

# Townhomes of Lake Thomas

3124/3136 Highway 2, Fall River, Nova Scotia



April 14, 2025 North West Community Council Public Hearing

Presentation by Jane Rideout - Planning Manager, Sightline Planning + Approvals



## our team



**John Macdonald**

Property Owner &  
Developer



**Sightline Planning +  
Approvals**

Planning Consultant



**Levi St Design**

Architecture



**First Pen Studio**

Landscape  
Architecture



**Strum Consulting**

Wetland Delineation



**ABLE Engineering**

Civil Engineering



**JRL Consulting**

Traffic Engineer



An aerial photograph showing a dark body of water on the left, labeled 'Lake Thomas'. A road, labeled 'Highway 2', runs along the shoreline. A large, irregularly shaped area is outlined in yellow, encompassing several buildings, parking lots, and green spaces. The area to the right of the yellow outline is mostly brown, dry vegetation. The text 'Total Area: ~ 6 acres' is located in the bottom left corner.

Lake Thomas

Highway 2

Total Area: ~ 6 acres



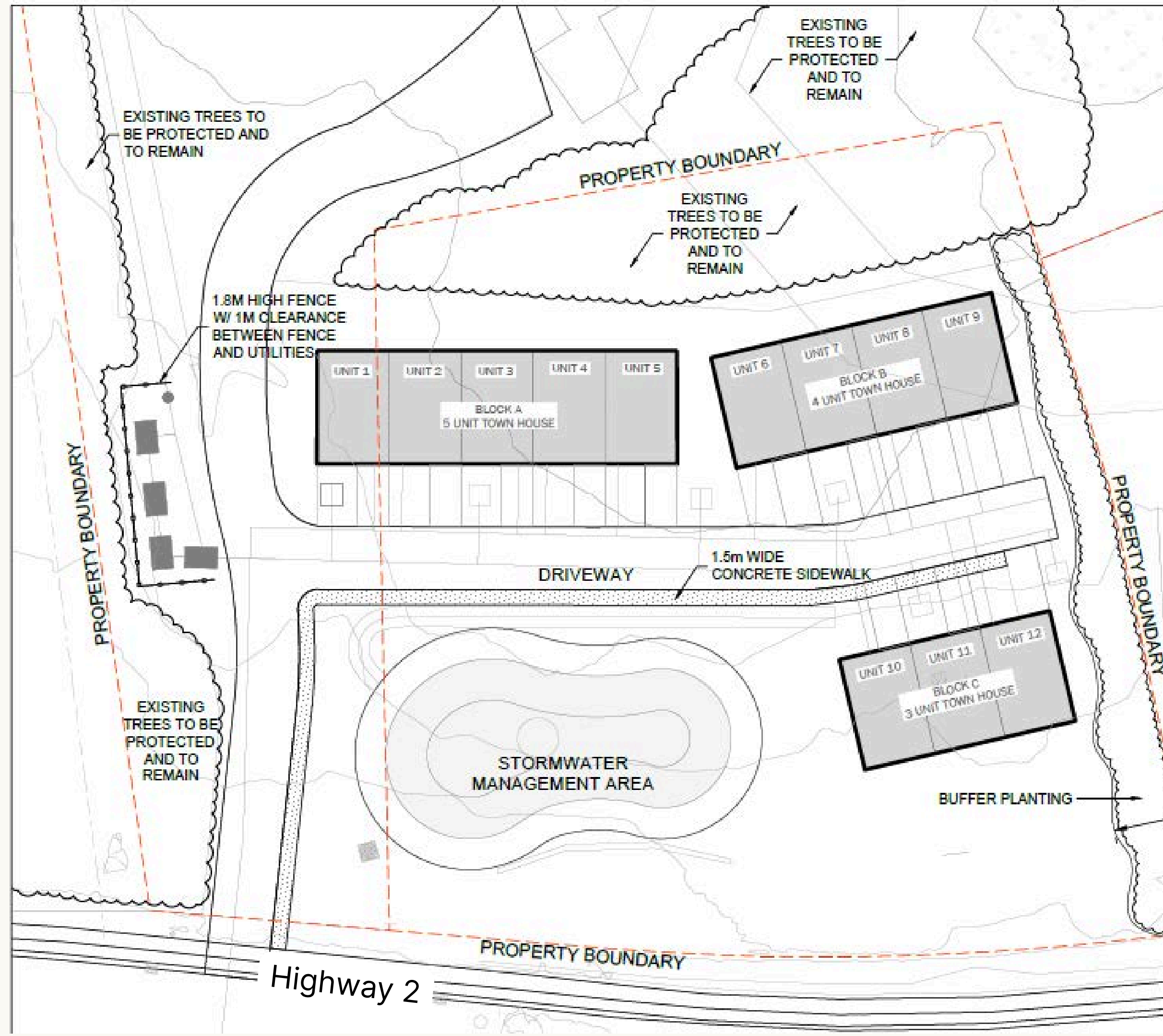
# Townhomes of Lake Thomas

3 buildings

Total units: 12

Square footage:  
~2,000 sq. ft. each

2-3 Bedroom units







## Traffic Impact



“Site generated traffic created by the proposed residential townhouses is minimal and will be similar than existing traffic from the commercial land use so we don’t expect any impacts to the existing transportation network in Fall River, Nova Scotia.”

**Jeff R. Leblanc, P. Eng**  
JRL Traffic Consulting

## Environmental Impact



“With no regulated watercourses present no Municipal watercourse setbacks or Provincial alteration approvals are required.”

**Ryan Gardiner**  
Strum Environmental





Fall River has primarily Single-Family Homes. This development would provide another housing option in the community.

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The project allows for gentle infill density. No new roads or greenfield development would be necessary

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Stormwater management through a green infrastructure stormwater pond will be used to mitigate impact on Lake Thomas

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Connecting walkway and higher density close to commercial uses, makes this area more walkable.



## KEY FACTS



“ The continued development of the River-lakes Village Centre Designation as a central core and meeting place for the Plan Area is of **pivotal importance** to this Secondary Plan. ”

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River-Lakes Secondary Planning Strategy

*End of the Presentation*

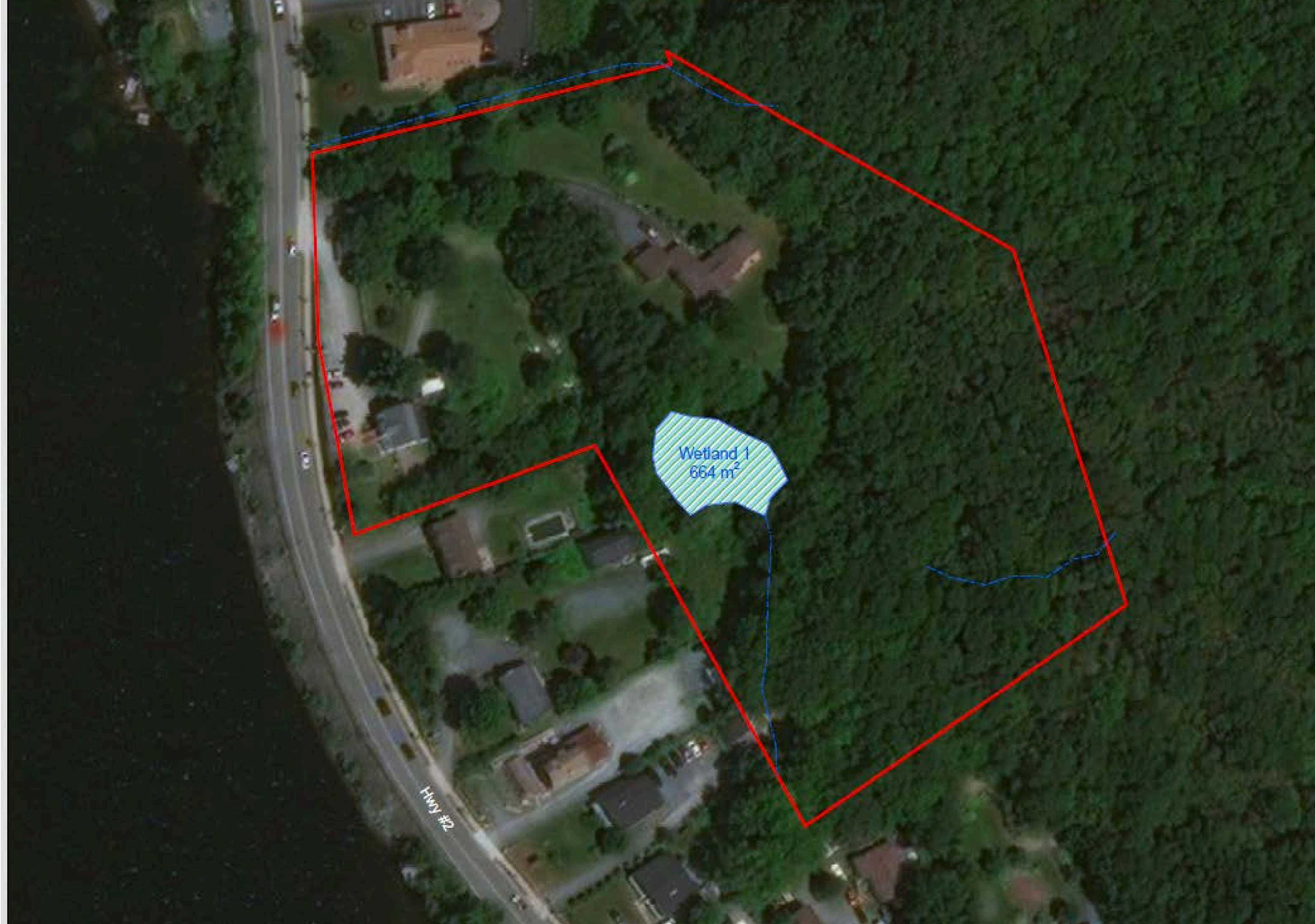
Do You Have  
Any Questions?

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Wetland 1  
664 m<sup>2</sup>

Hwy #2