

**Public Information (Brison
Developments)**

**Proposal: Application to Rezone
approximately 44 acres from R-5 to R-2
and R-4**

**Date: Tuesday September 27, 2022
Time: 6:00 pm**

*Public Information Meeting
September 27, 2022*



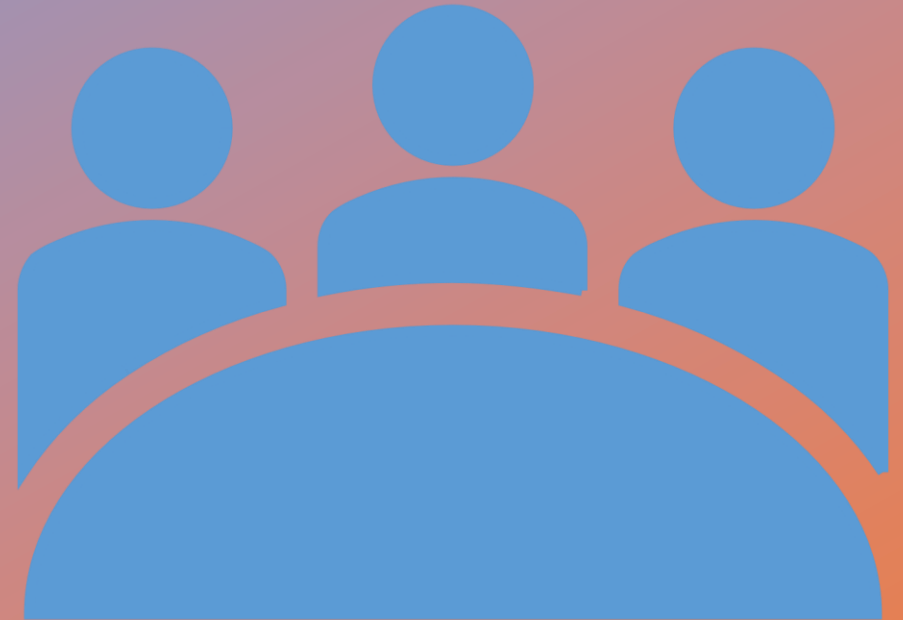
Public Information Meeting

A Public Information Meeting

The meeting is designed to provide information on the proposed rezoning and allow for comments, questions, and ideas to be shared. You may also contact Planning Staff directly to ask questions or let us know your thoughts on the proposal.

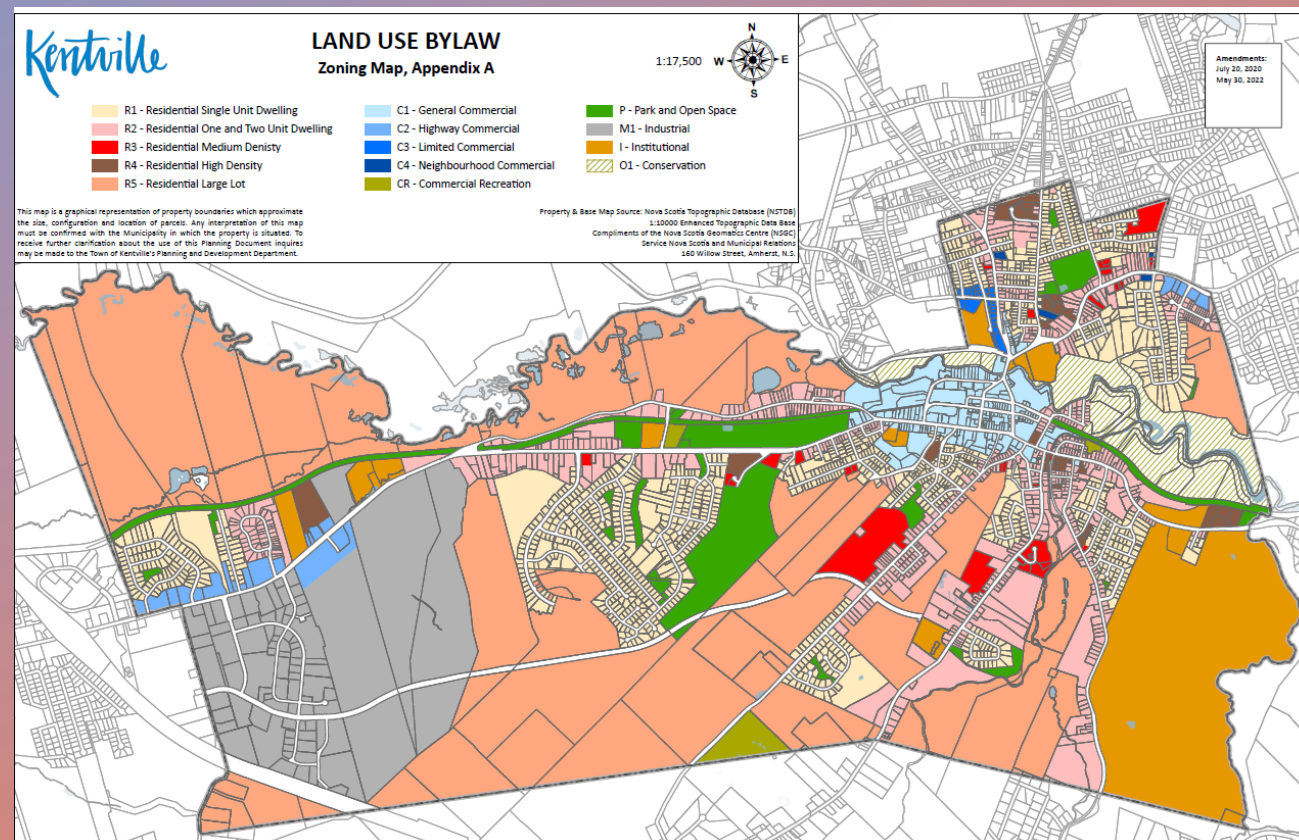
Public Information Meetings are for information purposes only and a final decision to approve or reject the proposal will take place following a Public Hearing to be scheduled at a later date.

*Public Information Meeting
September 27, 2021*



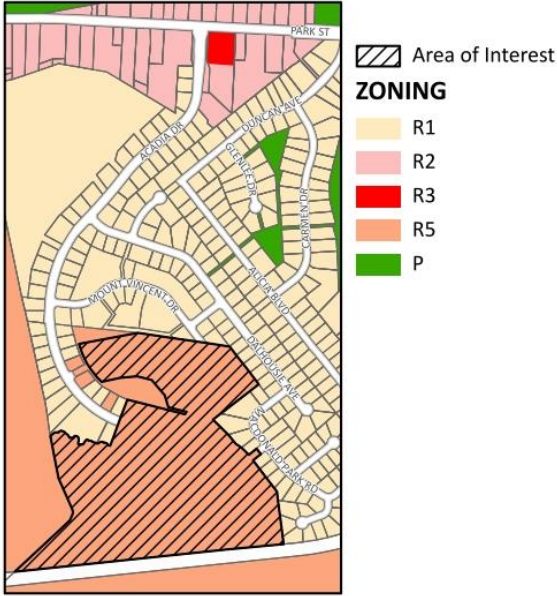
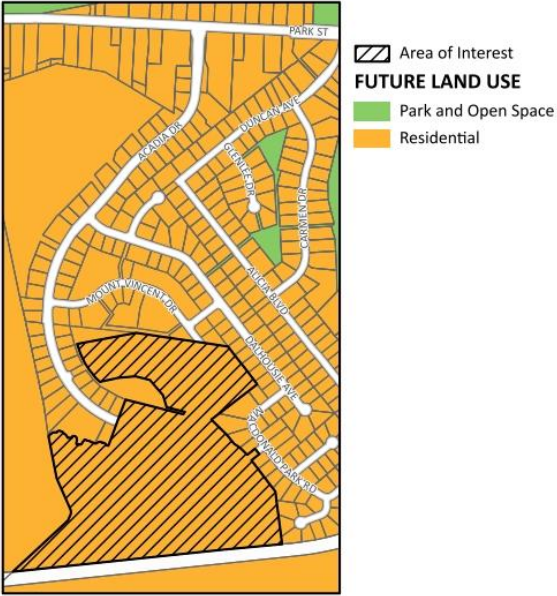


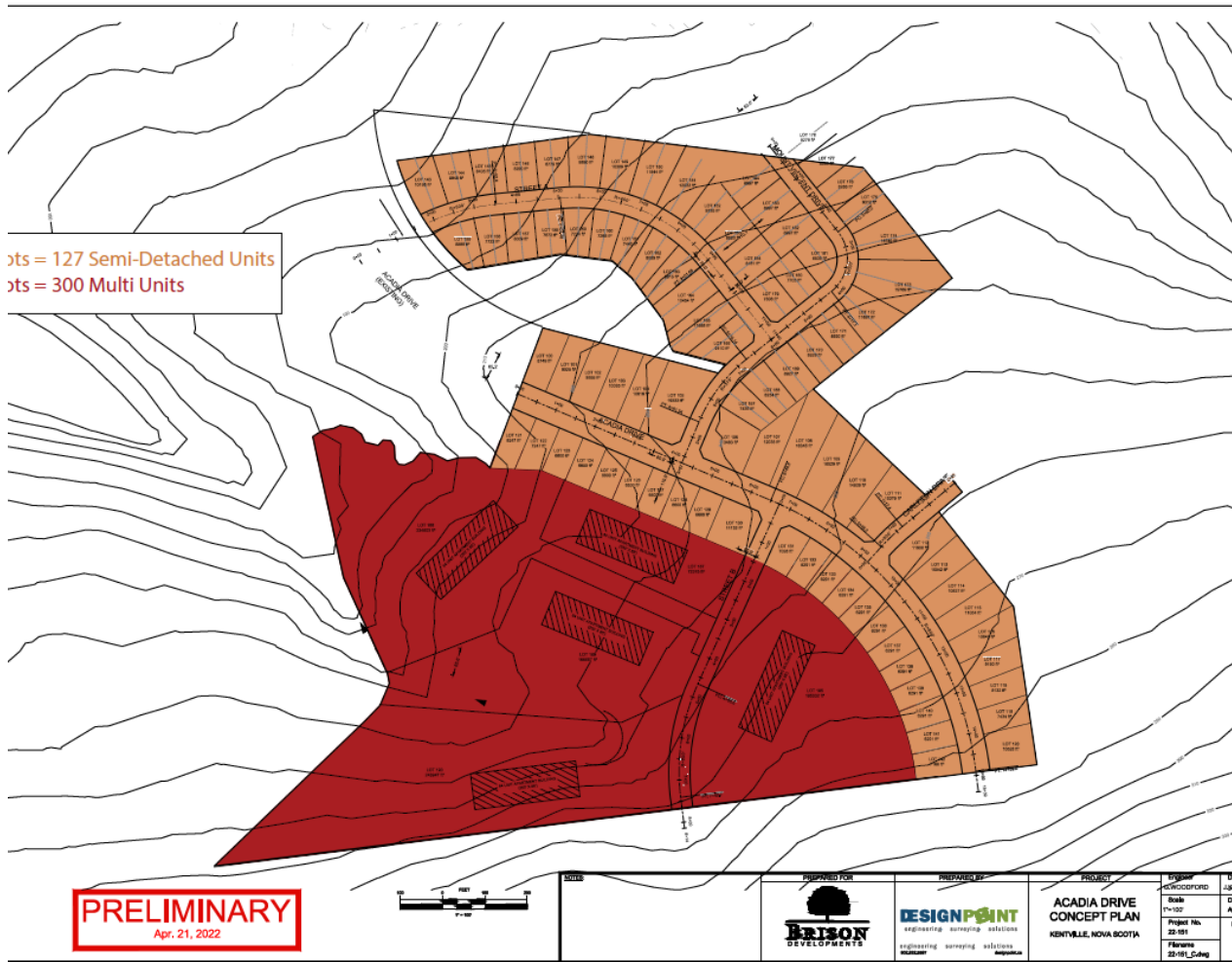
R-5 Zone is applied to large tracks of generally, unserviced lands. As services become available within these lands rezoning applications may be considered.



The Future Land Use is designated Residential

The property is zoned Large Lot Residential R5





- R-2 allows for Single Family and Semi-Detached dwellings
- R-4 allows for Single Family; Semi-detached; Townhouses and Multi-Unit buildings

Brison Developments Proposal

McDougall Heights, PID 55247761



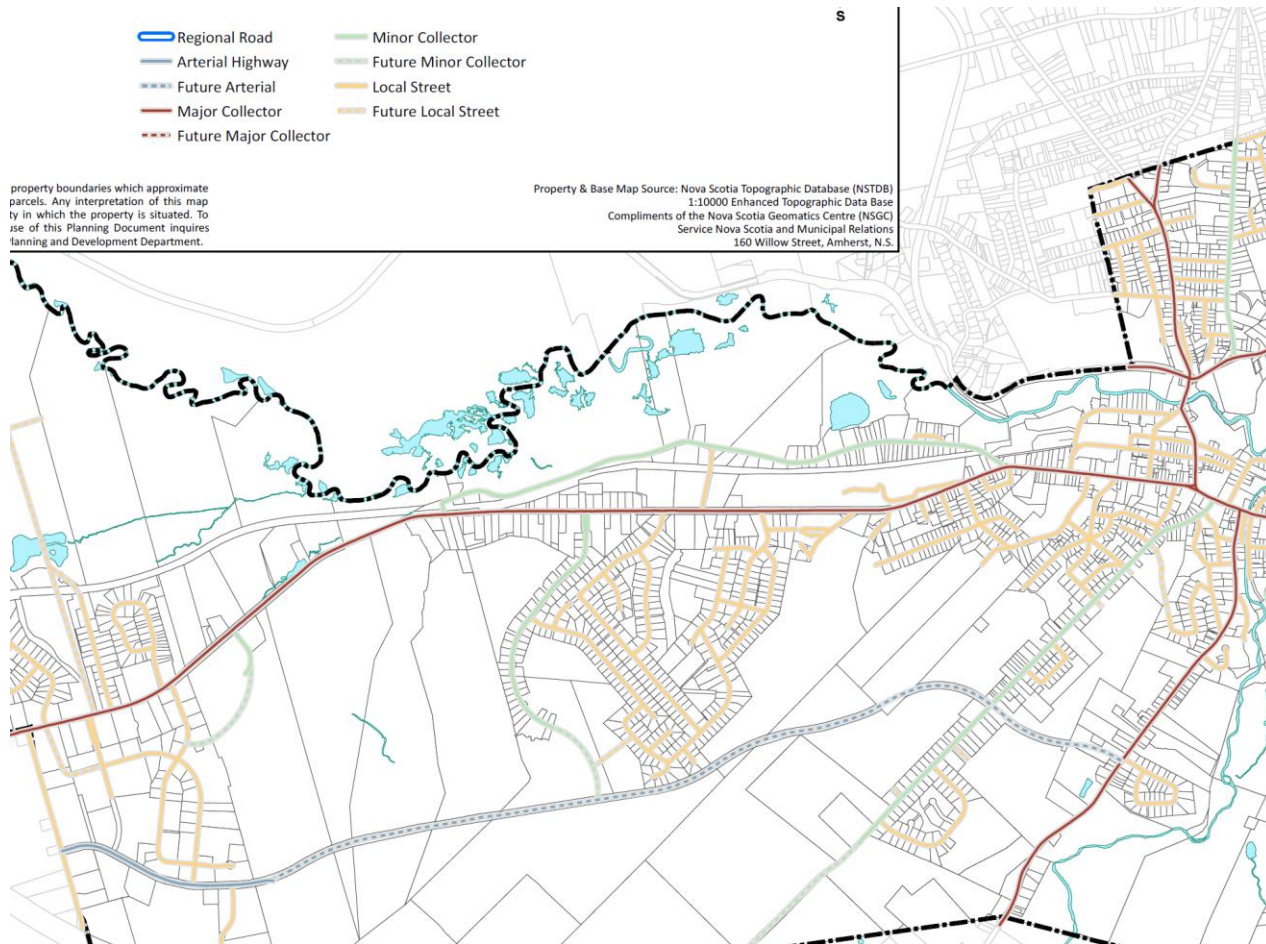
N
Scale:
1:13,000

This map is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Any interpretation of this map must be confirmed with the Municipality in which the property is situated. To receive further clarification about the use of this Planning Document inquires may be made to the Town of Kentville's Planning and Development Department.

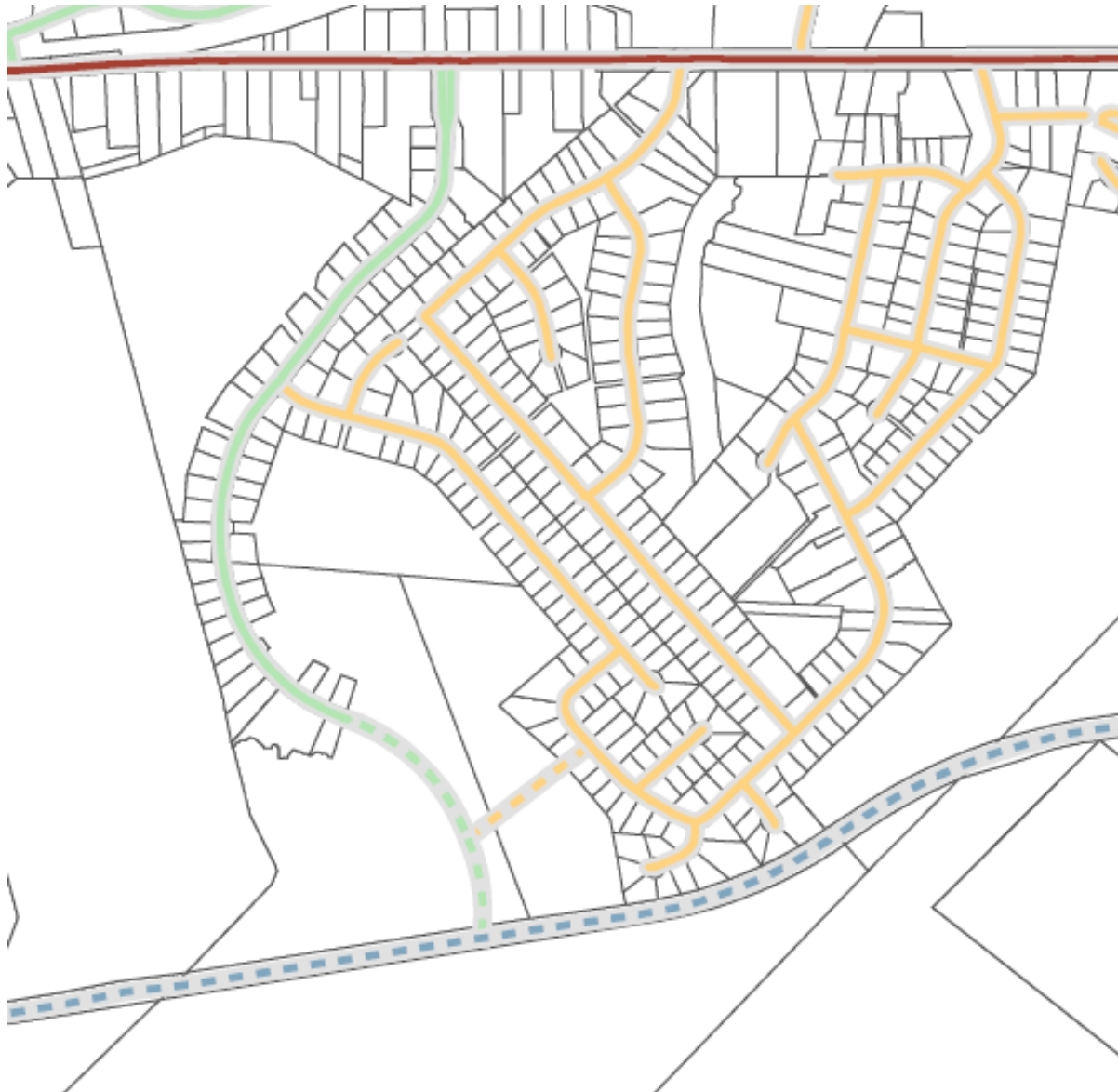
Map by: Kirsten Duncan, 2/1



- The Donald E Hiltz Connector Road will provide direct access from McDougall Heights, to travel west through the Business Park, or east to Prospect Ave.



- Acadia Drive is a Minor Collector Road designed to distribute traffic between local roads and other collector and arterial roads.
- With the completion of the Donald E Hiltz Connector Road, Acadia Drive will become a main collector road between Park Street and Donald E Hiltz Connector



- Acadia Drive is designated a Minor Collector Road whose function is to provide access to individual properties on local streets and move traffic between arterial and other minor and major collector roads.



Process

As this point, it is a rezoning request to allow for a mix of Single Family and semi-detached R-2 uses; and Multi-Unit R-4 uses. Any development as a result of this application will require extensive review and study as it relates to:

- Stormwater management plans
- Traffic studies
- Capacity/Servicing
- Engineering plans etc.