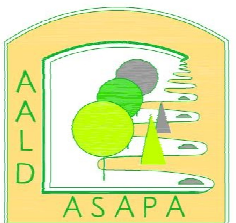


Proud Member of:



Atlantic Assoc. of
Landscape Designers
l'Association des Spécialistes
en Aménagement Paysager
Atlantique

Date: 10/31/2023

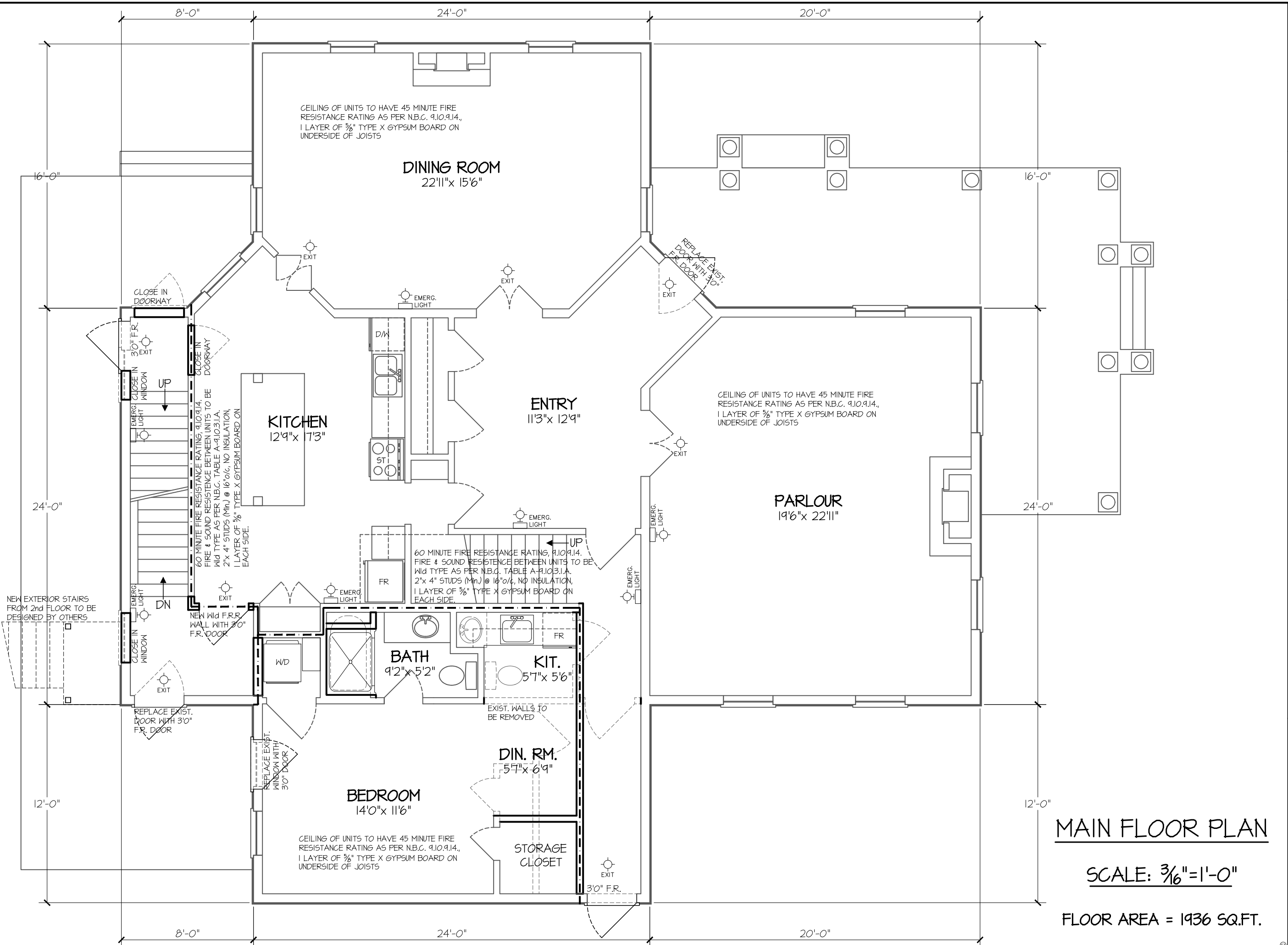
Scale:
1/32" = 1'

Townsend Residence

56 Main Street,
Wolfville

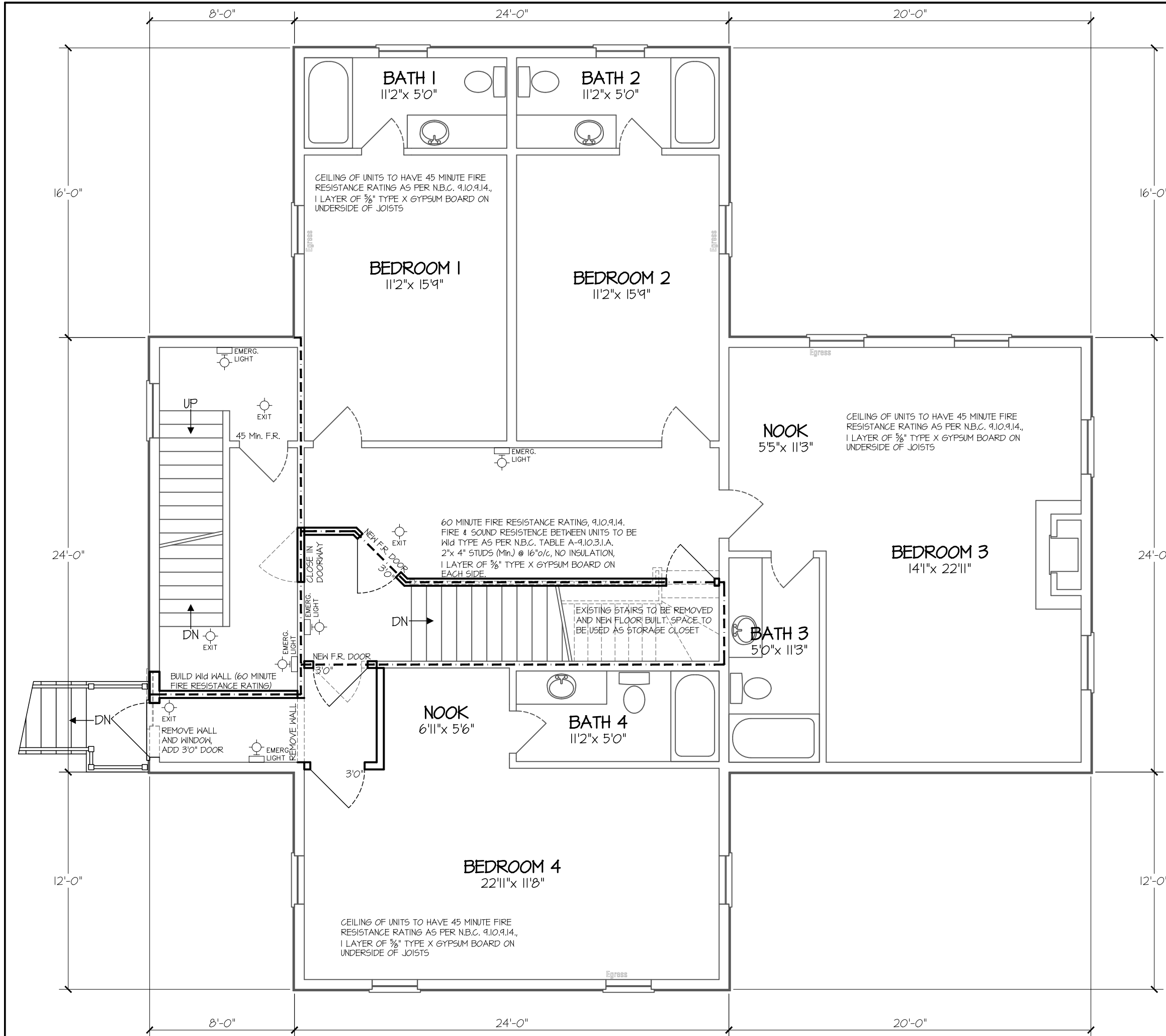
MACINNIS DESIGN
& CONSULTING





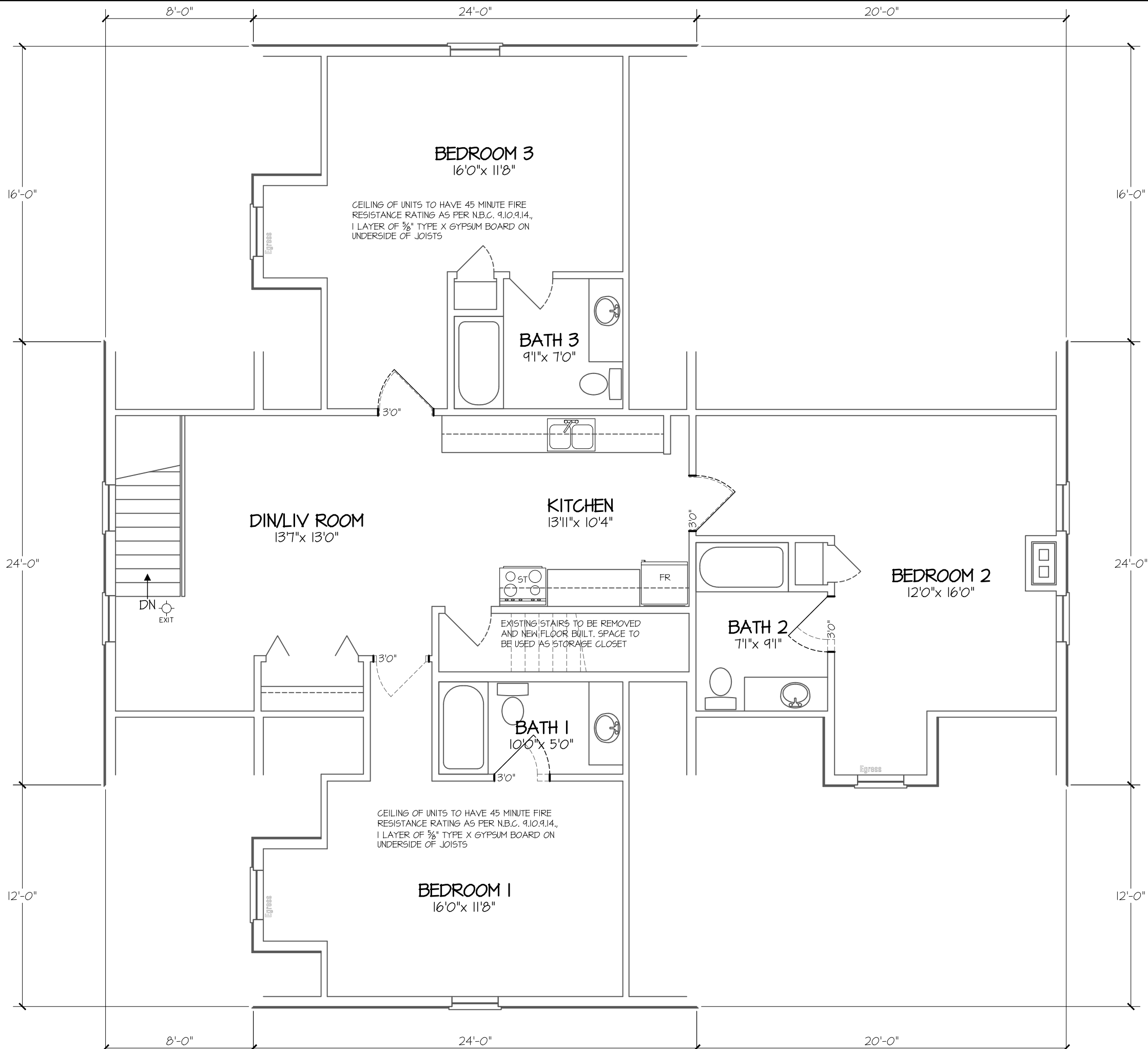
MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 FLOOR AREA = 1936 SQ.FT.

COMPU DRAFT DESIGN SERVICES <small>Est. 1987 1331 Hwy 841, Upper Concord Nova Scotia, B0P 1J0 office: (902) 882-2825 phone: (902) 247-2825 www.compu draft.ca compudraftdesign@gmail.com</small>	PROJECT: PROPOSED RENOVATION FOR G & P TOWNSEND WOLFVILLE, NS MAIN FLOOR PLAN	SCALE: AS SHOWN DATE: NOV 02, 2023 DESIGN: HAIGHT CHKD:	DRAWN: <i>Larry D Haight</i> BCIN: 20585 / 30204
	DWG. NO.: CDS23-061	SHEET: A1	



2nd FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 FLOOR AREA = 1920 SQ.FT.

COMPU DRAFT DESIGN SERVICES <small>Est. 1987 1331 Hwy 241, Unger Court Nova Scotia, B0P 1J0 office: (902) 892-2525 iPhone: (902) 247-2525 www.compu draft.ca</small>	PROJECT: PROPOSED RENOVATION FOR G & P TOWNSEND WOLFVILLE, NS SECOND FLOOR PLAN	SCALE: AS SHOWN DATE: NOV 09, 2023 DESIGN: HAIGHT CHKD:	DRAWN: <i>Larry D Haight</i> BCIN: 20585 / 30204
	DWG. NO.: CDS23-061 SHEET: A2		



3rd FLOOR PLAN

SCALE: 3/16" = 1'-0"

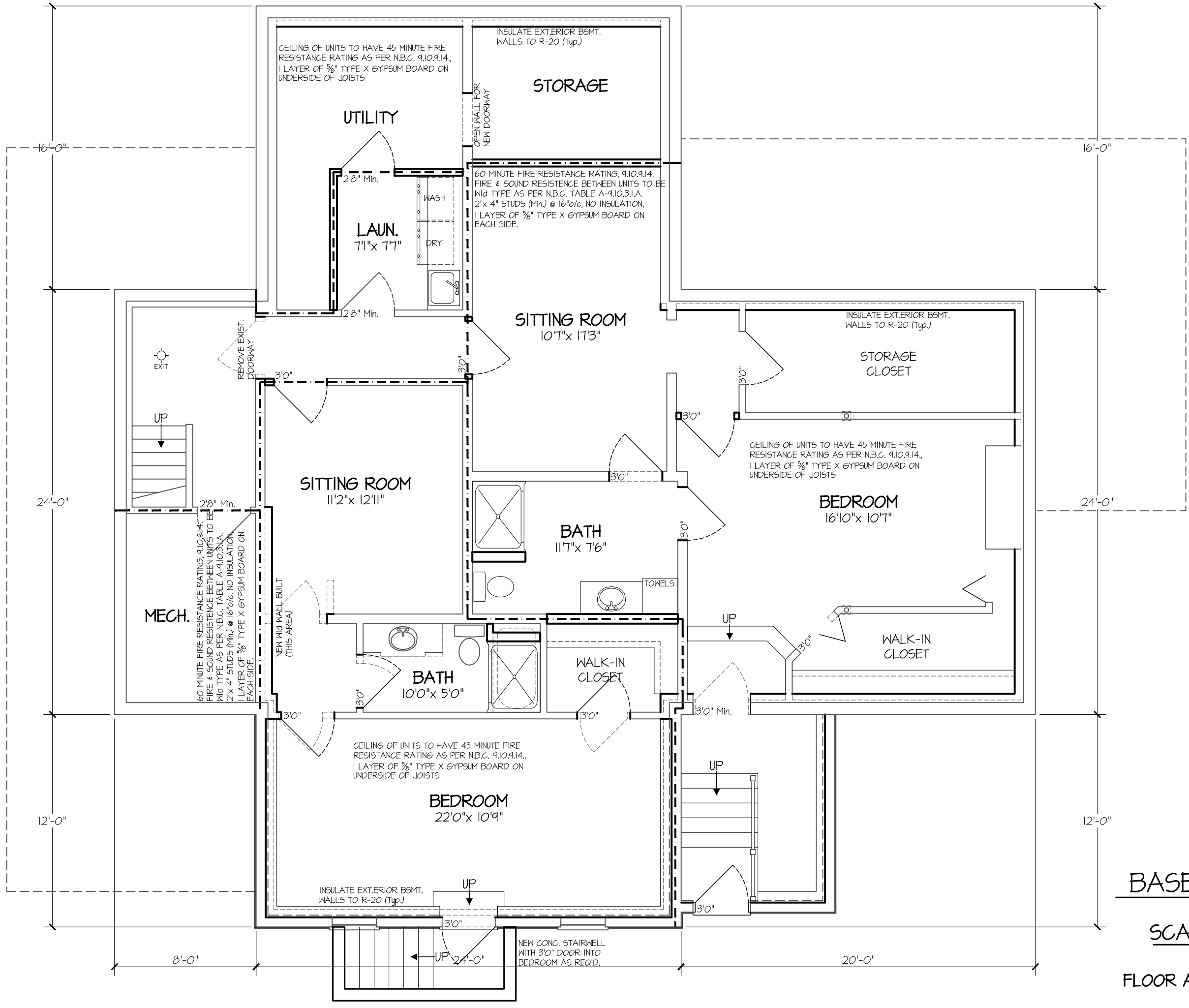
FLOOR AREA = 1509 SQ.FT.

PROJECT: PROPOSED RENOVATION
FOR G & P TOWNSEND
WOLFFVILLE, NS
THIRD FLOOR PLAN

SCALE: AS SHOWN
DATE: OCT 06, 2023
DRAWN: Larry D Haight
DESIGN: HAIGHT
CHKD:
BCIN: 20585 / 30204

COMPUDRAFT
DESIGN SERVICES Est. 1987
1331 Hwy 241 Unger Court
Nova Scotia B3P 1J0
office: (902) 882-2525
phone: (902) 247-2525
www.compudraft.ca
compudraft@compudraft.ca

DWG. NO.: CDS23-061
SHEET: A3

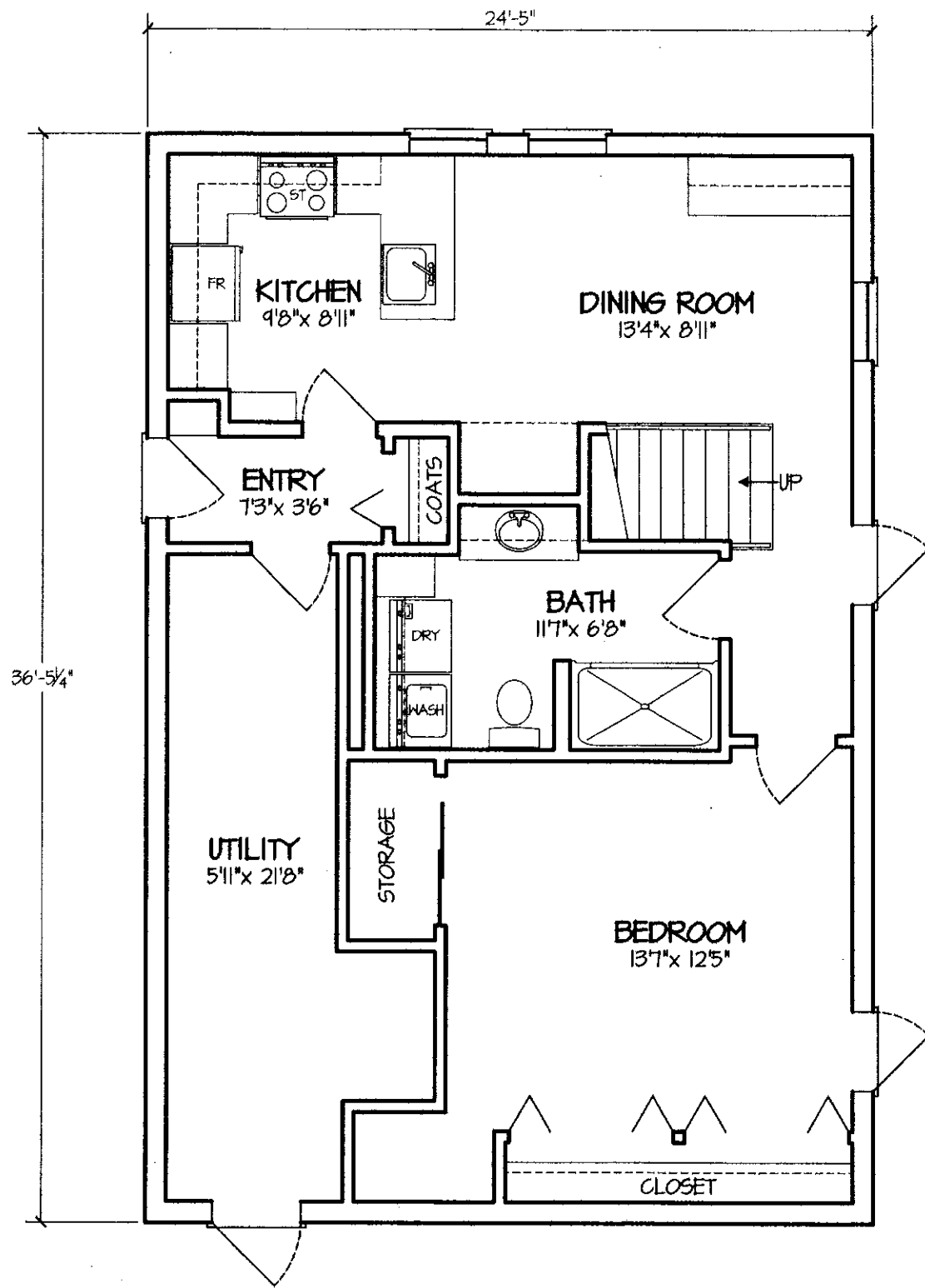


BASEMENT PLAN

SCALE: 3/16" = 1'-0"

FLOOR AREA = 2017 SQ.FT.

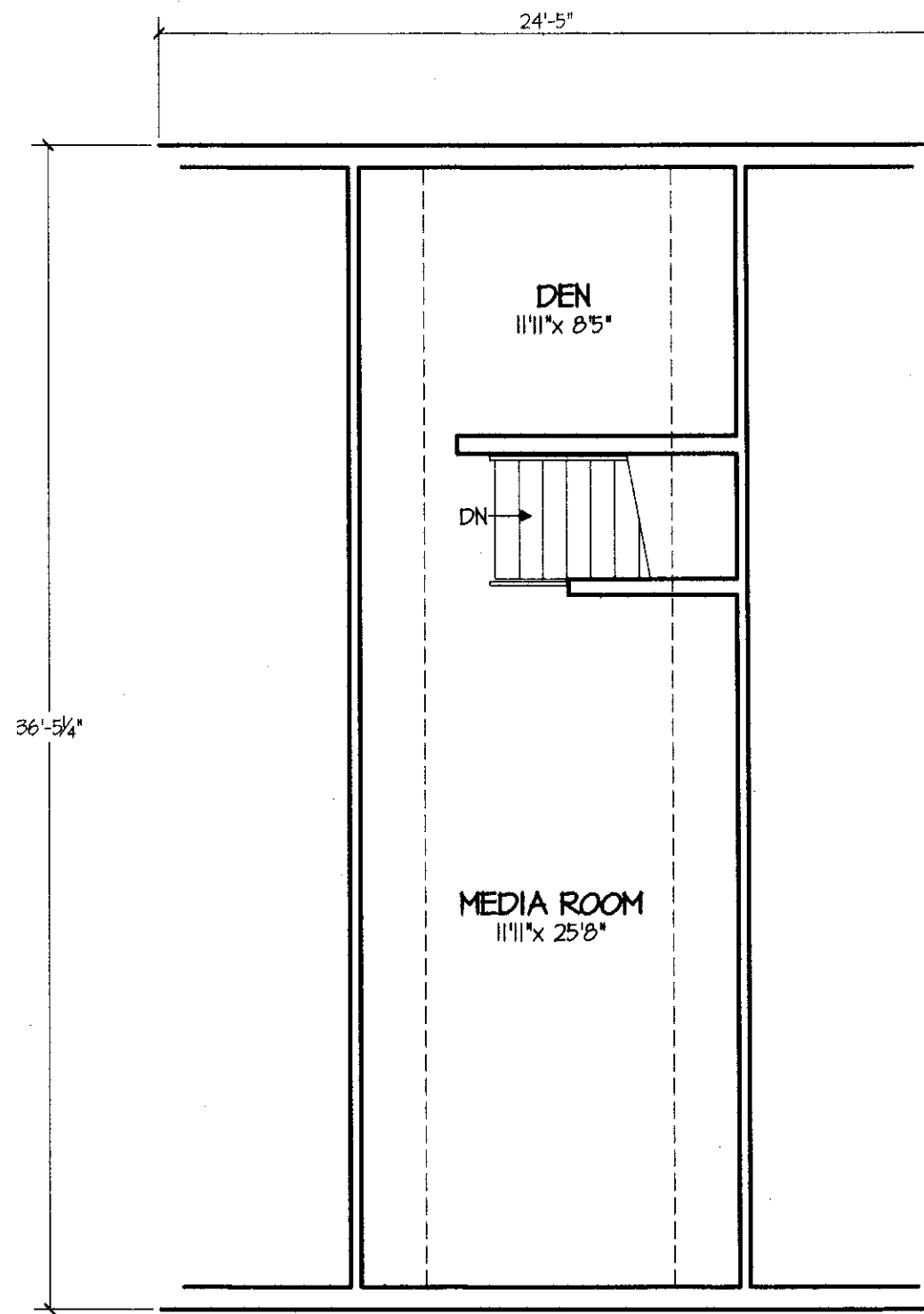
COMPU DRAFT DESIGN SERVICES Est. 1987 1331 Hwy 241 Uppar Concord Nova Scotia B0P 1J0 office: (902) 892-2525 iPhone: (902) 247-2525 www.compu draft.ca compudraftdesign@gmail.com	PROJECT: PROPOSED RENOVATION FOR G & P TOWNSEND WOLFVILLE, NS BASEMENT PLAN	SCALE: AS SHOWN
	DATE: OCT 06, 2023	DRAWN: <i>Larry D Haight</i>
	DESIGN: HAIGHT	CHKD: 20585 / 30204
DWG. NO.: CDS23-061	SHEET: A4	



MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

FLOOR AREA = 890 SQ.FT.



2nd FLOOR PLAN

SCALE: 3/16" = 1'-0"

FLOOR AREA = 457 SQ.FT.

COMPU DRAFT
DESIGN SERVICES Est. 1987
1331 Hwy 244 Upper Coastal
Wolfeville, VA 24385
Phone: (802) 247-2925
www.compu draft.com

PROJECT: AS-BUILT CARRIAGE HOUSE
FOR G & P TOWNSEND
WOLFVILLE, NS
MAIN & UPPER FLOOR PLANS

DATE: OCT 06, 2023
SCALE: AS SHOWN
DRAWN: Larry D Haight
DESIGN: HAIGHT
CHKD.:
BCIN: 20585 / 30204

DWG. NO.: CDS23-061
SHEET: A5

Site Plan Approval – Criteria Checklist

APPLICATION: SP-003-2023 – 56 Main Street – Conversion to Create 4 Dwelling Units	
LUB Reference	Staff Comments
2.10 Submission Requirements	Application requirements met. <i>Some requirements have been waived because they are not pertinent to the application.</i>
Zone Standards: Part 20 Neighbourhood Commercial (C-2) zone Permitted Use Table 18.2 and 8.1	Conversion of existing Inn to Three Dwelling Units in the Main House and One Unit in Garage/Carriage House. Development of 4 dwelling units is a permitted use in this zone by Site Plan Approval.
Part 6 Parking Parking is calculated using table 6.1	9 Parking spaces required.
Site Plan Approval Requirements:	
1. <i>The location of new structures on the lot shall minimize negative impacts on the surrounding neighbourhood, including noise, dust, fumes, lighting, shadows, or other nuisance or inconvenience to neighbouring properties;</i>	N/A – no new structures
2. <i>The location of off-street parking and loading facilities shall minimize negative impacts on the surrounding neighbourhood, including traffic, noise, dust, fumes, lighting, or other nuisance or inconvenience to neighbouring properties;</i>	Existing parking area can accommodate 11 vehicles. No changes proposed to parking area.
3. <i>The location, number and width of driveways are designed to prevent traffic, noise, dust, fumes, congestion, or other nuisance and inconvenience in the area and minimize negative impacts on the surrounding neighbourhood;</i>	N/A – no changes to existing.
4. <i>The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements which is necessary to protect and minimize negative land use impact on neighbouring properties;</i>	N/A - no changes to existing.

Site Plan Approval – Criteria Checklist

<p>5. Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;</p>	<p>N/A</p>
<p>6. The location of pedestrian walkways, and/or related infrastructure, shall be provided to link public sidewalks and parking areas to entrances of all primary buildings;</p>	<p>N/A – no changes to existing.</p>
<p>7. The type and location of outdoor lighting is designed to light the structure, driveways and pedestrian infrastructure, but shall not be directed onto neighbouring properties;</p>	<p>Any new lighting installed will be assessed to ensure compliance with the LUB.</p>
<p>8. The location of facilities for the storage of solid waste provides for maximum separation from residential development and public areas;</p>	<p>N/A – no changes to existing.</p>
<p>9. The location of all existing easements shall be identified;</p>	<p>N/A</p>
<p>10. The grading or alteration in elevation or contour of the land shall minimize undue erosion and/or sedimentation, and other negative impacts on neighbouring properties;</p>	<p>N/A – no changes to existing.</p>
<p>11. The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;</p>	<p>The Site Plan application has been reviewed by the Town Engineer.</p>
<p>12. The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;</p>	<p>N/A</p>
<p>13. All signage shall be designed and constructed according to the signage requirements listed in Part 7;</p>	<p>N/A</p>
<p>14. Developments located in a Design Guidelines Area shall adhere to the design guidelines listed in Schedule "F" Town of Wolfville Design Guidelines. Input from the Design Review Committee may be required.</p>	<p>This property is located in a Design Guidelines Area, however, this is a conversion of an existing building, no additions or new structures are proposed.</p>

Site Plan Approval – Criteria Checklist

<p>15. <i>The Development Officer may vary any of the prescriptive dimensional requirements by up to 10 percent of the requirements to allow some flexibility to accommodate physical anomalies of a site, so long as the intent of the particular requirement is not compromised.</i></p>	<p>N/A</p>
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