



EAST HANTS

East Hants Plan Review Planning & Development



WHAT WE HEARD

Community Consultation Results
Visioning Meetings & Surveys
July 21, 2026



**Plan
East Hants**

easthants.ca/community-plan-update

Content



Introduction	3
Statistics	4
Visioning Meetings	5
Visual Preference Survey	36
Land Use Survey	52
Interest Holder Meeting	81
What's Next	83



Introduction

Community consultation is a crucial piece of developing land use planning policies. It will help East Hants Council to make informed decisions about the future of their communities. Consultation builds knowledge and awareness among residents and interest holder groups.

Community consultation requires Planners to have frank conversations and to engage with views where there may be disagreement. It means trying to build consensus between engaged interest holders and East Hants Council.

East Hants has sought active engagement from East Hants residents and property owners through visioning meetings, surveys, and interest holder meetings. Community engagement will continue throughout the planning process through community meetings, social media posts, and direct engagement with property owners whose property may be considered for a land use designation and zone change.

Statistics

179

People Attended the
Visioning Meetings

586

Residents Responded to
the Plan Review Survey

262

Residents Responded
to the Visual Preference
Survey

4,575

Written Survey
Comments were Read
and Summarized



Other Input

- Internal Department Meetings.
- Developer Interest Holder Meeting
- Meeting with NSPW.
- Meeting with Agricultural Advisory Committee (future).



01

Visioning Meetings

Six Community Visioning Meetings were held across East Hants to allow residents to share their ideas and priorities for the future of East Hants. Meetings were held in the communities of Rawdon, Mount Uniacke, Milford, Maitland, Walton, and Enfield. Over 179 residents and developers attended the meetings and provided their input into the planning process.

Topics discussed at the meetings ranged from specific planning related ideas to a wider general discussion on community priorities and improvements. Many topics and suggestions moved beyond what can be achieved through land use planning and regulation.

Big Ideas - Visioning

Protect Rural Communities:

- Residents in all areas of East Hants would like to protect the rural nature of their community.
- Would like to focus on traditional building styles in Milford, Shubenacadie, Maitland, and Walton, to maintain their community feeling.
- Corridor feeling like Sackville; would prefer old Bedford.

Improved Built Environment:

- North and South Corridor residents feel that new development is poor in quality.
- Residents do not like the modern building architecture, they prefer traditional architectural styles.
- Sidewalks should be upgraded to concrete.
- Beautification of the Corridor needs to take place.
- Essentially, residents want better place-making regulations.

Creation of Walkable & Connected Communities:

- Residents in the northern Corridor would like an active transportation route to connect with the southern Corridor.
- Rural communities would like wider roads and shoulders to permit walking if sidewalks are not feasible.
- Sidewalk requested in Mount Uniacke in Village Core area.

Infrastructure Availability:

- Residents concerned that there is not enough potable water to service new development.
- Residents concerned that there is not enough sewer capacity to service new development.
- Concerns regarding road capacity- residents feel that traffic is bad.
- Residents identified a lack of gas stations in rural areas as a concern.

Increase Open Space & Recreational Amenities: :

- Residents in the Corridor indicated that they wanted more small parks and green spaces.
- All residents identified the Nine Mile River Trails as a fantastic asset that they thought should be replicated in other areas of East Hants.
- More parks in new developments.
- Increase water access points (rivers, lakes, ocean).
- Recreation facility in Mount Uniacke.

Drought, Flooding, & Fires

- Residents worried about drought conditions and access to potable water resources, wondered about a second bulk water station.
- Residents feel that secondary accesses should be provided to neighbourhoods with one access.
- Concerns regarding rural development and dry hydrant access and availability of emergency services.

Public Transit & Active Transportation

- Corridor residents would like transit through the North and South Corridor and connection to the airport.
- Mount Uniacke and Lakelands residents would like a transit connection to Sackville or Halifax.
- Residents in Walton and Maitland would like to have ride options available for seniors to access services and shopping.
- Improved active transportation routes in the Corridor.

Protection of Natural Assets:

- Protection of waterways is important
- Protection of farmland for future generations and food security is critical.
- Protection of wetlands and sensitive habitats for ecological purposes.
- Concerns around septic systems going into lakes, rivers, and the Bay of Fundy.

Big Ideas - Visioning

Improve Housing Choices & Affordability

- More single level housing should be constructed for seniors.
- More options for seniors in rural communities and Mount Uniacke.
- Small dwelling units for more affordable rental rates.
- Programs to help residents with housing affordability.

Apartment Building Development

- Generally there is disagreement among residents where denser development should take place.
- Many residents don't want it in their community but are okay with it another community.
- Some residents don't want apartment buildings located along Highway 2.
- Concerns about the height of buildings.
- Buildings that the community like: small brick apartments on Highway 2, Aroma Maya Building, and new blue apartment building on Highway 214.

Rawdon

May 6, 2026

COMMENTS

- Want wider trails for bikes
- Concerned about condition of roads
- Highway 14 is full of trucks
- Want sidewalks to school in Upper Rawdon
- Would like fitness facilities, gym, dance classes, wellness centers
- There is a lack of public spaces, accommodations, gas stations in Upper Rawdon
- Need washrooms for the public/visitors
- Government facilities are geared towards urban areas
- There is a lack of groundwater
- How to make housing more affordable – make it easier to apply for permits and address taxes and assessments
- Courthouse Hill should be promoted
- Opposed to fracking
- Open zoning is attractive
- Agricultural production should be protected but concerned with restricting use of agricultural land
- Dry wells are a concern
- Radon gas is a concern
- Businesses grow organically and it's difficult to grow because of traffic
- Ribbon development is a concern along roads

- Concern about the fragmentation of farms in the AR/RU area
- Like the Aquatic Centre and visit often
- Aroma Maya is a nice building
- The library in Elmsdale is a good facility

TOURISM

- Tourists will stop if there are facilities
- There is nowhere to stay – they have to go to Windsor or Truro
- People are visiting for heritage

ENVIRONMENT

- Dry wells; concerned about water quantity. Mention was made that lack of water was one of the reasons public washrooms no longer available.
- Poor road shoulders and unsafe to walk or bike along (especially for kids)
- Speed of traffic
- Road wash outs
- Worried about wildfires
- Worried about food security, especially as more arable land developed, and supply chains compromised.
- Continue to take care (and improve upon) comfort centres.
- Simplify website; make more user friendly

/ intuitive

- Flood concerns (mostly swayed by 'the' issue)
- Fire concerns
- Drought concerns
- Environmental degradation concerns
- Concerned for My health and wellbeing, and Property damage
- Community Safety concerns

Mount Uniacke

May 7, 2026

COMMENTS

- Build a recreation centre like in Elmsdale
- Build a Rails to Trails network
- Build bike trails
- Improve police presence in the community
- Would like to have tennis courts
- Would like to have more nursing homes
- Would like Mount Uniacke to be a future quaint community
- More cafés
- More restaurants
- Nice buildings in the future
- Nice homes in the future
- More activities for kids in the future
- Would like to have a sailing school on one of the lakes
- Preserve Mt. Uniacke Estates
- Preserve Bell Park
- Preserve Lakes
- Fix the South Uniacke Rd bridge
- Add a roundabout by the Irving or East Uniacke Rd
- Do away with the gravel pit on Uniacke Mines Rd
- Add a major grocery store
- Put the low cost housing in Elmsdale, not Mt. Uniacke
- Need more starter homes
- Like the Windsor retirement homes and

Crossing in Windsor

- Business Park (some love, some hate)
- Don't like gravel on bike paths
- Don't like the water issues with new builds
- We need services here
- We need water treatment here
- Services may lead to more apartments, which some community members don't want
- Need multi-units that keep young and older people in the community
- Prefer architecture with a higher aesthetic. Not "strip mall trashy buildings"
- Prefer not to look like the Corridor – want a village feel
- We feel like the poor cousins. (services and resource allocation around the municipality isn't fair, despite equal taxation)
- There is nothing to keep people here
- Need day care spaces
- Policing is understaffed and not keeping up with growth, they are not enforcing the speed limits, and do not do anything about the noise and speed of ATVs (on and off the road)
- Need more street lights
- Sidewalk needed between the school and the Mount Uniacke Memorial Park
- Want like more parks, hiking trails and bike trails

- Need improvements to the school play/sport areas
- Need a new school
- Want all provincial roads to be paved
- Need a youth centre and fitness centre
- Need a larger grocery store
- Would like municipal piped services
- Would like mixture of housing types – apartments and townhomes
- Condition of the roads is an issue
- Need a second exit onto Highway 101
- People visit Uniacke House and the skate park. Concern about the parking provision at the skate park as it is on the side of the road and dangerous
- Need more new development with bike lanes and traffic improvements
- Would like to see a connection to HRM with transit
- Want buses
- Paved roads should be upgraded
- Improve the 101 intersection
- Like the community the way it is and does not want change
- Need better-condition roads
- Would like paved bike trails
- Need tourist accommodation
- Would like a medical clinic. There is a doctor but it is difficult to get an appointment
- Would like smaller lots but servicing is an issue
- Need solutions for smaller lots with

- septics
- Need more policing with more density
- Buildings need peaked roof due to the snow – MU gets more snow
- Would like employment in the community and local services
- West Lake – is it new to the Pockwock watershed?
- 100 lot rule – for fire, we need to think about it further. Municipality should put in these secondary access roads at our cost. The bridge on South Uniacke Rd is in dire shape, and if there were a fire and that bridge wouldn't be accessible, residents would be stuck
- Where will new schools go? Currently, high school students are transported to Windsor
- Would like to see a new fire hall/rec centre; or a hockey rink with a running track; combine resources and make use of a common space, as opposed to spreading it out across the community
- Consider using the back of the school property for a community garden, or use this area for a recreation centre
- Another access to Highway 101 between Exits 3 & 4; traffic is backed up onto the 101 regularly now
- Need more senior housing
- More coffee shops; mobile coffee shops/pop-ups; irish pub
- No Sackville Drive in 20 years; there

should be space for traffic but also limit access in certain areas

- Would like to see more digital speed signs to remind drivers of their speed in certain areas
- Maybe have a small hub to help smaller businesses, provide computers and printers
- Traffic light needed
- Speed zones
- Transit extension to Mount Uniacke would be nice
- Transit into the city
- Shoulders of road off Highway 1 are dangerous
- Residents like the trails, clean lakes, nature of the community
- Would like to see amenities such as wineries/breweries, more beautification, daycares, boutiques/shops, health care facilities, community centre/gym, more public beaches/access to the lakes, more senior care facilities, social gathering spaces for kids, extension to the library for both kids and adults, outdoor concert spaces, smaller businesses (not box stores), more cultural events, pop-up events and farmers markets
- Would like improved cellphone coverage
- Enjoy trails around lakes. Would like to see more
- Would like fireworks banned
- Would like to see more information on

how to best clean your property (trees, brush, etc.) Fire smart principles

- Providing maps to people on how to best and safely get out of the community in case of emergency
 - Improve website for better accessibility and ease of use
 - Comments regarding the unattractiveness of Highway 1. Would like to see more placemaking and beautification along the road, specifically around the business park entrances
 - Would like to have the roads in the Uniacke area improved, wider shoulders, bridges inspected – South Uniacke and South Rawdon
 - Sidewalks along Highway 1
 - Make pedestrian connections around the community – connect South Uniacke Road to East Uniacke Road
 - Transit to Sackville
 - Concerns about power to support community growth
 - Concerns with new lots being constructed on existing private roads. Folks creating the new lots should have to pay to upgrade the existing private road
 - More lake access as long as the areas are maintained and kept clean.
 - Trails should be upgraded to be more accessible
- MU-MC Zone –

- Worried about traffic from future development in the new zone
- Worried that increased development will cause stormwater issues
- Worried that the lots will be too small to provide adequate parking
- New businesses should have a single access driveway
- Extension of the RC Zone –
- Concerns with the impact to traffic and the Highway 1 and 101 intersection.
- Floodplain mapping should be applied to some of the area
- Some residents believe the lots contain wetlands

New WCDD Zone –

- The K-Class portion of Uniacke Mines Road to Beamish Road should be upgraded to a public road
- Open Space dedication in Mount Uniacke should be increased to 10%
- Existing affordable homes on the market are being bought by commercial businesses for short-term rentals. It is disruptive to the community – impact quality of life and the roads
- The influx of new subdivisions is creating a lot of congestion. Especially around the entrance to Etter Road
- Concerned about MU-MC Zone with respect to additional traffic from more businesses
- Would like to see traffic calming

measures in subdivisions

- Would like to see Public garden
- Would like to see government partnership to provide activities like canoeing, swimming, etc. at Uniacke Estates
- Would like to see dirt bike park (suggested site – old track at the legion)
- Would like to see parking next to existing skate park (suggested site – adjacent former gas station lands)
- Would like to see regulations to control algae in lakes / pumping stations (e.g. Harvey Station, NB)
- Would like to see stormwater management plans
- Would like to see beautification along the main road
- Would like to see parks to have a bigger budget
- Would like to see commercial Development in Cottage Country (corner store, etc.)
- Would like to see tax dollars from BP contributing to MU
- Would like to see road centerline painted down Nature Dr
- Would like to see housing affordability
- Would like to see new developments to conform to existing development
- Would like to see amenities to go along with housing
- Would like to see seniors housing on

slab

- Don't want to see more car lots / unmaintained car lots

TOURISM

- Need tourist accommodation
- Connect Bell Park to Uniacke Estates via trail/active transportation in the future
- More public access to lakes
- Need more sports facilities
- Residents like Uniacke Estates, Bell Park. Trails in general
- Are boats regulated on the lake to make sure Airbnb guests have licenses?
- Develop the rails to trails system
- Our community would be enhanced by rails to trails
- Want a winery
- Like Uniacke House
- Like Burntcoat Head Park
- Like the Fundy Shore
- Like the skatepark
- More roadside signs/plaques
- More decorate or public art
- Want indoor fields, a rink, a walking track all included
- Want sailing or sailing school
- Create a sense of pride in the community
- Brings people into our community
- Promote tidal bore in Halifax to get

people out here

ENVIRONMENT

- Without the health of the lakes, there is no protection of water or water sources. If there is no vegetation, there is nothing to filter
- Lake water dropped at least 2.5 ft during the summer of 2025
- Folks in the area had well issues.
- Wildfires are a concern
- Flooding is a concern
- Secondary accesses are needed in large subdivisions
- East Uniacke Rd is a bottleneck
- Floods have put a strain on the firefighters and affected our roads and infrastructure.
- We are pretty hearty people in an emergency
- Everyone can be prepared if you listen to the experts
- Would be helpful to have more emergency exits
- Yes, we feel prepared, we have a generator
- No, we are not prepared for severe weather or natural disaster (multiple residents response)
- Raise bridges on municipal roads
- Support EVs and chargers in the area

- Municipality can't combat climate change, people and companies have to.
- Frederick Ave road washes out
- Not proper silt mitigation on new construction
- Need to not use salt on roads around the lake
- Bridge over Sackville River on East Uniacke Rd floods frequently
- Private Roads used beyond pedestrian & vehicle traffic. They are also part of people's septic fields, wells, etc
- Runoff from Fredrick Avenue. The road should be crowned so runoff flows into the drainage not onto our properties and into our lakes
- Standards not met equally by all home owners or new builders
- Development of lots impacting watercourses and creating drainage issues
- Concerns about health of our lakes and waterways
- Watercourse protection needed
- Concerns about lakefront septic systems
- Lake water quality poor due to unnatural nutrient loading from leaky septic systems and animal waste runoff
- Developer put road through wetland, clear cut, then 'removed' road to avoid getting in trouble. But damage of ecosystem was done
- Environmental degradation impacts

- health. Care for the environment and health and safety follows
- Interested in FireSmart via info sessions, social media, neighbourhood clean-up parties, etc
 - Would like to have a chipper made available or subsidized for this work, then transport chips to Bell Park or Uniacke Park to be used on trails
 - Need second exits; no more single egress
 - Mobile home park is quite a concern
 - There are citizen groups testing water lake quality
 - There was a program a while back that gave you a 'purple pill' to flush to test if your septic was leaking into the lake
 - Private road association using a vegetable oil-based product to keep dust down. What does the municipality use (if anything?)
 - Cyanobacteria has appeared in Piggott Lake and Lily Lake (once)
 - Stormwater management is poor and needs to be more assertive, and enforced
 - Lots of concern and uncertainty about water quantity. Wells are dry, lakes dropped 4 feet
 - Do a better job of engaging with communities. Mail-outs are thrown away. Best to use social media channels and improve the website

Milford

May 11, 2026

COMMENTS

- Traffic jams in Milford twice a day – 9am and 3:20pm (high school traffic)
- High school is very old; how much longer will it be there?
- Want the area to stay RURAL.
- Need to make the area useable for seniors; walkability
- Transit is important, at least to the airport, where you can connect with HRM transit
- Consider public charging stations
- People in the area have to travel to Elmsdale for most amenities, and Lantz for recreational amenities
- There has been a promise of a curling rink for a long time, and it never seems to happen
- Evacuation in an emergency. There are several neighbourhoods in Milford that only have one access in and out
- Preservation of farmland – how do these farms grow?
- More expansion of AR lands; less conflict with residential
- Technology to assist with farming practices; preserve agricultural landscape
- Consider more trails to incorporate walkability through Milford and Shubenacadie
- They do have some sidewalks in “downtown” Milford; would like more green space
- Would like to see more coffee shops, retail, more walkable stuff; parking in the rear; street tree planting plans
- Would like to see more businesses in Shubenacadie for sustainability
- Consider more comfort centres
- More local food production; Withrows does very well; consider somewhere in the Corridor that can be a farmers’ market 1 day/week, as an example
- Definitely more places for seniors/ assisted living facilities, and amenities near it
- Mostly nuclear housing in this area; should consider developments with co-housing options (multi-generational)
- Good things going on at East Hants, want more Learning Centres; in Milford/ Shubenacadie
- In Shubenacadie, have to drive everywhere; walkability is key and transit
- How do we make better use of the facilities we have? How do we keep those buildings useable? (i.e. old churches, Shubencadie Legion, etc)
- Community needs water services but some people would want to continue using their existing well
- Crosswalk needed in Milford at the middle school and at the Rec Centre

- People use the grocery store and the walking trails in Milford
- People use the existing playground on the Rec Centre property
- Want to see agricultural land protected
- Want churches to be preserved
- Milford Rec should be preserved
- Don't want Milford to turn into a more urban community – want it to stay as it is
- Would like to see bike lanes along Highway 2 from Shubenacadie to Enfield
- If someone buys agricultural land they want a limit as to what can be built on that land
- Concerned about groundwater
- Like the status-quo in Milford
- Would like to see a hotel at or near the Sportsplex
- Want to see lower speed limits in subdivisions
- Mentioned a section of road in Milford that need better ditches and drainage (2108 to around 2046 Highway 2)
- Issues with drainage around Lacey Road
- There is poor cell service in the area
- Concerned with higher taxes, especially in the rural areas which have no services
- Need zoning for affordable housing
- Need property tax assistance for affordable housing – raise the threshold
- Where is subsidized housing?

- What public transit to the community to connect to the airport and HRM
- Want sidewalks in existing subdivisions (Poplar Drive)
- More activity spaces (bowling alleys)
- More small businesses and restaurants
- Need for more recreation facilities and a community centre would be nice
- Water upgrades should be done on Robert Scott
- Discussion on the fire services and response times
- Traffic lights along Highway 2 to address some of the traffic on the road
- Sidewalks connecting Milford to Lantz
- Desire to have one agency (Municipal versus Provincial to answer questions)
- Sidewalks over the overpasses
- Would like to have a vulnerable person's registry
- Assistance with the removal of dead trees (Fire Smart)
- Would like to see a roundabout in Enfield
- More parking spaces per units
- Affordable housing options are needed
- Would like to have greater availability for what is going on in the community, specifically around new developments
- Website needs to be more accessible and easier to use and find things
- Sidewalks on both sides of the road in high traffic areas (near the Rural High School)

- Sidewalks on at least one side of the road everywhere else
- More consistent building styles with existing rural fabric
- In the future East Hants balances high density developments with more greenery, encourage canopy cover, green roofs
- East Hants should do something similar to Vancouver's Rain city plan, encouraging rain gardens surrounding surface parking
- Preserve Trails and create a trail network (potentially working with Sipekne'katik and developers)
- Designating backlots of agriculture lands as AG instead of RU -> preserving farmland and land for farms to grow into
- Would like to see multiple access points for subdivisions over a certain number of lots
- Would like to see additional green spaces with tree cover, not just grass yards
- Would like to see small-scale retail with parking in the rear (participants mentioned mainstreet Wolfville as a nice example)
- Would like to see farmers' market
- Would like to see roundabout at Exit 8
- Stricter environmental constraints and compensation through replenishing with native species

- Missing Small-scale agriculture -> food stands
- Food stands, market, take advantage of local food production
- Senior services/facilities close to local businesses
- Walkability would make the community more sustainable
- Proper management of flood areas + existing developments in flood plains
- Diverse housing options -> communal housing, co-ops, group dwellings
- Emergency preparedness plan
- Encourage small scale commercial development in Shubie other than pizza places
- Senior housing in more mixed-use areas to encourage socialization
- Shubie Legion is in rough shape; worried the community won't have a good quality socialization space once it's gone
- Milford Fire Hall is underutilized for community events
- Would like to have wastewater services extended
- Residents indicated that they enjoyed the Milford Recreation facilities, including trails
- Would like to have the sidewalk upgraded to concrete
- Would like to connect all of the Corridor communities by a sidewalk or an active transportation route – could be used for

electric bikes and scooters for seniors

- Would like a pub in Milford
- A Service Nova Scotia location closer to Milford and more health care services in the area
- Would like to see more homes that are made for seniors – single level living
- Residents feel the tradition homes in the village of Milford should be maintained and that new styles should compliment the existing design
- Would like to see speed bumps added to subdivision roads
- A crosswalk with a light should be added at the middle school, with a crossing guard
- A crosswalk should be added near Milford Recreation across Highway 2
- Milford industrial park should be improved and cleaned up. Many of the businesses in the park are unsightly.
- Residents don't want new development if it going to impact the community negatively

TOURISM

-
- Preserve Lawrence House in Maitland
 - Would like East Hants to take advantage of the “rising tide shore” branding for tourism
 - Preserving Lawrence House in Maitland

as a municipal asset

- Public electric car charging stations near highway/major routes to encourage tourism
- Believe the ball was dropped when Snides Lake was sold; is there the opportunity for collaboration with the First Nations community for this area?
- Wickwire Park is great. Is there more planned for that area as Milford grows? What is the vision?
- More infrastructure for tourism, tidal bore rafting is still big
- Residents enjoy the Nine Mile River trail and other trails in the community, would like to see more bike trails (not bike lanes). Enjoy Wickwire Park
- Would like to see more points along the river for public access
- More areas to sit or picnic tables along the river
- Shubie river could be utilized more
- Promotion of white-water rafting
- Supportive infrastructure, such as EVs at major highway commercial areas and designated tourist locations
- Small scale retail and food vending would encourage visitors and help residents shop more sustainably and buy local
- Residents felt that East Hants should be capitalizing on the Shubenacadie River. For example, canoe and kayak rentals,

- paddle boats, etc
- Residents like both the Wickwire and Shubie Parks and felt that they should be promoted more and additional improvements could be made
- Would like to see East Hants take over the Milford Recreation Facility
- More tourism-related infrastructure
- Create a farm museum
- Need a gas station in the area

ENVIRONMENT

- Consider centralized municipal water in Milford in the future
- Retention ponds – how do we know there is enough water, and they are large enough?
- How do we deal with sustainable climate change? How do we mitigate it? Insurance for flood prone properties?
- Consider power generation; solar panels?
- Planned evacuation routes would be helpful for residents in the case of an emergency
- Concerns on getting insurance in the future for home that may be in the flood plain
- Restricting development in flood plains would help address climate concerns

- Harder constraints on environmental overlays that get destroyed (gravel lot in front of sportsplex). Make developers replace what is destroyed

Maitland

May 12, 2026

COMMENTS

- Want to see the rails to trails completed
- What does East Hants look like in the future? – Growth in Corridor area
- Cell service is not great
- Running a business is a challenge with cell service/internet on the North Shore
- Need a crosswalk by the store in Maitland (lighted crosswalk)
- Want to see a police presence in Maitland
- In South Maitland would like to see a gas station, coffee shop, charging station
- Would like to see biking on a multi-use trail
- Want to see motivation of owners in Maitland to keep their properties maintained
- Maitland needs a new fire hall
- Need investment in the Maitland community
- They pay a lot of taxes so want to see investment
- Want streetlights in Maitland
- Wants to bring the Fire Smart Program to the community – provide training to for the fire departments for this
- Need fire roads. Provide funding to the fire departments to build fire roads
- People might use fire roads to dump things
- House prices are cheaper in this area
- Some people live in trailers
- Need roads to be built to enable cheaper housing
- Would like larger lot sizes and don't want development like small urban lots – they like the rural feel
- Tighter regulations should be created for campgrounds
- Roads in the Maitland area need to be improved
- There should be regulations created to control where off road vehicles can drive
- Residents would like to have sidewalks in the village but if the sidewalks are too expensive, then wider road shoulders to permit walking
- Additional water access around the Maitland area to allow boating
- Residents are disappointed that the agricultural regulations were not approved during the last plan review. They feel that agricultural lands should be protected for future food production
- Residents are concerned about coastal erosion and believe that regulations should be put in place to protect people moving to the community
- There are concerns about existing septic systems. Especially, about systems that were installed for seasonal structures

and not the structures are being used full time

- Maitland is a Heritage District, but it doesn't look like one. There should be more municipal investment in the community to improve village
- Would like to see a medical clinic closer to Maitland
- More RCMP in the area to control speeding
- Traffic needs to slow down going through the village
- More volunteers are required to help run the Maitland Fire Department and Hall
- Cell phone coverage is spotty; we need better coverage
- More boarding houses could help with affordable housing
- Maitland residents would like to maintain the traditional home styles
- To help seniors, there should be small

TOURISM

one-level homes on quiet roads

- See growth in visitors but we need infrastructure
- People visit the store in Maitland, the Nine Mile Trail and Anthony's Park
- Not everyone wants tourism
- Tourism is a good way to bring in money
- Tourism is a double-edged sword

- Would like to see a charging station at the Fundy Tidal Interpretive Centre
- East Hants should maintain the trails around the duck pond. The dyke could be developed as a trail. These trails could be advertised as a destination
- Would like a park similar to Victoria Park in Truro
- There should be more awareness that Maitland is a Heritage District
- Tourists would like shops with collectables
- Gas station is required for tourists
- Residents feel that mud sliding should be promoted
- Other options for tourism attractions could include: ziplining, horse trail rides, walking trails, more ocean floor nature trails
- Historical tours of Maitland could be offered
- More promotion of East Hants Open House Day
- Both digital and paper promotion items are required
- Launch days is a local tourism activity.
- Lawrence House should be similar to Uniacke House
- Could do more things at the Lawrence house such as photo shoots, weddings, and haunted walks
- Heritage pamphlet could be made available

ENVIRONMENT

- Tree trimming around powerlines is required to help prevent power outages
- Dry dug wells are an issue in Maitland

Walton

May 13, 2026

COMMENTS

- Would like to see a waterfront boardwalk constructed in Walton
- Replacement of the Walton wharf
- Would like drug store in the area
- Would like to have more and better access to the water
- Would like to get access to the shore for walking
- Allow for small apartment buildings or a tiny house community
- All uses should be permitted in the rural area
- Need a new store
- Would like to make sure the post office stays open
- Need more businesses so people want to move to the community
- Keep gas station
- Would like to see more traditional buildings being constructed in the area
- Would like improved cell service
- Better road maintenance is required
- Bridges need repair
- More consideration for those who live in rural areas for amenities and support
- Concerns regarding littering and garbage on the roads
- More garbage bins would be nice within the community
- Ditching needs to be done
- More resources to support the fire department
- Would like to see a recreation centre, more walking trails for seniors, an outdoor gym, community gardens, foodbank, money spent on the trails, shuttle service for seniors, coffee shops, doctors' office, programming for seniors, daycare, seniors housing, an affordable modular community would be nice, more affordable housing
- Residents like the peace of the community
- NSPW issue – yield sign should be moved up by the store in Walton to be located closer to the intersection
- Missing Life flight heli-pad near fire hall for emergencies
- Bulk water station incase there is another drought
- Fulltime firefighters needed especially in the summer (volunteers are on vacation, weekends need more coverage)
- Would like to see seniors housing. Table discussed the old Walton district school being a perfect location. Owner does not seem to be developing it and may be looking to sell in next few years. Could be an opportunity for the municipality
- Would like a pickleball court

TOURISM

- Would like to have a brochure of all the places in the municipality to visit for tourists
- Better promotion for small businesses
- Tourism tours would be nice in the community
- More accommodations for tourists (Airbnb's, Bed & Breakfasts)
- List of all small businesses in the Municipality would be helpful
- Enjoy the traditional building design
- Better funding for heritage properties
- Ensure the existing heritage in the community remains
- More effort into promoting the ATV trails in the community. Great for tourists but need better funding and maintenance
- Creation of a community market once a week during the summer to bring people into the community
- The lighthouse should be promoted more, including building more walking trails for people visiting the lighthouse. And an ice cream stand to get people to stop
- Could have fossil walks of the shoreline
- East Hants and West Hants should

collaborate on more tourism and recreational opportunities

- Would like a picnic area at the wharf
- Better promotion of the lighthouse as it is a tourist attraction
- Would like to see more parks or places to stop along the shore
- Better signage for the tourism places along the shore
- Ice cream truck or food truck
- There is a lot of promotion for Burntcoat Head Park but not for the other tourist places
- More funding from the municipality for local events, strong volunteer base but not sure how to organize something like a market. Most events are fundraisers
- Year-round support for the Walton Harbour Lighthouse, road in should be maintained
- Dedicated shore parks and rec person to help community groups coordinate events and help promote tourism
- Maintain walkways along the Walton Harbour, beautification efforts (planters, decorative streetlights that do not impact adjacent properties)
- Acadian Heritage should be preserved – recognition for Tennycape Acadian settlements; plaque or informative signage. Volunteers led a very successful

Acadian tour/discussion last summer, tourists loved it. Would like to see it be a permanent thing however would need knowledgeable volunteer to put these on

- ATV club is very active in the area, there may be opportunity for a partnership here (trail improvement/shared trail for pedestrians)

ENVIRONMENT

- Often see seniors shovelling their own driveways
- Down trees from Hurricane Fiona on Crownland are a high risk for wildfire fuel
- Wood lots are also a concern for wildfire risk
- Power outages may lead to people being cut off from internet and calling in areas with poor service
- Poor service in a lot of areas, concerns for reaching emergency services
- Concerns for campgrounds near the shore. Single access roads may lead to cut offs
- Heavy rain near Tennycaple bridge leads to water coming up to the road and often running across
- Participants felt ready however they

were worried for the seniors in the area who do not have a support system in place

- Ditching along Walton road. Existing roadsides are often washed out due to the oversized culverts feeding water into the area
- Drinking water in the area should be evaluated
- Septics should not be draining into the river.
- Would like to see forest management around the lighthouse to help prevent wildfire spread
- Wells are shallow in Walton so the risk of drought is significant
- Coastal erosion is an issue in Walton
- Residents suggest expanding the well and septic program

Enfield

May , 2026

COMMENTS

- “Want to be like Bedford, not Sackville”. Pressed for clarity on what this meant to them. Walkability, a mix of development, with more green space, rather than visually a sprawling mix of retail and apartments
- Want fewer apartments
- Want a mix of development and starter homes
- Want better infrastructure e.g. services that keep up with demand, such as water/sewer
- Want more green space, parks, trails
- Missing adequate drainage
- Need more RCMP (why only one station) they didn’t acknowledge the Rawdon detachment, meaning wanting another in Corridor
- Want a Giant Tiger
- Want entertainment and retail but not the big box stores – want to focus on local businesses, “mom and pops”
- Sportsplex – complaints about the price of ice, “most expensive”, 2 arenas are not cutting it, referenced example of Dieppe as a good example of sportsplex
- Ditches are too full

- “We want it to be affordable but not TOO affordable”
- Need to have smaller homes being built
- Less regulation – allegedly “permits are the most expensive part of building”
- Need incentives to make building smaller, more profitable. Lack of starter homes and affordable small options that aren’t rentals. Young people stuck in rentals because mortgages are too hard to get on \$500k+ homes
- “Why aren’t the apartments higher/ taller” (they wanted fewer buildings, so if taller, there could be fewer) “Apartments are in silly places” e.g. why by the RCMP station, why by Avery’s
- Like the look of the Aroma Maya building
- Don’t like all-dark coloured developments, would prefer if developers used colour in their aesthetics.
- Concerned about the quality of apartments, e.g., the Catherine building took so long to build concern about wet wood, mould, etc
- Traffic Congestion an issue
- The Corridor is ugly. Development “plunked wherever.” Lack of vegetation / community beautification. No visual cohesiveness
- Have infrastructure / services kept pace

with growth?

- Stormwater mgt; is it assertive enough?
Need bigger / more retention ponds
or other methods of slowing/diverting
water? Ditches clogged (mostly
Provincial)
- Worried about wastewater service and
the ability to maintain infrastructure
- Fire service capacity. Do we need more
paid staff to supplement volunteers?
- RCMP stuck at South end of Corridor,
traffic a disadvantage for them. Also,
their presence is thin
- Water system and ability to treat Grand
Lake source water an issue
- Community safety—single egress
- Residents on Edmund Road concerned
that their road will be connected to
Park Road. They don't want increased
traffic (especially industrial) in their
neighbourhood. However, if a connection
made for emergency purposes, could
it be gated and used only if needed by
emergency services?
- Quality of new apartments is poor
(cheap and fast). Green materials being
used and mold is being found
- The low-lying area between Boyd Ave
and Alderney is causing basement
flooding in area homes. Can this be
remedied in synch with the proposed

development

- Congestion at the intersection of Hwy
2 off Old Enfield Road. Have to wait 20
minutes or more to turn right onto and
forget about turning left. What about
round about here?
- "Sidewalks" of asphalt are uneven and
low spots ice up. Poor material choice.
- Biking between Enfield and Elmsdale so
dangerous, that bikes are forced on the
'sidewalks'
- DESPERATELY need a new / larger
schools
- Construction of senior communities
(Bedford has some nice examples)
- The trails along the Locks need to be
cleared of downed trees
- Culvert at intersection of Old Enfield
Road and Malcolm Lucas Drive
– Collapsed in 2023 and cut off
neighbourhood. Was repaired, but is it
climate resilient?
- Road conditions (potholes, lack of
shoulder) on Old Enfield Road and area
roads
- An exit / entrance ramp on Old Enfield
Road bridge. Why would they not do
this while replacing the bridge?!
- Would like to see something like the
Canada Games Centre
- Need more like Bedford, less like

Sackville. Why? Sackville concrete jungle of unattractive car-oriented commercial. Bedford mixed-use (commercial and housing) design is better, while being more walkable, visually inviting. Also, like the 'village' design of Dartmouth Crossing (not the larger box store areas).

- Need multi-use trails and connectivity amplified, and designed for safety and visual appeal
- E-bikes are proving dangerous on the trails. How do we separate them from pedestrians?
- Need garbage bins on trails
- Need more /better recreational venues. Sportsplex under-designed. Need larger sportsplex with more options
- Can't walk on track at Sportsplex often because it's shut off due to use on the fields, people clogging the track with their bags/equipment, and the netting not being pulled to protect walkers from wayward balls
- Should have combined—or put nearby—Aquatics Centre and Sportsplex. They understand why it didn't happen, but consider it very poor long-term planning.
- Need more social outdoor spaces
- Need better support of community services and the social activities they provide (e.g., Family Resource Centre,

Learning Centre)

- Need more and better trails and connectivity to improve quality of life
- Community beautification to improve quality of life
- Missing entertainment; would like movie theater/stage and theatre/music venues
- Missing additional local retail / locally owned commercial; expanding breadth of retail options
- Childcare spaces needed
- Need homes / apartments / care facilities for the elderly population
- Encourage/incent development of 'starter homes' – to be owned, not just more rentals
- Consider more 4 story buildings with commercial (daycares, especially) on the ground floor. Will require DAs and mean less traffic
- Concerns about highway handling increase in traffic. Can't currently turn left out of Alderney Drive during rush hour. "it's going to be like Bedford at dinner time"
- Traffic is a concern now. Even more concerning with potential growth.
- Hoping for the opportunity to responsibly plan for growth on the other side of the highway (away from the river and railroad tracks)

- Residents moved here to avoid urban life
- Difficulty accessing mailboxes
- Suggestion of a municipal action plan if lots or homes are rezoned, creating a negative impact on housing values
- Suggestion of a sump pump incentive for those who are rezoned to flood plain
- Some developments are not aesthetically pleasing. Prefer good looking homes
- Concern about a new school site
- Need an emergency clinic here & emergency service
- Need more day care
- Need a grocery store
- General consensus is data center is a bad idea
- Need more paid firefighters and police
Paid positions may bring in younger people
- Assessments feel unfair
- Need architectural constraints/controls
- Suggestion of Municipal incentives for intergenerational homes, especially on slab where residents can age in place
- Suggestion of 1k sq foot limit starter homes, replicating Stewiacke
- Concerns about renovictions
- East Hants is a good place to live
- Would like to see traffic lights
- Number 2 and 214 Highways are a

- problem for traffic congestion
- Would like an off-ramp by the legion
- Want to keep the small-town feel, where you know your neighbours
- Need to improve traffic management especially on highway 2 and 214 off the 102
- Need transportation to at least the airport and bringing back the Green Rider
- Need more health services that are integrated into existing services (i.e. at the fire station or community centre like the new facility in Fall River
- Need lower bulk water charges for residents of East Hants (concerns about HRM residents using up water availability)
- Would like to see a larger community health centre. The blood collection and some specialist appointments are a good start but many residents are still going elsewhere to meet with their family doctor
- Missing walk-in clinic services and family doctors
- Need an alternative to Highway 2. This main road is very clogged and residents would like to see an alternative route
- Solar on municipal buildings would help the municipality be more sustainable

- More collaboration with provincial government especially on road maintenance and ownership. Residents are struggling with the mixed ownership of roads and find it hard to communicate issues to the correct owner (lots of back and forth)
- Walkability should be the priority in addressing affordable housing. Residents that live here need a car to get anywhere and access daily needs. In order for people to even afford to live here they must have access to essential services without a vehicle
- Many residents' adult children are still living at home and travelling into HRM for work because they can't afford to live there or move out into East Hants because the apartments are just as expensive
- Like the idea of developers needing to provide so many affordable units as part of their development
- We had a renter at our table saying that many of the people in their building are just waiting until their family home is built and will move out when it's completed. Good to know there is transition housing but that doesn't make the apartments affordable
- We like the character of some of the

newer developments (brick buildings opposite Bitar's and on Maplewood Lane)

- Like commercial development like the Milestone Grill, would like to see more of that
- Apartments along the Highway 2 are good but we'd like to see more commercial development be incorporated into the first level of these buildings
- Would be nice to have some of the apartments setback a bit more from the highway, residents felt they were too close. Upon further discussion it was that these buildings are not inviting from the street. Trees and landscaping would help be a better buffer or entrances that face the street
- Would like to have a new high school
- Would like to see off-ramps on the highway overpass that is being replaced
- New crosswalk with lights to make it easier to cross Highway 2
- Lights at the intersection of Highway 2 and Old Enfield Road
- Emergency connection between Budland Acres and the business park
- Would like to see a roundabout constructed at the Superstore and Highway 214 intersection

- More green space development and walking trails along the Shubenacadie River
- Designate recreation areas for youth in the Enfield area – within walking distance – basketball courts, etc
- Active transportation route that runs through the subdivisions, so that seniors with electric scooters can use it and youth on bikes can use it
- Better traffic control through all subdivisions in Enfield
- Residents would like to maintain the rural small-town feel of Enfield
- All planning provisions that encourage co-op housing to allow for more affordable housing development
- Permit crown-owned land to be developed for affordable housing options
- Accessory dwelling units should only be permitted in semi-detached structures if there is enough parking
- Concerns about parking on Tyler Street and Sam Crescent. Would like to see the parking situation fixed
- Ensure second access requirements are maintained for the safety of the community
- Municipal charging stations at Sportsplex, Aquatic Centre, Enfield

TOURISM

- “Nothing tourism here”
- Discussed businesses that drive people from outside the community to visit
- Sportsplex, Tide Fest, public docks all positive
- Positive discussion around the river as an asset, suggestion of river walks along the Corridor area of river e.g. San Antonio River walk
- Need places for tourists to stay
- Need places to eat (not pizza)
- Not much in Enfield area
- Don't need more people coming through, infrastructure can't support it
- More tourism could promote more local merchants / jobs
- Not beautiful anymore, add attractive features
- Could better emphasize Canal / Locks / Parks
- Open East Hants is always a hit and everyone really enjoyed it this year
- Sportsplex is bringing in more and more tournaments great way for people to stay and explore all the great things Elmsdale and Enfield have to offer
- The aquatic centre is attracting people

from other communities because of how nice it is (table thought this was great but made it more difficult to register their kids in lessons)

- Promotion of local businesses at the sportsplex (thinking signage or a brochure). Tournaments are becoming more frequent at the Sportsplex but visiting teams leave to go into Halifax for restaurants and shopping. Would like to see visitors try the amazing local shops Enfield and Elmsdale has to offer
- More funding for events but also need more volunteer capacity as older folks are becoming less involved in the facilitation of events
- Farmers market in a village square or plaza
- Better promotion not just for Burntcoat
- Helps local businesses thrive
- More should be done to advertise tidal bore rafting
- Would like to see a Municipal Park be developed on Grand Lake with a boat launch
- The Grand Lake Park could include boat rentals (paddle boats, canoes, kayaks)
- The Grand Lake Park should include a picnic area
- More trail systems, like the Nine Mile River Trail, should be constructed closer

to the Corridor

- Would like to have a dog park in Enfield
- The river is our greatest asset. We need to protect it, but could also find ways to celebrate it / feature it more (river trail or river walk as a destination?)
- Appeal to and build for outdoor activities: ATVers, fishing, paddling on the river
- Sport tourism—another reason to improve on the rec venues
- Appeal to and design for motorcycle tourism
- Need more lodging – small scale, locally owned. Emphasis on variety
- Need more non-fast food restaurant options

ENVIRONMENT

- Concerns about inland flooding, e.g. a road (Malcom Lucas Drive) washed out two years ago and road was trapped in, one exit
- Need more green spaces
- Worried about communications during emergencies, how to get word out locally about emergencies
- “Nobody is prepared” for emergencies
- Where are warming/comfort centres

- Where would elderly, seniors go in an emergency, where would pets go? E.g. worried about Magnolia and evacuation in an emergency
- Dry wells last summer in communities along the 214; particularly on Elmbel Dr.
- Low lying area between Boyd Ave and Alderney is causing basement flooding in area homes.
- Concerned about single accesses
- Too much plastics
- Flooding worries
- Wind worries
- Need trees to hold water / create shade
- Not prepared to weather “the storm”
- NS Power has control
- Legion has generator / is comfort centre
- Need to clear ditches in subdivisions (e.g. Tyler St)
- Increase green spaces
- Mostly prepared, however residents are concerned about the limited highway access from Highway 2. In case of evacuation traffic on the road would be so backed up. A potential safety issue.
- Residents of Belnan would like to see another onramp to the highway
- Concerns of fulltime firefighter coverage. Many volunteers but limited permanent staff. With more growth coming residents are concerned whether

emergency services are ready to keep up with demand

- Better stormwater management on new developments. Avoid the removal of existing natural stormwater systems (concerns of ponds being infilled for development)
- More education for homeowners on stormwater management on their own properties
- Preventative maintenance by province, municipality, and homeowners
- Ditching at the upper portion of White Estates is not properly maintained and causes runoff, often causing people's basements to flood
- Fire smart training for residence
- One entrance subdivisions are not okay (how can we fix existing subdivisions -> encourage development that adds access to these areas). Residents would like to see full road infrastructure built out when a new subdivision is created or at least the planned entry and exit point. Cost fronted on developers, or at least have them commit to a level of servicing?
- Increasing density increases the risk of fire
- Concerns about evacuation routes, congestion, road quality

- Concerns about flooding
- Need Monte Vista bridge replaced
- Those on services, are prepared for drought. Those not, no
- Developers should be required to put a generator pad and/or panel on every new build
- Need more emergency shelters
- Need more secondary exits
- Concern about seasonal campgrounds with 100+ seasonal RVs and only one exit
- People underprepared. Who is making sure the elderly are sought after? Where would Magnolia evacuate to?
- When are our comfort centres open and do people know about them? What happens with our pets? And why don't we have the Sportsplex set up as a large-scale comfort/disaster centre?
- East Hants should build an extra pump house to make it easier to get water for wells
- The wells in Budland Acres have no water. One resident is paying \$365 a month for water during the dry months
- Water concerns for new and future development. Folks said that area is not good for drilled wells
- There are water issues on Renfrew Road as well

- Flooding issues at the bottom of Wilson Road. Currently, the resident is maintaining the Municipal culvert to prevent their house from flooding
- There is flooding on Lacy Anne during the winter
- More trees / community beautification to add pride, property value, and shade



02

Visual Preference Survey

A visual preference survey is a tool used to gauge public opinion on community design by asking participants to rate images of streetscapes, architecture, landscaping, and land-use scenarios. It allows participants to visualize community design elements and to consider how they may appear in their community.

A visual preference survey is just one of the many tools used to help East staff and Council understand how the public would like the community to develop.

Results

There were 262 responses to the Visual Preference Survey. Question 1 related to the style of apartment building respondents preferred. Of the four choices, 57% of respondents selected the compact apartment building design. The desire for a compact and traditional design was also expressed during the Enfield Visioning Meeting, when residents indicated that they preferred the design of the small brick apartment buildings located on Highway 2, Elmsdale.

Although respondents prefer the compact traditional design, many developers prefer a larger apartment building because a larger building is easier to finance and construct. Trying to strike a balance between the desires of the community and the needs of the



Eight Unit Brick Traditional Apartment Building

development community can be challenging.



Four Storey Mixed Use Building

Residents at the Visioning Meetings in Maitland and Milford indicated that they prefer the design of the new four storey apartment building constructed on Highway 214. A balance may be to permit a larger apartment building but require traditional design, instead of the more modern designs that are currently being constructed in Enfield.

Question 2 asks respondents to identify the scale of building they prefer. About 77% of respondents preferred a building that is shorter and bulkier compared to the 23% of

respondents who prefer a taller and narrower structure.

Results

As staff heard at the visioning meetings, East Hants residents prefer not to have taller buildings, as it takes away from the rural feel of the community.

An overwhelming 93% of respondents feel that apartment buildings should have a common amenity space available for residents. The type of amenity space was more evenly distributed, with 61% of respondents indicating that the common outdoor amenity space should be a well-designed and landscaped area.

East Hants regulations were updated in 2023 to require that common outdoor amenity space to be better designed, including areas for sitting, shade, and sunshine. The spaces also have to be accessible and require walking paths to access the amenity areas. A landscape plan now has to be submitted to the Developer Officer as part of the site plan approval submission.

Rooftop common amenity space was selected by 43% of the respondents. East Hants regulations allow for rooftop common amenity space, although this option has not been used by a developer to date.

Question 4 asked respondents to select a picture of a street where they would prefer to walk. The majority of respondents, 77% percent, preferred the image of the concrete sidewalk with trees and benches. During the visioning sessions, the walking environment was also commented on by several residents. In the Corridor, residents feel that the quality of the built environment is poor. Highway 2 is not attractive for walking and the asphalt sidewalk is not even. Residents outside of the Corridor indicated that they would like to have sidewalks in their community or at least a road shoulder that is wide enough to walk along.

Evidence suggests that the built environment is important for supporting walking. Overall walkability, land use and proximity to destinations appear to be important in encouraging walking among Canadians. The built environment matters when considering future community improvements in East Hants (*Evidence synthesis – A systematized literature review on the associations between neighbourhood built characteristics and walking among Canadian adults*).

Questions 6 and 7 deal with townhouse development. Prior to 2016, there were limited townhouse developments in the Municipality. Since 2016, there have been a number of townhouse developments constructed in the community. These developments vary in the style of townhouse chosen.

In question 6, respondents were asked to identify the style of townhouse development that

Results

they preferred. Results show that 52% of respondents prefer stacked townhouses, 42% prefer on-street townhouses, and only 18% prefer cluster townhouse developments. All of these styles have been built in the Municipality.

Since stacked and on-street townhouse developments are preferred, townhouse regulations can be amended to encourage more of the preferred development style and less cluster townhouse developments.

Question 7 asked respondents to select the built townhouse form that they prefer. There are two options: a modern townhouse design and a traditional townhouse design. Respondents prefer the traditional townhouse-built form at 59% compared to the modern built form at 41%. Developers in East Hants have constructed both building forms in the Corridor.

Parking has been a topic of discussion for residents living in the Corridor. Question 8 asks residents to identify how parking should be allocated in denser neighbourhoods. It is clear by the results that survey respondents do not want to see driveways that take up the width of the front yard. Only 8% of responses indicated that the option to have a wide driveway and no green space was acceptable. Instead, respondents overwhelmingly selected, at 68%, the option to construct a driveway with a garage to park. A long skinny driveway with green space was selected by 24% of the respondents.

Although residents prefer not to have large and expansive driveways, and they prefer to have a driveway with a garage, it would be nearly impossible to implement regulations to require homeowners to use their garages for parking and not for storage or other uses.

One of the themes that came from all of the Visioning meetings is that residents want more park spaces and better-quality park spaces. Question 9 of the Visual Preference Survey further explores the type of parks residents would like to see in their communities. The question allowed for multiple answers, and wilderness parks were the style of park selected by the majority of residents with 75% of residents preferring this style of park. Comparatively, approximately 50% of respondents felt that both beach parks and garden parks should be developed, while only about 30% of respondents wanted a kids' park/playground or an urban park.

Access to nature is a theme that emerged both in the survey results and in the visioning sessions.

Question 10 relates to commercial development and the built form of the development. It is clear from the results that the strip mall style of commercial development is not preferred in East Hants, with only 4% of respondents selecting the option. Both village style shops at 70%

Results

and main street commercial shops at 60% were the two commercial styles preferred by respondents. Multiple responses were enabled for the question.

East Hants Economic and Business Development staff have been working with Planning staff to develop design principles that encourage both village style and main street style development in the Village Core (VC) Zones. Considering the significant interest in these built forms, regulations in the other commercial zones, such as the Regional Commercial (RC) Zone, could be amended to encourage these built forms in other areas of the Municipality.



Village Core Commercial Building

Stricter design standards may not be welcomed by the development community due to the potential of increasing the costs of a development. However, creating a built environment that attracts people and investment is just as important, if not more so, than allowing for only low-cost commercial development options.

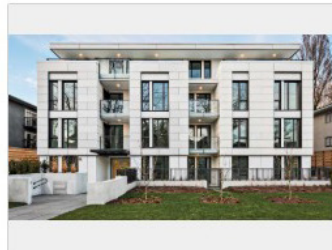
Question 11 relates to the parking lots that are usually required by large commercial developments. Respondents were asked to select the style of parking lot design that they preferred. About 80% of respondents chose parking areas with a mixture of rain gardens and asphalt. A definition of a rain garden was added to the questions so that respondents understood what a rain garden was. The results are not surprising considering the experience many residents have had with flooding. The aesthetics of a large parking area with a rain garden are also more pleasing and go with the residents' desires to have a better built environment.

Question 1

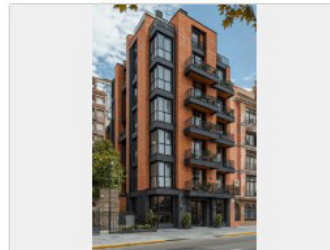
Select one or more photos of apartment building styles that you feel should be constructed in East Hants.



Contemporary Suburban Design



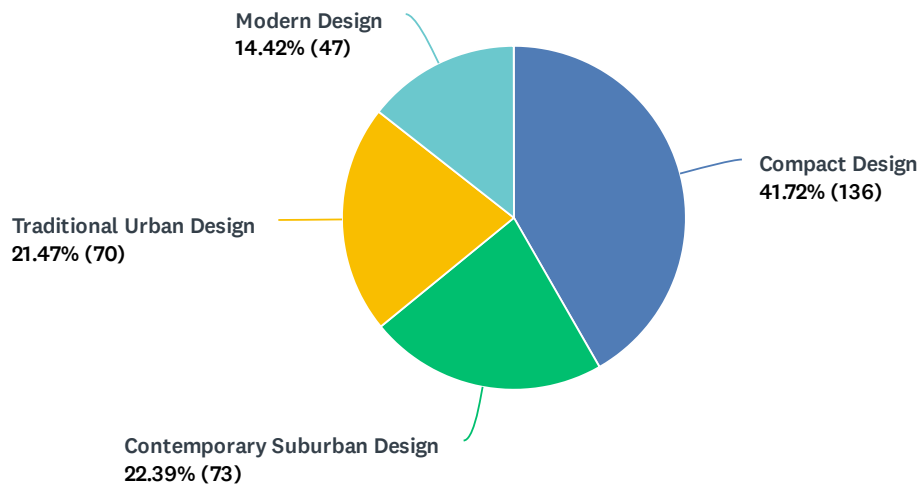
Compact Design



Traditional Urban Design



Modern Design

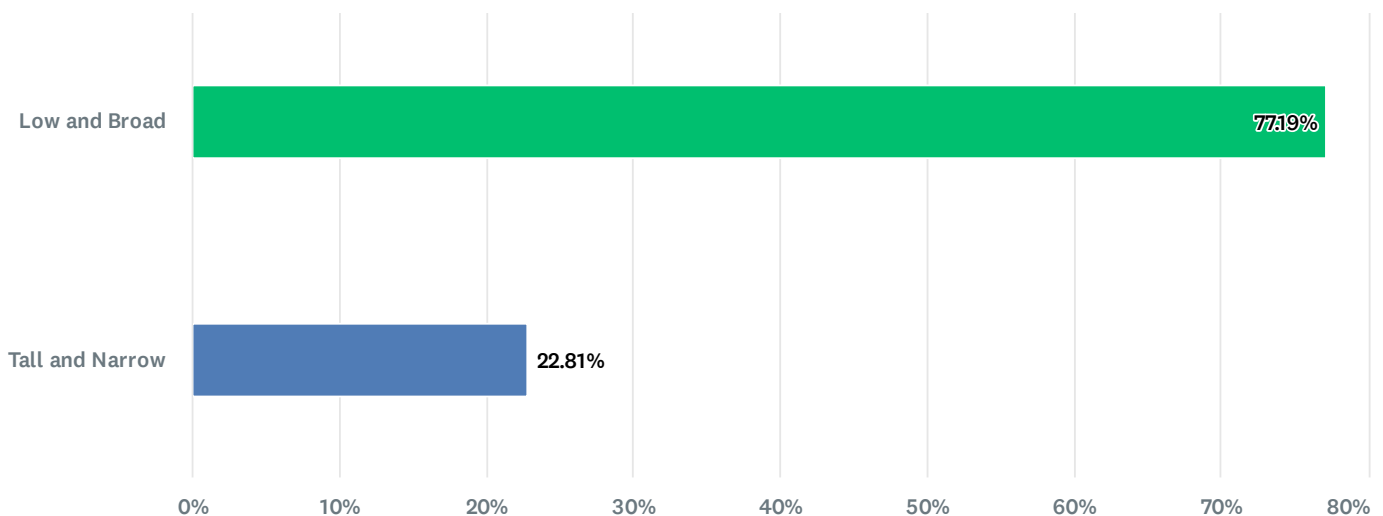
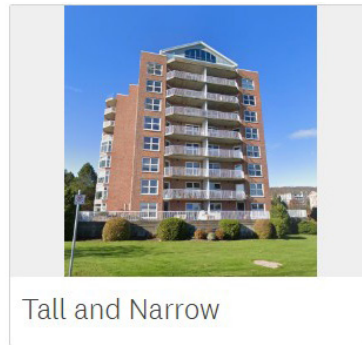
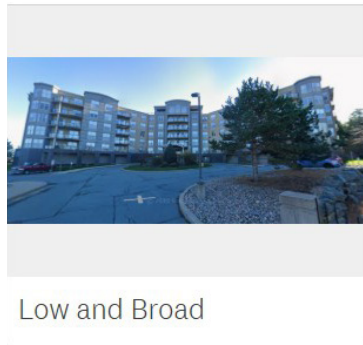


Answer Choices	Percentage	Responses
● Compact Design	57.38%	136
● Contemporary Suburban Design	30.80%	73
● Traditional Urban Design	29.54%	70
● Modern Design	19.83%	47
Total		326

Multiple responses were enabled.

Question 2

Do you prefer a low and broad apartment building or a tall and narrow apartment building?



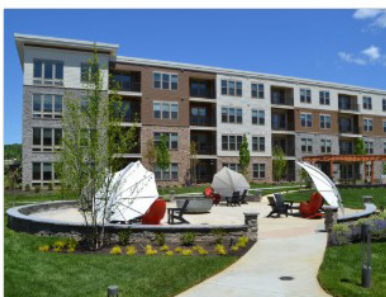
Answer Choices	Percentage	Responses
Low and Broad	77.19%	176
Tall and Narrow	22.81%	52
Total		228

Question 3&4

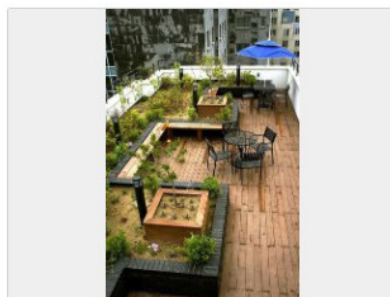
Please select the type of common amenity space that you feel is appropriate.



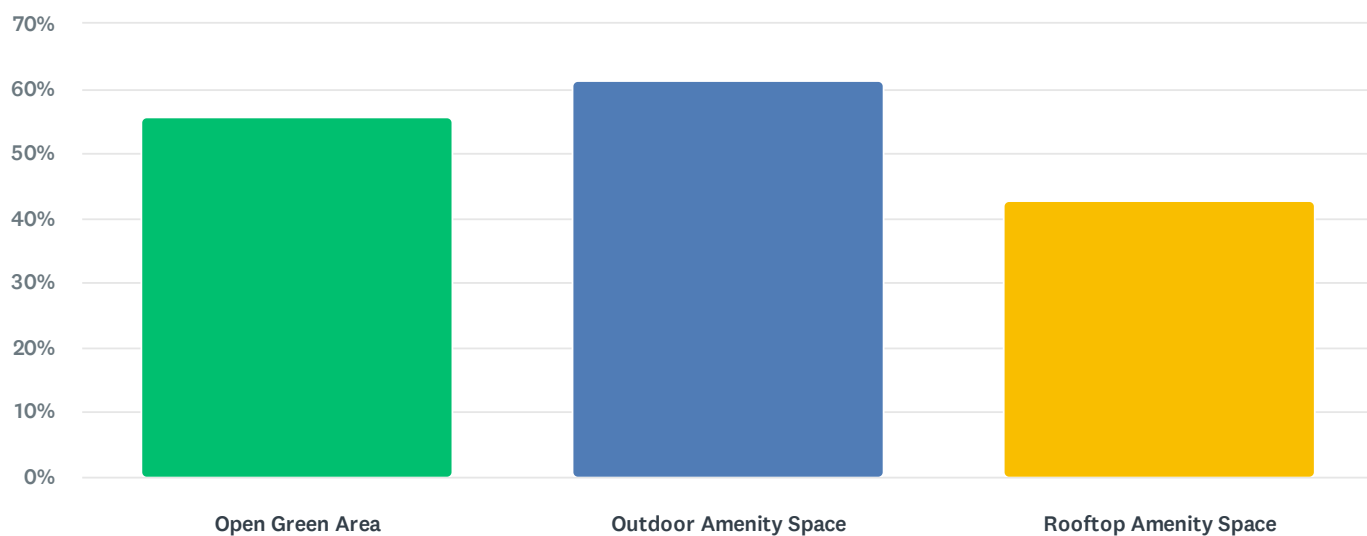
Open Green Area



Outdoor Amenity Space



Rooftop Amenity Space

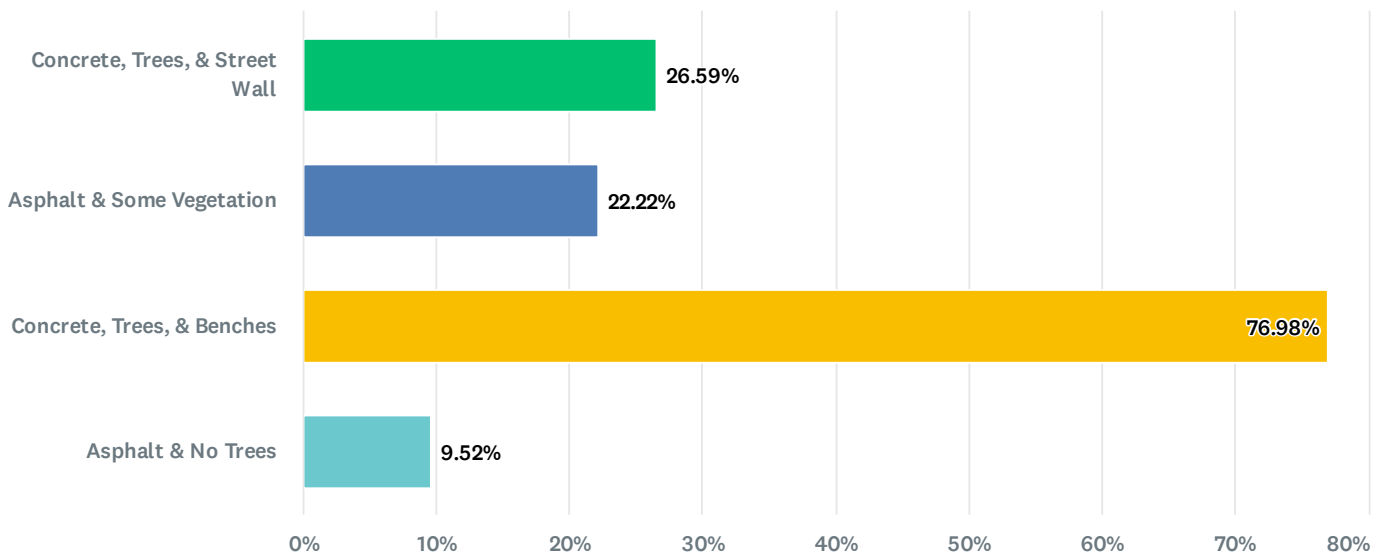
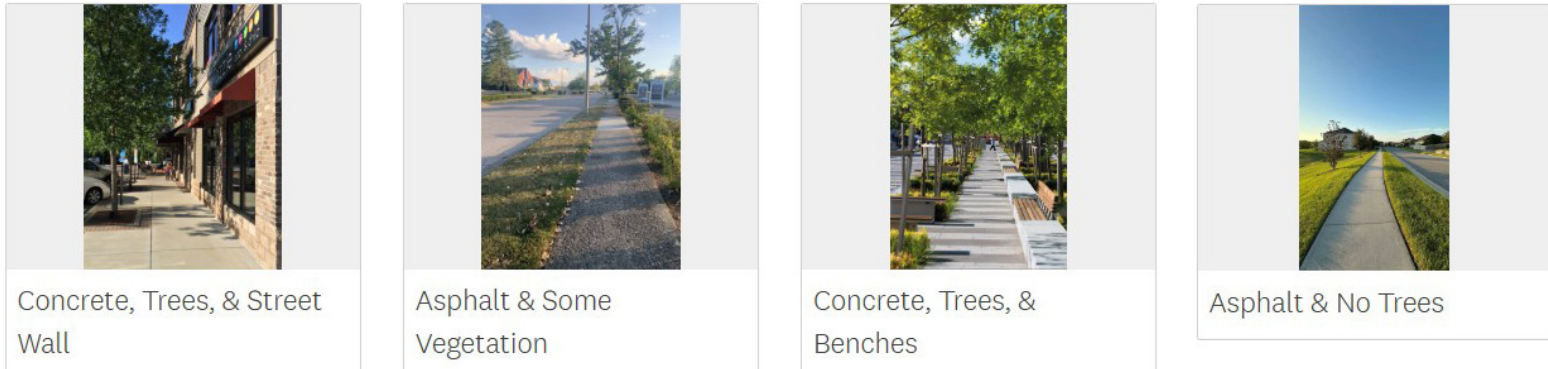


Answer Choices	Percentage	Responses
● Open Green Area	55.70%	132
● Outdoor Amenity Space	61.18%	145
● Rooftop Amenity Space	42.62%	101
Total		378

Multiple responses were enabled.

Question 5

Select the streets where you would prefer to walk.



Answer Choices	Percentage	Responses
Concrete, Trees, & Street Wall	26.59%	67
Asphalt & Some Vegetation	22.22%	56
Concrete, Trees, & Benches	76.98%	194
Asphalt & No Trees	9.52%	24

Multiple responses were enabled.

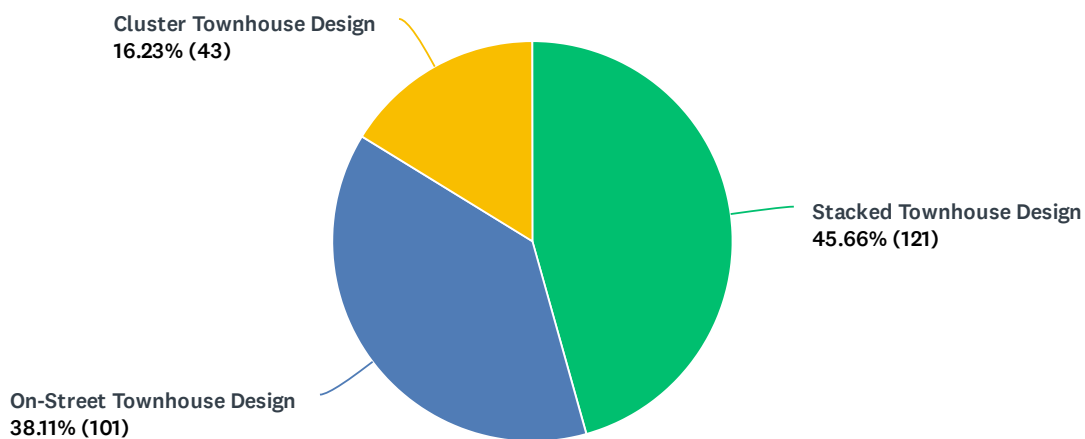
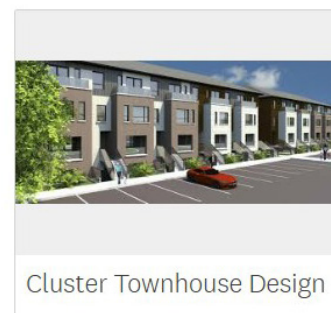
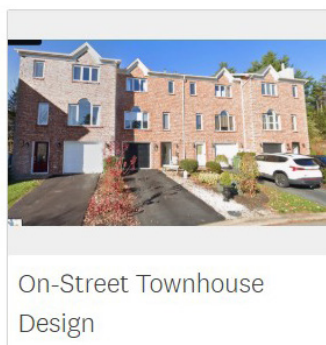
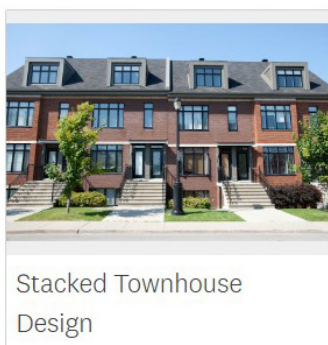
Question 6

Select the types of townhouse development you would like to live in.

Stacked Townhouse: means a building divided vertically and horizontally into 3 or more dwelling units and multiple townhouse dwelling units are situated on a single lot.

On-Street Townhouse: means a townhouse where each dwelling unit is located on a separate lot and has frontage on a public street.

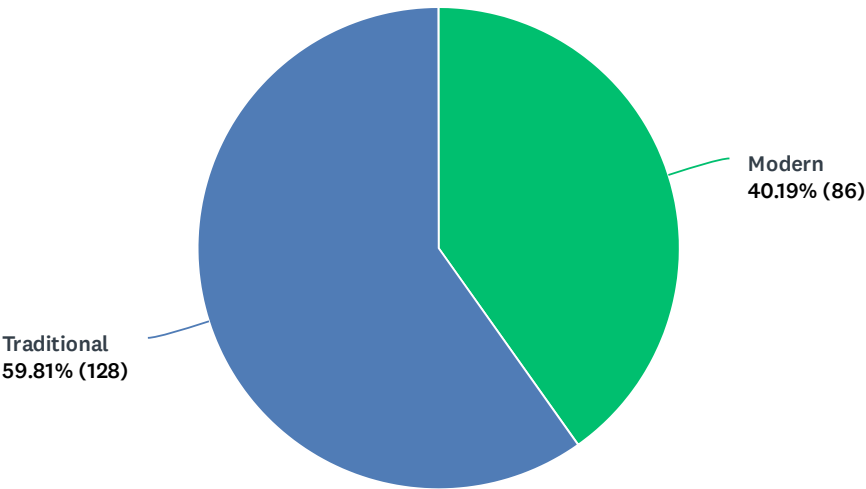
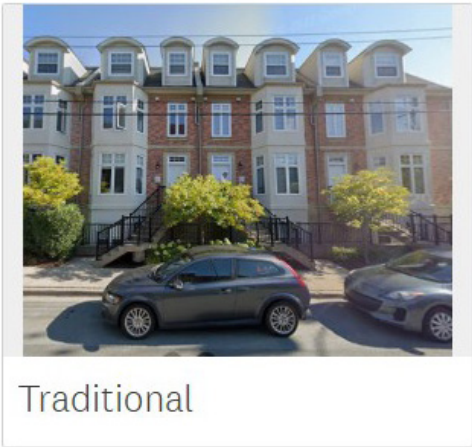
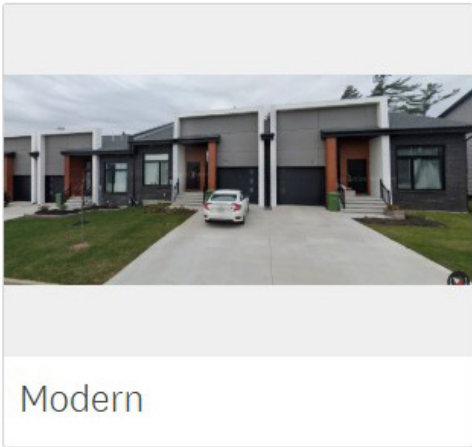
Cluster Townhouse: means a townhouse where the building may be located on a private driveway and multiple townhouse dwelling units are situated on a single lot.



Answer Choices	Percentage	Responses
Stacked Townhouse Design	51.93%	121
On-Street Townhouse Design	43.35%	101
Cluster Townhouse Design	18.45%	43
Total		265

Question 7

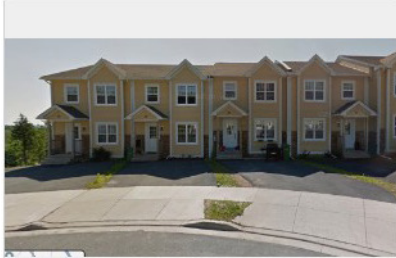
Select the townhouse design you prefer.



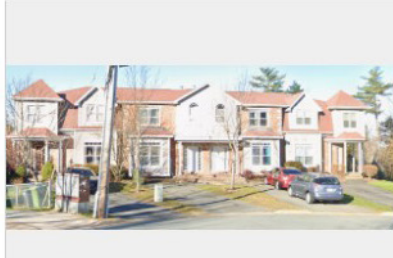
Answer Choices	Percentage	Responses
Modern	40.19%	86
Traditional	59.81%	128
Total		214

Question 8

How should parking be allocated for two cars?



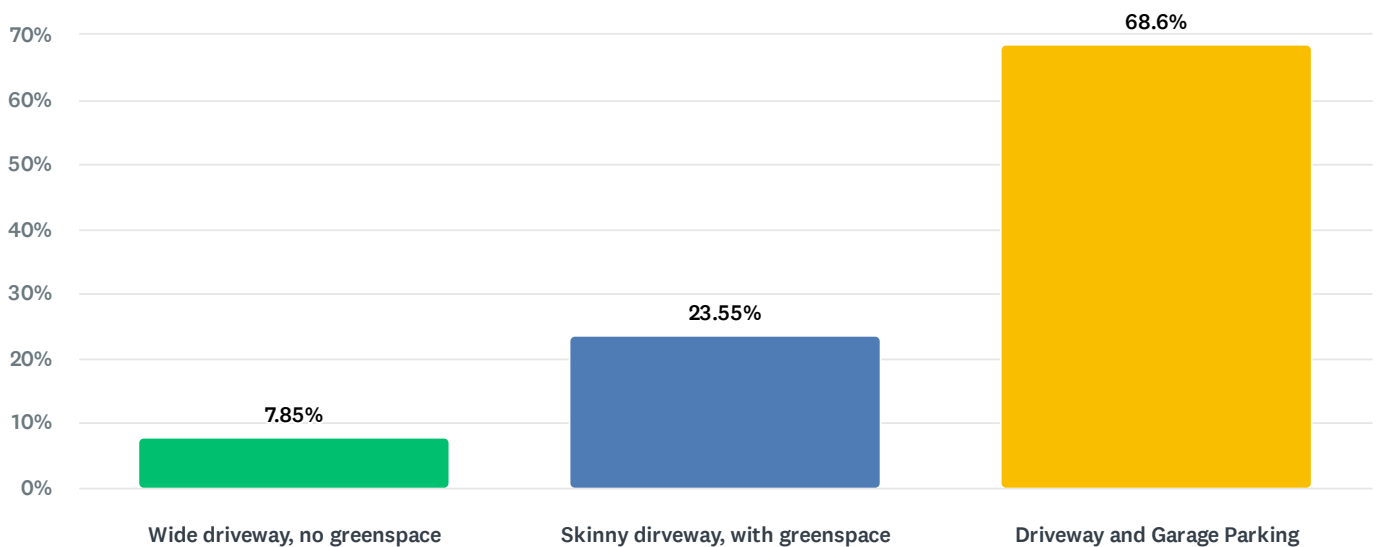
Wide driveway, no greenspace



Skinny driveway, with greenspace



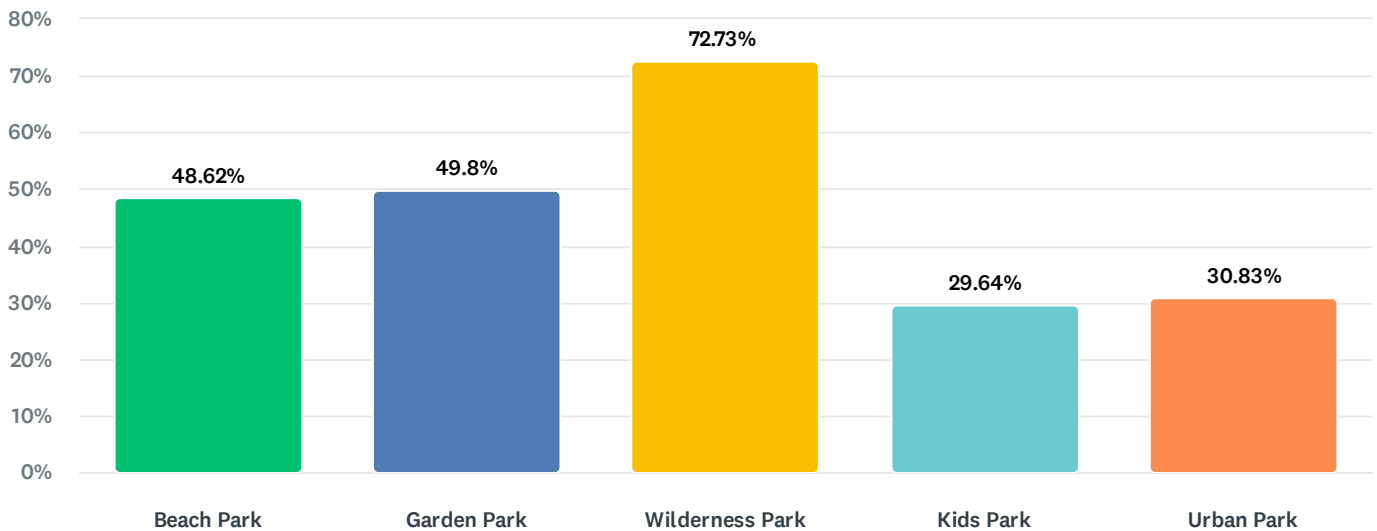
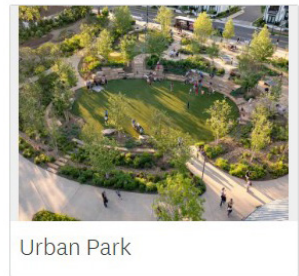
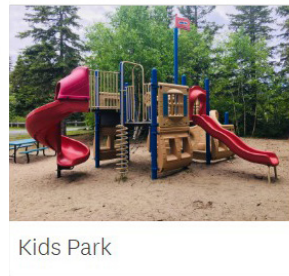
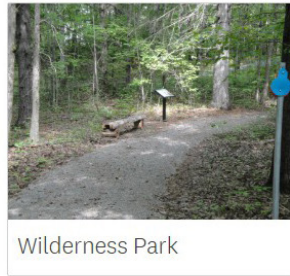
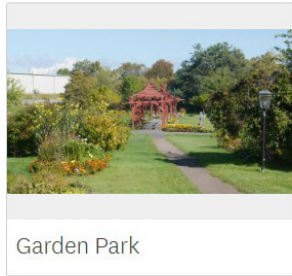
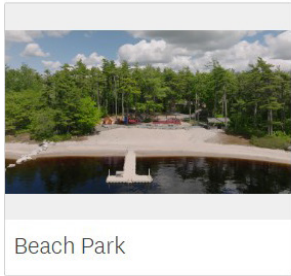
Driveway and Garage Parking



Answer Choices	Percentage	Responses
● Wide driveway, no greenspace	7.85%	19
● Skinny driveway, with greenspace	23.55%	57
● Driveway and Garage Parking	68.60%	166
Total		242

Question 9

Select the parks that you would like to visit most?

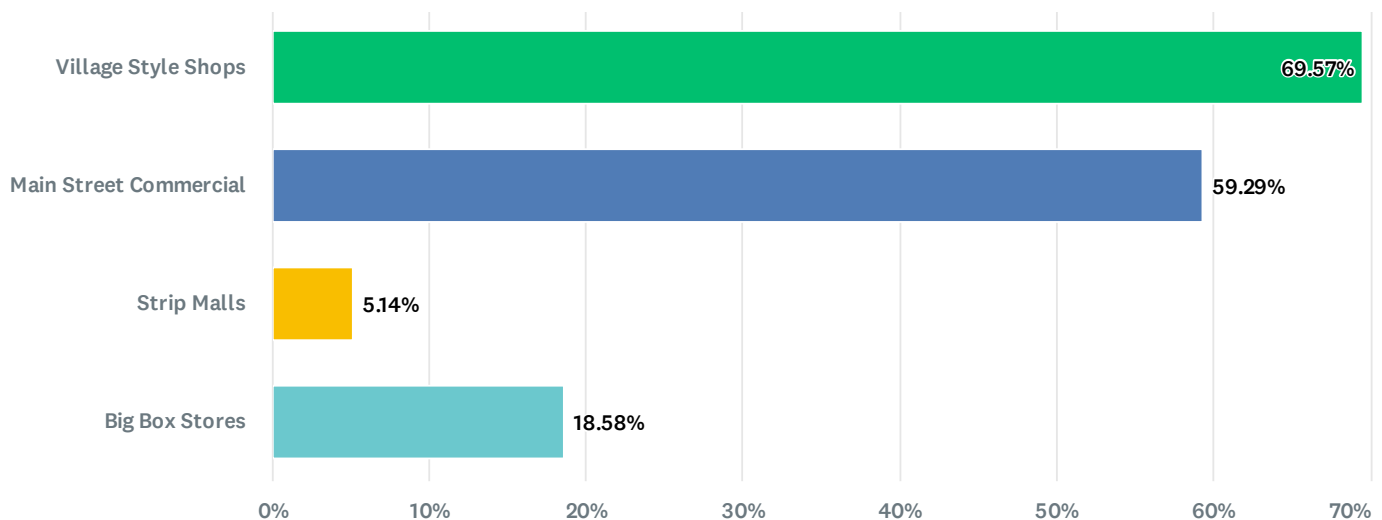
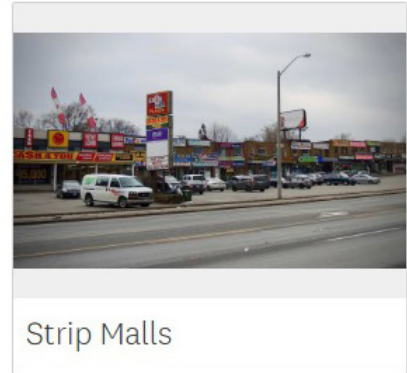
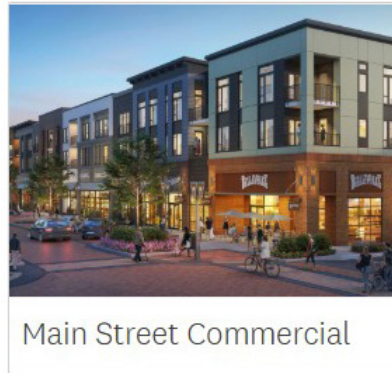
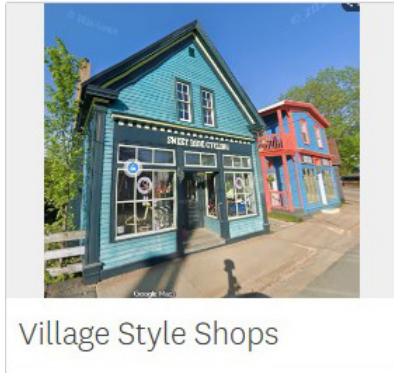


Answer Choices	Percentage	Responses
● Beach Park	48.62%	123
● Garden Park	49.80%	126
● Wilderness Park	72.73%	184
● Kids Park	29.64%	75
● Urban Park	30.83%	78
Total		586

Multiple responses were enabled.

Question 10

Select the types of commercial development you prefer.



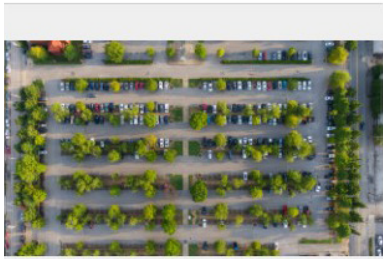
Answer Choices	Percentage	Responses
● Village Style Shops	69.57%	176
● Main Street Commercial	59.29%	150
● Strip Malls	5.14%	13
● Big Box Stores	18.58%	47
Total		386

Multiple responses were enabled.

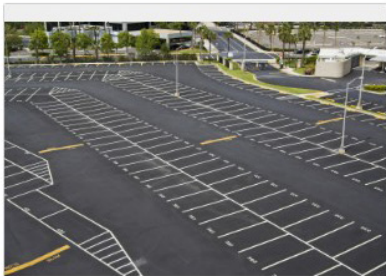
Question 11

Select each style of parking lot design that you prefer for East Hants.

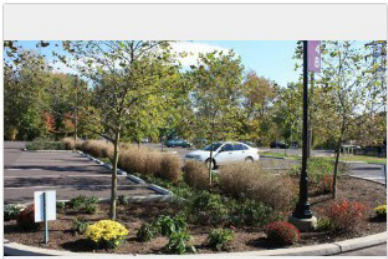
*Rain garden means a shallow, landscaped depression planted with native vegetation designed to capture, filter, and absorb stormwater runoff from impervious surfaces.



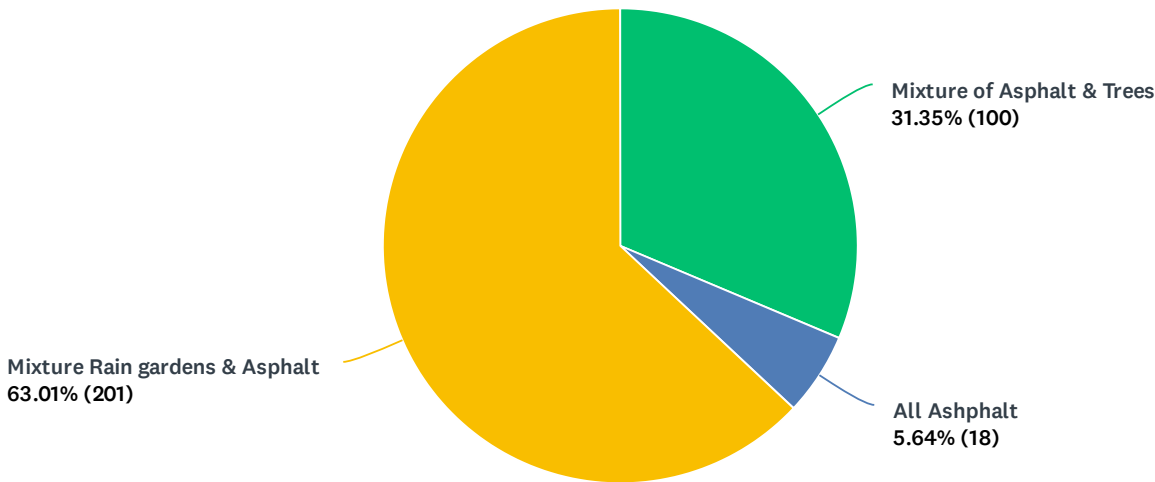
Mixture of Asphalt & Trees



All Asphalt



Mixture Rain gardens & Asphalt



Answer Choices	Percentage	Responses
Mixture of Asphalt & Trees	39.37%	100
All Asphalt	7.09%	18
Mixture Rain gardens & Asphalt	79.13%	201
Total		319

Multiple responses were enabled.

Question 12

Please provide any additional comments you have about apartment, townhouse, parking, and park design

KEY CONCERNS

●
Opposition to further apartment and townhouse development, with several respondents stating there is already too much growth and they want restrictions to future growth.

●
Protection of green space, trees, and natural features, several respondents requested landscaping, gardens, and open space to be incorporated into new developments.

●
Desire for community gathering spaces that encourage social interaction, similar to squares in Europe and also walking paths and networks.

●
More cohesive community planning, with comments indicating the design of the community needs to be cohesive and that the current development pattern looks slapped together.

●
Concerns about the survey process, including residents indicating there was no option to not select an apartment style and that it is too late to change the built environment.

●
Improved building design and aesthetics, including preferences for developments that blend into the community, several residents mentioned the small brick apartments in Elmsdale.

●
Preservation of rural identity, several concerns raised that the community is becoming too urban and that it is becoming Sackville. Respondents want to maintain rural feel.



03

Plan Review: Land Use Survey

An online Community Survey was available to East Hants residents from April 1 to June 8. The survey provided residents with an opportunity to share their knowledge, aspirations, and perspectives on the future growth and development of their community.

A total of 586 residents completed the survey. The results will help identify land-use priorities and assess the significance of land-use issues affecting the community.

Results Summary

There were 586 responses to the East Hants Plan Review Survey. The community that dominated the responses was Enfield with 34% of all responses. Age ranges for the survey varied, with respondents between 35 and 44 years of age accounting for nearly 24% of all responses.

Just over 67% of all respondents have lived in East Hants for more than 10 years, with only approximately 2% of respondents being in the community for less than 2 years.

Question 4 asked if respondents were happy living in East Hants, with over 83% indicating they were happy living here. Over 84% of respondents indicated that they had no plan to move to another municipality in the next 5 years.

Question 6 asked respondents to select what they enjoyed most about living in East Hants. The three top selected items were “The Community”, followed by “Proximity to Halifax” and “Proximity to the Airport”.

Although 84% of respondents enjoy living in East Hants, 44% of respondents would not recommend the municipality to a friend or family member. How respondents feel about the overall design and layout of the community was also low, with East Hants getting an average rating of 2.75 out of 5 stars.

Question 11 asked respondents to rate characteristics of East Hants. In general, the results were rather negative, the “availability and quality of affordable housing” having the most negative response, followed closely by “East Hants having well planned residential growth” and “East Hants having well designed neighbourhoods”. The two most positively rated characteristics were “East Hants having an appropriate mix of housing” and “East Hants having public space where they want to spend their time”.

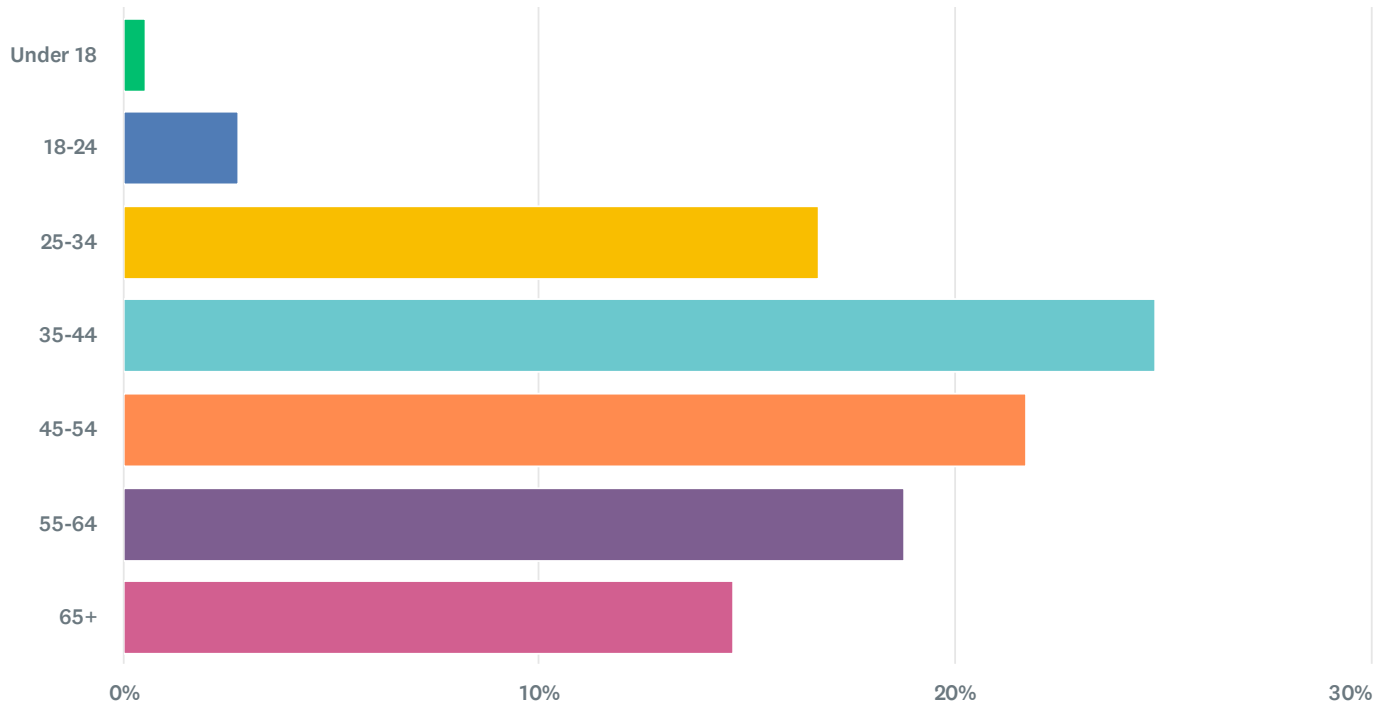
Respondents strongly agreed (52%) that single-unit and two-unit neighbourhoods should be protected from higher density housing.

Question 18 asked how residents should be involved in the land use planning process. Generally, every method of consultation was selected, including surveys, public meetings, information letters, and social media posts. Less than 1% of responses indicated that residents shouldn't be involved in the planning process.

Question 21, the final question, asked respondents if the protection of agricultural land is important. An overwhelming 95% of responses indicated that agricultural land is important and should be protected.

Question 2

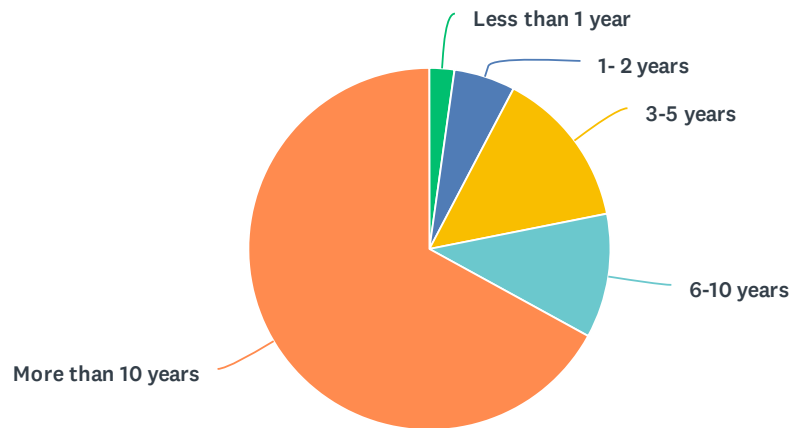
How old are you?



Answer Choices	Percentage	Responses
● Under 18	0.52%	3
● 18-24	2.76%	16
● 25-34	16.72%	97
● 35-44	24.83%	144
● 45-54	21.72%	126
● 55-64	18.79%	109
● 65+	14.66%	85
Total		580

Question 3

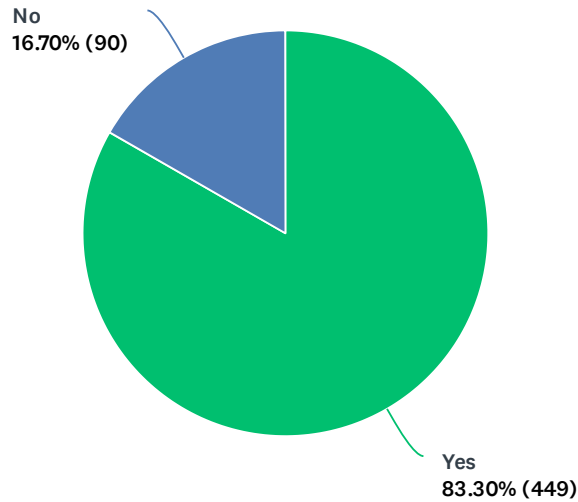
How long have you lived in your community?



Answer Choices	Percentage	Responses
● Less than 1 year	2.22%	13
● 1- 2 years	5.47%	32
● 3-5 years	14.19%	83
● 6-10 years	11.11%	65
● More than 10 years	67.01%	392
Total		585

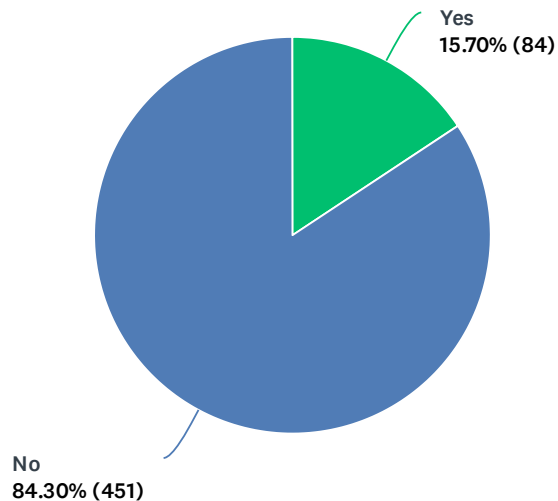
Question 4

Are you happy living in East Hants?



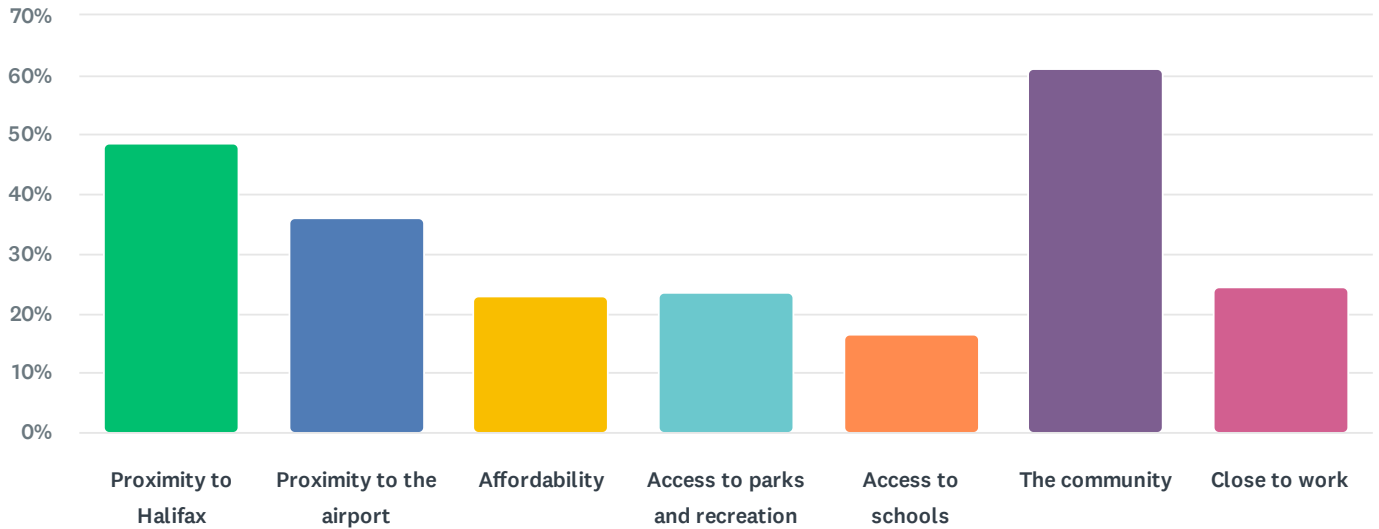
Question 5

Do you plan to move from East Hants to another Municipality in the next 5 years?



Question 6

What do you enjoy most about living in East Hants?

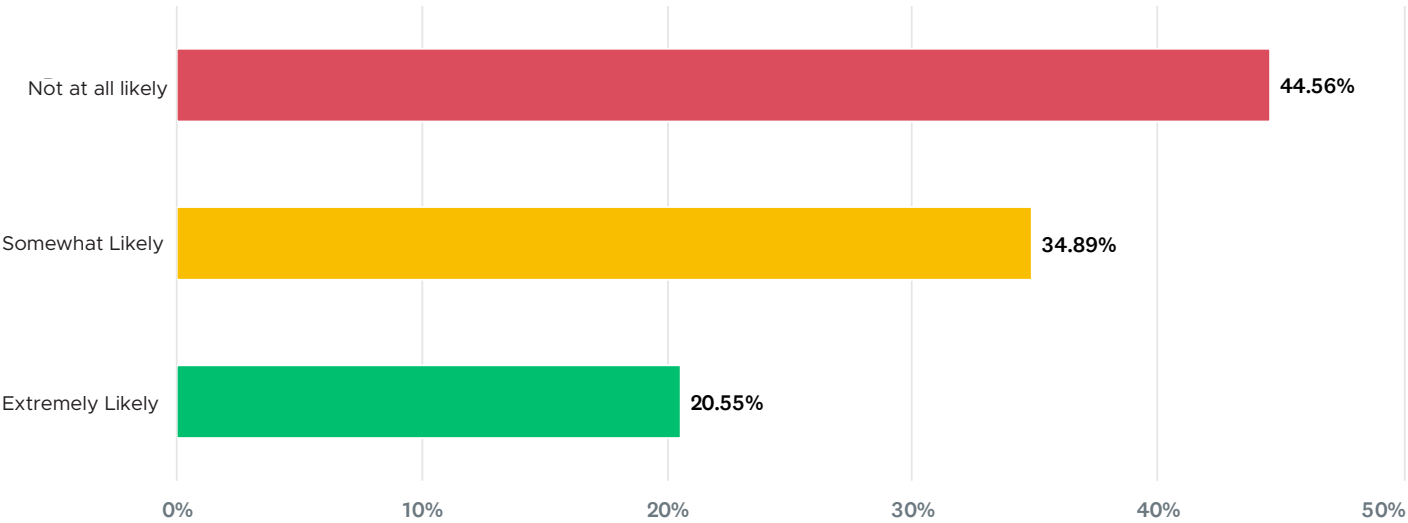


Answer Choices	Percentage	Responses
● Proximity to Halifax	48.54%	249
● Proximity to the airport	36.06%	185
● Affordability	22.81%	117
● Access to parks and recreation	23.59%	121
● Access to schools	16.37%	84
● The community	61.21%	314
● Close to work	24.37%	125
Total		1195

Multiple responses were enabled.

Question 7

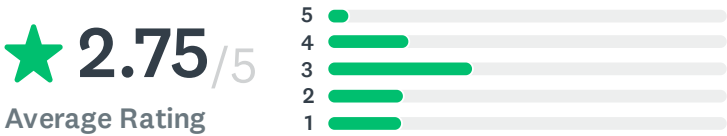
How likely is it that you would recommend East Hants to a friend or family member?



Answer Choices	Percentage	Responses
Not at all likely	44.56%	258
Somewhat Likely	34.89%	202
Extremely Likely	20.55%	119
Total		579

Question 8

Please rate the overall design or layout of your community (homes, buildings, streets, parks, etc.).



Rating	Percentage	Responses
1 / 5	18.53%	106
2 / 5	19.23%	110
3 / 5	36.36%	208
4 / 5	20.63%	118
5 / 5	5.24%	30
Average 2.75		572

Question 9

How do you feel about the overall vibrancy of your community, including shopping and service areas?

FEEDBACK

- Would like to have a better balance of residential and retail.
- Do more to encourage small independent businesses.
- I believe there are ample services available within the close villages of the Municipality, but the sense of community has changed since it has grown so much so quickly.
- There is a lack of shops and services in Shubie, the street scape looks a little sad.
- I wouldn't describe it as vibrant. Currently most services are crammed into a small commercial district in Elmsdale.
- It's okay. There's a genuine effort from people to contribute to the community and make it welcoming which is nice. I feel like most of rural Nova Scotia is missing decent transit options though that would make community connections so much better. I know we lack the thriving metropolitan centre to have a subway line but considering the options certain other countries implement with rural transit options is very hopeful.
- Too car dependent and sprawling. Need more density and actual livable communities.
- I would love to see the shopping, commercial, and residential areas more intertwined. More mixed use developments, increased walkability, and AT infrastructure!
- I would love sidewalks above all else all over white estates. I also wish there were more shopping options as well as recreation options in the area.
- Moved to Enfield because of its natural, laid-back character but has since noticed increased development, traffic, and speeding, along with declines in frogs, insects, and bird populations. Concerned about the loss of wildlife habitat, emphasizing that the area's natural environment and long-standing wildlife residents are what make the community special.
- We need services that's actually improve people lives-not just shops and food. Gyms, sports facilities, dentist, daycares, family resources etc.
- The traffic on the main roads is so bad it makes business unaccessible during traffic time-unless your not crossing traffic coming in or out.
- The growth just outside the town of

Mount Uniacke is significant. The town needs to grow with amenities to match that growth.

- Poor, we don't have much in East Uniacke.
- Great, and we love that the area is growing and there is more activity around.
- It's a very quite and welcoming community. Just the way I prefer my neighborhood to be. I just wish there was a mosque nearby. As a Muslim, the nearest prayer area for me and my family is at least 35-40 minutes drive either in Bedford or in Dartmouth. I would really appreciate having a mosque nearby and I'm even open to taking care of it. My idea is to build it as a mosque, a community/recreation area and a disaster management shelter. This way it will be most useful for the community members who are not Muslims as well.
- Mount Uniacke needs Grocery Store and recreation facilities. Rink and pool too far away to use in East Hants. Long drive for groceries and hardware.
- The shopping areas are spread out and do not provide a sense of a community gathering place. Without sidewalks driving seems to be the only option to

get around.

- I wish there was more on the Noel Shore (Maitland-Burntcoat) area to attract more tourism. More places to stay. More shops. I also would love to see the Municipality make the owners of the old buildings in Maitland to clean them up. So much run down junk and little pride of ownership.
- It's slowly growing but would be nice to see small business, not plazas but intentional buildings made to suite the area and community plus support small businesses.
- I enjoy that the power poles have wreaths and flowers.
- No more pizza joints (mentioned 42 times by different respondents).
- Lacks character. Area looks terrible between the lights in Elmsdale and Sobeys mall.
- Pretty good, I like the style of The Mill Cove Pub in Lantz.
- Ugly town. Soon to be another sack vegas.
- It is disheartening to compare the vibrant history of our shoreline to its current state of decline.
- It is decent. Would love more!

Question 10

Are you comfortable walking in East Hants? What improvements could be made to improve your walking experience?

Survey responses revealed a mixed experience for walking in East Hants. While many residents indicated they are comfortable walking in their community, they identified several opportunities for improvement. The most common suggestions included expanding the sidewalk network, improving the condition of existing sidewalks, adding more marked and flashing crosswalks, and creating additional nature-based trails and green spaces.

A significant number of respondents reported feeling unsafe while walking. Concerns centered on high traffic speeds, aggressive driver behaviour, heavy truck traffic, missing sidewalks and crosswalks, poor sidewalk and shoulder conditions, inadequate winter maintenance, and limited lighting. Residents also raised concerns about safety for children, seniors and people with mobility challenges. Additional themes included environmental quality issues such as litter, lack of shade, traffic noise, roaming dogs, and lack of destinations within walking distance. Respondents also expressed interest in amenities such as benches, walking tracks, and enhanced recreational walking opportunities.

MAIN THEMES

- Sidewalk expansion and connectivity
- Pedestrian safety
- Infrastructure maintenance
- Trails, Parks, and walking amenities away from busy roads
- Walkability and community environment (limited destinations within walking distance reduce both the enjoyment and practicality of walking)

FEEDBACK

- 121 respondents indicated “Yes” they are comfortable walking in East Hants.
- The most common suggestion among “yes” respondents was the need for more sidewalks (14 responses), particularly in subdivisions and on specific residential streets that currently lack them. Key issues discussed in these responses were the lack of sidewalks in older areas, the need for sidewalks to connect to the shopping centre,

and safety concerns for children in subdivisions

- 13 respondents who are comfortable walking noted that the condition of existing sidewalks are poor and uneven. These respondents indicated they have a preference for concrete paths as the existing asphalt paths have potholes, crumbling edges, and are uneven making it difficult for strollers and seniors to use.
- 12 respondents who are comfortable walking requested there be more marked and flashing crosswalks, especially along the Highway 2. Pedestrians have to wait a long time before it is safe to cross and residents would like to see safe crossings near schools
- 11 responses expressed a desire for more nature-based walking trails and green spaces away from main roads. Trails that respondents enjoy include nine mile river, riverside walking path, and the trail systems between subdivisions.
- 8 responses mentioned driver behaviour as a concern for their safety while walking
- 15 respondents feel safe and either stated the infrastructure is “good as

it” or simply reiterated their comfort without offering specific suggestions for improvement

- 143 respondents explicitly said “no” or strongly implied that they do not feel safe walking in East Hants. This total includes roughly 92 direct “no” answers and the other 51 respondents who used language such as “taking your life in your hands” or “dangerous” to describe their experience
- Those who do not feel safe walking in East Hants attributed it to traffic, driver behaviour, infrastructure gaps, poor maintenance, concerns for vulnerable demographics, nighttime safety, and perceived increase in crime
- High Speeds: Respondents frequently cited drivers exceeding limits in residential areas and school zones.
- Extreme Risk: Several residents used intense language to describe traffic, calling Highway 1 a “death trap” and stating that walking along Highway 2 feels like “risking your life”.
- Conflict with Large Vehicles: Heavy truck traffic, including logging and water delivery trucks, is seen as a major threat on narrow roads like East Uniacke Road and Old Enfield Road.
- Missing Sidewalks: Many reported that

their entire communities or subdivisions (such as White Estates and Elmwood) completely lack sidewalks, forcing them to walk on road shoulders.

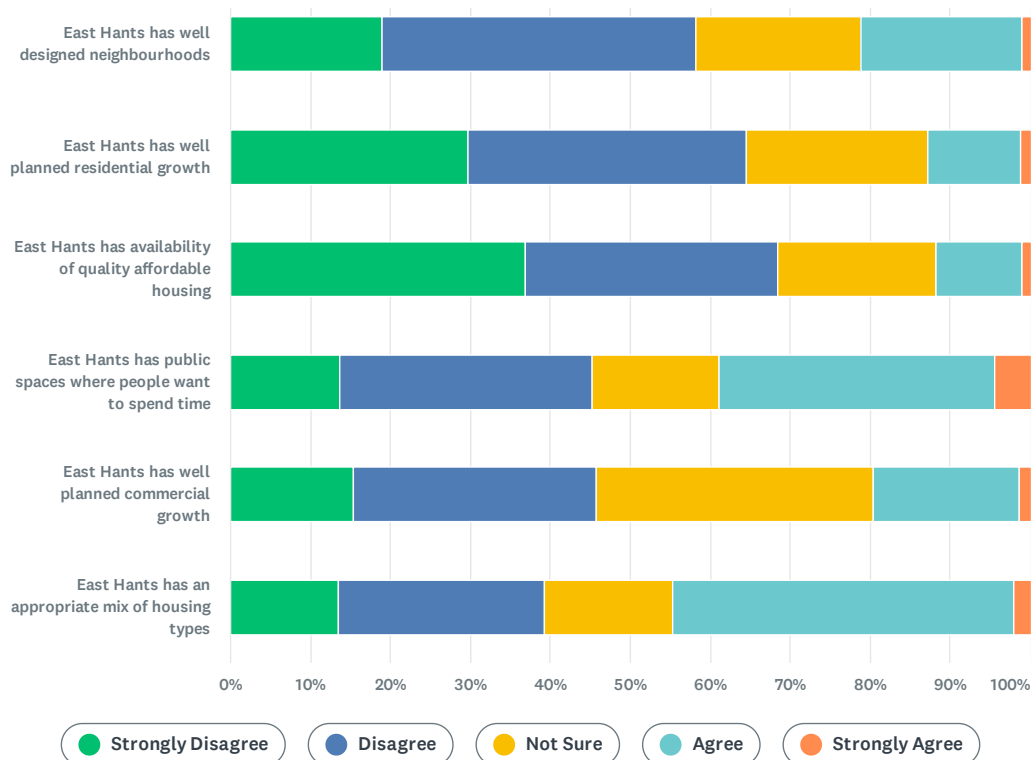
- **Lack of Crosswalks:** Crossing main roads like Highway 2 and Highway 214 is described as nearly impossible or “treacherous,” with several noting a lack of crosswalks near businesses and schools.
- **Shoulder Conditions:** In rural areas, narrow or crumbling shoulders and deep ditches leave no safe “buffer” between people and cars.
- **Physical Deterioration:** Sidewalks are described as “horrendous,” “beat up,” and full of potholes.
- **Winter Maintenance:** Careless winter plowing is cited for narrowing road shoulders and making walking “treacherous” for those whose children walk to school.
- **Environmental Obstacles:** Flooding, tall grass that hides ticks, and horse manure on shoulders were also listed as deterrents to safe walking.
- **Children and Students:** Parents expressed fear for children walking to school without sidewalks or busing, particularly in the dark during winter.
- **Seniors and Strollers:** Uneven asphalt

and high curbs make walking dangerous for those with mobility aids, seniors, and parents with strollers.

- **Nighttime Safety:** A lack of streetlights makes evening walking “challenging” and “intimidating”.
- **Rising Crime:** Some respondents noted they no longer walk at night due to perceived increases in crime, including vehicle break-ins and roaming dogs
- A portion of respondent provided neutral feedback or did not indicate that the question was not applicable.

Question 11

Please rate the following characteristics as they relate to East Hants as a whole:



	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree	Total
East Hants has well designed neighbourhoods	19.00% 95	39.20% 196	20.60% 103	20.20% 101	1.00% 5	500
East Hants has well planned residential growth	29.66% 148	34.87% 174	22.65% 113	11.62% 58	1.20% 6	499
East Hants has availability of quality affordable housing	36.91% 203	31.45% 173	19.82% 109	10.73% 59	1.09% 6	550
East Hants has public spaces where people want to spend time	13.73% 71	31.53% 163	15.86% 82	34.43% 178	4.45% 23	517
East Hants has well planned commercial growth	15.38% 76	30.36% 150	34.62% 171	18.22% 90	1.42% 7	494
East Hants has an appropriate mix of housing types	13.47% 68	25.74% 130	16.04% 81	42.77% 216	1.98% 10	505
						3065

Multiple responses were enabled.

Question 12

When you think about your neighbourhood, what is the one thing you would do to make your community better?

The survey reveals a strong consensus that infrastructure maintenance and growth management are the most pressing issues for neighbourhood improvement. A significant number of residents expressed frustration with the current state of roads, citing persistent potholes, a lack of paving on gravel streets, and inadequate drainage in ditches. Simultaneously, many respondents called for a halt or slowdown in apartment and townhouse construction to preserve the area's rural character and ensure essential services, such as water supply and schools, can support the growing population.

Beyond these foundational concerns, residents prioritize safety, connectivity, and expanded community facilities. There is a high demand for pedestrian-friendly infrastructure; including, sidewalks, multi-use trails, and traffic calming measures like speed bumps and new traffic signals at busy intersections. Additionally, the community is vocal about the need for more diverse recreational opportunities such as a combined community centre facility with a curling rink and gym alongside better access to local family doctors and a wider variety of commercial services to reduce the need to travel to the city.

1. Infrastructure Maintenance & Upgrades

This is the most significant category, focusing on the physical state of the community's foundation.

- Fixing potholes, paving gravel or dirt roads, cleaning ditches to prevent flooding, and upgrading water/sewer systems to handle growth.
- Paving specific roads like Monte Vista Road or Thomas Street and addressing the "disgraceful" state of existing pavement.

2. Growth Control & Development Planning

A high volume of respondents expressed frustration with recent residential development, particularly the rise of high-density housing.

- Stopping or slowing the construction of apartment buildings, condos, and townhouses; protecting the "rural feel"; and ensuring infrastructure (schools, water, roads) is upgraded before new residents arrive.
- Preventing "cookie-cutter" homes and maintaining tree-lined lots.

3. Pedestrian & Cyclist Connectivity

Residents frequently cited the lack of safe ways to move through the community without a vehicle.

-
- The need for sidewalks (especially in older subdivisions), crosswalks for school children, bike lanes, and multi-use trails connecting different areas like Lantz to Enfield.
 - Moving drainage underground to create space for sidewalks (residents suggested “filling in ditches”, it’s assumed this is what they meant) and adding streetlights for nighttime safety.

4. Recreation, Parks & Community Facilities

There is a strong desire for more spaces dedicated to leisure and youth engagement.

- Building a dedicated community center (not just a hockey rink), adding gyms, indoor/outdoor fitness spaces, playgrounds, and dog parks.
- Many residents specifically requested a curling rink and facilities for sports like basketball, pickleball, and volleyball.

5. Traffic Control & Safety

Concerns about road safety were prevalent as the population increases.

- Implementing speed-calming measures (speed bumps/humps), lowering speed limits, and installing traffic lights at dangerous intersections—most notably at White Road.
- Better enforcement of speed limits and parking bylaws.

6. Commercial Services & Healthcare Access

- Residents want more essential services closer to home to avoid traveling to the city.
- Attracting more family doctors and clinics, adding grocery stores, clothing retailers (like Giant Tiger or Walmart), and diverse dining options like pubs or sit-down cafes.
- A local farmers market and more small-business support.

7. Affordability

Concerns about the rising cost of living in the area were highlighted by several respondents.

- The need for truly affordable housing (not just “luxury” apartments), lower property taxes, and more affordable recreation programs for families.
- Want Entry-level homes under \$500k and affordable rental properties.

8. Community Pride, Environment & Social Connection

A smaller group of answers focused on the community’s appearance and social fabric.

- Cleaning up litter and derelict properties, organizing community events, protecting wetlands/lakes from development runoff, and preserving heritage.

Question 13

What do you like about your neighbourhood?

The majority of responses to Question 13 reflected residents' intrinsic values rather than aspects of the built environment. The most frequently cited response was an appreciation for the quiet and peaceful nature of their neighbourhood.

NEIGHBOURHOOD LIKES

●
Quiet and peaceful, over 100 respondents stated that they enjoyed the quiet and peacefulness of their neighbourhood.

●
Sense of Community, over 50 respondents indicated that they like the sense of community in their neighbourhood.

●
Rural, country feel, several respondents indicated that they like the rural charm of their neighbourhood and enjoyed the country feel.

●
Natural Environment, several respondents indicated that they like their proximity to nature.

●
Friendly neighbours/ community, several respondents that they had friendly neighbours and that their overall community was friendly.

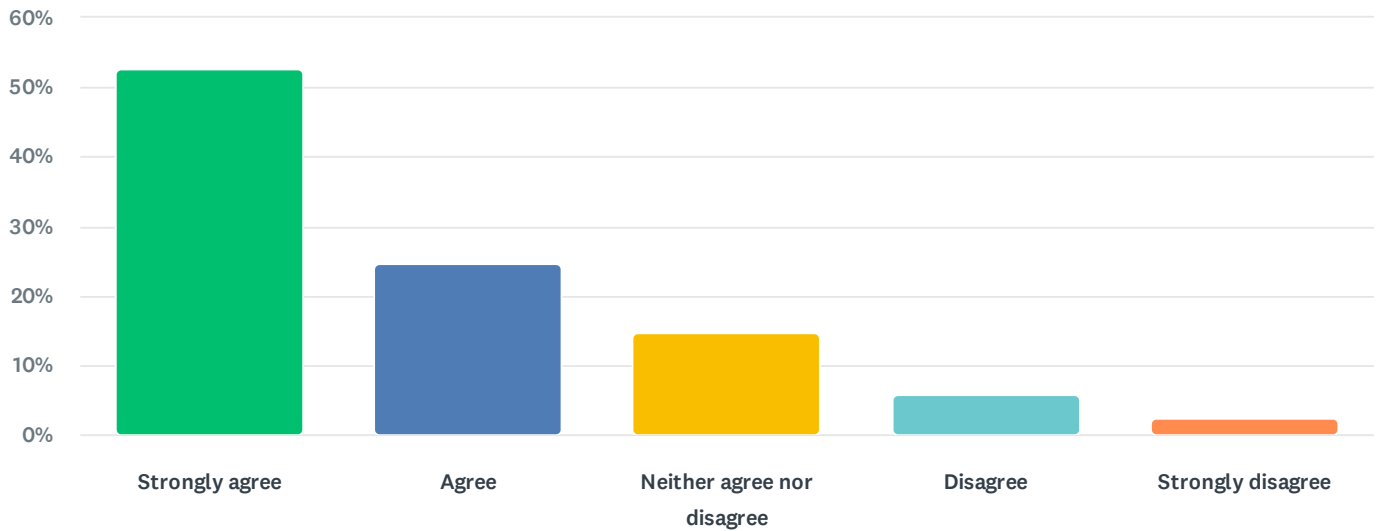
●
Access to lakes and rivers, a small number of respondents indicated that they liked living on a lake or river or having access to a lake or river.

●
Small town feel, some respondents like the small town feel, where most amenities are a short drive away and live close to all the amenities they need.

●
Nothing, there is a small handful of respondents who indicated that they did not like anything about their neighbourhood.

Question 14

Do you feel single-unit dwelling and two-unit dwelling neighbourhoods should be protected from higher-density housing (e.g. townhouses and apartments)?



Answer Choices	Percentage	Responses
Strongly agree	52.77%	305
Agree	24.57%	142
Neither agree nor disagree	14.71%	85
Disagree	5.71%	33
Strongly disagree	2.25%	13
Total		578

Question 15

Are there any specific areas of East Hants where you think certain types of land uses should be focused or restricted? For example, where should apartment buildings, townhouses and commercial development be located?

A total of 488 people responded to this question. Many of the respondents did not respond specifically to the question posed but raised general concerns with development in the municipality.

Many respondents expressed concern over the rapid growth of multi-unit apartment buildings, often suggesting they be set back from main highways to preserve the area's rural aesthetic. Themes include the protection of agricultural land and wetlands, alongside a vocal demand for improved infrastructure to support the increasing population. While some residents advocate for mixed-use zoning to enhance walkability, others believe high-density housing should be restricted to designated urban corridors. Overall, the **responses highlight a tension between the need for housing expansion and the desire to maintain the community's small-town character.**

The vast majority of comments related to the Corridor area of Enfield, Elmsdale and Lantz. There were comments made regarding many of the other communities in East Hants.

The majority of comments related to multi-unit residential and the next land use type that was discussed was commercial development.

Multi-Unit Residential

In relation to multi-unit residential, many people did not want new apartment buildings at all, and, in some cases, specific communities were mentioned, including Elmsdale, Enfield, Belnan, and Mount Uniacke. Of all the communities that were mentioned, it was Enfield who had the most respondents identifying it as a location where no more apartment buildings were welcomed. There were, however, also respondents who suggested apartment buildings were welcome in some of these same communities such as Enfield, Elmsdale and Lantz.

Approximately 30 respondents indicated that they do not support apartment buildings being located either in or near existing low-density residential areas.

Approximately 25 respondents indicated that they do not support apartment buildings along Highway 2 and, to a lesser extent, along Highway 214. Respondents' reasoning for this includes traffic and safety concerns, and also the loss of community character.

There were, however, approximately 15 people who suggested that the area along Highway 2 and Highway 214

was an appropriate location for apartment buildings.

Approximately 15 people suggested that apartment buildings should be located in the area either adjacent to the Highway 102 ramps or on the outskirts of town. Some comments were generic in terms of specific locations but there were some who suggested that the interchange area in Lantz was appropriate.

Approximately 20 people supported mixed-use buildings or mixed-use areas as an appropriate way to provide multi-unit housing. The respondents' reasoning for this includes reducing car dependency, increasing walkability and creating vibrant communities. Some cautioned that mixed-use development must be carefully integrated with commercial limited to services and shops rather than industrial uses.

There were respondents who suggested that Kiln Creek and other similar areas were appropriate for new multi-unit housing, as these were areas within East Hants where there are no older established low-density subdivisions.

Commercial Development

There weren't as many people who responded regarding commercial development. Of those respondents, the majority suggested that Business Parks and also the areas around the 100 series highways were the most appropriate location for commercial development. Approximately 15 respondents suggested that business park areas and approximately 10 suggested the highway interchange areas.

There were respondents who commented and supported mixed-use areas as they enable walkable communities, where people could walk between their residential units and the commercial land uses.

Rural Land

There were respondents (approximately 15) who strongly support protecting rural and agricultural land and suggest that residential and commercial uses were not appropriate on these lands.

Other land uses

Other comments regarding other land uses include:

- Salvage/scrap yards should not be located close to houses, churches, daycares, or waterways;
- A Truro type farmers market suggested for the old Lantz school property or near the new Lantz exit;
- In Mount Uniacke they need affordable apartments for young people – maybe 5 stories high;
- Suggestion that parking options along Highway 214 was needed; and
- A seniors place in Rawdon is needed.

Question 16

What are your thoughts on the density and intensity of development in East Hants? Do you think we have enough, too much, or too little development?

The majority of respondents to Question 16 had a mostly negative view of the density and intensity of development occurring in East Hants. Many expressed that the pace of development was occurring too fast, and they had concerns that Municipal services, hard and soft, would not be able to keep up with the new development. Some respondents feel that the type of development, particularly apartment buildings, is a strain on the community, creating traffic and increasing school populations.

A few respondents indicated that the location of density should be focused on undeveloped areas of the municipality and not near existing single unit dwelling neighbourhoods. While other respondents feel that growth is good but the Municipality needs to balance the growth with new parks and green spaces, and new infrastructure such as transit, sidewalks, traffic lights, and new roads.

A smaller number of respondents indicated that growth should take place within the municipality's serviced areas, away from rural activities such as farming. Others felt that the Municipality should increase the intensity and density of commercial development rather than residential development.

FEEDBACK

- I think we have enough residential development on a multi unit scale in Enfield, Elmsdale and Lantz. Available services do not meet current need. Excessive population growth is impacting the small-town, rural charm I moved into this community for.
- Way too much development I'm thinking about moving my family away It's turning into another Sackville/Bedford.
- About right. It's not the city but some

apartments are good. Just need the infrastructure.

- Too much housing development and not enough commercial development. I miss the country living community we once were.
- Absolutely too much development, too fast. Our existing infrastructure can't handle the new demand (e.g., seems like every second house up Alderney drive has had to replace their main water line in the past 2 years.) The traffic is too much for our roads, they are beat up come spring now more than ever and

any developers tearing up the road to add to existing infrastructure do terrible jobs of fixing the road when they are done.

- Too much focus in Elmsdale and Enfield and not enough in Mount Uniacke.
- I believe there's still a lot of unexplored opportunities for this community to grow exponentially as this is the closest to the Airport, it has a chance to become the most desirable place to live in the near future and has a lot of potential to grow commercially, economically, and residentially.
- The pace of development is okay in my opinions long as: 1. Costs are born by the developers and not downloaded to existing dwelling units. 2. Development stays in areas approved for development, When Lantz is full do not develop farm land in Milford or Shubenacadie or Hardwoodlands!
- I think in our area the rapid development on private roads has lead to problems. Roads have not been upgraded to a provincial standard that would reduce silt laden runoff into rivers and lakes. Even provincial roads like Fredrick Drive don't have proper crowning to shed the water into side drainage which would offer some filtration. Instead water

laden with silt always runs down the road directly into the lake during every downpour.

- I feel the development is needed but at a slower, more acceptable pace. I find the current rate to be head spinning as it is at literally every turn.
- I fear that density building is replacing traditional neighborhoods and changes are happening regardless of zoning.
- I think we have too much bad development, and think the Kiln Creek comprehensive development area is better quality than piecemeal interventions within older settlements, which often feel obtrusive and out of character (scale, building form, trendy material choices that don't connect to local vernacular, extensive paved frontages, building set back too far from streets with parking between sidewalk and building entrances).
- Rate of growth in our community needs to slow. We need to stop demolishing homes to make way for massive developments such as apartment buildings and or condos.
- As long as green spaces are being preserved and thought of, allowing wildlife to remain, development should continue at a reasonable pace.

Question 17

Are there any specific land use policies or regulations that you think the community should consider adopting?

NEW POLICIES & REGULATIONS

●
Prioritize green space in new development, several respondents indicated that green space should be required with all new apartment buildings.

●
Residential density & height restrictions, several respondents indicated that stricter regulations on apartment density and height should be implemented.

●
Increase mix-use development, some respondents indicated that more mixed-use development regulations should be added.

●
Stricter aesthetic regulations, some respondents would like regulations for better design developments and regulations that maintain community character.

Prioritize habitat and wildlife protection, respondents want to protect natural ecosystems and wildlife corridors, including the protection of lakes, rivers, tree protection, and protection of wildlife habitat.

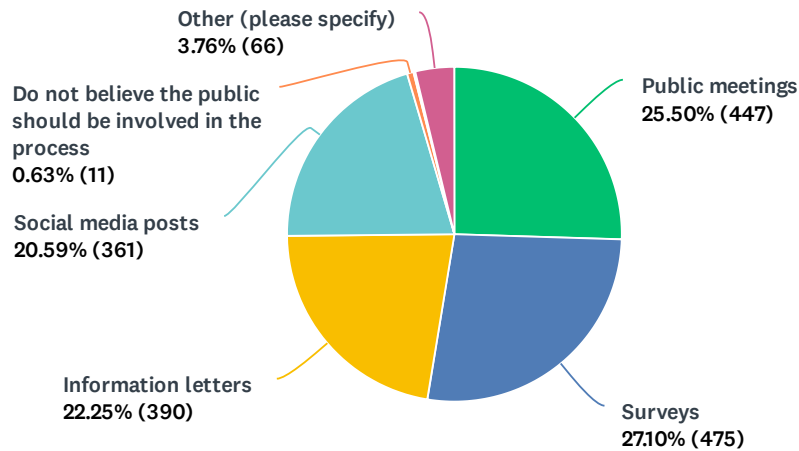
●
Developer accountability rules, some respondents felt that East Hants should ensure that Developers are held more accountable to development agreement and site plan approval requirements. Also, held more accountable for providing water.

●
Require more parks and public spaces, several respondents indicated that would like to see regulations on the creation of more parks and public opens spaces, including accessible public spaces.

●
Agricultural land protection, several respondents indicated that agriculture land should be protected for food production and new agriculture activities should be encouraged.

Question 18

How do you think East Hants should involve residents in the land use planning process?



Answer Choices	Percentage	Responses
● Public meetings	77.60%	447
● Surveys	82.47%	475
● Information letters	67.71%	390
● Social media posts	62.67%	361
● Do not believe the public should be involved in the process	1.91%	11
● None of the above	0.52%	3
● Other (please specify)	11.46%	66
Total		1753

Multiple responses were enabled.

Question 19

What are your thoughts on the availability and affordability of housing in East Hants?

A total of 505 people responded to this question regarding the affordability of housing within East Hants and the availability of housing. A large majority of respondents felt that there is a lack of affordable housing in East Hants and that rental prices and housing costs are extremely high. Many respondents felt that the cost of housing is pushing people out of the community, or forcing residents to move in with family members or other relatives in order to have a safe place to live.

A number of respondents indicated that the cost of housing in East Hants is on a par with other places in Nova Scotia or within Canada. Respondents felt that housing is expensive everywhere, so why would East Hants be any different? Community amenities were also raised in a number of responses, specifically the lack thereof, and how East Hants residents are paying Halifax housing prices without the same amenities, including public transit.

A main theme across the responses was that the availability and supply of housing are there, but it is not affordable. Most of the responses pertained to the Corridor area of East Hants, specifically Enfield and Lantz. There were a few comments that indicated more affordable options should be considered for the rural areas of the municipality.

On the contrary, several respondents said the cost of housing in East Hants was either good, fair or adequate for what is available, especially in comparison to Halifax.

A portion of respondents indicated they have owned their homes for many years and were not aware of what the housing costs in East Hants were; however, they felt it would be a challenge for new homebuyers or renters to afford anything within the community. Some respondents also indicated they did not have specific thoughts on the question and that housing is expensive everywhere.

FEEDBACK

- More diverse housing options are needed so that people can stay in the

community

- City prices without any of the amenities or infrastructure that are available in the city
- Happy to see the variety of housing but

feels we're selling out the community to developers who are changing high rents in a primarily commuter community

- Lots of housing available but it is not affordable
- Prices should reflect rural living. Too many apartment buildings in the Enfield and Elmsdale area
- Housing is extremely expensive, but that it is not necessarily the fault of East Hants and is an issue across the country
- Housing prices are great, but there are limited options due to the lack of development
- Too expensive for poor looking apartments that lack green space and privacy
- Would rather pay a higher rent and live in the city where there are better amenities
- Better than Halifax, but trending upwards in price
- Lack of appropriate programming and public transportation to support those who would require affordable housing
- A clearer definition of "affordable" is needed
- Wanting to sell their house but there are no affordable apartments to rent
- East Hants has not been creative enough in looking at ways of increasing

affordability. For example, cooperatives are an option not promoted or facilitates. Municipality should be doing more and not relying on the Federal and Provincial governments.

- Housing costs are expensive everywhere, and not sure why people would expect it to be cheaper here
- Prices are better than Halifax, but the gap is closing
- Need more moderate density including mixed use buildings with commercial on the bottom and residential on top
- Concerns regarding the property tax prices
- Why would people leave Halifax with many amenities to rent here with no transit
- Lots of availability now but a large number of vacancies due to the high prices

Question 20

How do you think East Hants should balance the need for new housing with the need to preserve existing neighbourhoods and communities?

Many respondents to Question 20 emphasized the importance of balancing new housing development with preserving the existing character of the community. Several expressed a desire to maintain the area's rural lifestyle and identity, noting that modern apartment buildings often do not align with the community's preferred aesthetic.

Many respondents also indicated that residents should have greater involvement in the planning process for new developments. They felt that community input is important to ensure proposed projects are compatible with the character and context of existing neighbourhoods.

Other respondents highlighted the need to balance growth with the preservation of the Municipality's historic buildings and heritage assets.

FEEDBACK

- I think any historic buildings should be preserved and protected (churches, the EH Horne School, houses built in the very early 1900s). Otherwise I welcome the growth, and strongly support increasing density in the current village area, rather than continuing to build out.
- Your question states the perfect solution - the need to preserve existing neighbourhoods and communities. East Hants and Nova Scotia has so much available land that new developments can be spaced far enough from existing neighbourhoods so as to not affect

them.

- Just say no to the major complexes. Why do we need them?
- I honestly think that big box type stores should have large apartments near them and that they should be making their own incorporated neighbourhoods. If you build affordable apartments near heavy retail or commercial areas then workers have a place to live close to work and also shopping and entertainment. You won't have them stopping in the city to spend their money after work if everything is close to home and you won't have the traffic to contend with and new water and sewer would be added that fits the size of the

area. Also, when new houses, duplexes, townhomes, apartments are build there is an absolute need for the land the building is on to be able to, at the very least, hold 2 vehicles per unit. When people don't have the space to park they start parking everywhere and when they are in an established neighbourhood it impeded the flow of traffic when you have cars on both sides of the road constantly - especially on side streets that are not as large as main roads and may or may not have visibility issues (ie hills and turns).

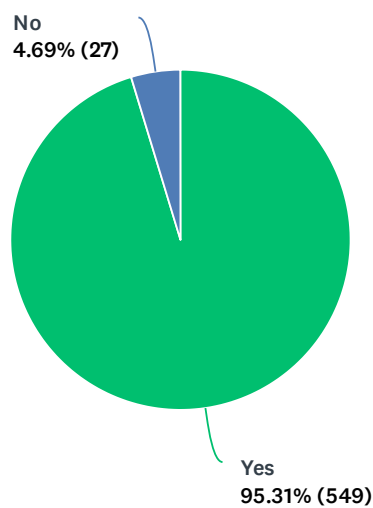
- Focus on renovating and improving existing houses, neighborhoods and communities.
- One way to promote both community types is to beautify as you go. Trees, plants and shrubs can enhance the overall look.
- Cut the short term rentals. Three affordable houses on our lake were bought by one company from HRM. One modest bungalow converted to a 12 person short term rental hosting many more people for parties and weddings. Three houses that could be occupied by families who contribute to the community instead of being a parasite while making money and paying

residential taxes.

- Stop building on every available scrap of land. Stop turning East Hants into Sackville.
- I am unaware of any steps being taken to provide housing for low income families or for under housed people. \$1400 per month is not meant for low income families.
- Hard to say with the housing crisis. We had too many people move into the area too quickly to keep up. Good idea to encourage people to build accessory housing on their existing properties.
- Spread the new housing development over a larger area and keep as much green space as possible. Avoid 3-4 storey apartment buildings. It doesn't suit the landscape and rural characteristic of the communities.
- Input from existing communities, holding developers liable, getting infrastructure in place.
- Thoughtful consideration and planning, making areas harmonious.
- I think there should be little redevelopment of existing communities, but new expansion and development should prioritize a balanced mixed us of housing types

Question 21

Do you feel the protection of agricultural land is important?



Answer Choices	Percentage	Responses
Yes	95.31%	549
No	4.69%	27
Total		576



04

Interest Holder Meeting

On April 21, 2026, Planning staff met with members of the East Hants development community—including developers, surveyors, planning consultants, and other industry representatives—to discuss the 2026/2027 Plan Review.

Interest holder engagement is an important component of the land use planning process, providing valuable insight into the needs and perspectives of the development community. This input helps inform the development of land use policies and regulations that balance community interests with the viability and success of proposed development projects.

Notes from the interest holder engagement session have been incorporated into the What We Heard Report

Feedback

Many of the interst holders who attended the meeting expressed interest in the information presented and found it valuable. There were relatively few questions or comments from attendees. Several participants also took the opportunity to review the approved development maps, which identify the locations of approved developments that have not yet been completed.

- Avoid exurban and un-serviced development like Hammonds Plains and increase density in the Corridor, where Municipal services are available.
- Work with Nova Scotia Public Works to create a new Highway connector in the Lakelands areas.
- Director discussed Building Permit timelines.



- There were questions and discussions about transit. Developers are interested in seeing transit come to East Hants. Municipal staff provided an update.
- The higher the density of people in the Corridor the larger the tax base to help pay for the transit service.



- Questions about site plan approval and why letters are mailed to neighbours after site plan approval has been granted by the Development Officer.
- Add the ability to do urban bare land condo developments and multiple apartment buildings on a lot by site plan approval.





What's Next?

Plan Review
Initiation
Jan. 2026

As the next step in the Plan Review process, Planning and Development staff will analyze the community consultation findings and develop a set of objectives and planning principles. Once refined, they will be presented to Planning Advisory Committee in the fall of 2026. Planning staff will then go back to the community with a second set of meetings to discuss what we heard.

Consultation
Spring 2027

New Plan
Approved
Fall 2027

Completed : Estimate

Plan Review Timeline

Consultation
Spring 2026

Objectives
and Planning
Principles
Fall 2026

Policy
Development
Winter 2027

Draft Planning
Documents
Spring 2027

Public Hearing
Summer 2027