



Proposed Kiln Creek Housing Diversity Changes

East Hants Public Hearing

September 24, 2025



Proposed Plan



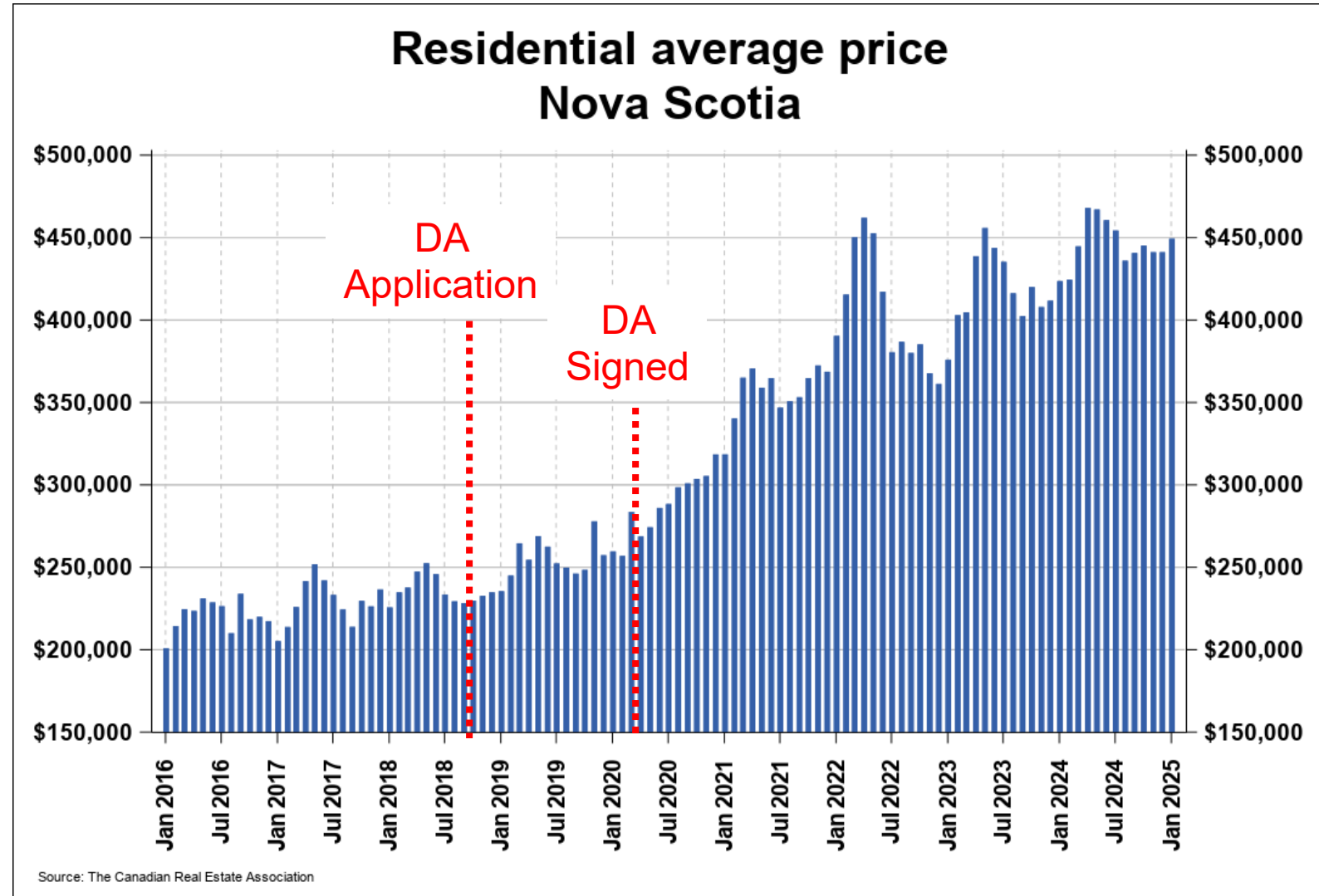
MASTER CONCEPT PLAN

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** 

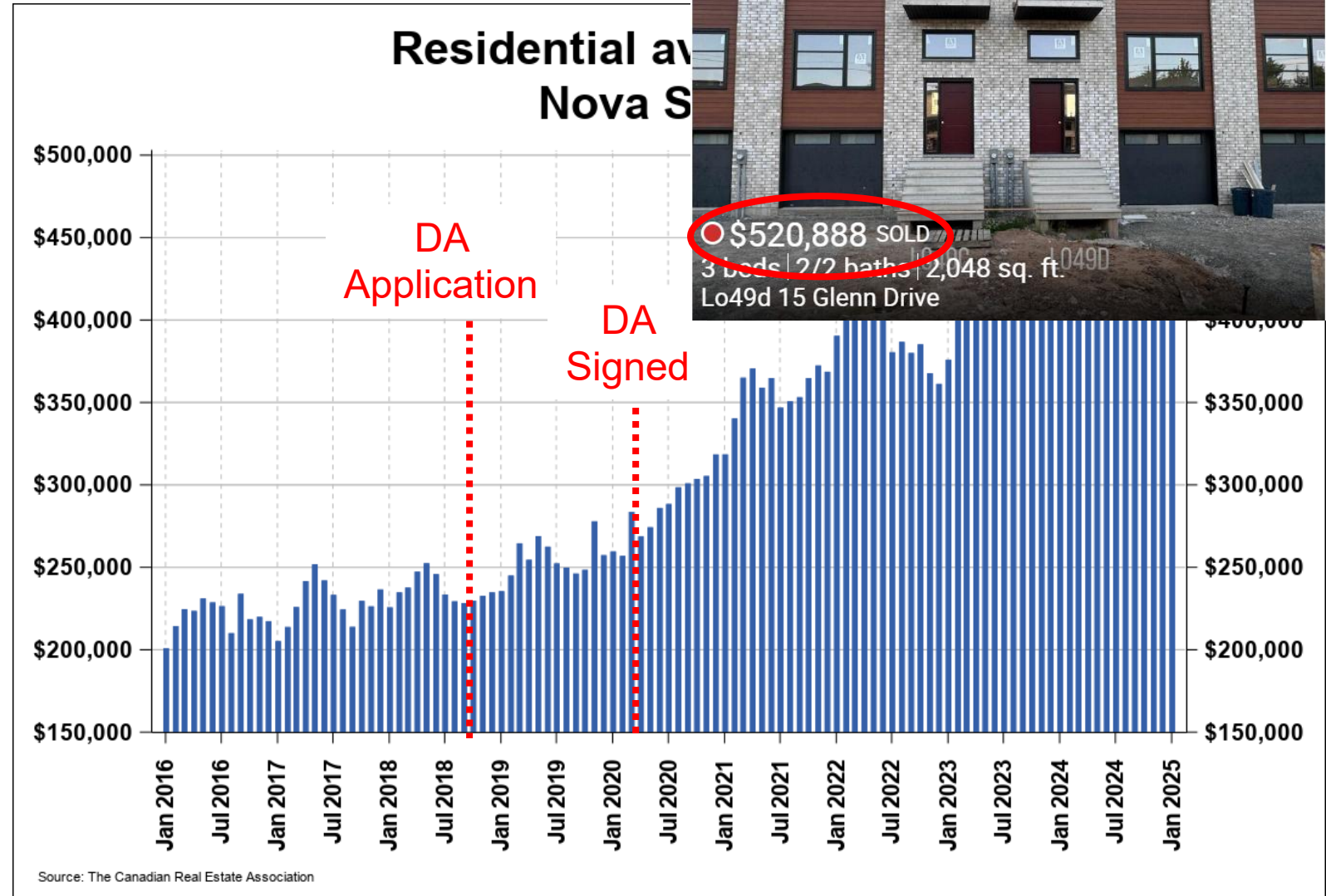
The “Why”

- 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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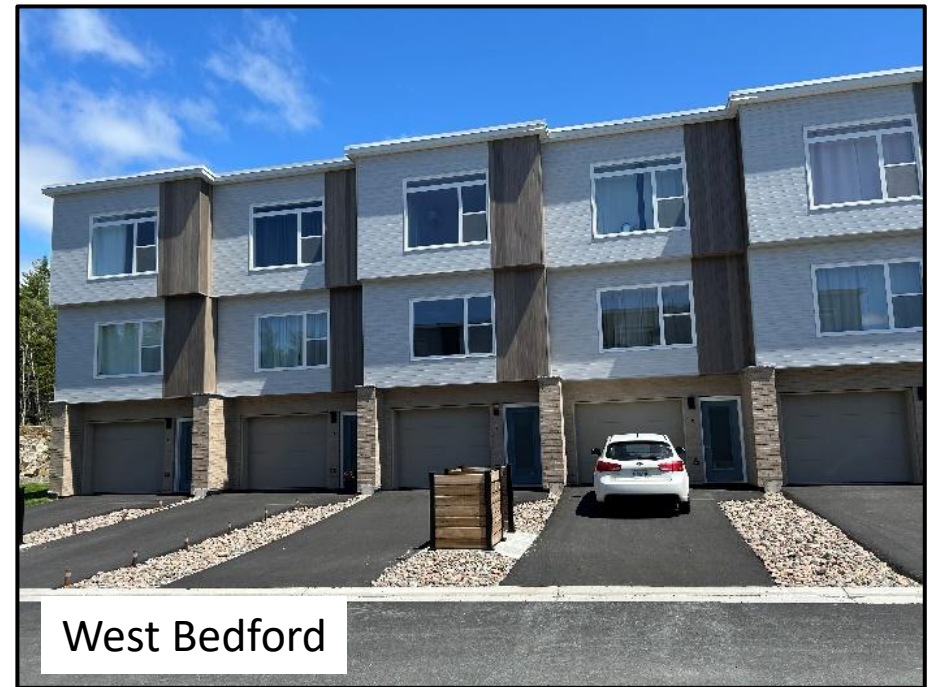
Why 16' Wide Townhomes?

- 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.



An aerial architectural rendering of a proposed multi-residential development, Block J. The site is approximately 14.2 acres and features four multi-residential buildings, each containing 78 units. There are also 2+ parking stalls per unit. The development is situated in a wooded area, with a large parking lot and a road labeled 'HIGHWAY 102' visible on the right. The buildings are modern, multi-story structures with flat roofs and large windows. The surrounding area is lush with green trees and vegetation.

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.

Self-Storage

- Identified need in the community.
- Ability to reduce 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.

An aerial photograph of a residential street lined with modern, two-story houses. The houses have light-colored siding and dark roofs. Several cars are parked along the street and in driveways. The surrounding area is filled with lush green trees. The image has a dark, semi-transparent overlay.

Thank You