

Site Plan Approval  
 SP-001-2025 Conversion and Addition to 250 Main Street  
 Approved February 27, 2025.

PID 55319099

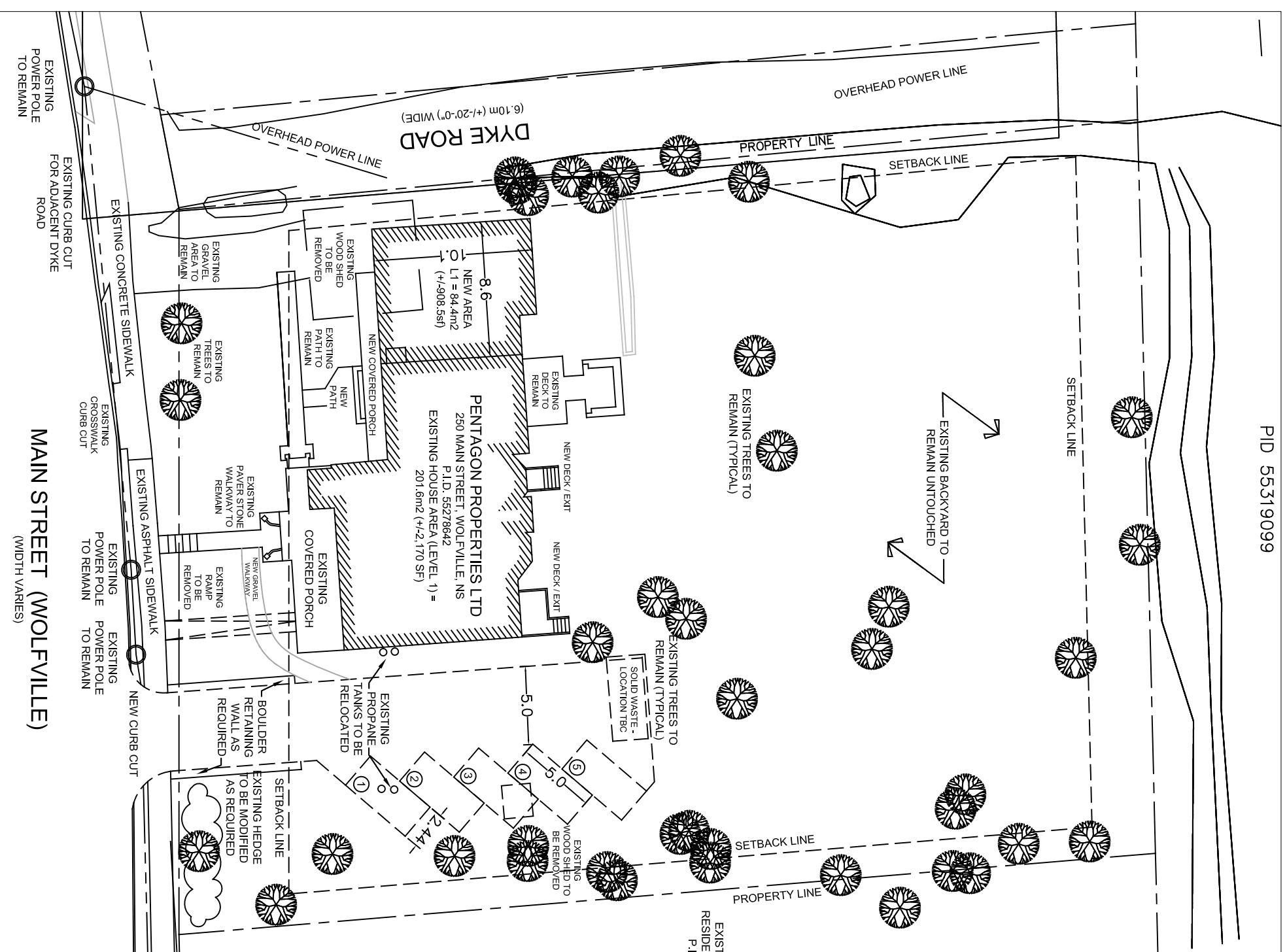
EXISTING HOUSE	+/-201.6m <sup>2</sup>	+/-2,170.0 SF
NEW CONSTRUCTION	+/-81.6m <sup>2</sup>	+/-878.3 SF
TOTAL (EXISTING + NEW)	+/-283.2m <sup>2</sup>	+/-3,048.3 SF
LOT AREA	+/-2,867.9m <sup>2</sup>	+/-30,869.8 SF
LOT COVERAGE (EXISTING)	+/-7.0%	
LOT COVERAGE (PROPOSED)	+/-9.9%	
ALLOWABLE LOT COVERAGE	+/-40%	

LAND USE BY-LAW NOTES:

- 1) LAND USE BY-LAW: 2 EV CHARGING STATIONS REQUIRED. OWNER TO PROVIDE STUB FOR FUTURE INSTALLATION SHOULD A TENANT REQUIRE IT (LUB 6.5(13)) EXTERIOR PARKING LOTS SHALL PROVIDE ONE LEVEL 1 (120V) CHARGING STATION FOR EVERY 4 SPACES.
- 2) LAND USE BY-LAW 6.7: 2 BICYCLE PARKING SPACES REQUIRED. SEE BY-LAW FOR REQUIREMENTS.
- 3) LAND USE BY-LAW TABLE 6.1: THREE SUITES TOTAL
  - a) SUITE #1 - 1 BEDROOM
  - b) SUITE #2 - 6 BEDROOM (COMPLETELY WITHIN THE EXISTING BUILDING)
  - c) SUITE #3 - 6 BEDROOM (PARTLY IN THE EXISTING BUILDING AND ALL OF THE PROPOSED ADDITION)
  - d) TOTAL PARKING: 5 SPACES

BUILDING OFFICIAL NOTES (NOT EXHAUSTIVE - FOR REFERENCE ONLY):

- 1) ALL SUITES TO HAVE TWO MEANS OF EGRESS.
- 2) LOCATION OF EGRESS WINDOWS, INCLUDING THOSE IN DWELLING UNITS, TO BE INDICATED ON THE BUILDING PERMIT APPLICATION DRAWINGS.
- 3) WASHROOMS TO BE COMPLIANT WITH NSBC ADAPTABILITY REQUIREMENTS. PROVIDE BLOCKING FOR GRAB BARS, ETC.
- 4) P.E.N.G. REQUIRED FOR PLUMBING, VENTILATION, STRUCTURAL, FIRE ALARM SYSTEM (FOR THE ENTIRE BUILDING), AND SO FORTH.
- 5) SOLID WASTE STORAGE IS REQUIRED TO BE AT LEAST 3M AWAY FROM THE BUILDING UNLESS STORED IN A NON-COMBUSTIBLE CONTAINER.
- 6) SUBMISSION DRAWINGS TO INCLUDE EXIT SIGNAGE, EMERGENCY LIGHTING LOCATIONS, CLOSURE LOCATIONS, SMOKE ALARM LOCATIONS, AND FIRE SEPARATION DETAILS INCLUDING ASSEMBLY DESIGNATIONS.
- 7) DWELLING UNITS TO BE PROVIDED WITH MECHANICAL VENTILATION.
- 8) USE OF FUEL-FIRED APPLIANCES TO BE CONFIRMED DURING DETAILED DESIGN AS PART OF THE BUILDING PERMIT PACKAGE. MAY AFFECT CODE REQUIREMENTS.
- 9) EXIT DOORS MUST SWING IN THE DIRECTION OF EXIT TRAVEL.



CO:WORK  
 COLLABORATIVE ARCHITECTURE



STAMP:

ISSUE SCHEDULE

NO.	DESCRIPTION:	DATE:
1	SITE PLAN APPROVAL	14 JAN 2025

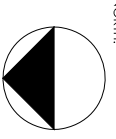
REVISION SCHEDULE

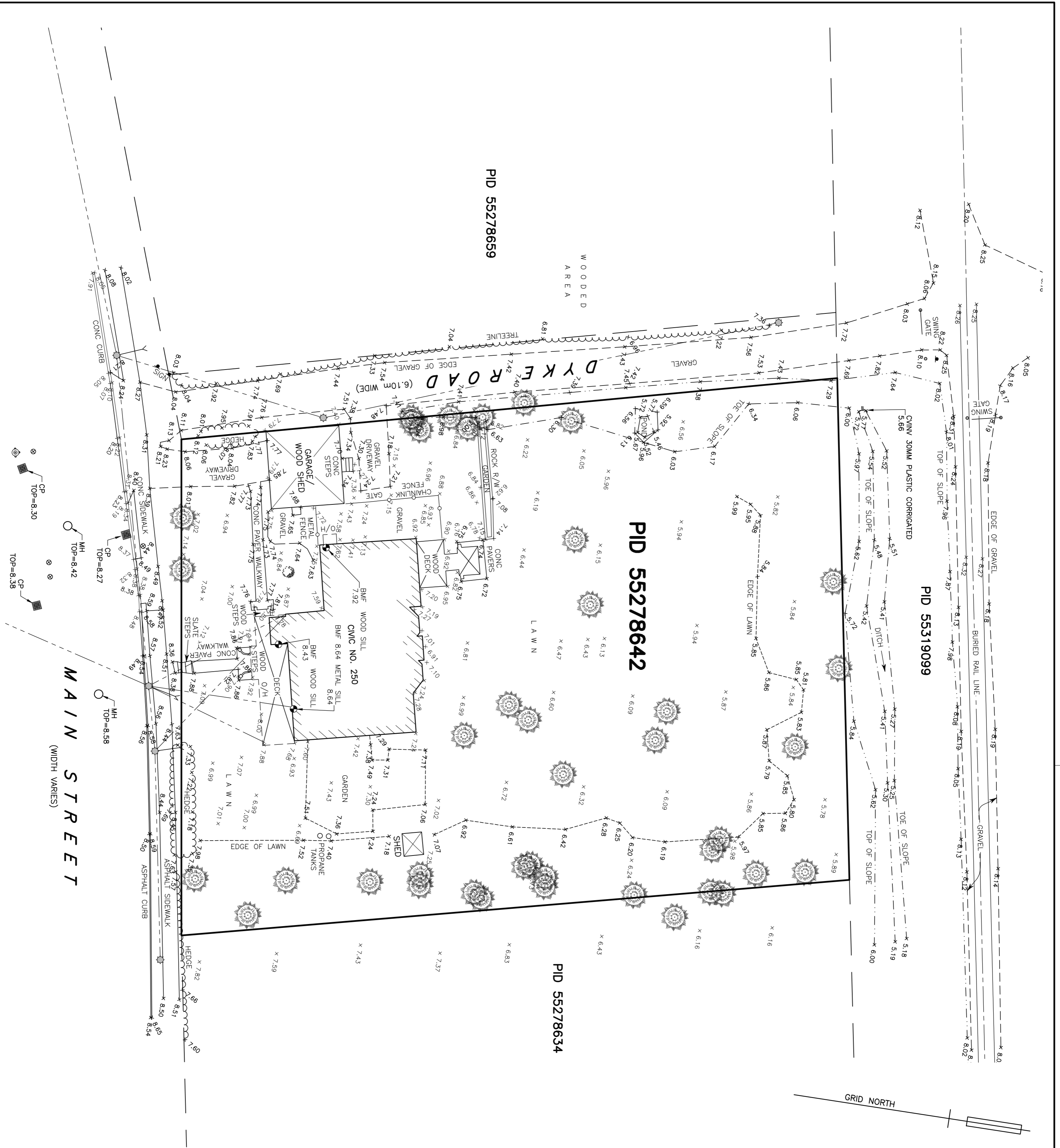
NO.	DESCRIPTION:	DATE:

ADDRESS:  
 250 MAIN STREET  
 WOLFVILLE, NOVA SCOTIA

TITLE:  
 SITE PLAN

DRAWN: JF	CHECKED: HB
SCALE: INDICATED	DATE: 23 DECEMBER 2024
DRAWING NO: A-100	NORTH:
PROJECT NO: 2024-04	





**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	KCLRO
KINGS COUNTY LAND REGISTRATION OFFICE	PARCEL IDENTIFICATION NUMBER
CONCRETE	RETAINING WALL
OVERHANG	CHANLINK 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.

**SDMM**

*Servant, Dunbrack, McKenzie & Macdonald Ltd.*  
 NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS

36 QUANO CRESCENT  
 BAYERS LAKE BUSINESS PARK  
 HALIFAX, NS B3S 1G6

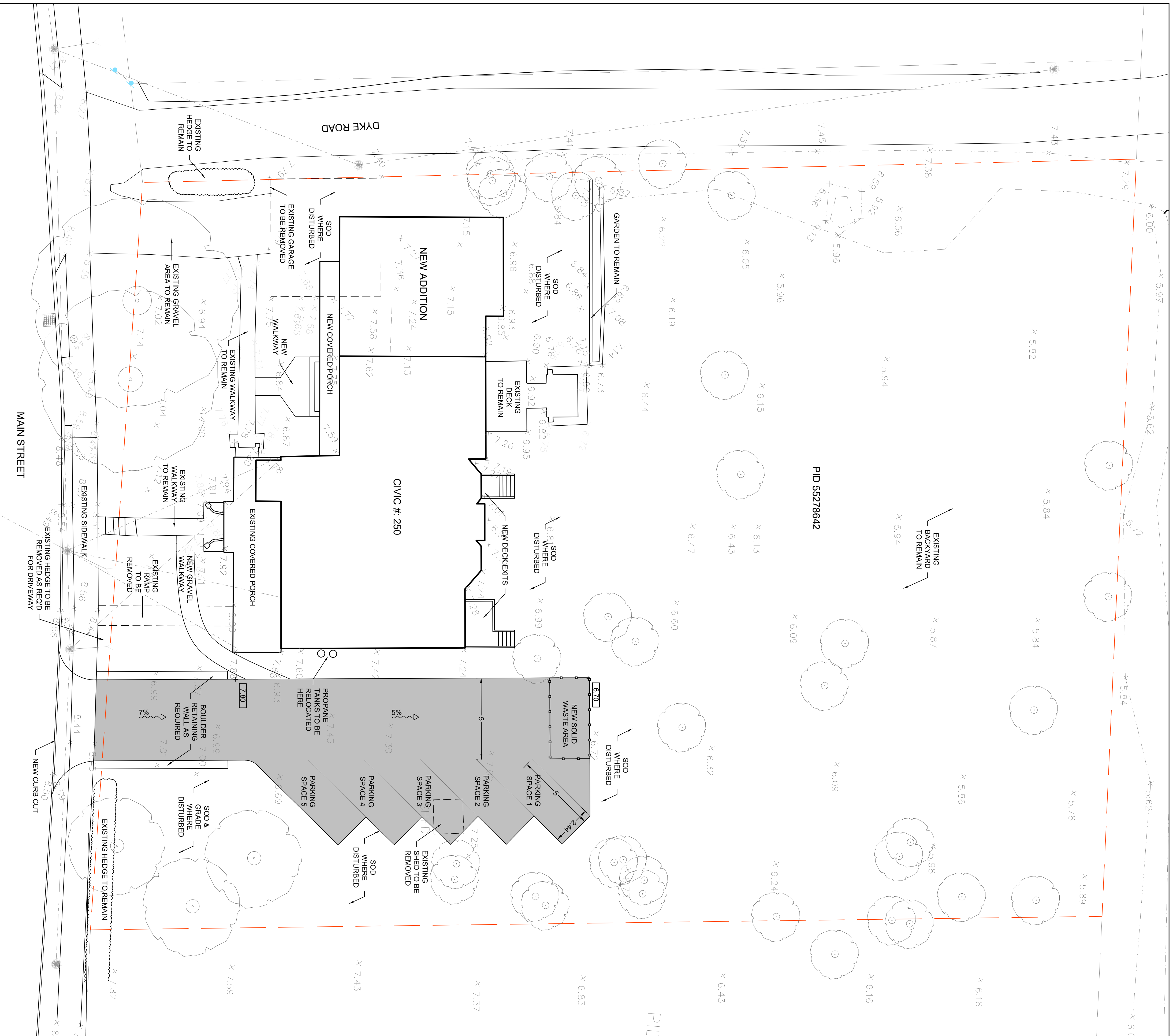
PHONE: (902) 453-1537  
 FAX: (902) 453-8479  
 WEB: www.sdmm.ca

**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		



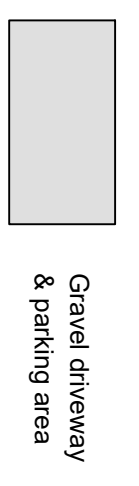


LEGEND	
	Property Boundaries
	Overhead cables
	Existing fence
	Existing elevation
	Proposed contour
	Proposed contour elevation and/or spot elevation
	Finish grade elevation
	Finish grade elevation @ top of wall, curb or step
	Fresh grade elevation
	Fresh grade elevation @ base of wall, curb or step
	Local drainage high point/low point
	Utility pole
	New shrub and perennial planting
	Existing tree to remain
	Existing tree to remove
	New tree

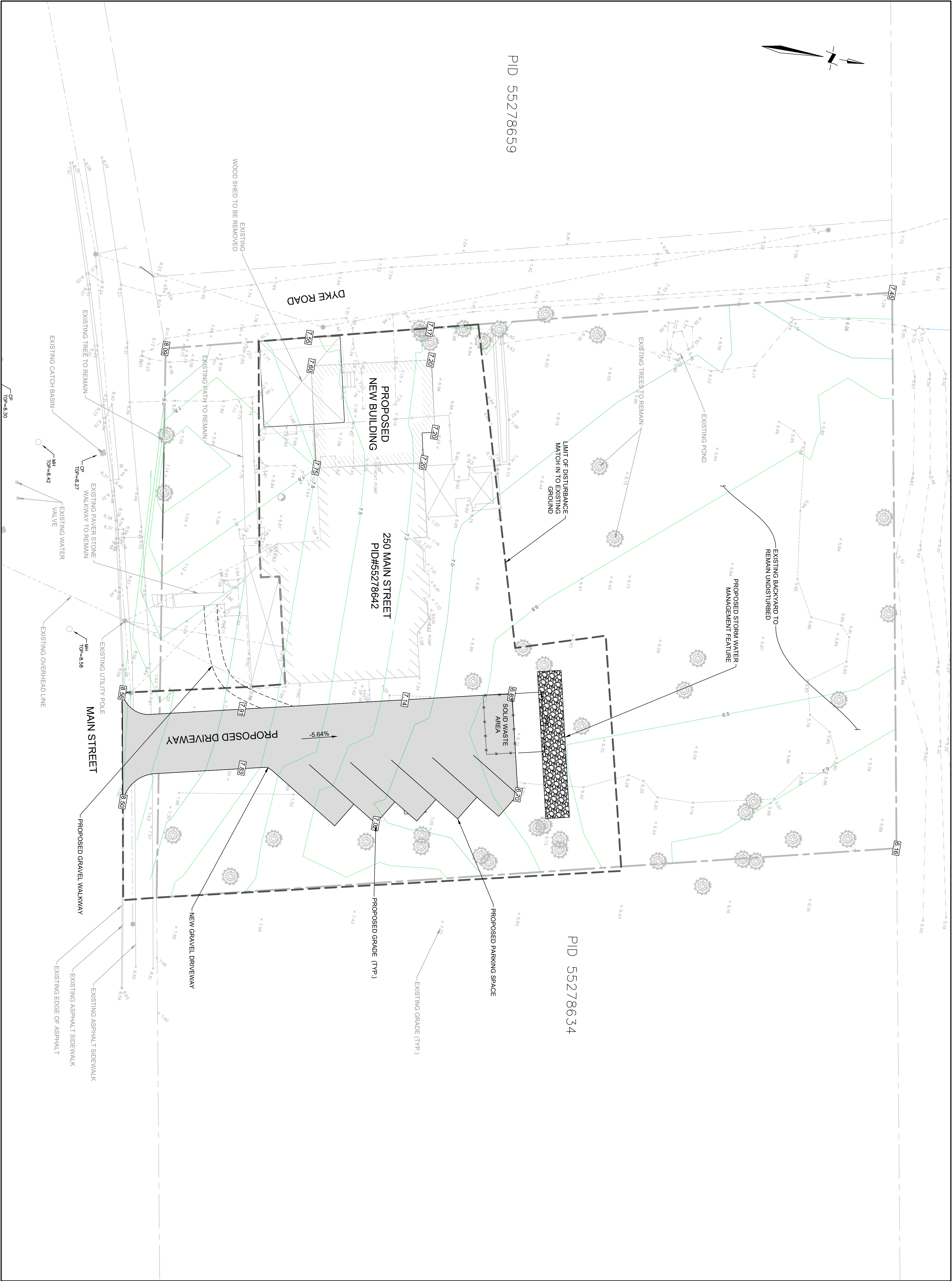
**GENERAL NOTES**

1. Topographical survey information shown on these plans is from surveys by Thompson Conn Limited.
2. All construction procedures are to comply with federal and local regulations and project specifications.
3. Use erosion and sedimentation control measures to prevent soil erosion and discharge of soil-bearing water runoff to adjacent properties, catch basins or any watercourses.
4. Protect all street trees as per local by-laws.
5. Do not scale this drawing for construction.
6. All measurements on this drawing are in metric units.
7. Drawings to be read with specifications.
8. Locate all underground services before start of construction.
9. Refer to other consultants' plans and specifications.
10. All planting shall conform to the Canadian Landscape Standard, latest edition.

**HATCH LEGEND**



<p><b>FIRST PEN STUDIO</b> LANDSCAPE ARCHITECTURE 1 . 9 0 2 . 5 2 3 . 1 6 4 9</p> <p><b>PENTAGON</b> PROPERTIES LTD</p>	CLIENT	
	ISSUE 1	2025-01-13
	ISSUE 2	SITE PLAN APPROVAL
	ISSUE 3	
	ISSUE 4	
ISSUE 5		
NOTES		
STAMP	<p><b>REGISTERED PROFESSIONAL ENGINEER</b> CONSTRUCTION 2025-01-13 BRUCE</p>	
NORTH		
SCALE	1:125	
PROJECT NUMBER	FP24012	
PROJECT	250 MAIN STREET, WOLFVILLE, NS	
TITLE	LANDSCAPE PLAN	
DRAWING	L1	

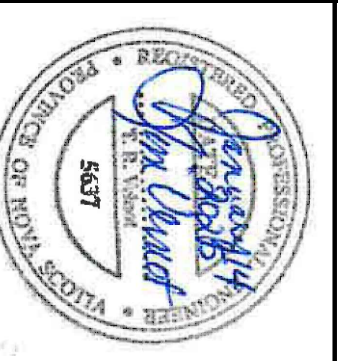


PID 55278659

PID 55278634

NOTES

A.1	JAN 15/25	ISSUED FOR REVIEW	JAP	TV
A.0	JAN 09/25	ISSUED FOR REVIEW	JAP	TV
NO.	DATE	REVISIONS	BY	APPR.

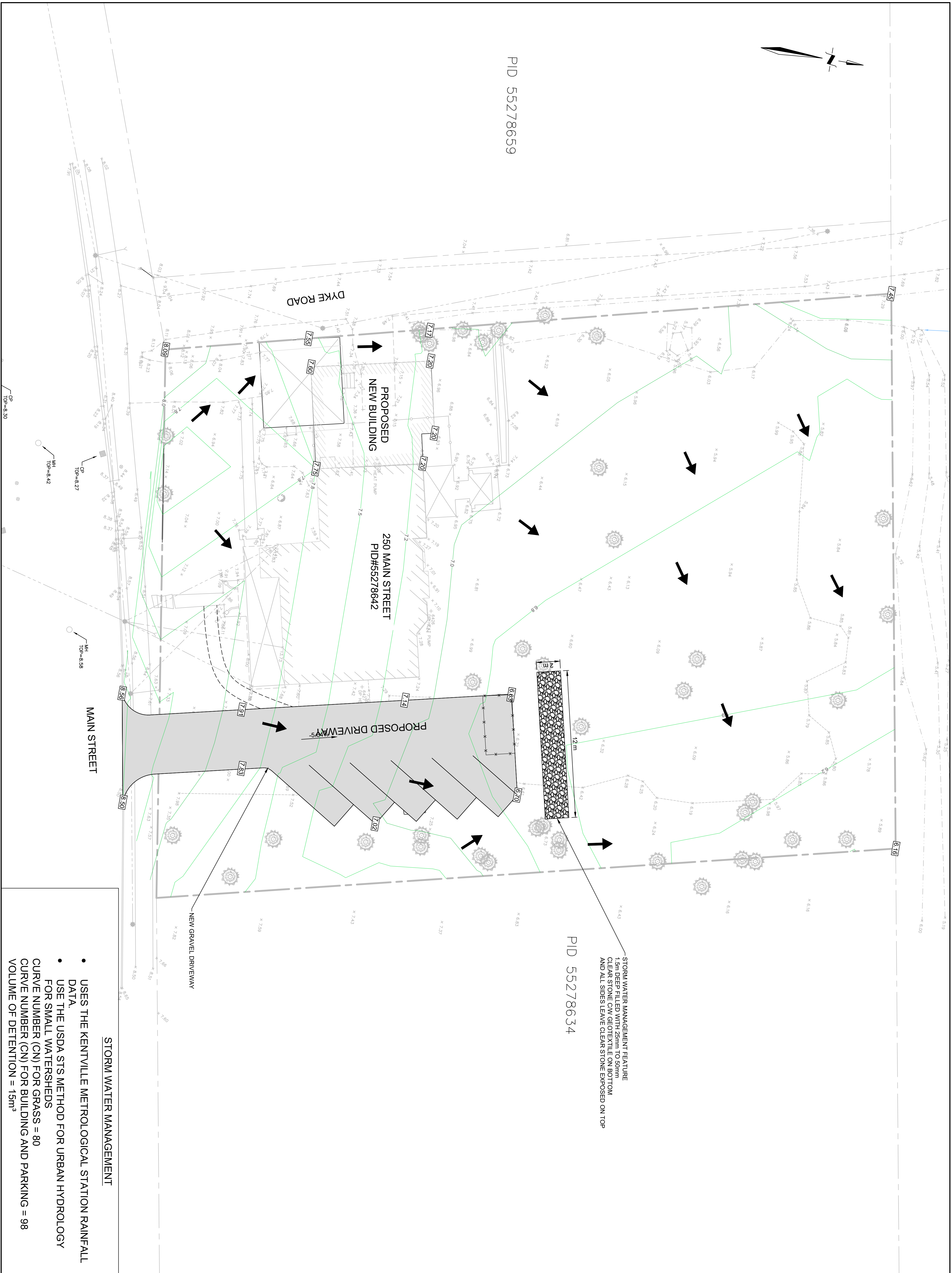


PROJECT TITLE  
**250 MAIN STREET**  
 WOLFVILLE N.S.  
 DRAWING TITLE  
**GRADING PLAN**

Scale  
 1.5m 0 3m  
 (1:150 FULL SCALE)

Drawn By	JAP	Design By	TV
Checked By	TV	Chief Check	####
Sheet	01	of	02

File Name  
 2411517-1D-C01-C02.DWG  
 Drawing No.  
**2411517-1D-C01**



PID 55278659

PID 55278634

STORM WATER MANAGEMENT FEATURE  
1.5m DEEP FILLED WITH 25mm TO 50mm CLEAN STONE ON THE BOTTOM AND ALL SIDES LEAVE CLEAN STONE EXPOSED ON TOP

**STORM WATER MANAGEMENT**

- USES THE KENTVILLE METROLOGICAL STATION RAINFALL DATA.
- USE THE USDA STS METHOD FOR URBAN HYDROLOGY FOR SMALL WATERSHEDS
- CURVE NUMBER (CN) FOR GRASS = 80
- CURVE NUMBER (CN) FOR BUILDING AND PARKING = 98
- VOLUME OF DETENTION = 15m<sup>3</sup>

NOTES

A.0	JAN 09/25	ISSUED FOR REVIEW	JAP	TV
A.0	JAN 09/25	ISSUED FOR REVIEW	JAP	TV
NO.	DATE	REVISIONS	BY	APP.



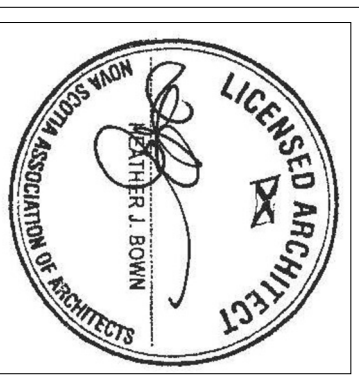
PROJECT TITLE  
**250 MAIN STREET**

WOLFVILLE  
DRAWING TITLE  
**STORM WATER MANAGEMENT PLAN**

Scale	1:5m	0	3m
	(1:150 FULL SCALE)		
Drawn By	JAP	Design By	TV
Checked By	TV	Chief Check	####

File Name  
2411517-1D-C01-C02.DWG

Drawing No.  
**2411517-1D-C02**



STAMP:

**DRAWING LIST:**

- A001 : COVER PAGE
- A100: PROPOSED SITE PLAN
- A101 : EXISTING PLANS: LEVEL 1
- A102: EXISTING PLANS: LEVEL 2 & BASEMENT
- A103: PROPOSED PLAN: LEVEL 1
- A104: PROPOSED PLAN: LEVEL 2
- A201 : EXISTING ELEVATIONS - NORTH & EAST
- A202: EXISTING ELEVATIONS - SOUTH & WEST
- A203: PROPOSED ELEVATIONS - NORTH & EAST
- A204: PROPOSED ELEVATIONS - SOUTH & WEST

<p><b>250 MAIN STREET, WOLFVILLE, NOVA SCOTIA</b></p> <p><b>PROJECT INFORMATION:</b></p> <p>ADDRESS: 250 MAIN STREET, WOLFVILLE, NS, B4P 2J4  <b>PID:</b> 55278642                  CONVEYED TO: PENTAGON PROPERTIES LIMITED                  LOT AREA: +/-2868m<sup>2</sup> (+/-30,870 SF)                  PERMIT NUMBER: TBC                  TOWN OF WOLFVILLE: LAND USE BYLAW (30 JUNE 2020 EDITION)</p> <p><b>CONSTRUCTION SCOPE:</b> ADDITION TO AND RENOVATION OF EXISTING RESIDENCE</p> <p><b>WOLFVILLE LUB SUMMARY:</b></p> <p>ZONE: C-2 - NEIGHBOURHOOD COMMERCIAL</p> <p>EXISTING QUANTITY OF UNITS: 2 (PLUS COMMERCIAL KITCHEN)</p> <p>PROPOSED QUANTITY OF UNITS: 3</p> <p><b>LUB 6.1(3) - PARKING REQUIREMENTS:</b></p> <ul style="list-style-type: none"> <li>- ONLY THE NEW USEABLE FLOOR AREA (OR NEW SEATING CAPACITY) SHALL BE INCLUDED IN THE PARKING CALCULATIONS FOR A DEVELOPMENT PROPOSAL THAT INCLUDES THE EXPANSION OF AN EXISTING USE.</li> </ul> <p><b>LUB TABLE 6.1 - RESIDENTIAL PARKING REQUIREMENTS:</b></p> <ul style="list-style-type: none"> <li>- LAND USE BY-LAW TABLE 6.1: THREE SUITES TOTAL                         <ul style="list-style-type: none"> <li>a) SUITE #1 - 1 BEDROOM</li> <li>b) SUITE #2 - 6 BEDROOM (COMPLETELY WITHIN THE EXISTING BUILDING)</li> <li>c) SUITE #3 - 6 BEDROOM (PARTLY IN THE EXISTING BUILDING AND ALL OF THE PROPOSED ADDITION)</li> <li>d) TOTAL PARKING: 5 SPACES</li> </ul> </li> </ul> <p><b>LUB 6.5 (8) PARKING STANDARDS:</b></p> <ul style="list-style-type: none"> <li>- STALLS SHALL BE NO LESS THAN 2.8m x 5.8m (APPROX. 9'-0" x 18'-0") IN SIZE UNLESS SMALL CAR SPACES ARE BEING CONSIDERED BY THE SITE PLAN APPROVAL OR DEVELOPMENT AGREEMENT.</li> <li>- NOTE: SMALL CAR IS NOT DEFINED IN THE WOLFVILLE LUB. THE PARKING SPACES SHOWN ON THE ATTACHED SITE PLAN ARE 8'-0" x 16'-0" USING HRM LUB AS PRECEDENT.</li> </ul> <p><b>LUB 11.2 - PERMITTED USERS (SEE TABLE 8.1 OF LUB):</b></p> <ul style="list-style-type: none"> <li>- RESIDENTIAL DWELLINGS, MULTI-UNIT, 3-8 UNITS TOTAL</li> </ul> <p><b>LUB 11.4 - AMENITY SPACE:</b></p> <ul style="list-style-type: none"> <li>- 15m<sup>2</sup> PER DWELLING UNIT FOR EACH BUILDING EXCEEDING 4 UNITS.</li> <li>- NO AMENITY REQUIREMENT FOR THIS DEVELOPMENT (3 UNITS TOTAL)</li> </ul>	<p><b>250 MAIN STREET, WOLFVILLE, NOVA SCOTIA</b></p> <p><b>LUB 16.6 - BUILDING HEIGHT:</b></p> <ul style="list-style-type: none"> <li>- 3 STOREY MAXIMUM</li> <li>- 3 STOREY PROPOSED (PLUS BASEMENT)</li> </ul> <p><b>LUB 16.6 - REAR YARD SETBACK:</b></p> <ul style="list-style-type: none"> <li>- 4m MINIMUM</li> <li>- 4m PROPOSED</li> </ul> <p><b>LUB 16.6 - SIDE YARD SETBACK:</b></p> <ul style="list-style-type: none"> <li>- 2m MINIMUM</li> <li>- 2m PROPOSED</li> </ul> <p><b>LUB 16.6 - HARD SURFACE LOT COVERAGE:</b></p> <ul style="list-style-type: none"> <li>- 40% MAXIMUM (&amp; UP TO 50% IN SOME CIRCUMSTANCES)</li> <li>- +/- 2% PROPOSED</li> </ul> <p><b>LUB 16.6 - FRONT YARD SETBACK:</b></p> <ul style="list-style-type: none"> <li>- 4.5m MINIMUM</li> <li>- 4.5m PROPOSED</li> </ul> <p><b>LUB 16.6 - LOT FRONTAGE:</b></p> <ul style="list-style-type: none"> <li>- 12m MINIMUM FOR MULTI-UNIT</li> <li>- +/-46m PROPOSED (EXISTING)</li> </ul> <p><b>LUB 16.6 - MINIMUM LOT AREA:</b></p> <ul style="list-style-type: none"> <li>- 100m<sup>2</sup> MINIMUM / UNIT</li> <li>- APPROX. 2867.9m<sup>2</sup> PROPOSED</li> </ul>
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**ISSUE SCHEDULE**

NO	DESCRIPTION:	DATE:
1	SITE PLAN APPROVAL	14 JAN 2025

**REVISION SCHEDULE**

NO	DESCRIPTION:	DATE:

ADDRESS:  
**250 MAIN STREET**  
**WOLFVILLE, NOVA SCOTIA**

<b>TITLE:</b>	
<b>COVER PAGE</b>	
<b>LUB REVIEW</b>	
DRAWN: JB	CHECKED: HB
SCALE: N/A	DATE: 23 DECEMBER 2024
DRAWING NO: A-001	NORTH:
PROJECT NO: 2024-XX	



STAMP:

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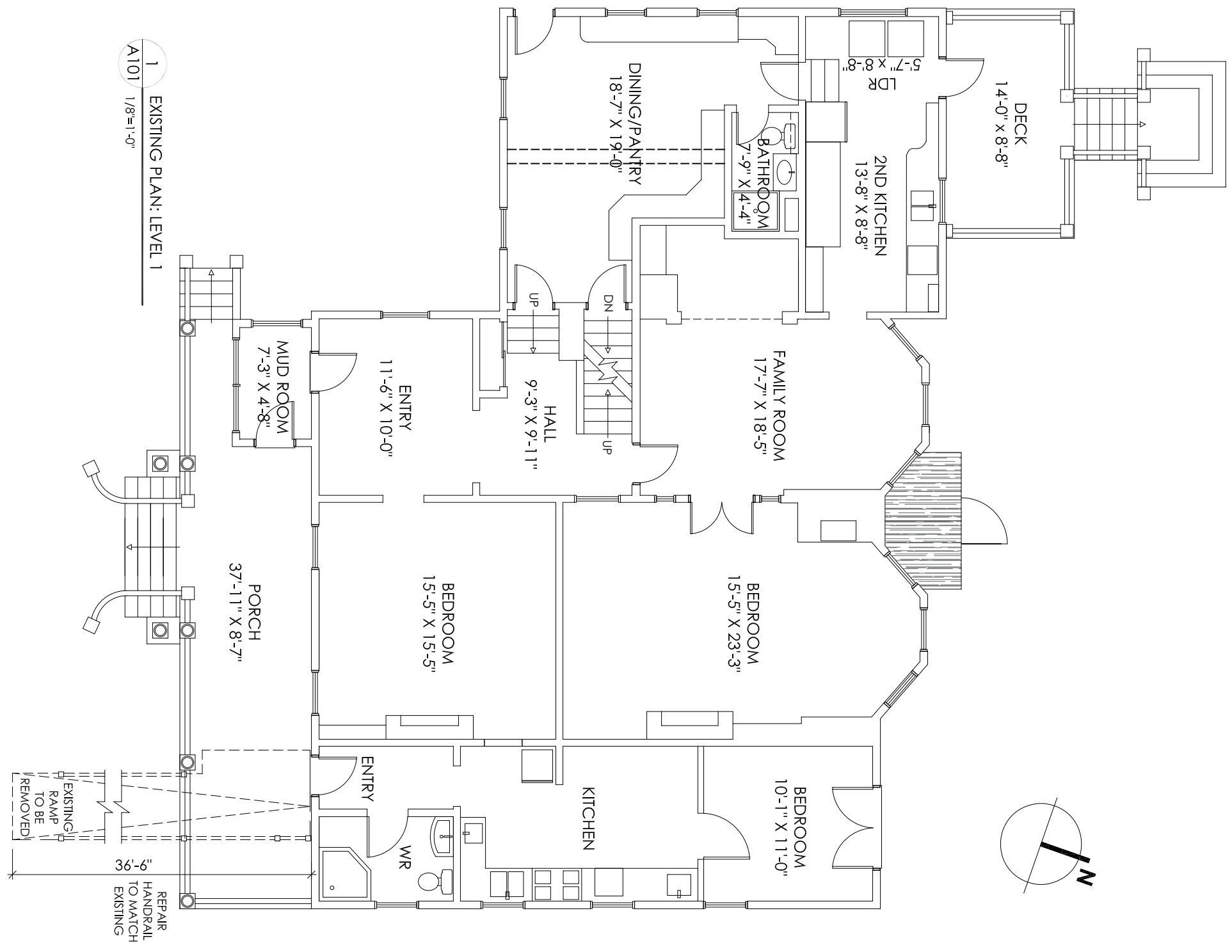
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WOLFVILLE, NOVA SCOTIA**

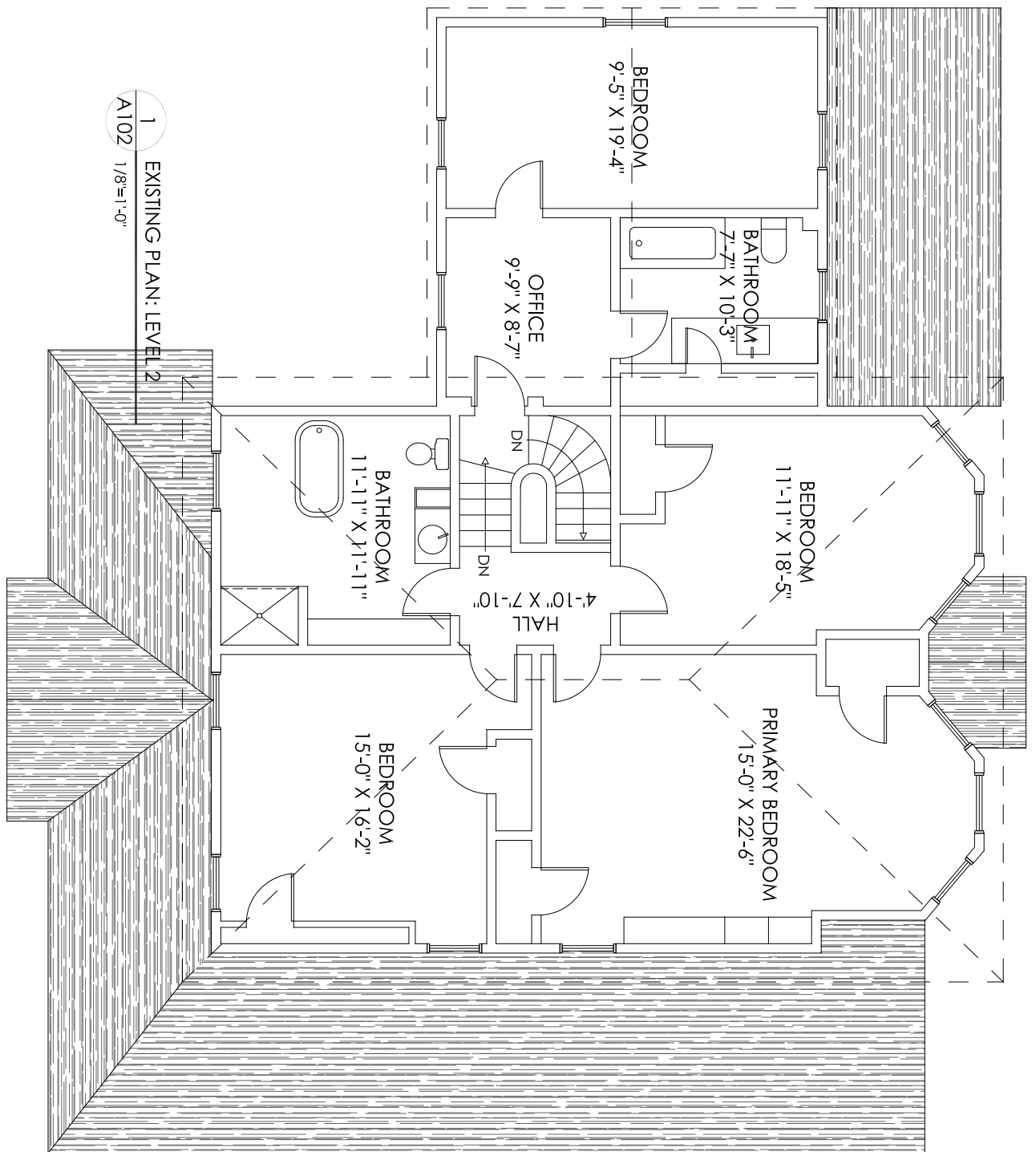
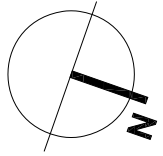
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LEVEL 1**

DRAWN: JB	CHECKED: HB
SCALE: 1/8" = 1'-0"	DATE: 23 DECEMBER 2024
DRAWING NO: A-101	NORTH:
PROJECT NO: 2024-XX	



1 EXISTING PLAN: LEVEL 1  
A101 1/8"=1'-0"

REPAIR HANDRAIL TO MATCH EXISTING  
3'-9" RAMP TO BE REMOVED



1 EXISTING PLAN: LEVEL 2  
A102 1/8"=1'-0"



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REVISION SCHEDULE

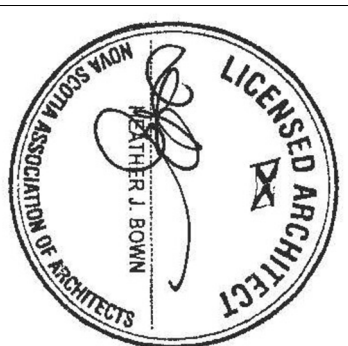
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250 MAIN STREET  
WOLFVILLE, NOVA SCOTIA

TITLE:  
EXISTING PLANS:  
LEVEL 2

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SCALE: 1/8" = 1'-0"	DATE: 23 DECEMBER 2024
DRAWING NO: A-102	NORTH:
PROJECT NO: 2024-XX	





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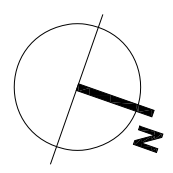
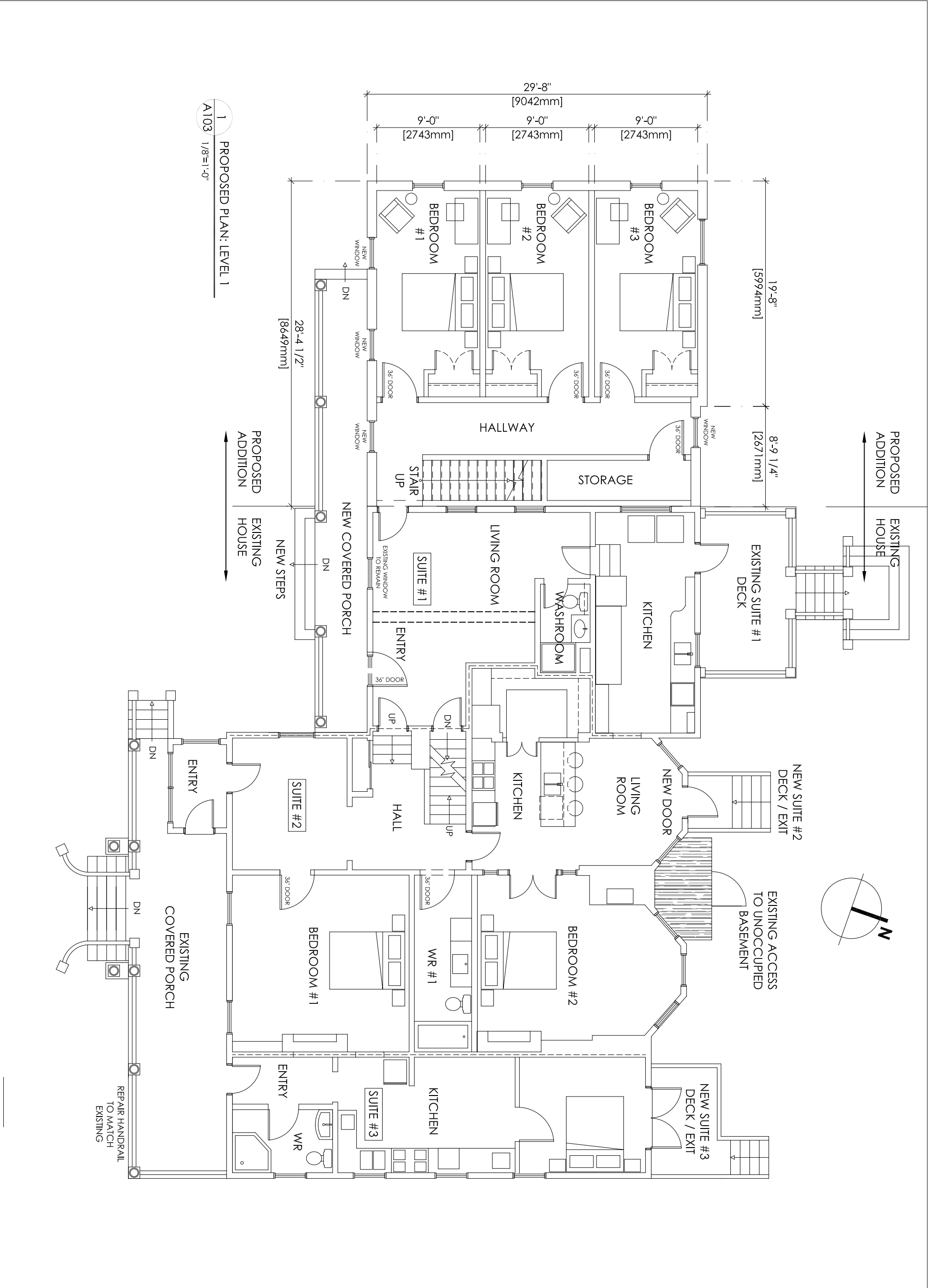
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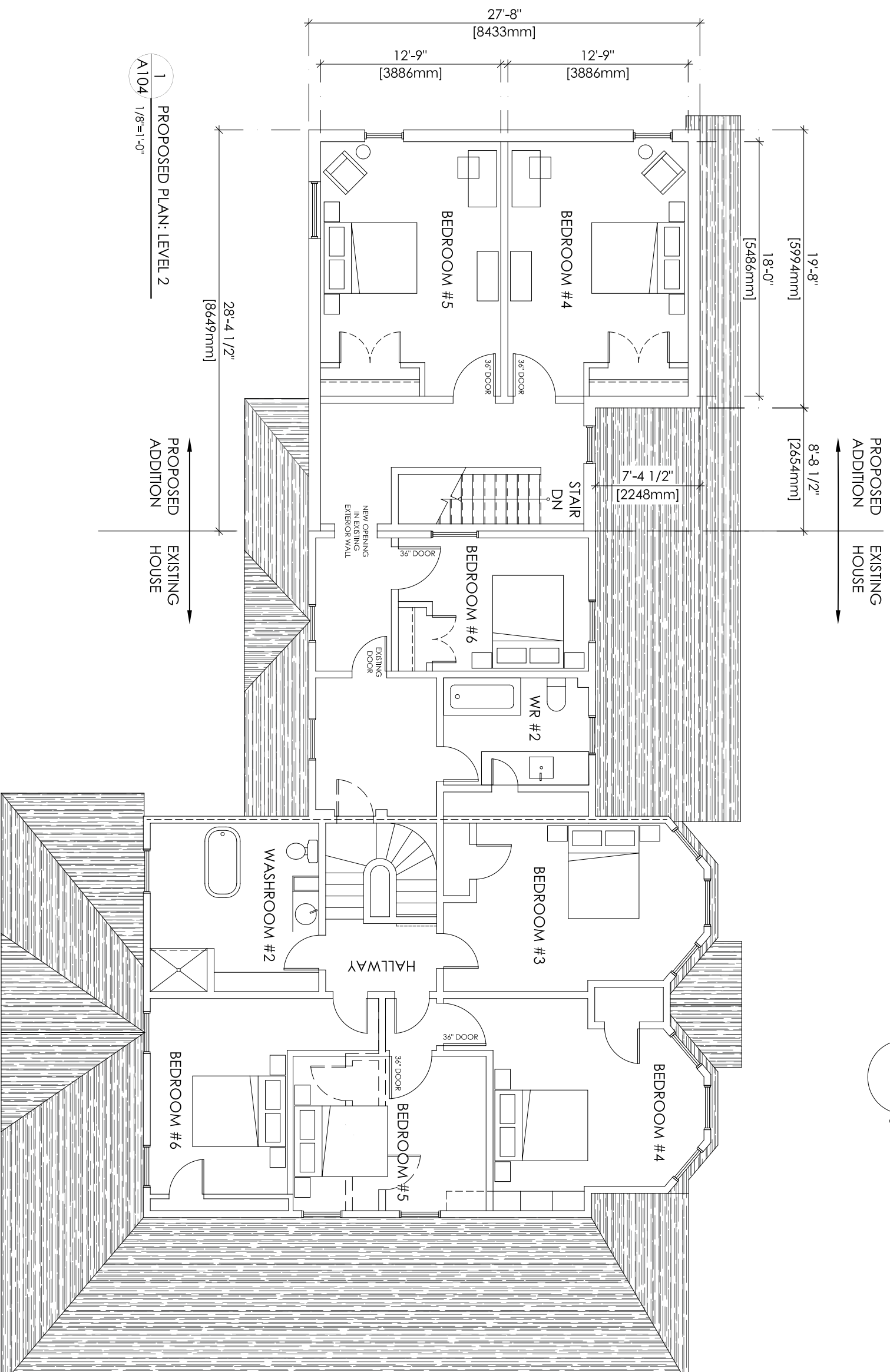
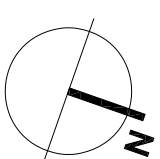
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ADDRESS:  
**250 MAIN STREET  
WOLFVILLE, NOVA SCOTIA**

TITLE:  
**PROPOSED PLAN:  
LEVEL 1**

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DRAWING NO: A-103	NORTH:
PROJECT NO: 2024-XX	





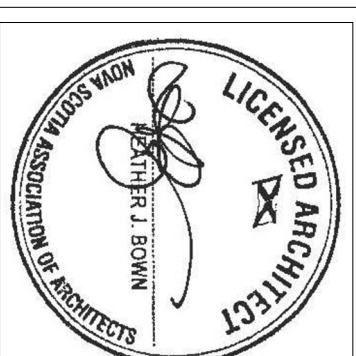
1  
A104 1/8"=1'-0"

PROPOSED PLAN: LEVEL 2

PROPOSED ADDITION

EXISTING HOUSE

**CO:WORK**  
COLLABORATIVE ARCHITECTURE



STAMP:

ISSUE SCHEDULE

NO	DESCRIPTION:	DATE:
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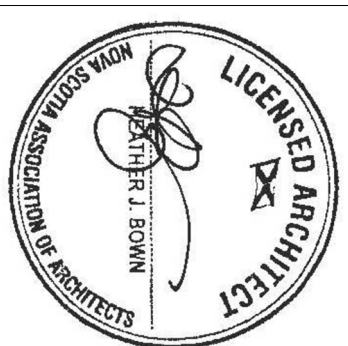
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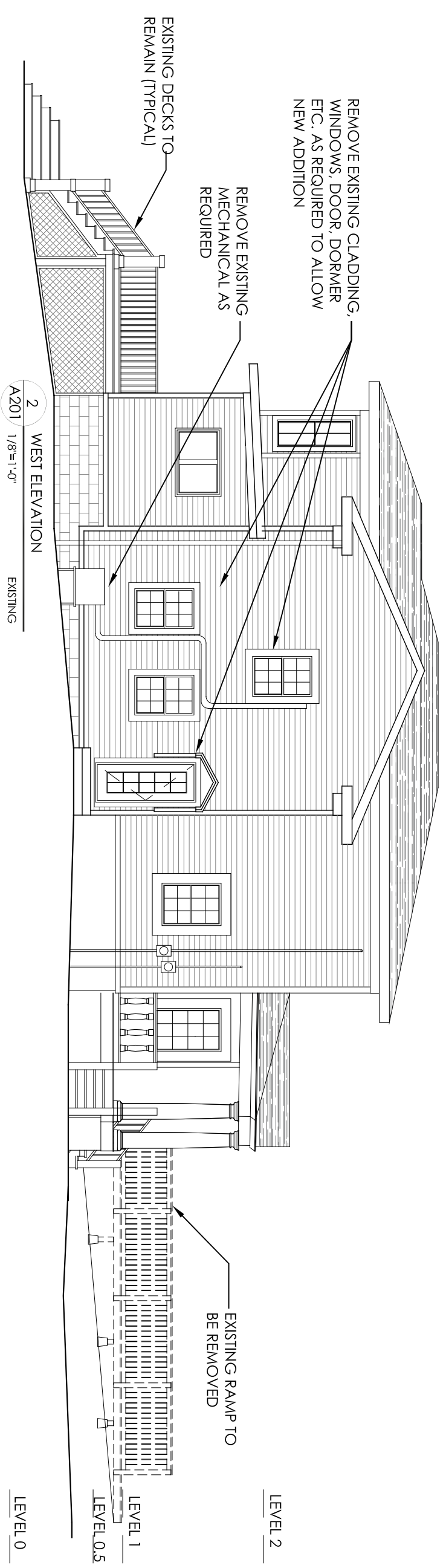
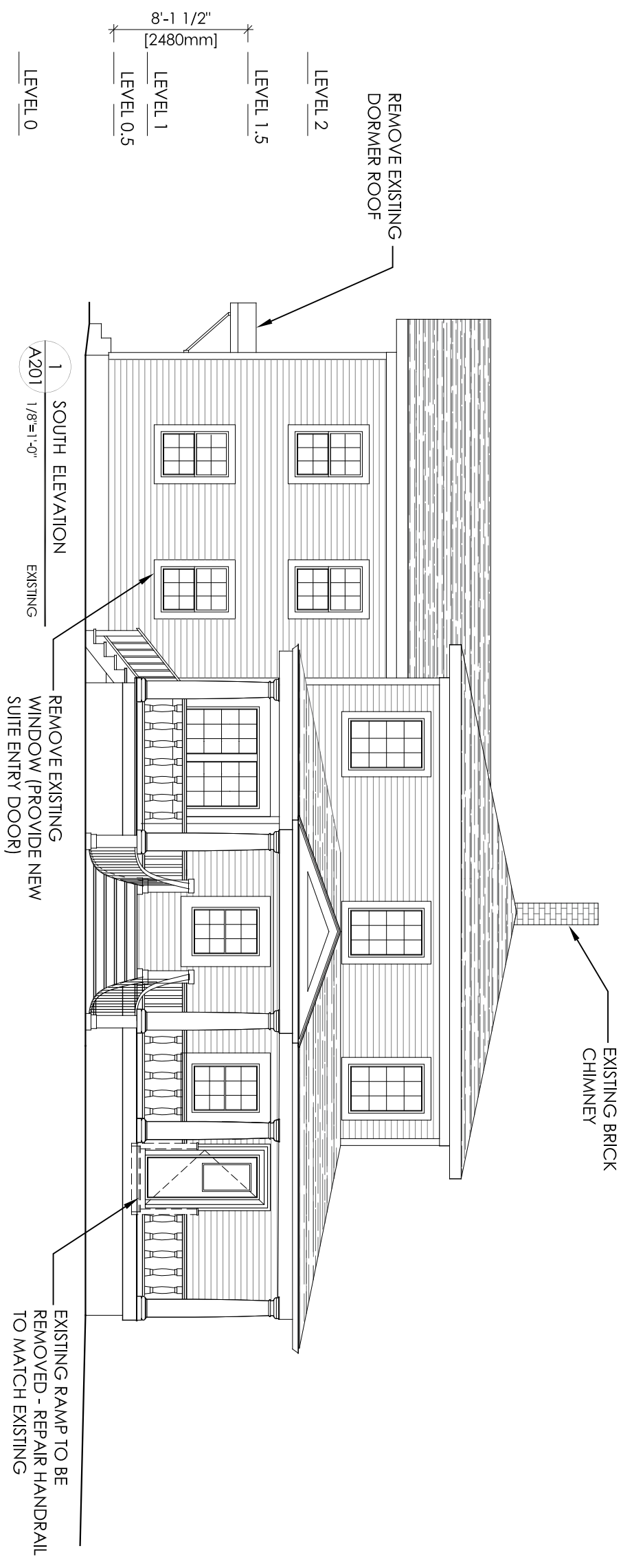
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250 MAIN STREET  
WOLFVILLE, NOVA SCOTIA

TITLE:  
PROPOSED PLAN:  
LEVEL 2

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DRAWING NO: A-104	NORTH:
PROJECT NO: 2024-XX	



STAMP:



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NO	DESCRIPTION:	DATE:

REVISION SCHEDULE

NO	DESCRIPTION:	DATE:

ADDRESS:

250 MAIN STREET  
WOLFVILLE, NOVA SCOTIA

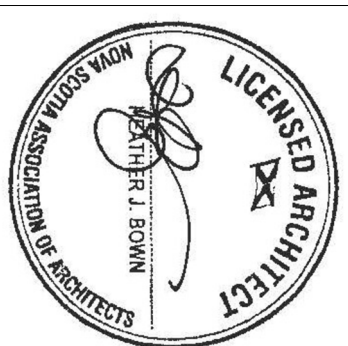
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**EXISTING ELEVATIONS:  
SOUTH AND WEST**

DRAWN: JB CHECKED: HB

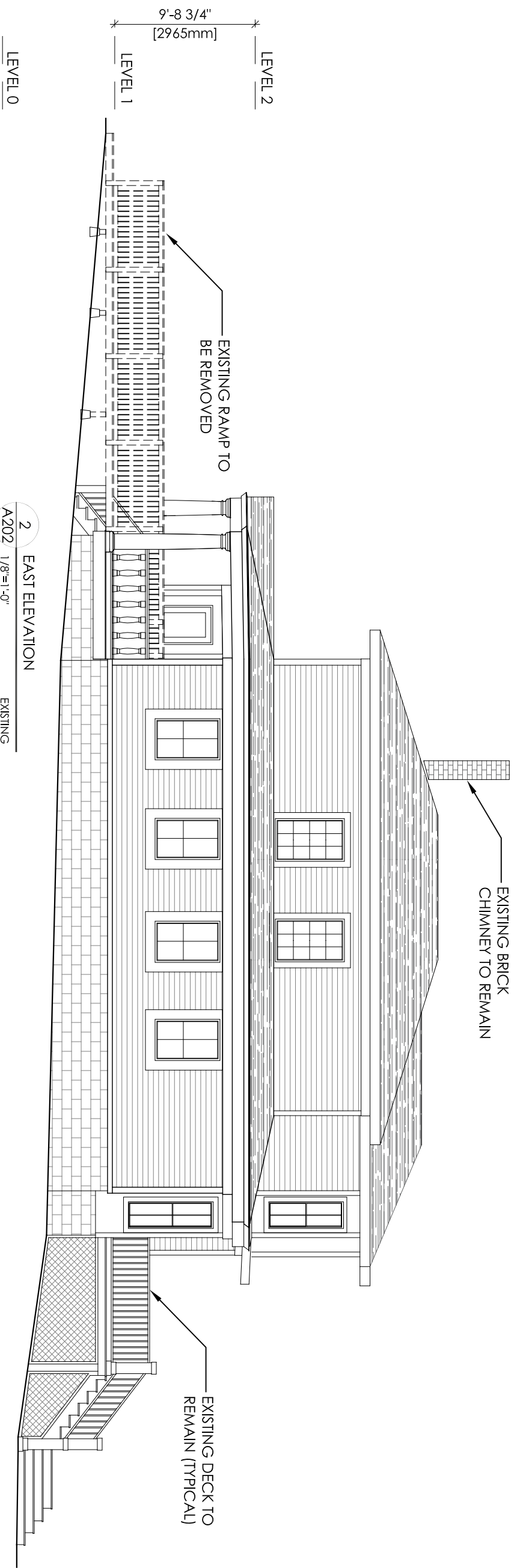
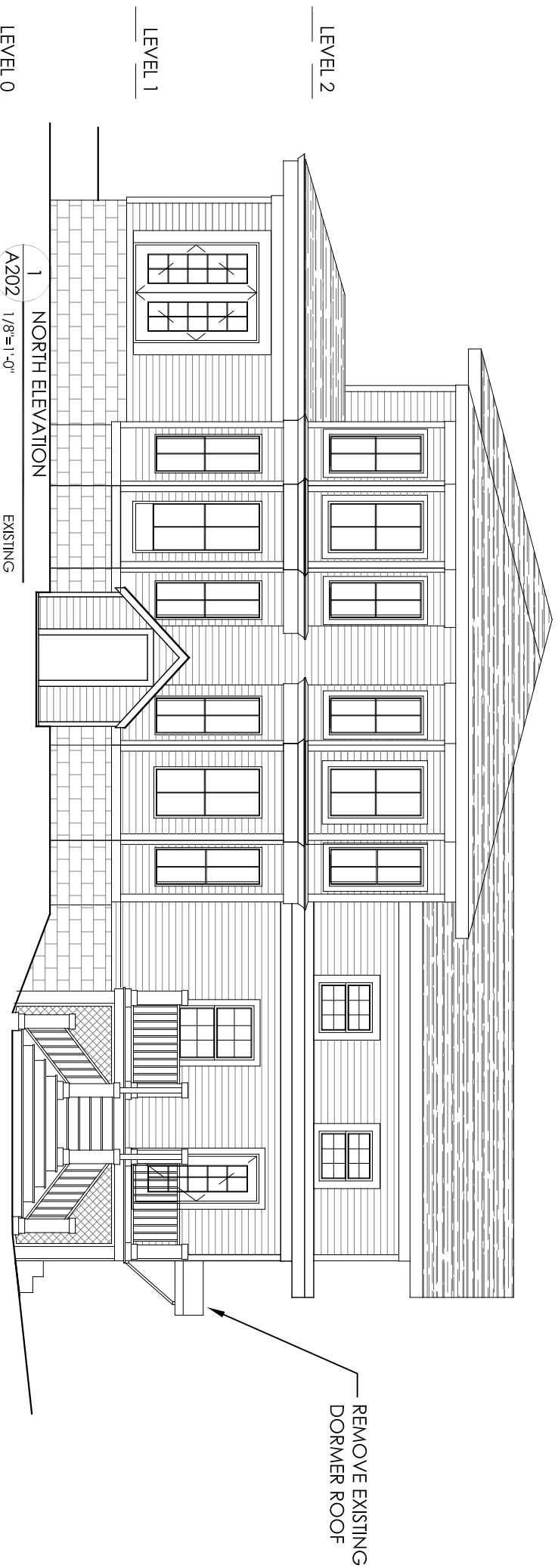
SCALE: 1/8" = 1'-0" DATE: 23 DECEMBER 2024

DRAWING NO: A-201 NORTH:

PROJECT NO: 2024-XX



STAMP:



ISSUE SCHEDULE

NO	DESCRIPTION:	DATE:
1	SITE PLAN APPROVAL	14 JAN 2025

REVISION SCHEDULE

NO	DESCRIPTION:	DATE:

ADDRESS:

250 MAIN STREET  
WOLFVILLE NOVA SCOTIA

TITLE:  
**EXISTING ELEVATIONS:  
NORTH AND EAST**

DRAWN: JB	CHECKED: HB
SCALE: 1/8" = 1'-0"	DATE: 23 DECEMBER 2024
DRAWING NO: A-202	NORTH:
PROJECT NO: 2024-XX	



STAMP:

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NO.	DESCRIPTION:	DATE:

REVISION SCHEDULE

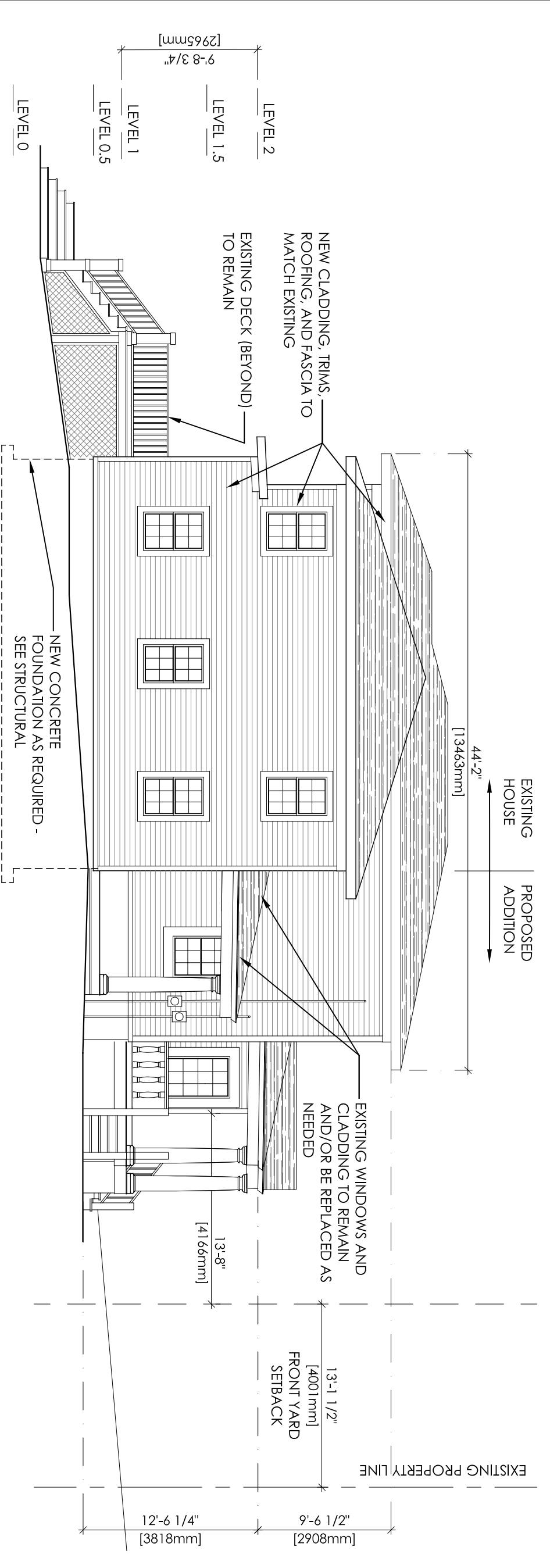
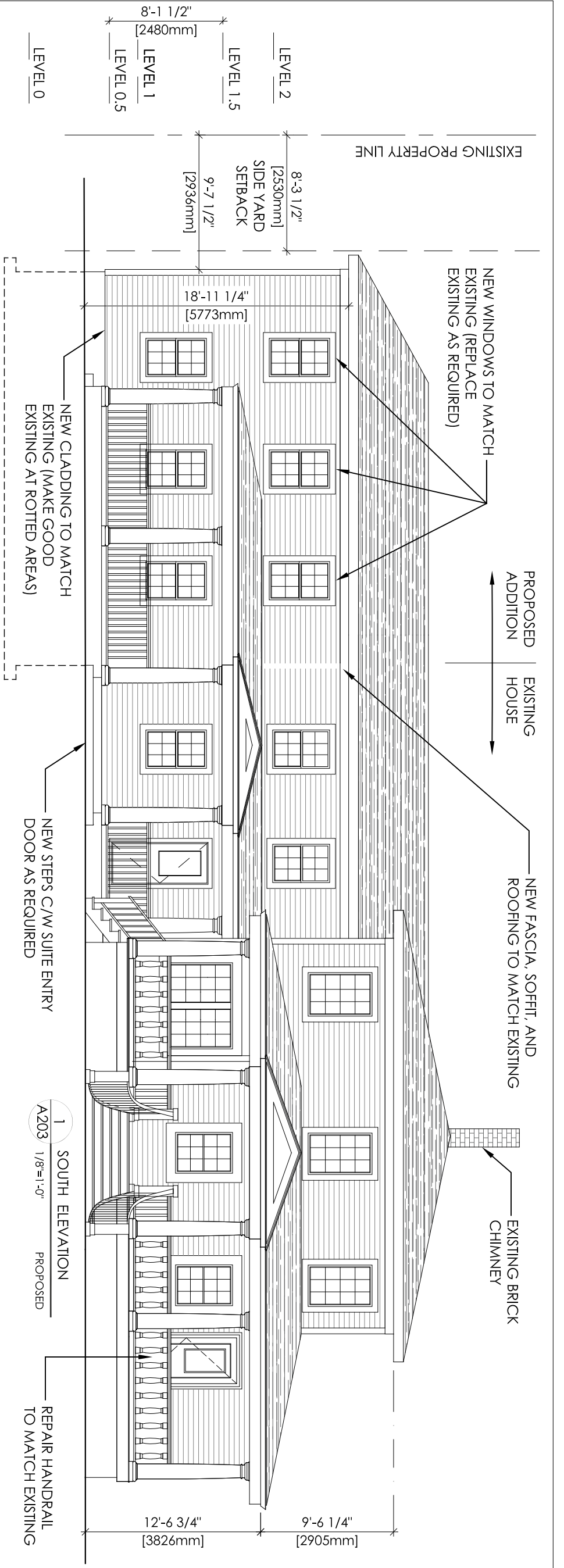
NO.	DESCRIPTION:	DATE:

ADDRESS:  
**250 MAIN STREET  
WOLFVILLE, NOVA SCOTIA**

TITLE:  
**NORTH ELEVATION/  
EAST ELEVATION**  
PROPOSED

DRAWN: JB  
SCALE: 1/8" = 1'-0"  
DRAWING NO: A-203  
PROJECT NO: 2024-XX

CHECKED: HB  
DATE: 23 DECEMBER 2024  
NORTH:





STAMP:

ISSUE SCHEDULE

NO	DESCRIPTION:	DATE:
1	SITE PLAN APPROVAL	14 JAN 2025

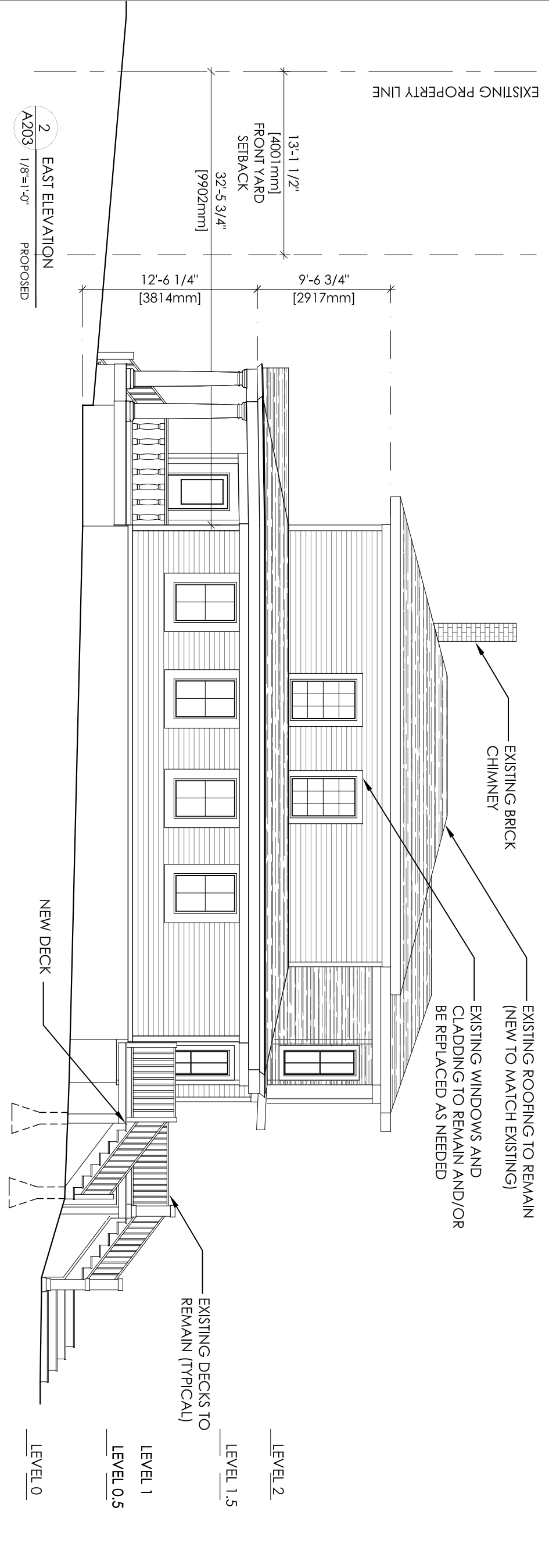
REVISION SCHEDULE

NO	DESCRIPTION:	DATE:

ADDRESS:  
**250 MAIN STREET  
WOLFVILLE, NOVA SCOTIA**

TITLE:  
**NORTH ELEVATION/  
EAST ELEVATION  
PROPOSED**

DRAWN: JB  
SCALE: 1/8" = 1'-0"  
DATE: 23 DECEMBER 2024  
DRAWING NO: A-204  
PROJECT NO: 2024-XX



**2 EAST ELEVATION**  
A203 1/8"=1'-0" PROPOSED

**1 NORTH ELEVATION**  
A203 1/8"=1'-0" PROPOSED

## Site Plan Approval – Criteria Checklist

<b>APPLICATION: SP-001-2025 – 250 Main Street – Conversion and Addition to Create Three Dwelling Units</b>	
<b>Land Use Bylaw Reference</b>	<b>Staff Comments</b>
<b>2.10 Submission Requirements</b>	Application requirements met.
<b>Zone Standards:</b> <b>Part 20</b> Neighbourhood Commercial (C-2) zone Permitted Use Table 8.1	Conversion and addition to add two dwelling units for a total of three dwelling units. Permitted by Site Plan Approval
<b>Design Guidelines:</b> This property is located in the Core Neighbourhood Design Guidelines Area LUB 8.2(2).	Addition greater than 25% - requires Site Plan Approval.
<b>Part 5 Development Constraints</b> 5.1(2) This property is located in a Flood Risk Area as identified on Schedule B Development Constraints Map	The Developer will be required to sign a Flood Risk Area Development Undertaking Form prior to issuance of development permit.
<b>Part 6 Parking</b> 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.	Parking calculated on new addition and expansion of existing use. Add two dwelling units 1.25 X 2 = 2.5 Single room occupancy – three bedrooms in excess of three. Total = 5.5 spaces – rounds down to 5
<b>Site Plan Approval Requirements:</b>	
<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>	Addition meets setbacks. No negative impacts are anticipated to neighbouring properties.
<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>	2 parking spaces existing. 5 parking spaces will be added on the east side of the property. No negative impacts are anticipated – additional buffering to adjacent property to be added should impacts arise.

## Site Plan Approval – Criteria Checklist

<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>A new driveway will be added to the east side of the property for access to the new parking area. Negative impacts are not anticipated.</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>Existing landscaping will be retained as much as possible and more will be added should negative impacts to neighbouring properties arise.</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>Existing vegetation to be retained as much as possible.</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>Existing access walkway to access the main dwelling and addition will remain unchanged, and a walkway will be added from the new parking area.</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>New lighting will be provided at entrances and designed in compliance the Land Use Bylaw.</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>Solid waste will be located at the rear of the building.</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>Site grading plan has been submitted and approved by the Town Engineer.</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>Stormwater management plan has been submitted and approved by the Town Engineer.</p>



## Site Plan Approval – Criteria Checklist

<p><i>12. 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>N/A</p>
<p><i>13. All signage shall be designed and constructed according to the signage requirements listed in Part 7;</i></p>	<p>N/A</p>
<p><i>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.</i></p>	<p>Design elements of the addition are in keeping with the existing house.</p>
<p><i>15. 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>New driveway width has been reduced to 5m and parking spaces reduced slightly to accommodate retaining mature trees.</p>