



Proposed Kiln Creek Housing Diversity Changes

East Hants Public
Hearing
September 24, 2025

THE
SHAW
GROUP

CLAYTON
DEVELOPMENTS



Proposed Plan



MASTER CONCEPT PLAN

Legend

Low Density
(Single Homes)



Medium Density



Medium Density with Narrow Lot Town Homes
(Semi-Detached/Town Homes/Single Homes)



High Density
(Multiple Residential/Podium)



Garden Homes



Provincial Site



Village Centre



Commercial Area



Project Boundary



3m Asphalt Multi-Use Trail



Asphalt Walking Trail



Existing/Planted Vegetation



Park Area



Wetland Area

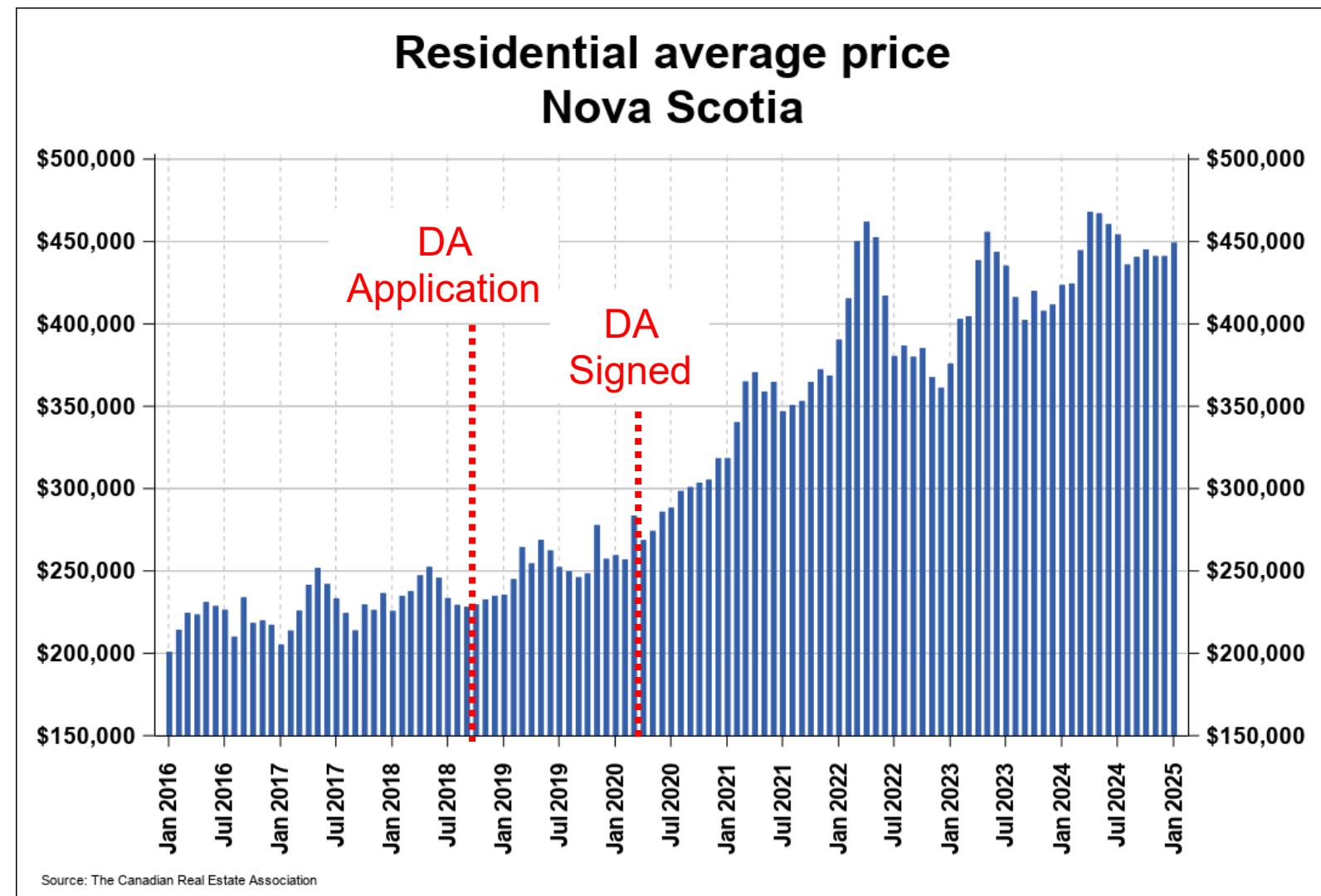


Non-Disturbance Area



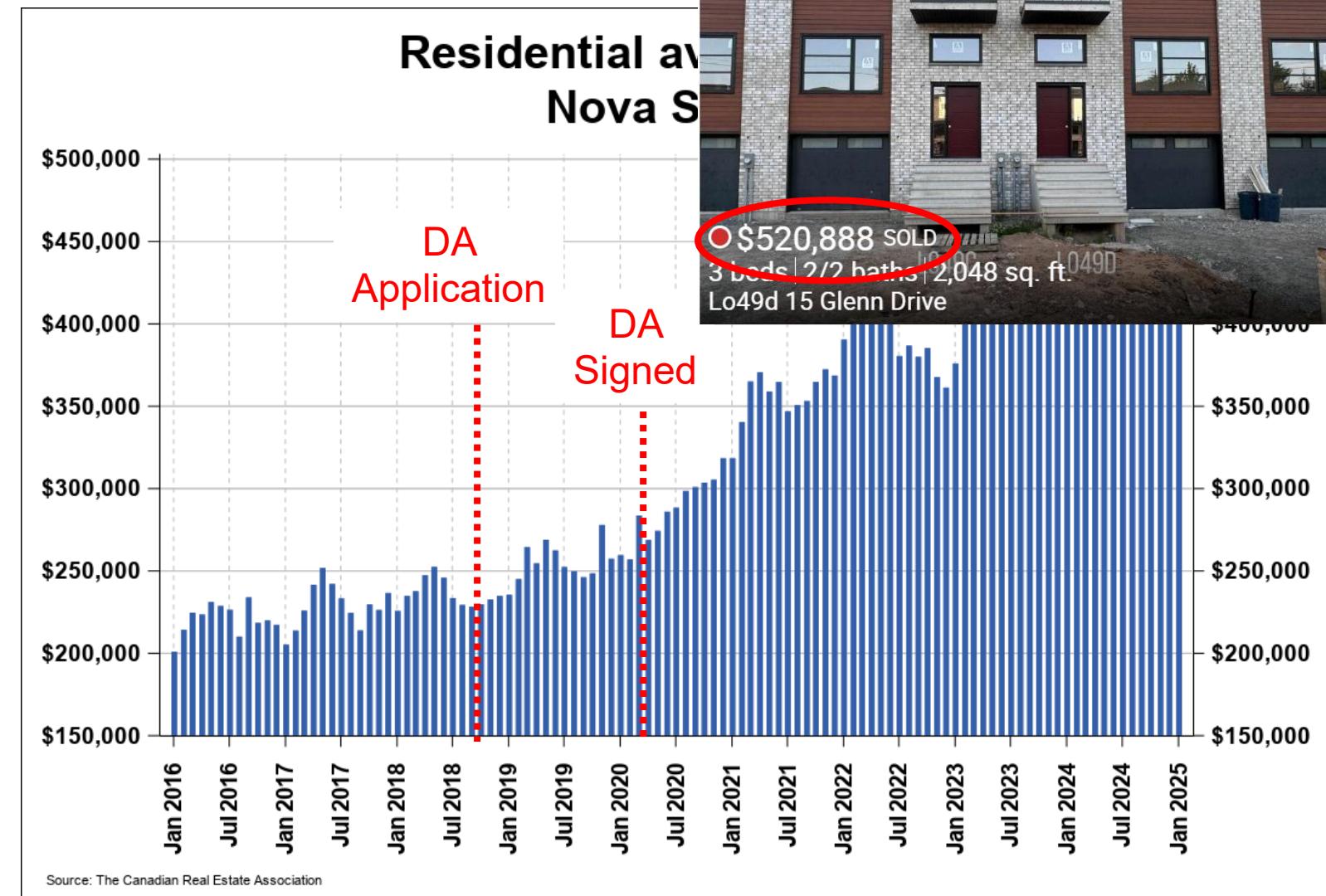
The “Why”

- Development agreement is a 15-year build-out.
- We need to react and adapt to changing markets.
- We need to help builders bring the price of new housing down and offer different sized housing products.



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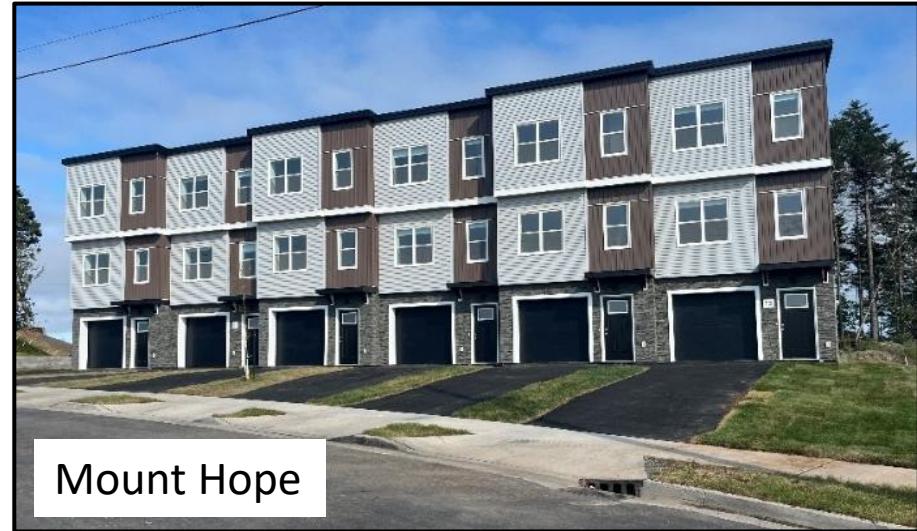
Why 16' Wide Townhomes?

- Modular Construction – built in Sussex NB by Prestige Homes (Shaw Company)
- Reduced costs and number of trades
- Efficient use of space and design
- Quicker construction build time for homeowners
- 16' wide is maximum width that can be transported

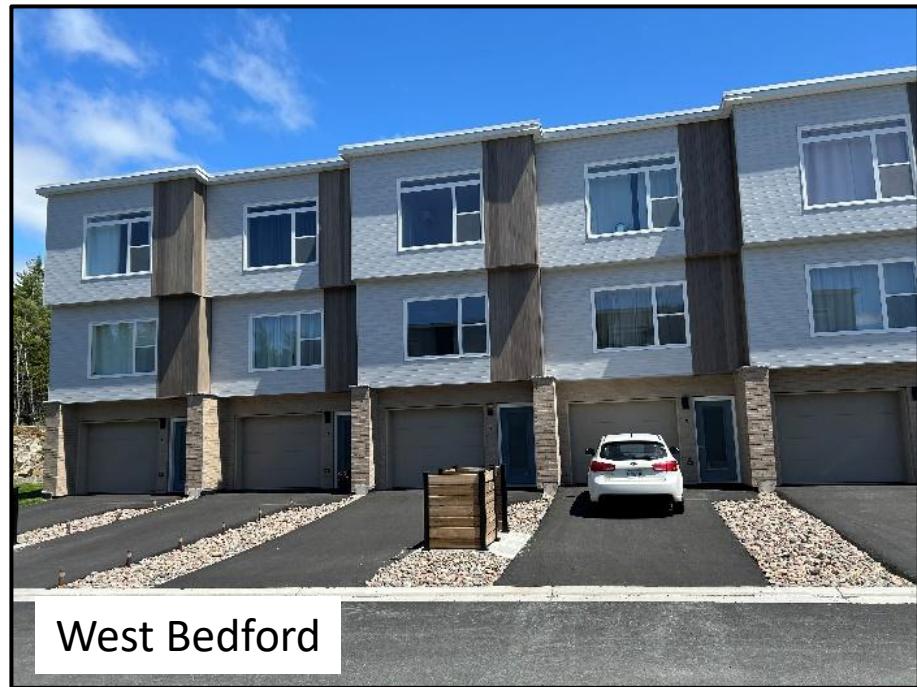


16' Wide Townhomes

- ± 1300 sq ft average size
- Normally 2 bedroom, 1.5 baths
- Two parking stalls required (1 garage / 1 driveway), or 2 stalls spaces if no garage.
- Same parking provided as 22' wide TH, smaller homes with a higher parking provision relative to home size.



Mount Hope



West Bedford



BLOCK J

PROPOSED MULTI-RESIDENTIAL SITE

~14.2 ACRES
4 MULTI-RESIDENTIAL BUILDINGS
78 UNITS/BUILDING
2+ PARKING STALLS/UNIT

*VISUALS ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE FINAL PRODUCT.

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Self-Storage

- Identified need in the community.
- Ability to reduces apartment size and building storage requirements
(Reduced Rent)
- Ultimately reduces rent
- Self-contained office style building
- Good transition to residential



In Review:

Thank you PAC and the public for questions, feedback, and guidance as we work to bring forward a plan that is in keeping with the overall East Hants Official Community Plan.

Thank you to Staff for working with us to right-size the proposal.



Thank You