

Site Plan Approval – Criteria Checklist

APPLICATION: SP-004-2024 – 250 Main Street – Bakery and Catering Establishment (Pick up only - No on-site dining)	
Land Use Bylaw 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 8.1	Bakery and catering establishment as a neighbourhood commercial use (not owner occupied). Property owner renting out commercial kitchen. Permitted by Site Plan Approval
Design Guidelines: This property is located in the Core Neighbourhood Design Guidelines Area LUB 8.2(2).	No changes to public façade of the building. Barrier free ramp to be added to front of building.
Part 6 Parking Parking is calculated using table 6.1 1.25 space per dwelling unit plus additional ½ space for bedrooms in excess of three. Single room occupancy – one space for bedrooms in excess of three. Commercial parking calculated using table 6.2 1 parking space per 30sqm of floor area.	Existing House 4 bedrooms = 1.75 parking space – rounds down to 1 space. Single room occupancy – 1 space 25sqm floor area of commercial space = 1 space 3 parking spaces required.
Site Plan Approval Requirements:	
<i>1. 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>	No new structures.
<i>2. 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>	There are 2 existing parking spaces at the front of the house and one parking space on the west side accessed from Dyke Rd. Additional parking is available at a nearby public parking lot if needed.

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<p>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></p>	<p>N/A</p>
<p>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></p>	<p>N/A</p>
<p>5. <i>Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;</i></p>	<p>N/A</p>
<p>6. <i>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;</i></p>	<p>A barrier-free ramp will be added to the front of the building that is intended to connect to the sidewalk.</p>
<p>7. <i>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;</i></p>	<p>N/A</p>
<p>8. <i>The location of facilities for the storage of solid waste provides for maximum separation from residential development and public areas;</i></p>	<p>Any solid waste will be located to the rear of the building. No impacts are anticipated.</p>
<p>9. <i>The location of all existing easements shall be identified;</i></p>	<p>N/A</p>
<p>10. <i>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;</i></p>	<p>N/A</p>
<p>11. <i>The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;</i></p>	<p>N/A</p>

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<p>12. <i>The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;</i></p>	<p>See #13.</p>
<p>13. <i>All signage shall be designed and constructed according to the signage requirements listed in Part 7;</i></p>	<p>Signage to be determined.</p>
<p>14. <i>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.</i></p>	<p>This property is located in a Design Guidelines Area - no change to the public façade is proposed.</p>
<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>

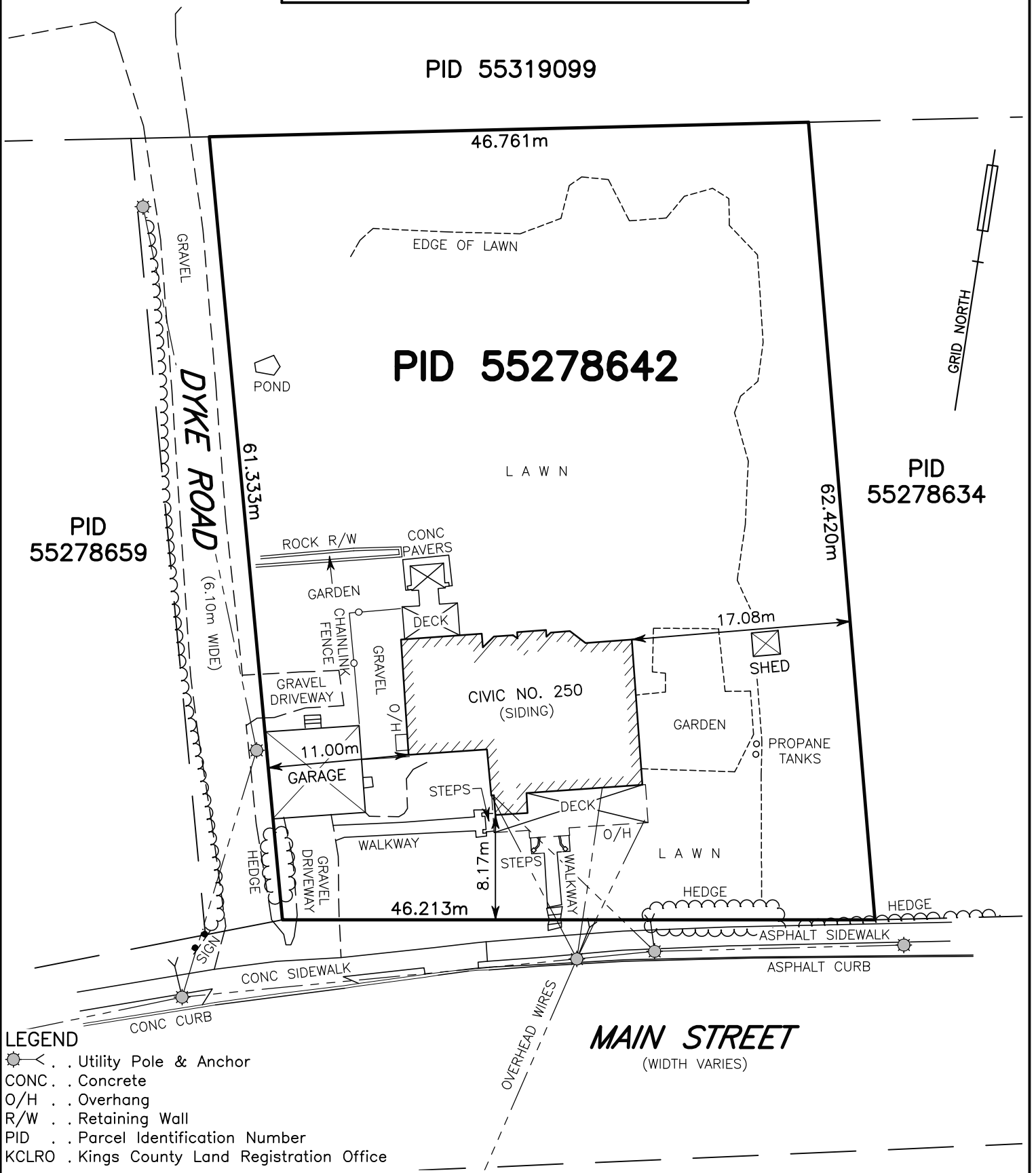
SURVEYOR'S LOCATION CERTIFICATE

PID 55319099

PID 55278642

PID
55278634

PID
55278659



LEGEND

- . . Utility Pole & Anchor
- CONC. . . Concrete
- O/H . . Overhang
- R/W . . Retaining Wall
- PID . . Parcel Identification Number
- KCLRO . Kings County Land Registration Office

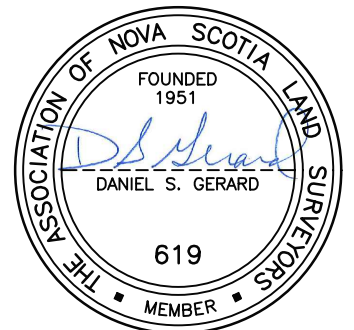
Certified to: PENTAGON PROPERTIES LIMITED
Re: 250 MAIN STREET
 WOLFVILLE, KINGS COUNTY, NOVA SCOTIA

NOTES:

1. The DWELLING shown hereon is located entirely within the boundaries of the subject lands as said boundaries are defined by Deed in Book 174 Page 668.
2. Clearances shown are to a tolerance of 0.01m and are perpendicular to the boundary.
3. Field survey was carried out on July 17, 2024 & July 24, 2024.
4. This Surveyor's Location Certificate shall not be used for boundary definition or as a reference document for the preparation of legal descriptions.
5. All boundary dimensions are derived from the subject plan unless otherwise noted.

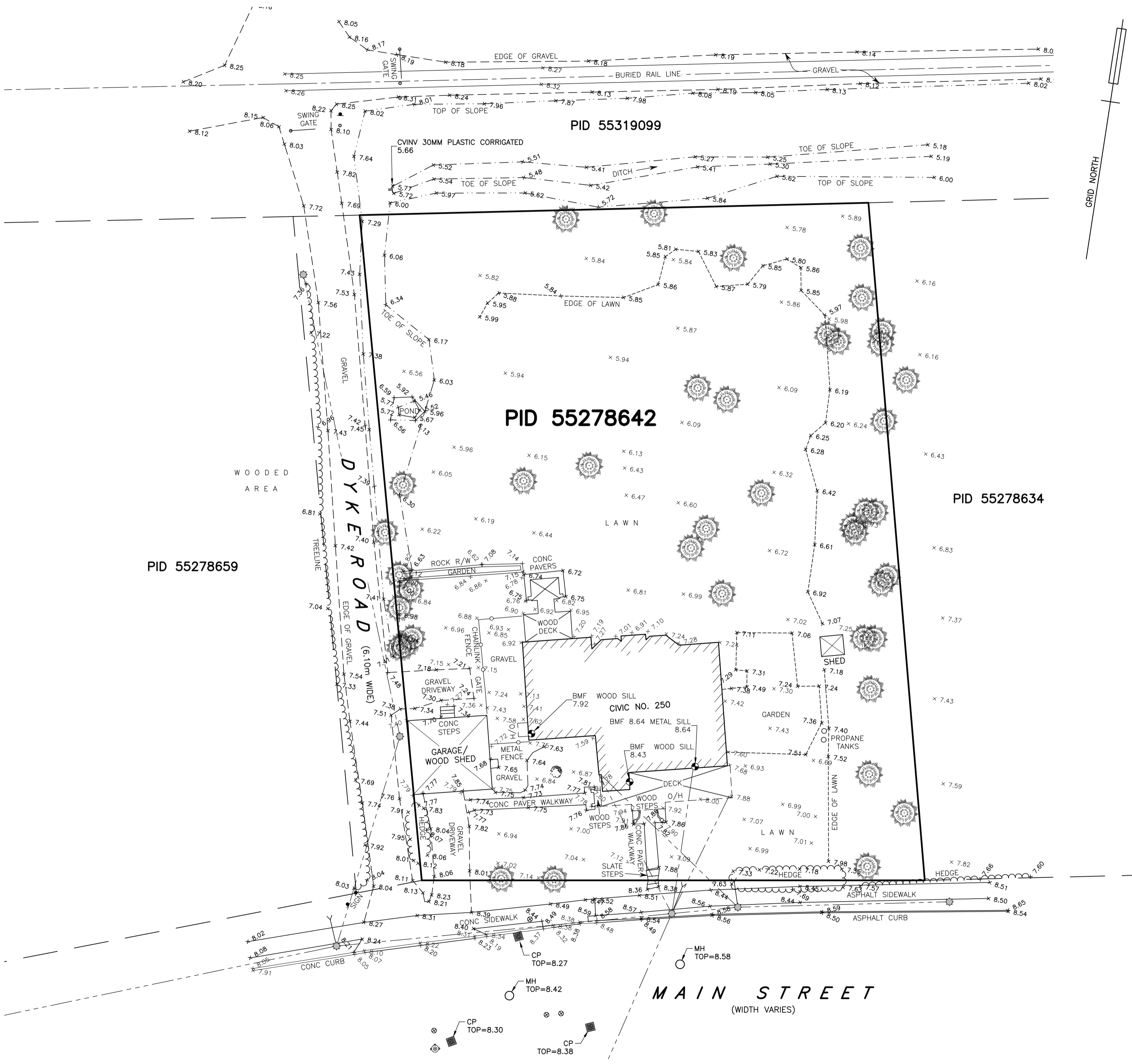
I, DANIEL S. GERARD, Nova Scotia Land Surveyor, hereby certify that this Surveyor's Location Certificate was prepared under my supervision and in accordance with the *Land Surveyors Act*, regulations and standards made there under.

Dated this 1st day of August, 2024 , N.S.L.S.



Servant, Dunbrack, McKenzie & MacDonald Ltd.
 NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
 36 OLAND CRESCENT PHONE: (902) 455-1537
 BAYERS LAKE BUSINESS PARK FAX: (902) 455-8479
 HALIFAX, NS B3S 1C6 WEB: www.sdmm.ca

SCALE 1 : 400 (METRIC)
 FILE NO. 8-5 (38759)
 SLC 81256



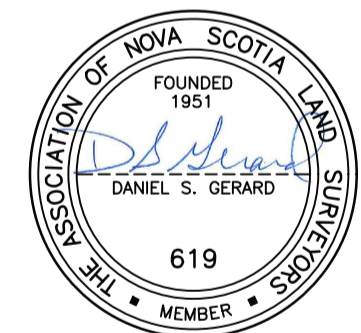
GRID NORTH

LEGEND

	PERIMETER OF LANDS SURVEYED
	SPOT ELEVATION
	MANHOLE
	CATCHBASIN
	CULVERT INVERT
	BENCHMARK FOUND/SET
	UTILITY POLE & ANCHOR
	LIGHT POLE
	LIGHT STANDARD
	FIRE HYDRANT
	WATER VALVE
	BOLLARD
	SIGN POST
	KINGS COUNTY LAND REGISTRATION OFFICE
	PARCEL IDENTIFICATION NUMBER
	CONCRETE
	RETAINING WALL
	OVERHANG
	CHAINLINK FENCE
	WOOD FENCE
	OVERHEAD WIRES
	TOP OF SLOPE
	TOE OF SLOPE
	CENTRELINE OF DITCH/STREAM
	HARDWOOD TREE
	SOFTWOOD TREE

NOTES

- ELEVATIONS ARE BASED ON CANADIAN GEODETIC VERTICAL DATUM 2013 AND REFER TO NOVA SCOTIA COORDINATE MONUMENT NO. 208017; ELEVATION = 7.552 METRES.
- FIELD SURVEYS WERE CARRIED OUT ON JULY 17, 2024 AND JULY 24, 2024.
- CAUTION:** BOUNDARY LINES SHOWN HEREON HAVE BEEN COMPILED FROM VARIOUS PLANS AND DOCUMENTS. SUFFICIENT FIELD SURVEY HAS NOT BEEN CONDUCTED TO VERIFY THEIR ACCURACY.
- CAUTION:** DIGITAL DATA BASED ON THIS SURVEY MUST BE USED IN CONJUNCTION WITH THIS PLAN. USERS ARE ADVISED TO CONFIRM THE ACCURACY OF DIGITAL INFORMATION NOT EXPRESSLY INDICATED HEREON.
- CAUTION:** SERVICE INFORMATION SHOWN HEREON WAS COMPILED FROM FIELD SURVEY AND DATA OBTAINED FROM VARIOUS UTILITY OPERATORS. THE EXACT LOCATION OF UNDERGROUND SERVICES IS NOT CONFIRMED. CONTACT SHOULD BE MADE WITH ALL UTILITY OPERATORS RELATING TO THE CONFIRMATION OF THE SERVICES SHOWN HEREON AND FOR OTHER SERVICES WHICH MAY EXIST BEFORE CONSTRUCTION COMMENCES.



Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
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PHONE: (902) 455-1537 FAX: (902) 455-8479 WEB: www.sdmm.co

PID 55278642

250 MAIN STREET
WOLFVILLE, KINGS COUNTY, NOVA SCOTIA

EXISTING CONDITIONS

Date AUGUST 1, 2024	Drawn K. KEARNEY	Project No. FILE No. 8-5 (38759)
Scale 1:250	Checked By A. MACQUARRIE	Plan No. 13-3500-0
Reference	Reviewed By D. GERARD	Drawing Name
Surveyed SDMM	Sheet 1 OF 1	

