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SIRAVISTA
DEVELOPMENTS LTD

East Hants Planning Advisory Committee

Pine Hill Drive – R2-T Rezoning

September 15, 2026

About

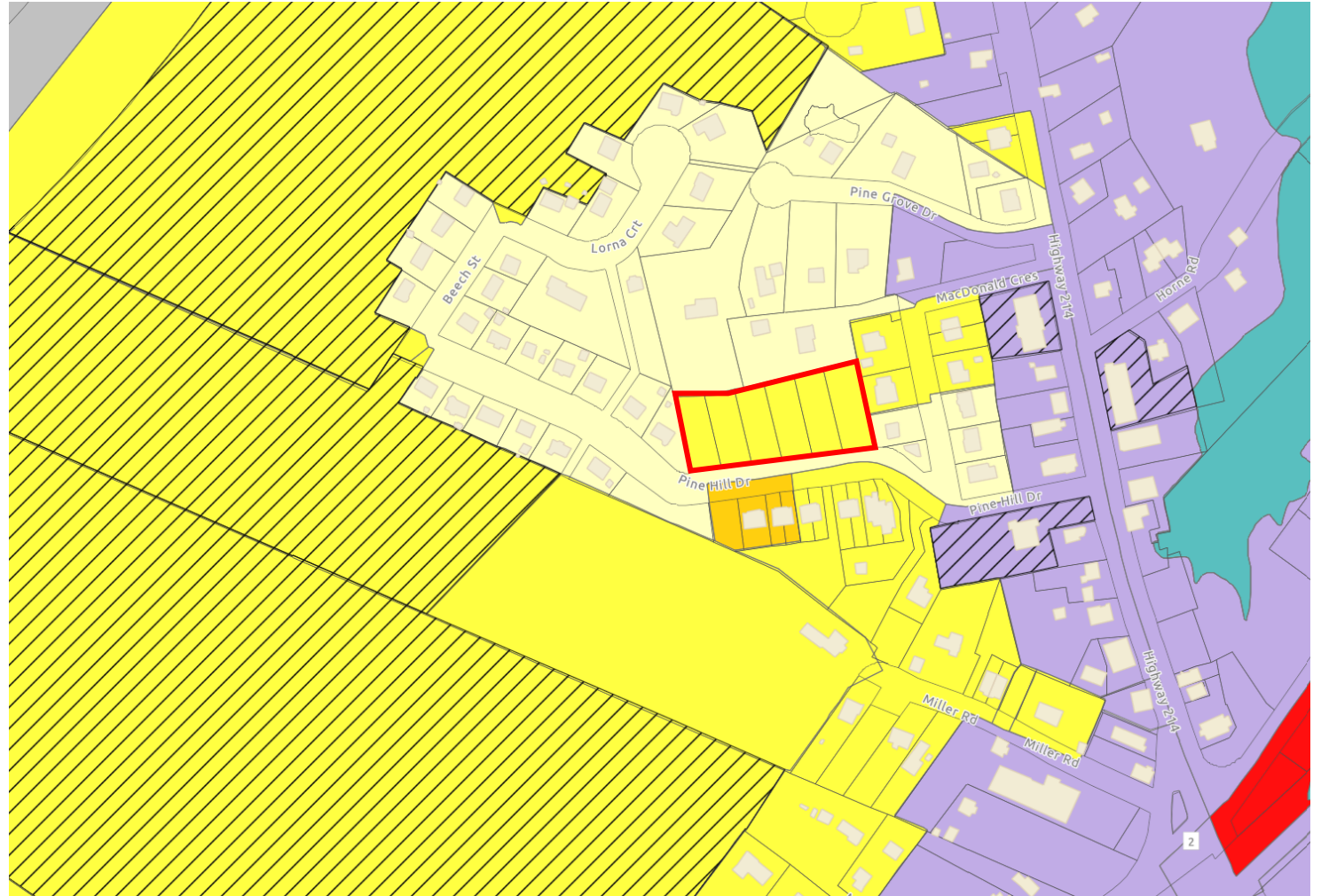


- Community focused developer with projects across Nova Scotia.
- Mission: Crafting homes that enrich neighbourhood character and support growing communities.
- Values:
 - Contextually appropriate development.
 - Housing that feels like home.
 - Catering to diverse housing needs.



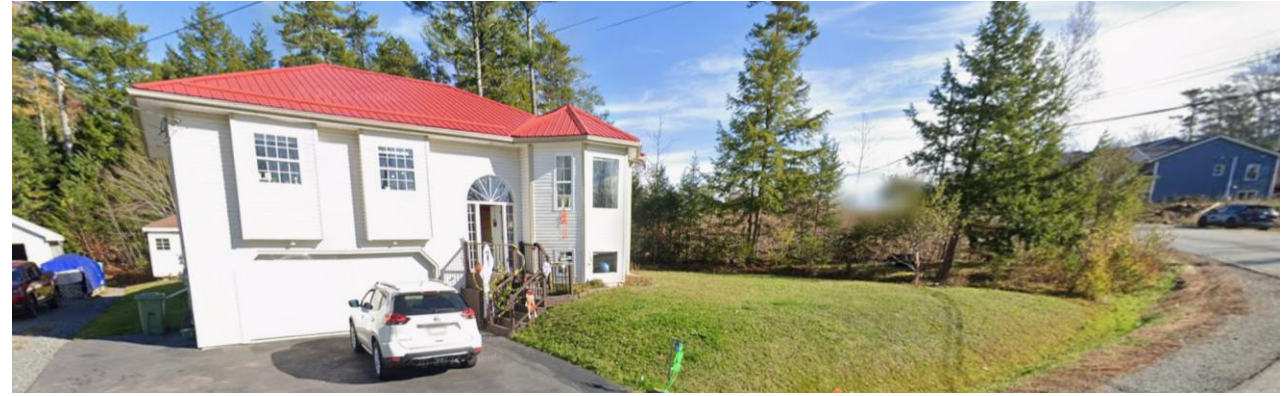
The Site:

- Less than 300 metres to the Elmsdale Village Core & 1 KM to the Elmsdale Shopping Centre.
- Directly across the street from an R-2T Zone.
- Along the route to a 662 Unit Development Agreement with a mixture of Single Family, Semi-Detached, Townhomes, and Multi-Unit Dwellings.
- Adjacent to single family homes.



The Neighbourhood:

- Modest 1 ½ - 2 storey homes.
- Range in year of construction from 1963 (Macdonald Crescent) to 2024 (Pinehill Drive Semi-Detached).
- Generous side yard setbacks of ~4 – 8 metres.



As-of-Right Development:

- 12 semi-detached units.
- Significant drawbacks:
 - 50 meter retaining wall along neighbouring property line.
 - Minimal side setbacks adjacent to neighbours side and rear yards.
 - No requirement for providing landscaping or screening.
 - Disruptive infrastructure connections.



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New Proposal:

- 12 - 24 total townhouse units.
- Significant Benefits:
 - Similar scale and appearance.
 - Large setbacks (11.3 m vs 2.3 m).
 - Site Plan Approval requires screening and landscaping: wooden fence + planted trees & shrubs.
 - 2 driveways/culverts vs 12.
 - Full property management services to support aging-in-place.
 - Leverage existing infrastructure connections to minimize disruption.



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Our Ask Today:

- Your perspective on the revised proposal.
- Your support for us to take the next step of engaging with the neighbourhood about the proposal.

