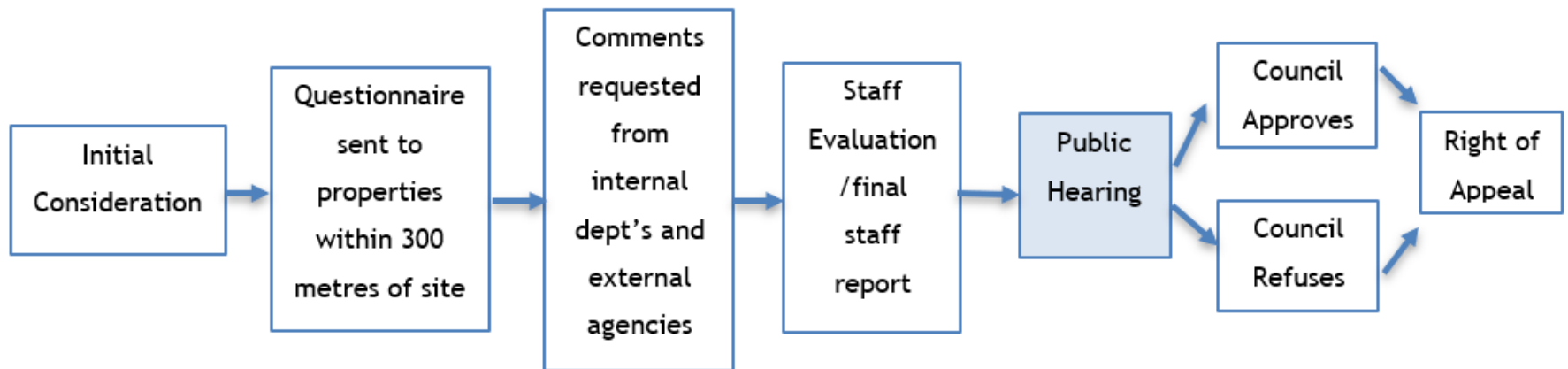
Fiscal impact per year	As approved - area of land under Block J	As proposed - Block J
Fire Rates	\$ 65,480	\$ 138,368

Citizen Engagement

- A letter and questionnaire were mailed to all property owners and residents within 300 m of the subject property. Approximately 250 letters and questionnaires were mailed out and many of these were the new residents of Kiln Creek. Responses were received from 13 properties. These responses have been scanned and provided to Planning Advisory Committee. Comments received include:
 - Some of the responses have no concerns with the proposed amendments;
 - Questions as to whether the infrastructure of the area can handle the additional dwellings;
 - Increased population requires increase in emergency services;
 - Comments about the need for more roundabouts;
 - Suggestion that additional apartments being affordable;
 - Request that existing trails and playground be kept;
 - Request to leave a buffer of trees between development and roads;
 - Would like to see speed bumps along roads due to increase in traffic;
 - Current and future population needs more amenities;
 - 16ft townhouses are too small for an area without transit or for families;
 - Does not support the storage facility and this should be located in the business park.

Citizen Engagement

- A letter with details of the date and time for the public hearing has been mailed to property owners and residents within 300 metres of subject properties.
- A notice was placed in the Chronicle Herald on September 10th and 17th, on the municipal website and municipal social media.



Conclusion

- The concept plan for Kiln Creek was developed several years ago and to build-out the development for the area will take several years. During that time, it is to be expected that market conditions regarding housing will change. The applicant is attempting to address changes in the market by requesting amendments to the approved development agreement. The amendments will enable more smaller units be built whilst increasing the maximum unit numbers by 6.6% (100 units).
- Planning staff are recommending approval of the application.
- Any decisions to approve or not the development agreement application is appealable to the Nova Scotia Regulatory and Appeals Board.