

REPORT NUMBER: 181-07490

LANTZ LANDS DEVELOPMENT AGREEMENT AND MASTER PLAN SUBMISSION MUNICIPALITY OF EAST HANTS





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MASTER PLAN
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HANTS

CLAYTON DEVELOPMENTS LTD.

MASTER PLAN AND DEVELOPMENT AGREEMENT SUBMISSION
CONFIDENTIAL

PROJECT NO.: 181-07490
DATE: AUGUST 15, 2018

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August 15, 2018

Municipality of East Hants – Planning and Development
15 Commerce Court
Elmsdale, NS B2S 3K5

Attention: Mr. John Woodford, Director of Planning and Development

Subject: Development Agreement and Master Plan Submission for the Lantz Lands

Dear Mr. Woodford,

Please find enclosed WSP Canada Inc.'s (WSP) 'Development Agreement and Master Plan Submission' for land located in Lantz, Nova Scotia, owned by Clayton Developments Ltd. To assist with the application, the following supporting materials have been included:

- Concept Plan – included in Appendix A
- Trails and Active Transportation Plan – included in Appendix A
- Street Network Plan – included in Appendix A
- Parks and Open Space Plan – included in Appendix A
- Proposed Street Cross Sections – included in Appendix B

Other items that will be submitted as part of this application, but will be coming at a later date include:

- Traffic Impact Statement for the site
- Stormwater Management Plan for the site

Finally, a cheque made out to the *Municipality of East Hants* for the total of \$1,500 (\$750 application fee and \$750 deposit for advertising fees) will be sent via mail and will be arriving in the coming days.

Should you have any questions, comments, or concerns regarding this application package, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Anne Winters', is written over a light blue horizontal line.

Anne Winters, MCIP, LPP
Urban Planner

cc: kneatt@claytondev.com
WSP ref.: 181-07490



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1 INTRODUCTION

On behalf of our client, Clayton Developments Ltd. (Clayton), WSP Canada Inc. (WSP) is pleased to provide our 'Development Agreement and Master Plan Submission' for the lands owned by Clayton and designated as a Walkable Comprehensive Development District under the Municipal Planning Strategy (MPS). This submission proposes a development district that embodies the goals and objectives set by staff and Council by creating a community that is walkable and active, and provides for a mix of land uses including a diversity of housing types and built forms.

Based on the existing land use designation and zoning for the site, we understand that the site requires a development agreement and master planning process with Staff, Council, and members of the public prior to proceeding with development. WSP is seeking to initiate this process with the submission of this application, and look forward to working with the Municipality and its residents in the months to come.

A summary of the site's characteristics, the proposed development's features and land uses, and its applicability to Municipal policy have been provided in the following report. Further technical studies have also been included as part of this report to support the development agreement process with staff, Council, and application review bodies.

2 SITE OVERVIEW

2.1 LOCATION

The subject site (herein known as the 'Lantz Lands') consists of two legal parcels of land (PIDs 45086931 and 45282167) that are located in the Municipality of East Hants. The Lands are boarded by Highway 102 and the Nine Mile River to the west, private residential properties and Trunk 2 to the south, and institutional lands and lands designated for a new NSTIR interchange to the east.

2.2 PHYSICAL CHARACTERISTICS

The total site area for the Lantz Lands is 242 acres. The subject site has approximately 650 ft. of total frontage on to Trunk 2, and will have direct access to the planned NSTIR interchange that will connect Highway 102 to Trunk 2 along the east side of the site.

2.3 PROPERTY ACCESS

Existing access to the site is currently from Trunk 2. Additional future access to the site will be provided with the new Highway 102 interchange, which has been shown and incorporated into the proposed site plan as part of this submission. Details on site access for these two intersections are currently being worked on with NSTIR.

2.4 EXISTING PLANNING DESIGNATION AND ZONING

Within the Municipal Planning Strategy (MPS), the Lantz Lands are designated as Walkable Comprehensive Development District (WCDD). The site is located within the Growth Management/ Growth Reserve Area which is meant to host future residential and commercial growth in the municipality in efforts to prevent urban sprawl amongst its communities.

The Municipality's Land Use By-law has zoned the Lantz Lands as Walkable Comprehensive Development District. This designation and zoning allows for all future development for the site to proceed under the development agreement process.

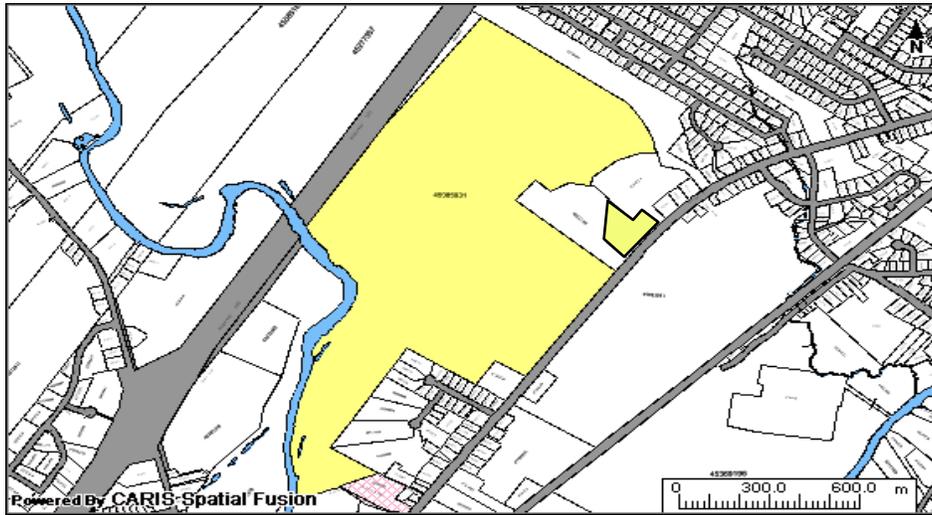


Figure 1: Location of the Lantz Lands

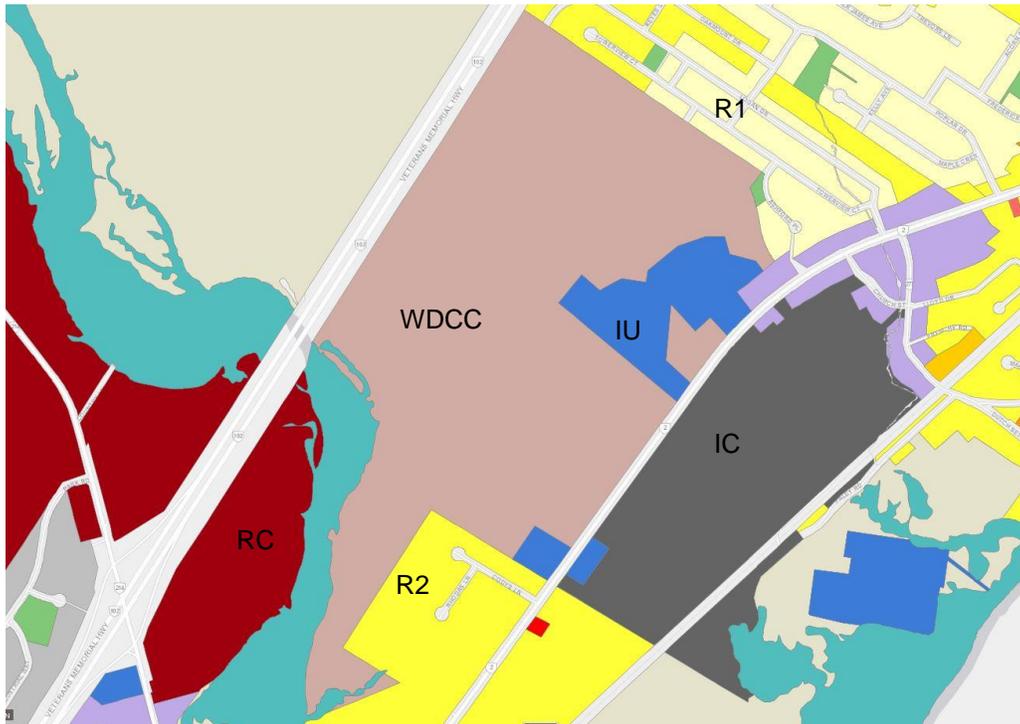


Figure 2: Zoning map of the Lantz Lands



Figure 3: Future land use designations of the Lantz Lands

3 PROPOSED PLAN DEVELOPMENT

3.1 DEVELOPMENT SUMMARY

The proposed development for the Lantz Lands consist of a variety of land uses that create a truly complete community. The proposed site plan accommodates for a variety of housing styles and types, (with an overall density of 6 units per acre), community commercial and highway commercial uses, and contributes to the vast system of parks, open spaces, and trail networks for the Lantz and East Hants community.



Figure 4: Proposed site plan for the Lantz Lands. See Appendix A for larger image.

The proposed site plan includes the following land use designations:

LAND USE DESIGNATION	LAND AREA (% OF TOTAL AREA)	BUILT FORM & USES	DENSITY ANTICIPATED (TOTAL)
High Density Residential	15.3 acres (6.3%)	Apartment style, 4-6 storeys	726u
Medium Density Residential	12 acres (4.9%)	Townhouse/stacked townhouse	350u
Low Density Residential	28.6 acres (11.8%)	Single detached homes	176u
Garden Homes	25.3 acres (10.5%)	Garden home suites	200u
Village Core	6.3 acres (2.6%)	Community commercial, office, retail, municipal and high-medium residential density	Included in High and Medium Density Res. estimate
Mixed Use	21.0 acres (8.6%)	Community commercial uses with medium residential density	Included in Medium Density Res. estimate
Parks and Open Spaces	95.0 acres (40%)	Neighbourhood parks, community parks, trails, conservation areas	n/a
Highway Commercial	18.4 acres (7.6%)	Highway commercial uses. See Highway Commercial Zone for details.	n/a

3.2 NEW URBANISM PRINCIPLES

The proposed site plan for the Lantz Lands has embodied the *New Urbanist* principles for building a truly complete community. It has prioritized walkability and connectivity through its street network, active transportation trails, traffic-calming street design, and allowed for permeability through its street and development block layout.

It provides a mix of housing and density types ranging from single-detached lots, to townhouses, to apartment-style complexes which, when combined, will meet the housing needs of residents, regardless of household make up.

A mix of land uses are integrated through the Village Square and main collector roads to provide community amenities and employment opportunities for residents living in and around the area. This mix of land uses are meant to generate activity, vibrancy, safety, as well as an enhanced public realm throughout the site and community.

3.3 CONNECTED AND WALKABLE

The Lantz Lands prioritize a connected and walkable community. By intentionally removing all cul-de-sacs and dead ends, and limiting block length and size, this Master Plan has created a more walkable and connected neighbourhood for residents, regardless of where they live or where they are traveling to within the site.

Active transportation connection has been further prioritized and encouraged by bringing East Hants' regional trail system from the commercial Sobey's lands to the west, through the Nine Mile River wilderness area, to the Village Square (where the Plan's destinations are located), to existing institutional land uses (school and recreation complex). This application includes the commitment from the developer to build this central AT trail connection (as shown on Figure 5). It will be 1.5m in width and made of crusher dust material. Land for additional potential AT trail connections (shown in Figure 5) will be made available for the municipality to develop. Additional active transportation infrastructure will also be provided on the Plan's main collector roads which will connect new and existing neighbourhoods (e.g. the established residential area on Towerview Court) to the various destinations in the new Village Square.

The trails included in this site plan will serve both cyclists and pedestrians. Infrastructure included on the collector roads will include an off-street multi-use trail or a sidewalk on either side of "Collector Road 1", while "Collector Road 2" will have sidewalks on both sides of the right-of-way (see Figure 6, and Appendix B for detail). All local streets will be equipped with a sidewalk for pedestrians on one side of the street creating a safe means for pedestrians to travel through their neighbourhood streets.



Figure 5: Active Transportation infrastructure map. See Appendix A for larger plan image.

3.4 TRAFFIC CALMING STREET DESIGNS

As a designated Walkable Comprehensive Development District, the Lantz Lands should provide safety and comfort for pedestrians of all ages and abilities, as well as for cyclists traveling through the area. Policy TS20 of the Municipality's MPS allows staff to consider alternative road design standards that best fit within the context of a large-scale neighbourhood such as the Lantz Lands.

Policy TS20: Council shall consider alternative road design standards through the Development Agreement process on lands designated Walkable Comprehensive Development District (WCDD)... where the form of the community would be enhanced and the function of the road would not be compromised.

The proposed street designs submitted with this application focuses on providing pedestrian-safe rights-of-way by calming motor vehicle traffic. Proper street- and land-scaping will also be provided to enhance the safety and comfort of road users and to encourage more active modes of transportation to and throughout the Lantz Lands. These design considerations have been supported and enabled by policy in the MPS, specifically through Policy UD41.

Policy UD41: Council shall consider the relative comfort and design of streets and buildings to promote a development conducive to active transportation by means of human-scaled developments, visual variety and interest for active transportation users.

Proposed cross sections for the Lantz Lands have been provided in Section 5 of this report.

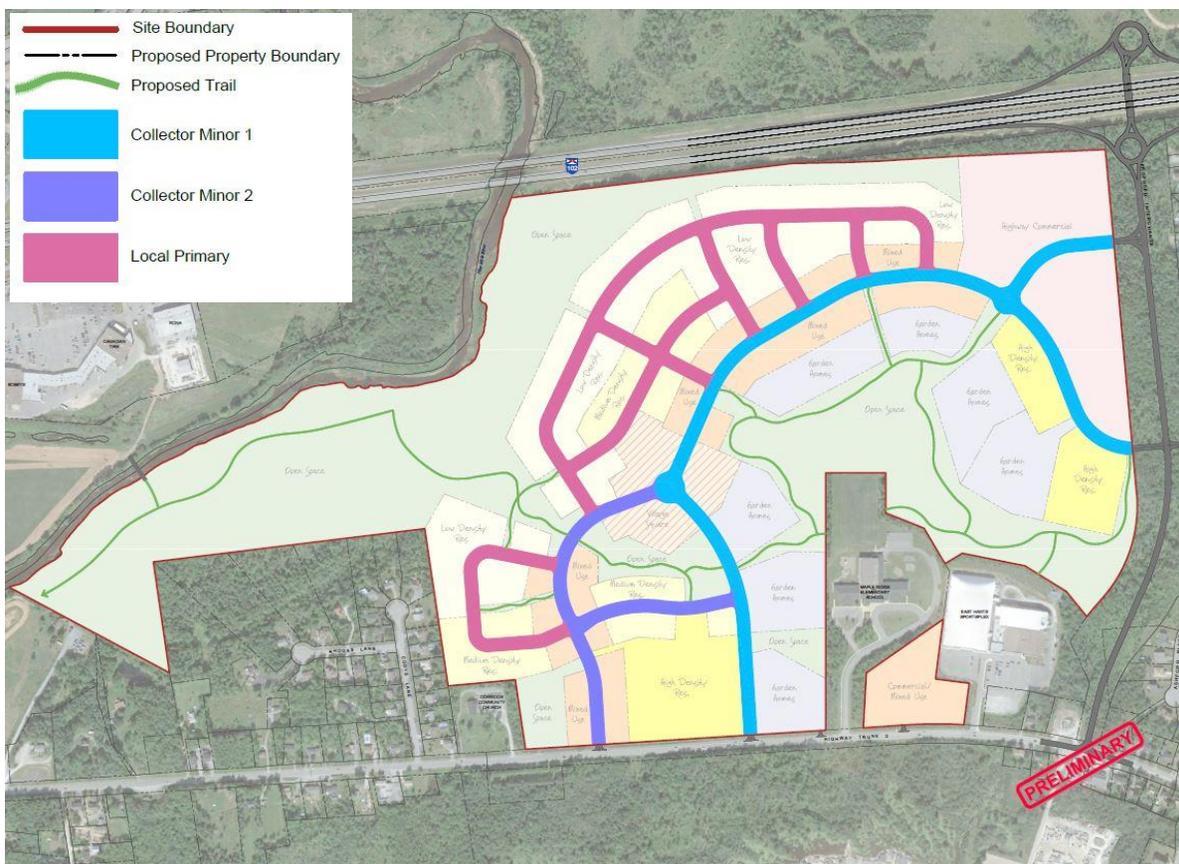


Figure 6: Proposed street network plan for the Lantz Lands. See Appendix A for larger plan image.

3.5 HOUSING OPTIONS

The site plan for the Lantz Lands will provide a variety of housing options for the immediate community, as well as for the overall municipality. Residential housing demand has grown significantly in East Hants, however housing needs and demands in unit types have shifted. This Plan utilizes the Lantz Lands to offer more housing options for existing and potential residents, regardless of their household make up. The following is a housing unit breakdown for the proposed Master Plan of the Lantz Lands.

HOUSING TYPE	BUILT FORM (E.G. UNIT TYPE)	UNIT SIZE	DENSITY ANTICIPATED (TOTAL)
High Density Residential	Apartment style, 4-6 storeys	Mix of units offering 1 – 3 bedrooms	Young professionals, small families, retirees.
Medium Density Residential	Townhouse/stacked townhouse	Mix of townhouse sizes: 16’ wide (minimum)	Young professionals, families, retirees.
Low Density Residential	Single detached homes	Single detached homes on private lots: 40’ frontage with 6’ side yard setbacks	Young professionals, families
Garden Homes	Garden home suites	1 – 2 bedroom units offering 580 – 1,000 sqft of living space.	Retirees

3.6 PARKS AND OPEN SPACES

Parks and open space is an important component for the future community on the Lantz Lands. This plan has included opportunities for the municipality to establish high-quality parks that range in size and intended use. Land with valuable road-side frontage has been dedicated for future Neighbourhood Parks which will have access to the East Hants regional trail system. Land centrally located and adjacent to the Village Square will be available for the municipality to create a larger Community Park for the neighbourhood. This Community Park has high visibility from the street, and will have direct connection to the various destinations in the Village Square.

There is currently a large area of prime land directly adjacent to the Nine Mile River that will be made available for the municipality to develop into parkland. Although this land would make for valuable waterfront residential lots, Clayton Development Ltd. recognizes the value in dedicating this area of land for a regional wilderness park. This area of land will be made available to the municipality to develop into a prime parkland site that highlights the natural beauty of the Lantz community and draw more people to visit the area.

Finally, the wetland located in the middle of the proposed site plan provides the municipality with lands that could be turned into a conservation area/park. With the school and recreation centre located adjacent to this wetland, this area could provide educational opportunities for youth to explore and learn about native flora and fauna in its natural habitat. Access to this area should be provided through a trail or boardwalk system with interpretive signage located throughout the area for educational purposes.

It should be noted at this time, that the parks and open spaces included in this plan will serve as an integral role in stormwater management and related infrastructure. Access/easements to parkland and open spaces will be required for the necessary infrastructure to develop this Master Plan. Further detail will be provided in the supporting technical studies for this application.



Figure 7: Parks and Open Space plan for the Lantz Lands. See Appendix A for larger plan image.

3.7 VISION FOR THE VILLAGE SQUARE

The vision for the Lantz Lands Village Square will be reflective of Council’s goals and objectives of the Municipality’s policies. It is intended to be a major activity hub for the Lantz Lands as well as the greater community. The vision is to have ground floor small scale commercial uses that integrate into the public realm through an active, pedestrian oriented streetscape program. Opportunities for placemaking will be integrated into this space, and will provide seamless connections from the built form into the public realm and public open spaces/parks.

While the ground floor of buildings within the Village Square should be designated as small-scale commercial/retail, the floors above could be used for office, commerce, municipal, or residential purposes. This area is meant to be the central hub and activity point for the Lantz Lands community. By enabling a variety of uses within the area, and designing the built form and public realm in a pedestrian-oriented and human scale manner, the Village Square will encourage activity and interaction amongst residents, and be the main focal and attraction point in setting the character in the overall community.

4 PLANNING POLICIES

4.1 MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy is the Municipality of East Hants' Official Community Plan which was reviewed and adopted by Council in 2016. It provides the policy framework which staff and Council use to guide and control development and land use for the various communities within the municipality.

At the forefront, the MPS sets eight Community Priorities which are essential to managing future growth and development within East Hants. The proposed site plan for the Lantz Lands aligns, supports, and contributes to each of these eight goals in the following ways:

EAST HANTS COMMUNITY PRIORITIES	LANTZ MASTER PLAN SUPPORTS THIS DIRECTION BY...
1. Develop parks, open space and recreation facilities in a Municipal and regional network	Contributes to the overall parkland and open space dedication in the community. Provides opportunity for new neighbourhood and community parks, as well as for conservation areas that could be used for educational purposes. All parkland/ open space in the site has been connected through an AT network and trail system.
2. Support well designed, pedestrian friendly small-town centres	Our Village Square will provide the community with an active and vibrant community centre which will include a mix of residential and community commercial uses as well as direct access to surrounding parkland.
3. Foster economic development, creative entrepreneurship, and home-based commerce	The commercial and mixed-use lands included in the site will help stimulate economic development and job opportunities for Lantz and East Hants. Development agreement provisions should further allow for home-based commerce and business operations.
4. Develop healthy transportation networks including walking and cycling	The proposed site plan supports and contributes to the overall walkability and use of active transportation as a travel mode choice. The proposed street designs for the site plan are meant to calm traffic and provide safe and comfortable environments for pedestrians and cyclists.
5. Develop in a manner which is compact, environmentally and fiscally sustainable	The proposed site plan proposes higher density uses than what has been seen in the Lantz community thus far. It will accommodate sustainable growth within the service boundary area and create a neighbourhood that is environmentally and fiscally sustainable for the Municipality.
6. Mix compatible land uses and buildings, and provide transitions between different areas of density	The proposed site plan has carefully thought through compatible land uses for the Lantz Lands, not only within the site boundary itself, but also for existing established neighbourhoods adjacent to the site. The proposed mix of residential, commercial, and amenity spaces are highly compatible with each other and with existing surrounding institutional and residential land uses.

7. Protect and provide opportunities to enjoy East Hants' natural beauty and rural character.	The proposed site plan offers substantial opportunities for residents and visitors to enjoy the natural beauty of East Hants. The site plan offers prime park land development opportunities within the adjacent Nine Mile River lands, as well as direct trail access to the Nine Mile River shoreline.
8. Allow a range of housing options appropriate to each neighbourhoods' form and intensity.	The residential land uses included in the proposed site plan offer a variety of housing options for existing and future residents, regardless of household make up and household need.

4.1.1 SECTION C1: GROWTH MANAGEMENT AND INFRASTRUCTURE

Under Growth Management and Infrastructure of the MPS, Council's intent is to *promote urban development within a defined area and to create a compact contiguous urban form, thereby increasing the level of efficiency for the delivery of Municipal services and infrastructure.*

Located in the **South Corridor & Commercial Growth Management Area** in Lantz, the subject site aligns with the objectives set by Council through Section C1's policies to develop residential and commercial land uses within the serviceable boundary of the municipality.

4.1.2 SECTION C2: HEALTHY PUBLIC REALM

Council has recognized the impact that land use and development has on the health and wellbeing of its residents. The Lantz Lands site plan embodies the goals and directions set for healthy communities in the municipality with the following Healthy Public Realm policies being particularly relevant in the creation of this concept plan:

Policy HR1: Council recognizes the five pillars of healthy community design as:

- (a) Healthy Neighbourhood Design: Neighbourhoods where people can easily connect with each other and with a variety of day-to-day services*
- (b) Healthy Transportation Networks: Safe and accessible transportation systems that incorporate a diversity of transportation modes and place priority on active transportation such as cycling and walking*
- (c) Healthy Natural Environments: A built environment where natural environments are protected and natural elements are incorporated, and are accessibly experienced by all.*
- (d) Healthy Food Systems: A built environment that can support access to and availability of healthy foods for all*
- (e) Healthy Housing: Affordable accessible, and good quality housing for all that is free of hazards and enables people to engage in activities of daily living while optimizing their health*

The Lantz Lands will encourage healthy neighbourhood design by providing opportunities for social gathering places (e.g. parks, amenities, activity nodes within the Village Square), as well as creating walkable connections for community commercial amenities and services. The traffic calming road designs proposed as part of this submission (see Section 5 of this report), will bring more focus and safety to alternative (and active) modes of transit by slowing and calming traffic through the area. The Master Plan also includes direct access to the natural environment including wetland habitat at the centre of the site, and access to prime parkland and trails along the Nine Mile River. Finally, a diversity of high-quality housing options will be available within the Master Plan area which provide housing options for a range for existing and potential resident needs.

Policy HR4: Council shall encourage school boards and developers to locate schools such that the safety and level of activity of children is optimized, and walking to school is a viable option for residents.

The subject site is located directly adjacent to Maple Ridge Elementary School, making the residential land uses within the Lantz Lands, directly compatible with the school by creating opportunities for children and families to walk or bicycle to school.

Policy HR5: Council shall encourage community projects which have the potential to improve health through improvements to the built environment.

This site plan provides staff and Council with a prime opportunity to work with Clayton Developments Ltd. in implementing high-quality building and public realm design options for the large area of land. This development opportunity will improve the health and wellbeing for existing and potential residents of Lantz.

4.1.3 SECTION C3: URBAN DESIGN AND COMMUNITY CHARACTER

As part of a Comprehensive Development District, this Development Agreement and Master Planning process offers East Hants the flexibility to create a community that is innovative and meets the needs of current and future residents. With 242 acres of land, the Lantz Lands have the opportunity to not just develop an innovative community, but also to shape the character of Lantz and East Hants.

Policy UD 31: Council shall establish the Walkable Comprehensive Development District (WCDD) designation with the intention of designating specific large parcels of land as described in this Strategy. Permitted within each WCCD site will be the ability implement a variety of land uses, including residential development comprised of varying densities, and institutional, open space and commercial uses.

Policy UD32: Council shall consider the enactment of the Walkable Comprehensive Development District (WCDD) provisions as outlined in this section for specified sites. The sites below shall be designated and zoned Walkable Comprehensive Development District (WCDD).

- a) *Lands of Clayton Developments Ltd., Lantz. Lands of approximately 103 ha around the area of the East Hants Sportsplex and the Maple Ridge Elementary School.*

This site plan and development agreement application supports Council's intent to implement a variety of land uses and densities within the subject area. Furthermore, the development agreement process for the Lantz Lands are specifically mentioned and enabled by policy, creating opportunity to be more flexible with road standards, architectural design, and neighbourhood building.

4.1.4 SECTION C4: TRANSPORTATION

Mobility patterns and changes to modal use are recognized throughout the MPS document. Council also recognizes that the design and construction of roads and rights-of way are critical to the look and feel of a community. The submitted proposal directly supports many of the policies set by Council in creating a healthy vibrant community within the Lantz Master Plan area.

Policy TS6: Council shall require developers to construct streets within new subdivisions ... to promote convenient, efficient and safe traffic patterns

Policy TS7: Council shall discourage the development of new cul-de-sacs and dead ends ... to improve traffic flow and walkability.

Policy TS8: Council shall limit the size of future residential street blocks ... to promote efficient development patterns and walkable, permeable transportation networks.

The proposed Master Plan has intentionally removed all cul-de-sacs and dead end streets, and reduced the size of development block sizes to enhance overall connectivity and permeability for all modes travelling through the area.

Policy TS18: Council may consider implementing traffic-calming measures to increase pedestrian safety and comfort and to reduce traffic congestion where concerns have been identified.

Policy TS19: Council shall encourage the construction of roads based on the principles of good civic design and innovative service standards including tree planting, landscaping, crosswalks, sidewalks, bicycle paths, median strips, and boulevard where appropriate.

Policy TS20: Council shall consider alternative road design standards through the Development Agreement process on lands designated Walkable Comprehensive Development District (WCDD)... where the form of the community would be enhanced and the function of the road would not be compromised.

Within the WCDD, the Lantz Lands have included cross sections that will contribute to the health, safety, and wellbeing of residents and encourage active modes of transportation. Our street design has focused on traffic calming standards which will slow and calm motor vehicles moving through the site, keeping streets safe and pedestrian friendly.

4.1.5 SECTION C5: PARKS, OPEN SPACE, & PUBLIC FACILITIES

Parks and Open Spaces play an integral role in creating a healthy, vibrant, active and social community. With the policies identified in the MPS, Council has prioritized and highlighted the importance that parks and open spaces play in the municipality's various communities.

Policy OS4: Council shall take measures to develop a Municipal-wide parks system consisting of a range of park styles [including]:

- a) *Neighbourhood Parks*
- b) *Community Parks ...*
- e) *Conservation Areas ...*

Policy OS12: Council shall support the long-term development of a middle trail that will connect the communities of Enfield, Elmsdale, and Lantz.

Policy OS13: Council shall encourage the development of a shore line trail along the Shubenacadie River and Nine Mile River where new development occurs.

Policy OS16: Council shall require that a subdivider transfer to the Municipality, land meeting the "useable land" definition or an "equivalent value" ... for community open space purposes.

The proposed site plan has designated 95 acres of land (40% of the total area) for parks and/or open space. It is envisioned that this area of land will be connected by a trail that will run through the heart and activity focal point of the community; the Village Square. This trail is intended to be part of the wider, regional trail system for East Hants which will connect the subject lands to adjacent neighbourhoods (e.g. Sobeys' commercial land to the west, community dog park to the south, and established residential neighbourhood to the north).

The Lantz Lands offer opportunities for providing a variety of parks/open spaces for residents and visitors. A Community Park should be located within the primary destination and activity area of the site (the Village Square), while prime parkland is available for the municipality to develop within the Nine Mile River lands (adjacent to the trail). A wetland conservation area will also be available for open space development within the middle of the site and could provide educational opportunities for students of Maple Ridge Elementary School to access and learn about native flora and fauna habitats.

4.1.6 SECTION C6: RESIDENTIAL DEVELOPMENT

Council has recognized the "fundamental shift" in residential development demand within East Hants. Due to economic forces, and changes in lifestyle and household make up, the residential housing market has moved away from large lot development, to a more compact layout that provides housing options in built form, density, and affordability.

Policy RD1: Council shall encourage new residential development that will promote a high quality of life for East Hants residents and result in the creation of attractive streetscapes, vibrant public open spaces, and welcoming pedestrian environments.

Policy RD3: Council shall encourage new residential development in the Municipality that supports a variety of lifestyles and includes a range of housing choices and household types.

Policy RD6: On lands outside of the Established Residential Neighbourhood Designation, support and give preference to residential proposals that either consist of a mixture of dwelling types and sizes or will contribute to a mixture of dwelling types and sizes in the neighbourhood.

The proposed site plan for the Lantz Lands provides a variety of housing options for the Municipality (see previous section for more details on unit type). This plan proposes housing options for a variety of residents and home-owner types including young professionals, families, and/or retirees. The plan's layout and development pattern focuses density towards the activity centres/streets, creating an active mixed-use environment with smaller housing options and community commercial uses, while larger single-family homes are located towards the periphery of the site, away from the busier streets and activity nodes within the subject lands.

4.1.7 SECTION C7: ECONOMIC DEVELOPMENT

Attracting economic and commercial development has been a priority for Council to provide the employment opportunities for residents as well as to attract a strong commercial tax base for the municipality. In addition to the East Hants Economic Development Plan 2015-2020, the MPS identifies specific policies on how Council plans to grow economic prosperity for the municipality.

Policy ED11: Council shall establish the General Commercial (GC) future designation for the purpose of grouping a wide range of retail, office, and business services to encourage greater community flexibility within the zone. Council shall also allow such uses combined with residential where the mixed use would not impact negatively on the existing residential use and on the surrounding neighbourhood as a result of the intensity, scale, or nature of the use.

Policy ED18: Council shall apply the Highway Commercial (HC) Designation to existing uses and specific vacant lands to encourage a desirable growth pattern and to allow for such uses where the existing character and nature of the community would not be interrupted.

The Lantz Lands provides significant opportunity for economic growth and attract through its commercial and mixed-use properties, as well as through the 18 acres of Highway Commercial land to be located off the new NSTIR interchange.

5 STREET NETWORK AND CROSS SECTIONS

The street network plan and proposed street cross sections have been designed to calm traffic moving through the Lantz Lands to create a safe, walkable development district. By minimizing the amount of asphalt within the right-of-way, and implementing proper streetscaping and landscaping practices, the Lantz Lands will encourage more active and sustainable modes of transportation and contribute to the vibrancy and overall character of the new community.

Figures 8-11 show a map of proposed street network for the Lantz Lands, as well as cross sections assigned for each street designation.

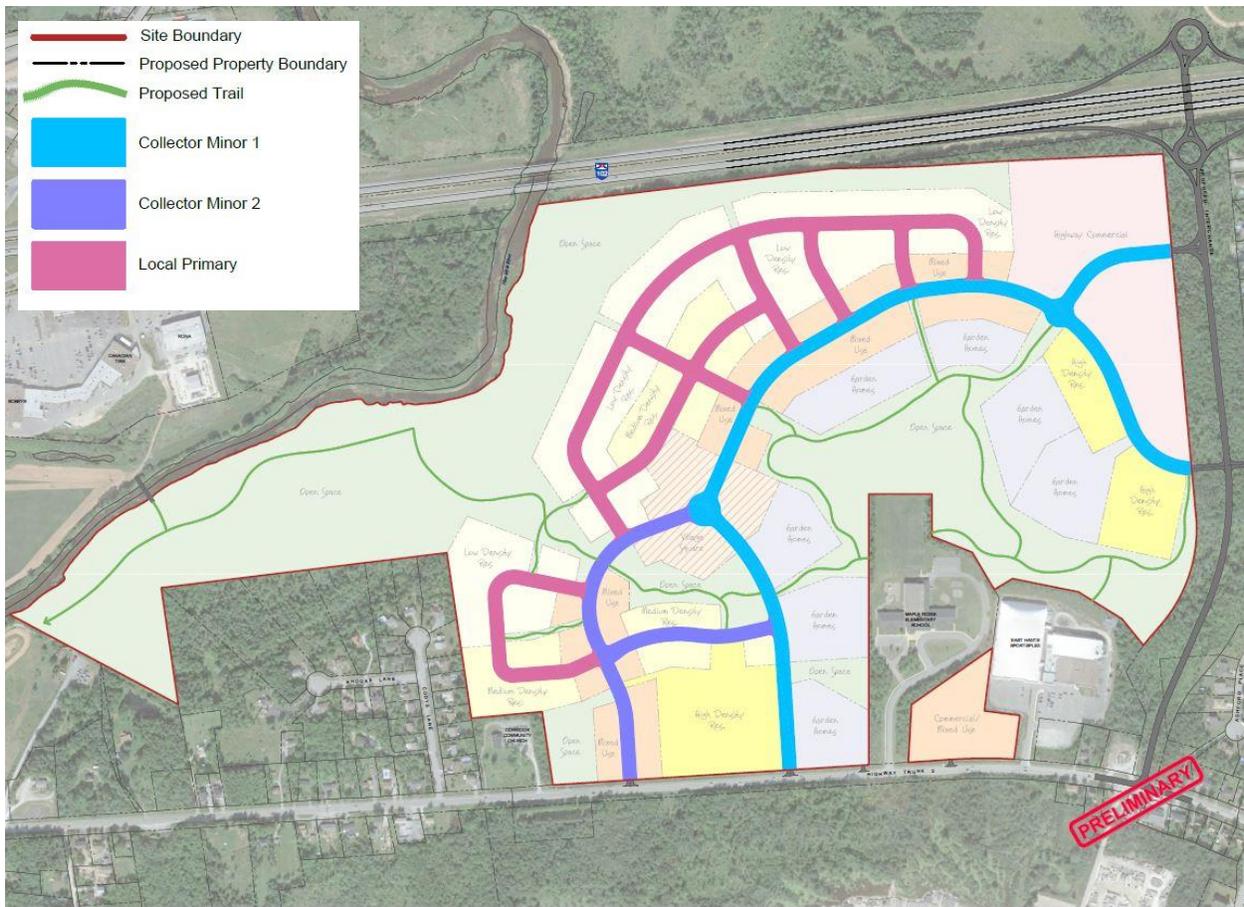


Figure 8: Proposed street network plan for the Lantz Lands. See Appendix A for larger plan image.

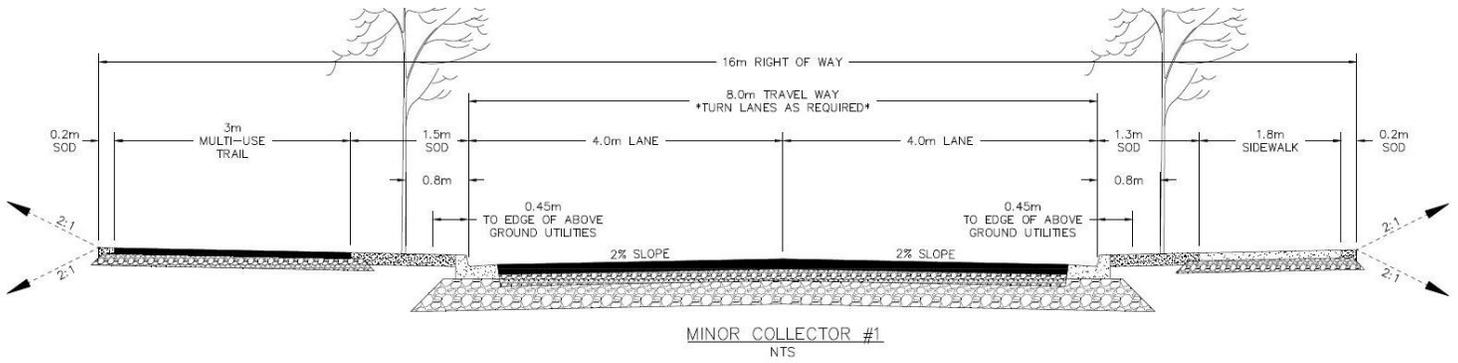


Figure 9: Proposed street cross sections for Minor Collector Roads 1. See Appendix B for larger image.

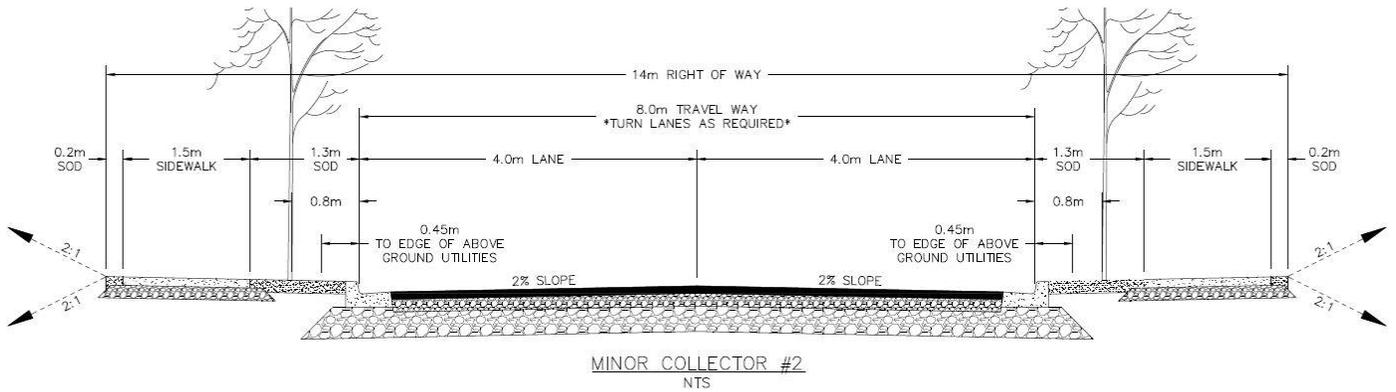


Figure 10: Proposed street cross sections for Minor Collector Roads 2. See Appendix B for larger image.

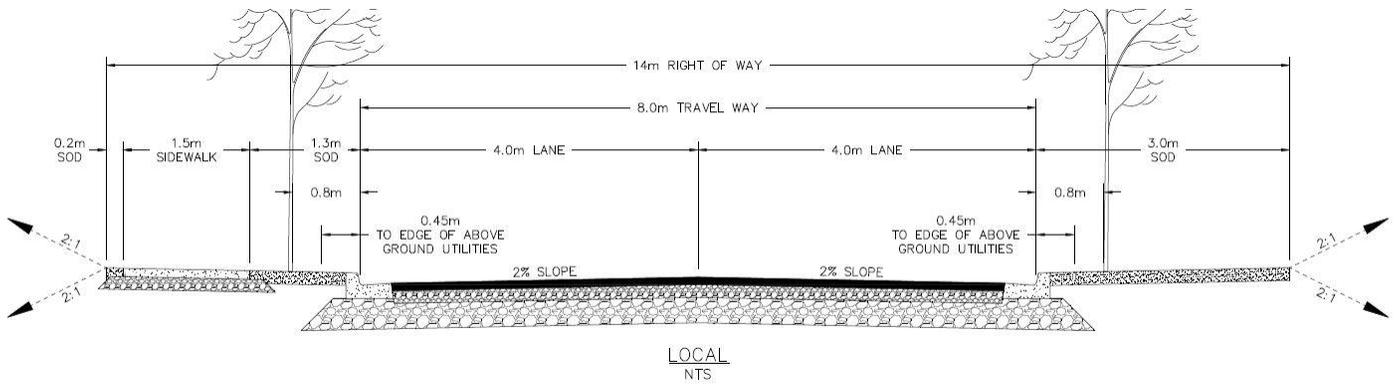


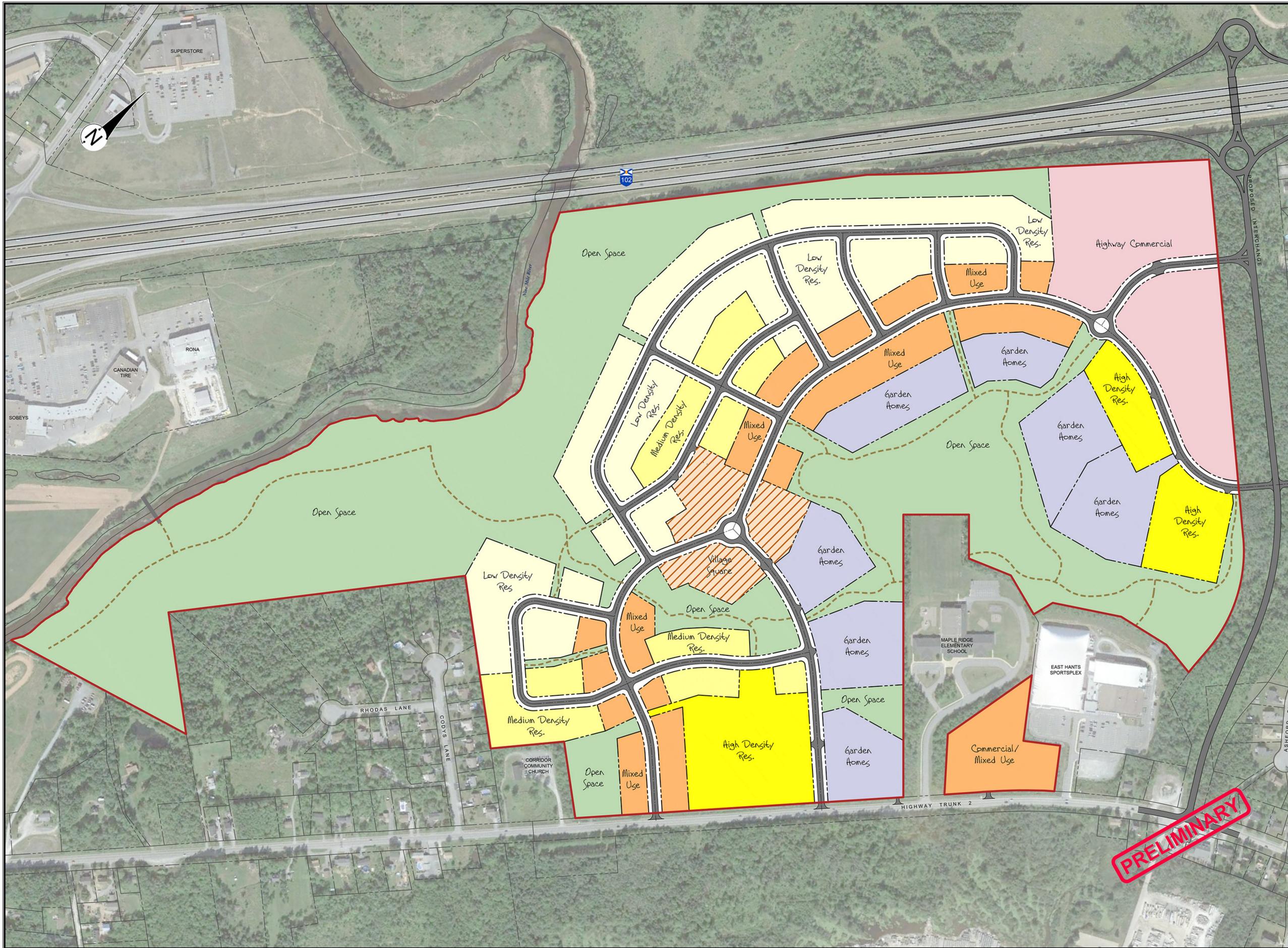
Figure 11: Proposed street cross sections for Local Roads. See Appendix B for larger image.

APPENDIX

A

SITE PLANS AND
CONCEPT MAPS





LEGEND

- Site Boundary
- Proposed Property Boundary
- Proposed Trail

SITE SUMMARY:

- Total Land Area - ±242 Acres
- Total Road Length: 5.2km

NOTES:

- Property lines approximate only. Site subject to survey.

SOURCES:

- Plan based on Clayton Development site plan drawing 'Lantz Site - Aug 2017.dwg'
- Proposed Interchange information from NSTIR 2014-trunk-2-route-214-corridor-traffic-study-final-report.pdf

Designer: KWATTERS
Planner: AWINTERS

VERSION
103

CONCEPT PLAN
LANTZ, NOVA SCOTIA

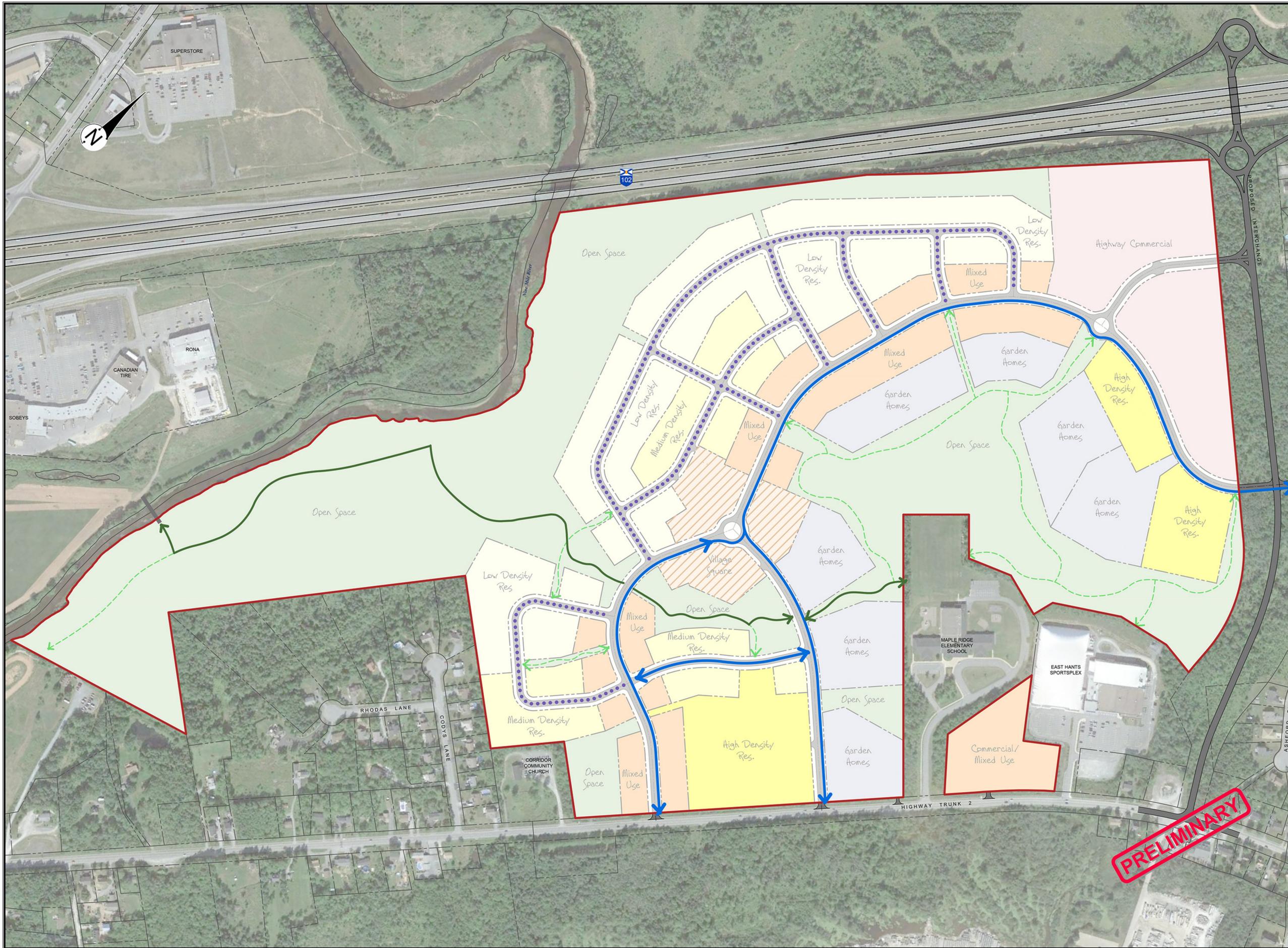
CLAYTON DEVELOPMENTS LTD.
AUGUST 07, 2018 181-07490-103



1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7
PHONE: 902 835-9955 WSP.COM

PRELIMINARY

FILE: R:\CLAYTON\OUT\2018\181-07490-103.dwg CLAYTON DEVELOPMENTS LTD. LANTZ, NOVA SCOTIA CONCEPT PLAN 181-07490-103.DWG Sheet Concept



LEGEND

- Site Boundary
- Proposed Property Boundary
- Proposed Trail
- Future Trail
- AT Route
- Traffic Calmed Local Street

SITE SUMMARY:

- Total Land Area - ±242 Acres
- Total Road Length: 5.2km

NOTES:

- Property lines approximate only. Site subject to survey.

SOURCES:

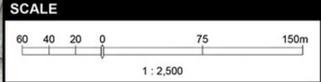
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- Proposed Interchange information from NSTIR 2014-trunk-2-route-214-corridor-traffic-study-final-report.pdf

Designer: KWATTERS
Planner: AWINTERS

VERSION
103

CONCEPT PLAN TRAILS AND AT LANTZ, NOVA SCOTIA

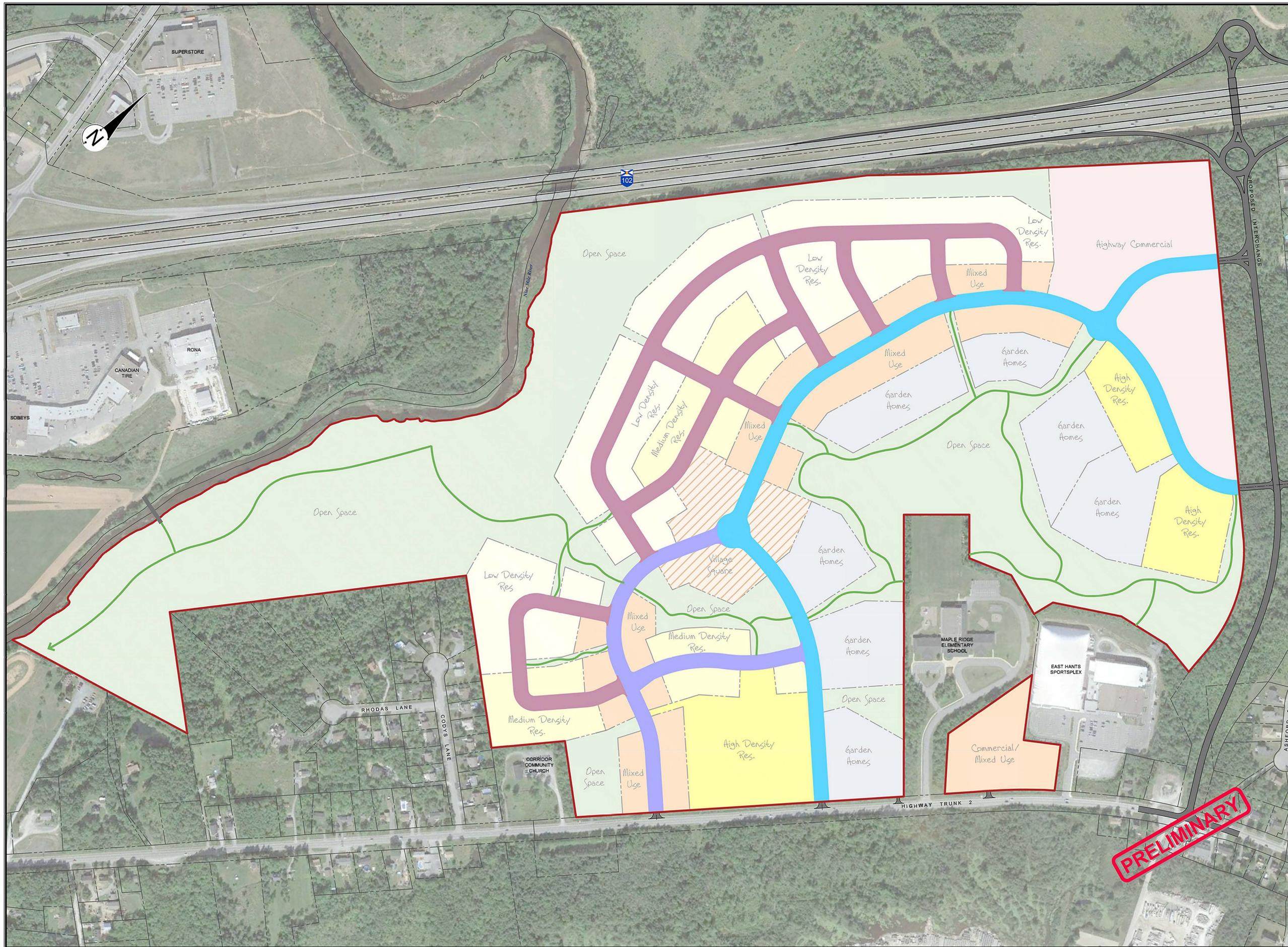
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PRELIMINARY

Sheet Title: AT



LEGEND

- Site Boundary
- Proposed Property Boundary
- Proposed and Future Trail
- Minor Collector 1
- Minor Collector 2
- Local

SITE SUMMARY:

- Total Land Area - #242 Acres
- Total Road Length: 5.2km

NOTES:

- Property lines approximate only. Site subject to survey.

SOURCES:

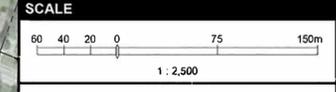
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- Proposed Interchange information from NSTIR 2014-trunk-2-route-214-corridor-traffic-study-final-report.pdf

Designer: KWATTERS
Planner: AWINTERS

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103

**CONCEPT PLAN
STREET NETWORK
LANTZ, NOVA SCOTIA**

CLAYTON DEVELOPMENTS LTD.
AUGUST 07, 2018 181-07490-103



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PRELIMINARY

Sheet 01 of 03
CLAYTON DEVELOPMENTS LTD. LANTZ/ASHTON/CLAYTON/NS/181-07490-103.DWG



LEGEND

- Site Boundary
- - - - - Proposed Property Boundary

SITE SUMMARY:

- Total Land Area - ±242 Acres
- Total Road Length: 5.2km

NOTES:

- Property lines approximate only. Site subject to survey.

SOURCES:

- Plan based on Clayton Development site plan drawing 'Lantz Site - Aug 2017.dwg'
- Proposed Interchange information from NSTIR 2014-trunk-2-route-214-corridor-traffic-study-final-report.pdf

Designer: KWATTERS
 Planner: AWINTERS

VERSION
103

**CONCEPT PLAN
 PARKS AND OPEN SPACE
 LANTZ, NOVA SCOTIA**

CLAYTON DEVELOPMENTS LTD.
 AUGUST 13, 2018 181-07490-103

SCALE

60 40 20 0 75 150m

1 : 2,500



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PRELIMINARY

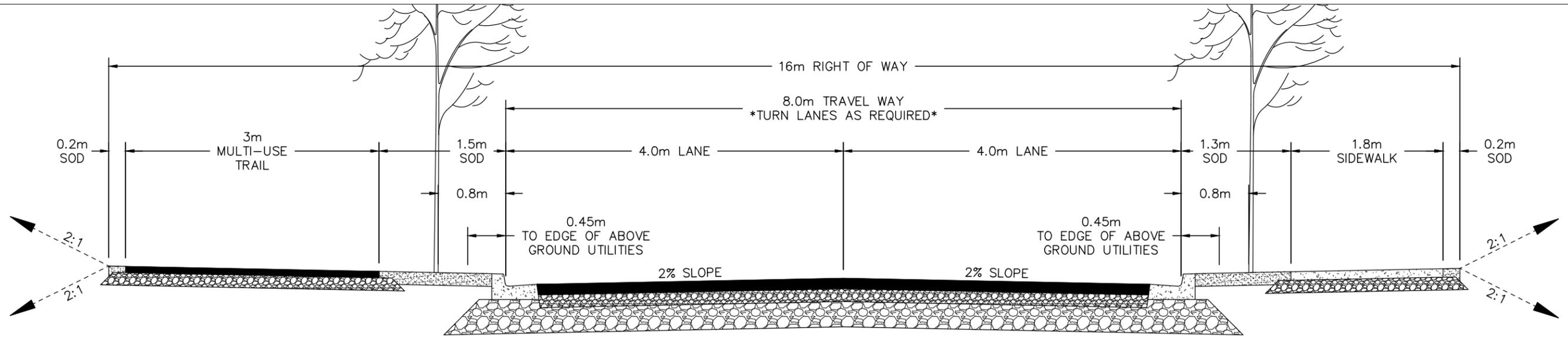
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APPENDIX

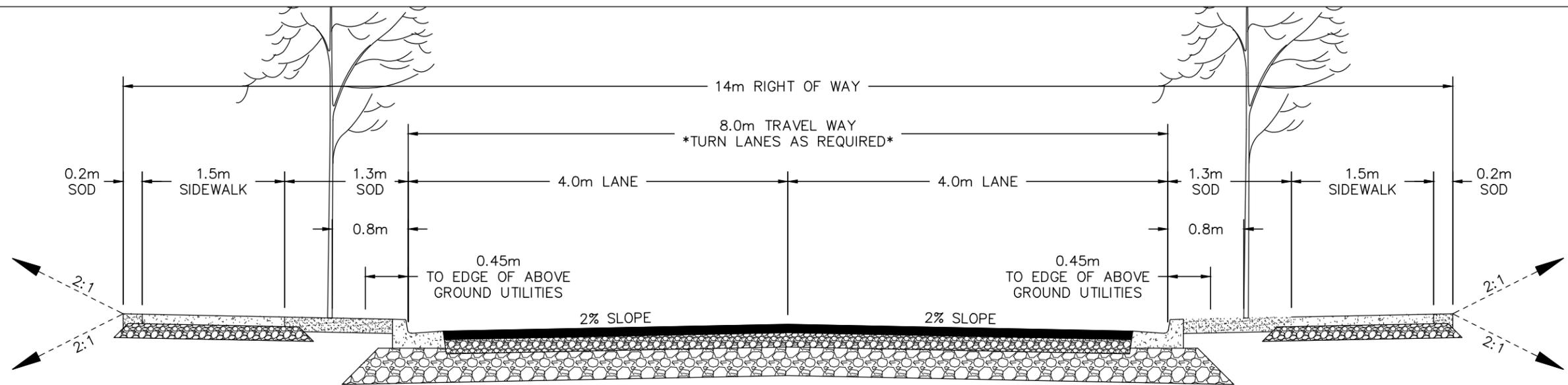
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PROPOSED STREET CROSS SECTIONS

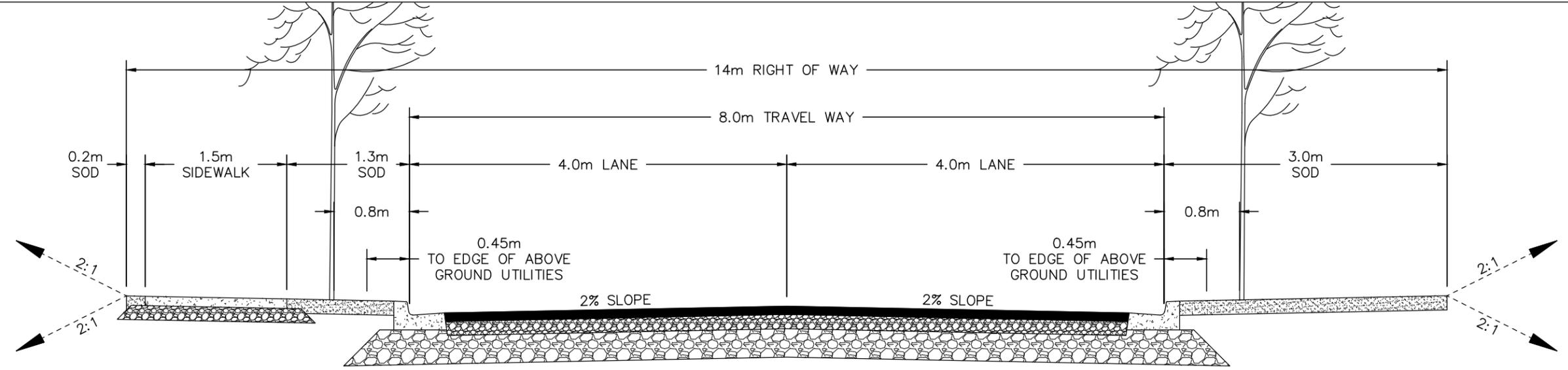




MINOR COLLECTOR #1
NTS



MINOR COLLECTOR #2
NTS



LOCAL
NTS