
475 Upper Branch Road Development Plan

Dec 11, 2025



Fathom



Nov 11, Open House

475 Upper Branch Road

Current Conditions

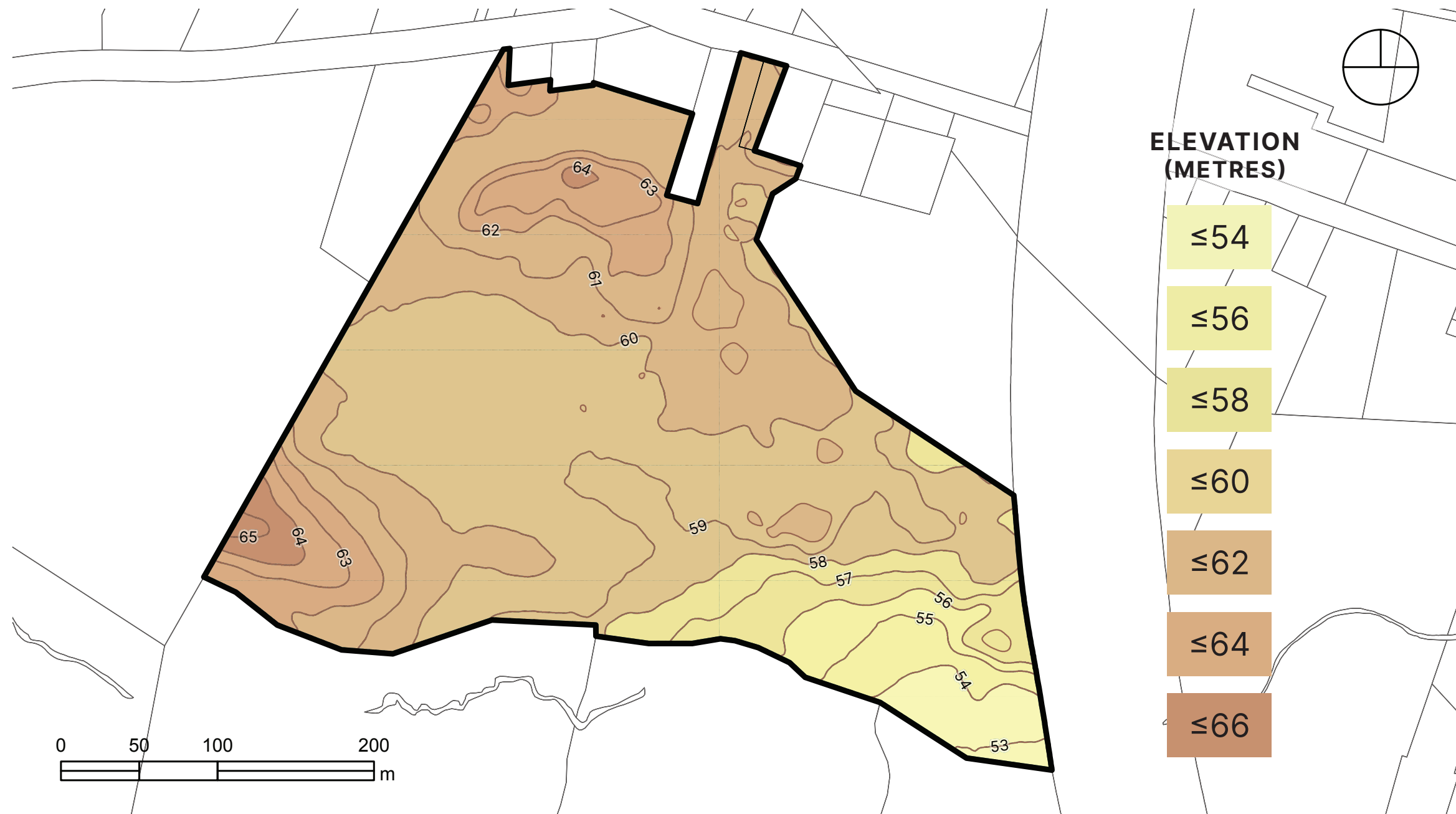


Surrounding Area

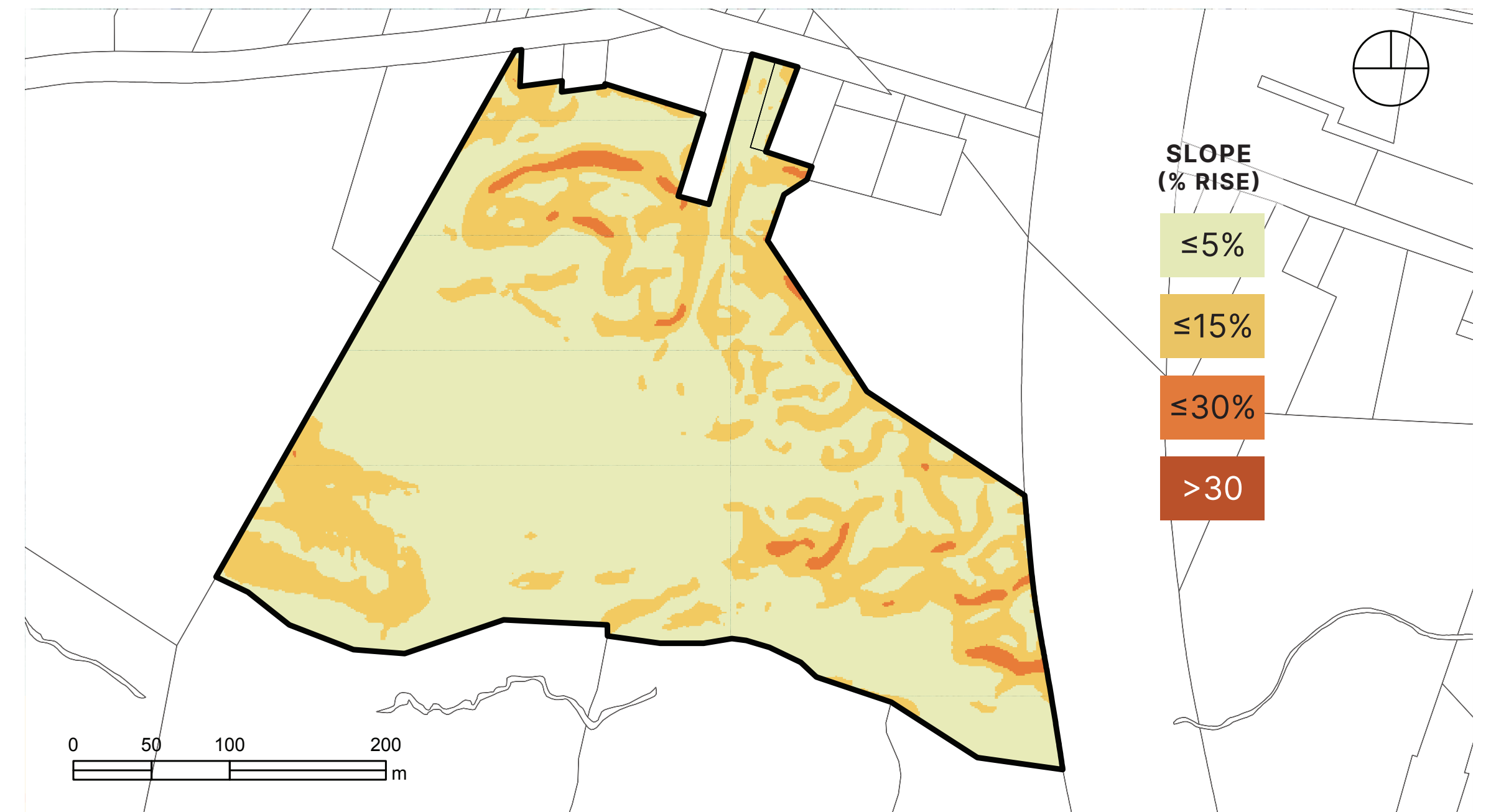
- The site is situated at the eastern edge of Bridgewater in a growing mixed residential and employment area
- It is a roughly 5 minute drive from the town of Bridgewater's main commercial corridor on Lahave Street and Pinegrove Road, which includes full-service grocery stores (Sobeys), pharmacies, Canadian Tire, Walmart Supercentre, banks, restaurants, and a wide range of everyday retail and services
- The site is also within easy walking distance of the Lunenburg County Lifestyle Centre, which is Bridgewater's regional recreation hub with an arena, aquatic centre, library, and multipurpose community spaces, as well as nearby sports fields and trails along the LaHave River.
- Several schools and the NSCC Lunenburg Campus are located within the town, and local transit connects the residential neighbourhoods, commercial areas, and downtown
- The site is highly visible from the highway making it a desirable location for a highway commercial-type development.
- Altogether, the location offers convenient access to jobs, shopping, healthcare, recreation, and education, making it a highly attractive setting for new housing.

Site Features

Elevation Map (1m contour interval)



Slope Map



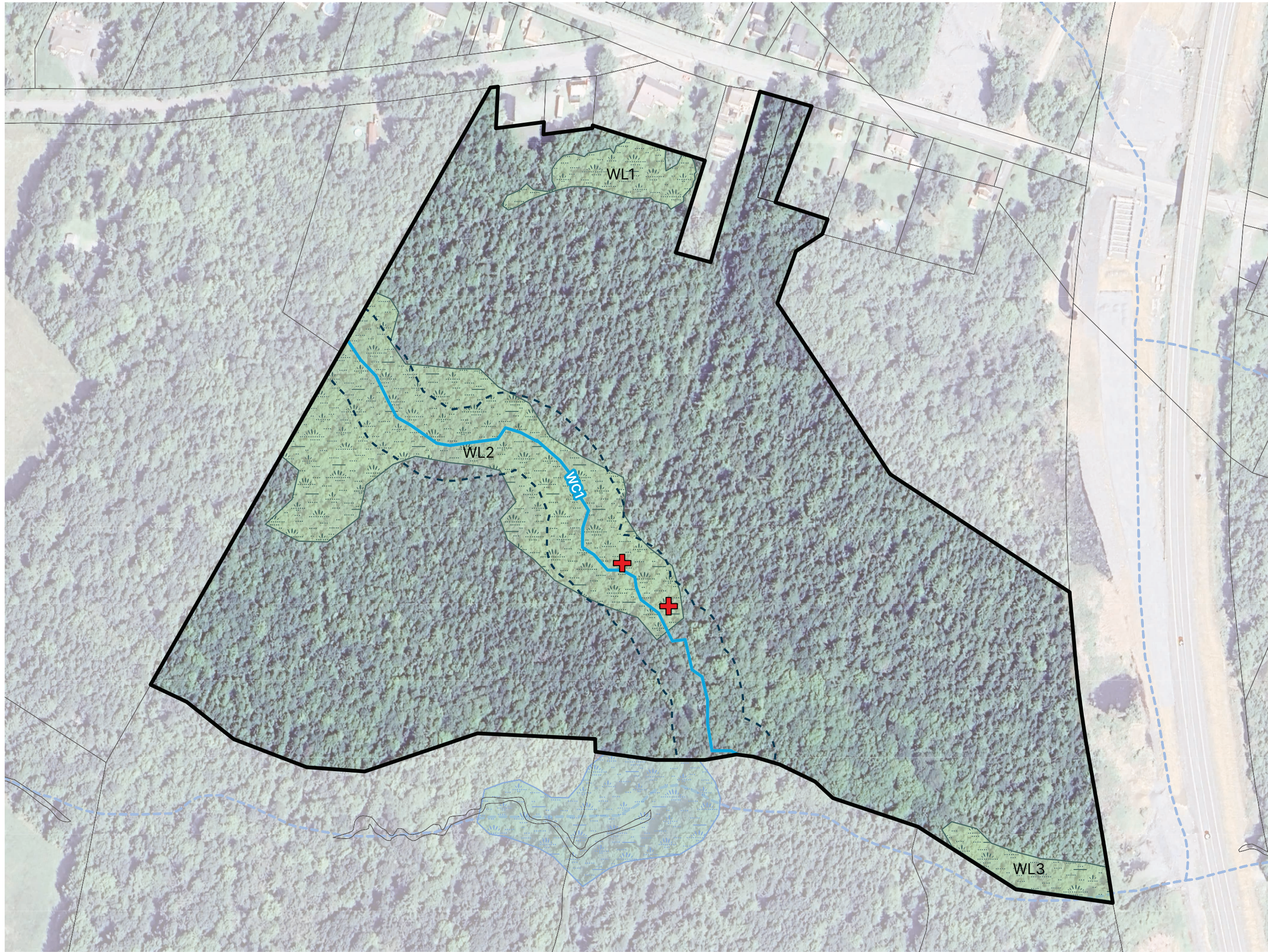
Wetlands / Watercourses

- Wetland and watercourse delineation prepared by Strum
- Overlay shows a 20 m buffer on most wetlands/watercourses
- Some areas will require modest wetland banking

Wetland Conservation

- Site delineation found three wetlands:
 - WL 1: 2,129 m²
 - WL 2: 15,635 m²
 - WL 3: 1,679 m²
- Most wetlands will be retained, however, some areas will require modest wetland banking

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The Plan Includes:

- Three New Multi-Unit Buildings ranging in height from 2-3 storeys (depending on water availability).
- 96 -140 units in total depending on water availability.
- Six Stacked Townhomes (12 units)
- Walking Trail System around the entire site
- wetland and watercourse buffer + 20m setback.
- One primary entrance road plus emergency lane if required to Levi Hebb Road.
- Potential future road extension to the south iif ever needed.
- Highway Industrial/ Commercial Building
- Stormwater management Ponds and a wetland





View of the Commercial/Industrial Building

View from the middle of the site facing southeast

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View of the Residential Buildings

View from inside the site facing west



View of the Proposed Development

Aerial View of the site facing south

Transportation and Mobility



Location

- The proposed development is located at the south side of Upper Branch Road, just west of Highway 103 (Fisherman's Memorial), in MODL
- Being just outside of the Bridgewater town boundary the site has easy access to a wide variety of commercial, institutional and recreational land uses

Site Access

- Main site access is by a driveway to Upper Branch
- Land set aside through a right-of-way for a future road connection to Darius Wile Road to the south of the property

CURRENT ROAD NETWORK

Upper Branch Road:

- Two-lane rural road, 7 m paved width with gravel shoulders
- Posted speed 60 km/h near the site (drops to 50 km/h closer to town)
- Mix of residential and small commercial driveways

Nearby intersections/projects:

- Levi Hebb Road intersection about 100 m west of the site
- Enterprise Drive intersection about 80 m east (new development area)
- Highway 103 twinning project stays within highway right-of-way and does not affect site access

Transportation and Mobility



Upper Branch Road at Site Driveway Facing West



Upper Branch Road at Site Driveway Facing East

Trip Generation

- Institute of Transportation Engineers (ITE) Trip Generation Guide used
- Residential traffic is mainly going out in the morning / coming home in the evening
- Industrial traffic is the opposite (more arriving in the morning / leaving in the evening)
- The residential and industrial uses are complementary and help spread traffic out over the peak hours

Trip Distribution Estimates

Land Use <i>ITE 11th Edition</i>	Trip Code	# Units	Variable	AM Peak			PM Peak		
				Enter	Exit	TOTAL	Enter	Exit	TOTAL
Low-Rise/Townhouses	221	98	Units	9	30	39	31	19	50
General Light Industrial	110	53	/1000 ft2	35	4	39	5	29	34
TOTAL				44	34	78	36	48	84

Transit

- Bridgewater bus runs hourly with 19-passenger buses
- Nearest stop currently at North Park & St. Phillip Street (~850 m away)
- Route provides limited benefit today, but there is potential for improvements if routes are extended toward Enterprise Drive

Walking / Cycling

- No sidewalks along this portion of Upper Branch Road today (typical for rural edge)
- Sidewalk exists east of Hwy 103 toward the Lunenburg County Lifestyle Centre
- The development includes a sidewalk connection from the site to Upper Branch Road, and internal trails for walking and recreation, improving local walking and recreation, improving local walkability

Analysis

- Upper Branch Road and the surrounding network have capacity to handle the added traffic
- No traffic signals or extra turn lanes are required based on the study
- The driveway location and design meet safety standards, with good sightlines
- A 50 km/h speed zone is recommended past the new driveways for added safety
- The project introduces new sidewalks and trails, with potential for better transit service in the future



Stormwater & Wetland Protection

- Stormwater managed so runoff is slowed, stored, and filtered
- Use of low-impact features: swales, rain gardens, landscaped drainage areas
- Systems sized for major storms to help reduce flooding and erosion
- All roads and buildings set back behind 20 m wetland buffers
- Buffers kept natural to protect habitat and water quality



Wastewater Treatment & Well Water

- Advanced on-site wastewater treatment (e.g., Waterloo Biofilter)
- High level of treatment before water returns to the ground
- Helps protect both wetlands and groundwater
- On-site drilled wells for water supply
- Hydrogeologist reviewing how much water can be safely withdrawn
- Well locations and separations designed to protect drinking water quality



Accessibility & Roads

- Roads, sidewalks, and walkways designed for safe, comfortable use by all ages and abilities
- Barrier-free routes where practical, with gentle slopes and clear crossings
- Trail and walkway connections to encourage walking instead of short car trips



Fire Protection & Safety

- Dedicated fire water storage (tanks and/or ponds) for firefighting needs
- Fire routes designed for truck access and turning space
- Layout and details coordinated with local fire services and codes



Commitments & Oversight

- Design and construction follow requirements of:
 - Nova Scotia Environment and Climate Change (NSECC)
 - Municipality of the District of Lunenburg (MODL)
 - Nova Scotia Department of Public Works (NSDPW)
- Focus on:
 - Protecting wetlands and groundwater
 - Providing reliable services (water, wastewater, roads, fire protection)
 - Building a safe, accessible, and resilient community

REGULATORY COMPLIANCE

Strict Adherence to All Provincial and Municipal Requirements

- The project will meet or exceed regulations set by MODL, NSECC, and NSDPW.
- All design elements—from roads and grading to utilities and environmental protection—will follow applicable municipal and provincial standards.

Environmental Protection Standards

- Wetland buffers, erosion and sediment control, and stormwater management will comply with regulatory guidance and approval processes.

Engineering & Infrastructure Standards

- Road design, fire protection, accessibility, and servicing will be reviewed and approved under the relevant mandatory criteria.

Oversight & Approvals

- All phases of the development will undergo formal review to ensure full compliance before construction proceeds.

Thank You