

FBM

ENGLOBE 

**Lantz Secondary Planning Strategy
Public Open House**

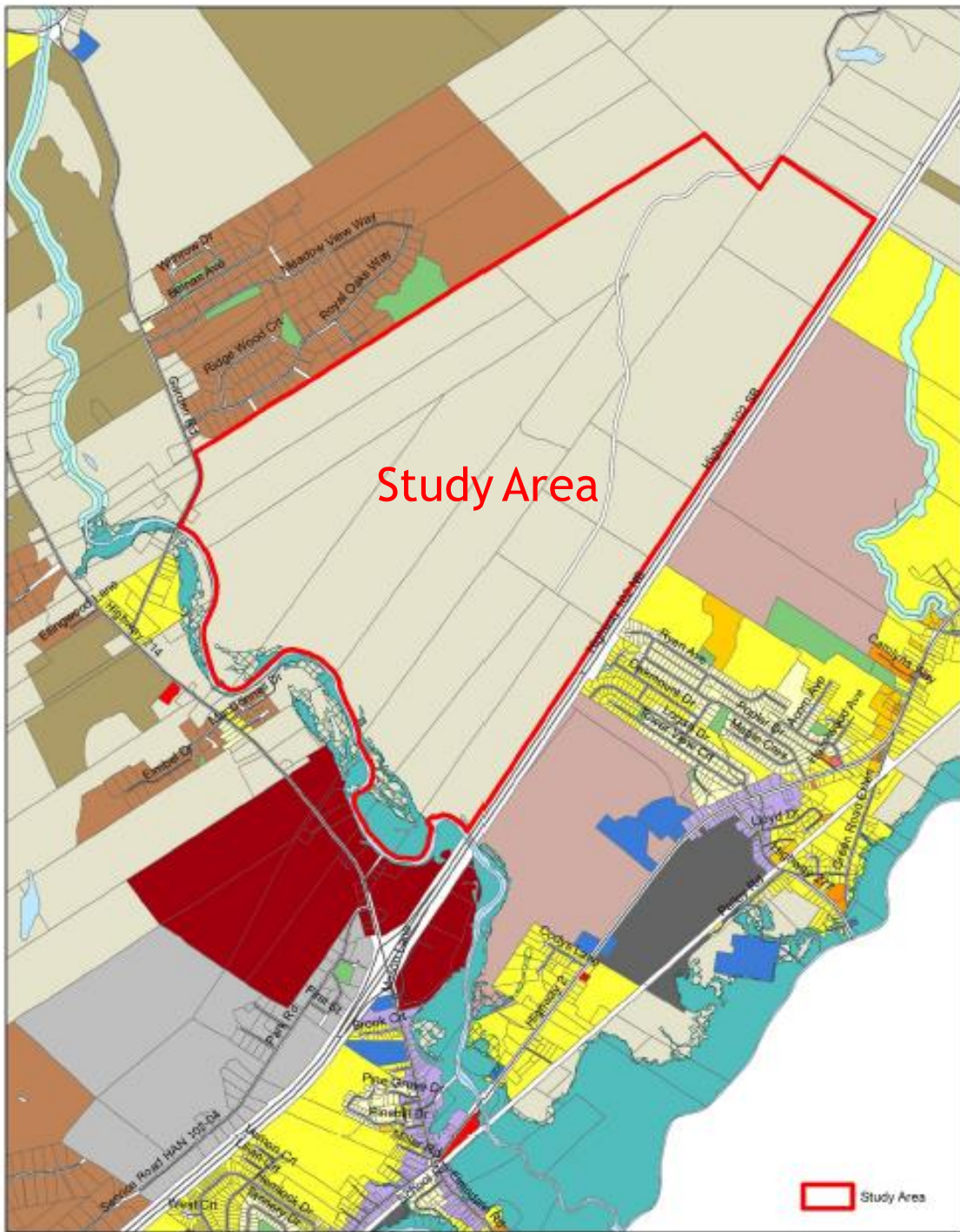
June 10th



EAST HANTS

About the Strategy

- The Municipality is experiencing high levels of growth and in recent years several large parcels of land in South Corridor (Enfield, Elmsdale and Lantz) have been approved for development. We are now facing a limited supply of land with municipal water and wastewater services available.
- Council has identified land to the north west of the Highway 102 as one location where future development growth may occur. Much of this land has been identified for future development growth for several years.
- Now that the Lantz Interchange is complete Council has determined that this is a good time to investigate how the study area land could be developed.
- Having a plan in place prior to individual development applications will lead to a better design for the community and help the municipality consider what infrastructure is needed for the land to be developed in the future.



East Hants Council is working on a Secondary Planning Strategy for 905 acres of undeveloped land to the west of the Highway 102. FBM, in collaboration with Englobe, are working on the Secondary Planning Strategy for the Municipality, including developing a concept plan for how the land could be developed.

Following the completion of the work by FBM and Englobe, Council will consider how the vision for the study area can be achieved.

Project Timeline

April/May 2024 Phase 1: Desktop & Land Survey Analysis

- **Outcome: Land Survey Analysis Report**

Phase 1 Findings (Land Survey Analysis Report)

Purpose

- Identify, map and assess vulnerable landforms, sensitive ecological features and climate hazards.
- Provide a broad scale, desktop overview to identify environmental limitations that may impact the development of the area of interest at the Lantz site, as well as any recommendations for further investigations or analysis

Phase 1 Findings (Land Survey Analysis Report)

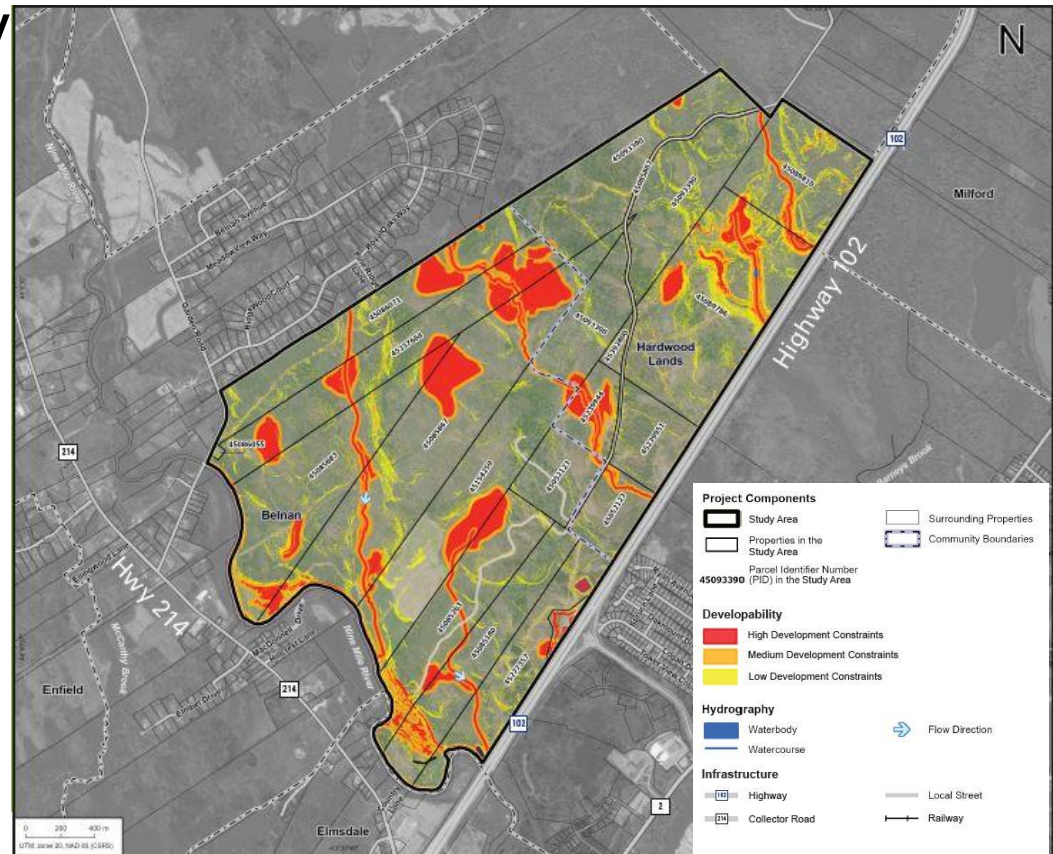
Methodology

- Desktop data review of currently available information including governmental databases, environmental assessment reports and publicly available mapping.
 - Including review of valued ecological components: wetlands, watercourses, watersheds, flood prone areas, steep slopes, forest cover, land use, soil and bedrock, significant habitats, and mineral land use.
 - Including high level assessment of transportation options to access the Lantz Study Area

Phase 1 Findings (Land Survey Analysis Report)

Water courses & topography

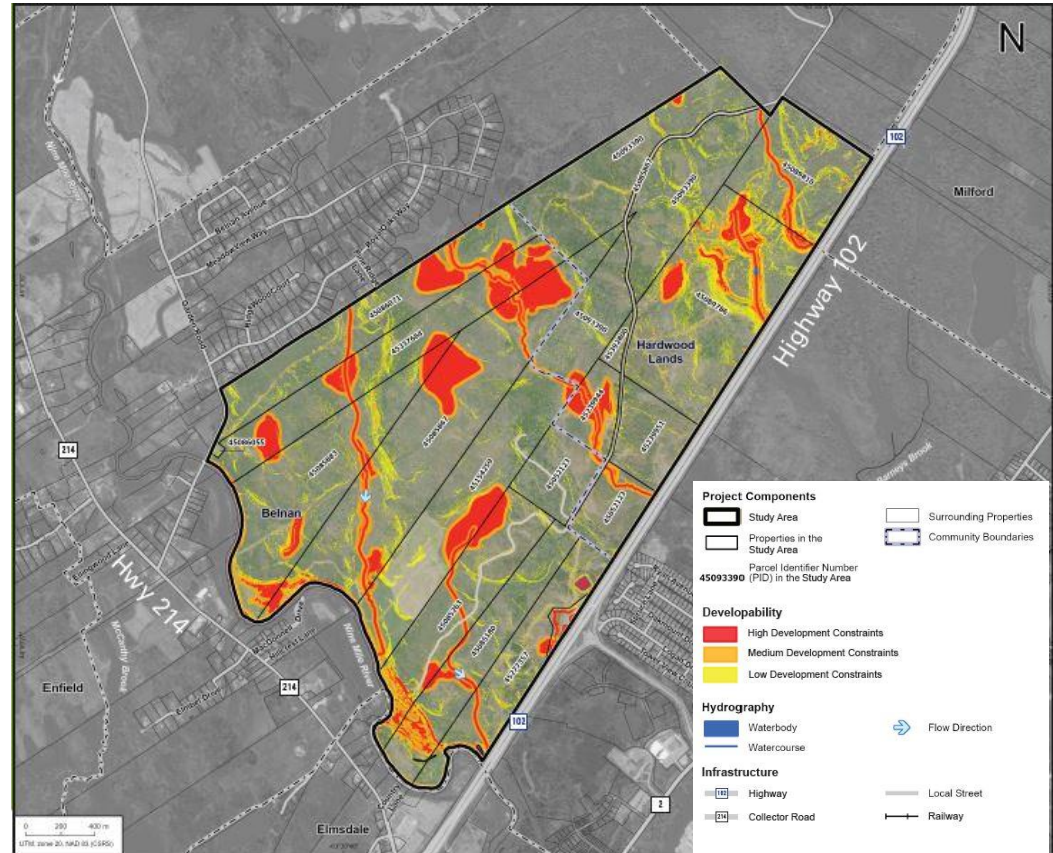
- Multiple watercourses and provincially mapped wetlands
- Nine Mile River considered fish and turtle habitat
- Flood risk areas are immediately surrounding Nine Mile River
- Rolling topography with most slopes 10-20% or less



Phase 1 Findings (Land Survey Analysis Report)

Sensitive landscapes

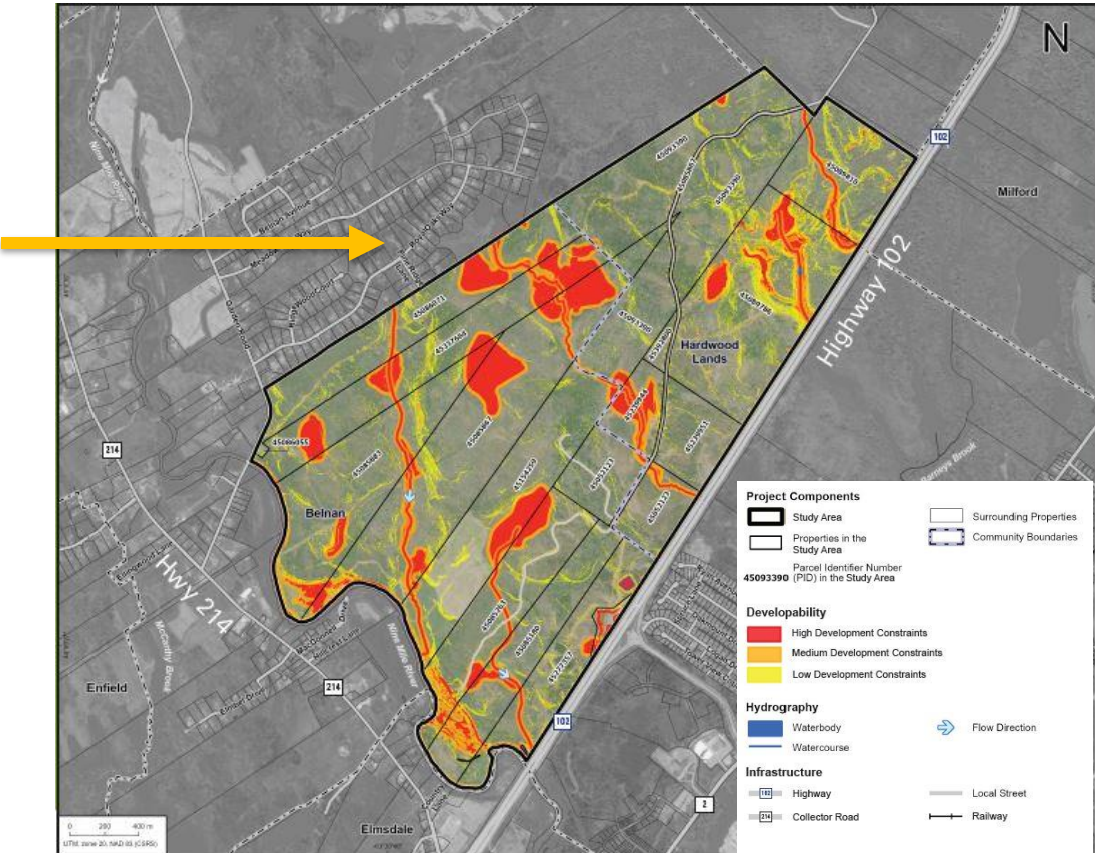
- Possibility of long-lived tree species (Red spruce and Red maple) present
- Possibility of rare species:
 - 12 flora inc. Black Ash trees
 - 15 fauna inc birds, fish, turtle and more
- No contaminated sites identified



Phase 1 Findings (Land Survey Analysis Report)

Future connections

- Possibility to connect new Lantz interchange with Royal Oaks Way and Garden Road
- Bridge connections over Nine Mile River would be costly and require numerous permitting approvals
- Southwest section of the study area appears well positioned for the first stage of development



Phase 1 Findings (Land Survey Analysis Report)

Recommendations

- Consider development for the full study area with consideration for environmentally sensitive areas
- Consider the southwest portion of the study area for the first stage of development given availability of land for development and access opportunities
- Consider connections between Lantz interchange, Royal Oaks Way, Garden Road, and Meadow View Way.

Today's Open House Goals

- Explore current community needs in and around the Lantz Study Area
- Discuss opportunities for the Lantz study area to meet the needs of present and future residents over the next 20 years
- Consider future infrastructure connections, priority land uses and the overall vision for the area

Thank you!

Next up

- Speak with us at the **boards**
- Connect with us **online**

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- Fill out the Lantz
SPS community
survey

