

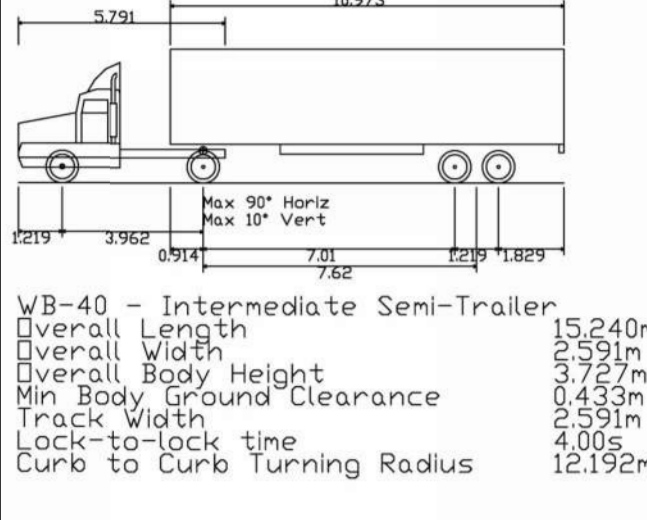


SITE STATISTICS

SITE AREA	±0.76 ACRES	±0.31 HA.
EXISTING FOOD STORE AREA	±9,006 S.F.	±836 S.M.
PROPOSED EXPANSION	±5,180 S.F.	±481 S.M.
TOTAL GROUND FLOOR AREA	±14,186 S.F.	±1,317 S.M.
EXISTING BASEMENT AREA	±4,000 S.F.	±371 S.M.
PROPOSED GROSS FOOD STORE AREA	±18,187 S.F.	±1,689 S.M.
TOTAL PARKING REQUIRED (1/30 S.M.)	44 CARS	3.34/100 S.M.
TOTAL PARKING PROVIDED	31 CARS	2.35/100 S.M.
COVERAGE	42.74 %	

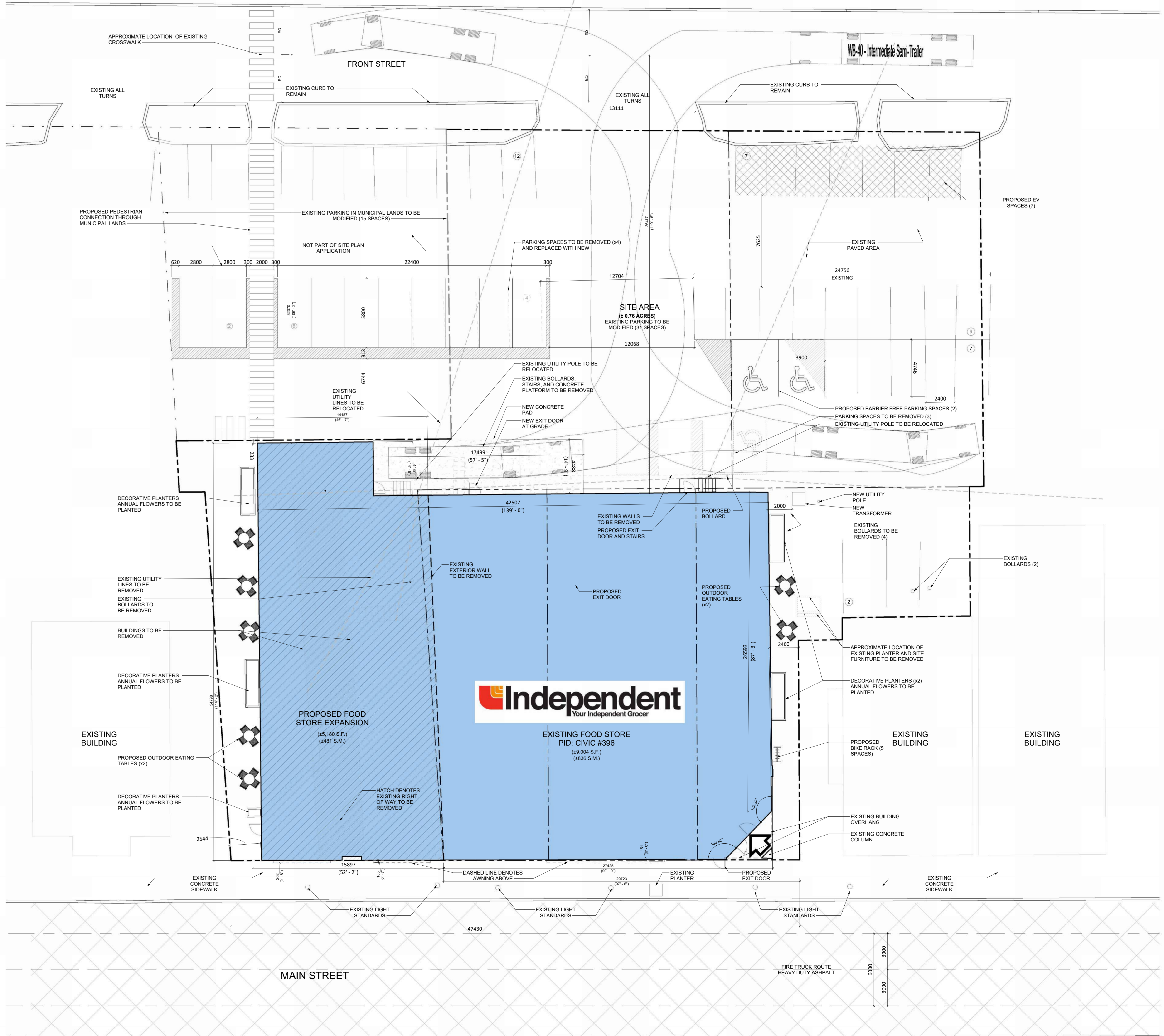
ZONING COMPLIANCE CHART - ZONING: C-1

	REQUIRED	EXISTING	PROPOSED
Minimum Lot Frontage	8m	29.72m	47 m
Maximum Lot Coverage	100%	-	42.74%
Minimum Lot Area	185 SQM	-	±3,076 SQM
Front Yard Setback	0-4 m for no less than 85% of the building's frontage	0 m	0 m
Minimum Side Yard Setback (East)	0 metres abutting commercial	2.30 m	2.3 m
Minimum Side Yard Setback (West)	0 metres abutting commercial	0.02 m	1.80 m
Minimum Rear Yard Setback	0 metres abutting commercial	4.60 m	0.23 m
Maximum Ground Floor Height	4m or match existing height adding to an existing building	3.90 m	3.90 m
Maximum Building Height	3 storeys (12.5m)	1 storey (3.96m)	1 storey (3.96m)
Minimum Parking Dimensions	2.8m x 5.8m	2.4m x 4.7m	2.4m x 4.7m
Minimum Parking required (1/ 30sqm of total floor area)	44 spaces	30 spaces (0.68/30 sqm)	27 spaces (0.61/30 sqm)
Minimum Bicycle Parking required	N/A	0 spaces	5 spaces
Minimum Drive Aisle Width	6 m	6.7 m	6.7 m



2 CONTEXT PLAN
 A001 1:1000

Site Plan Approval SP-005-2024
 396 Main Street
 Expansion of Independent Grocery Store
 Approved March 12, 2025



1 SITE PLAN
 A001 1:150

3/2024-12-19	PREPARED FOR SPA	SEA
3/2024-10-31	PREPARED FOR SPA	SEA
3/2024-10-31	REVISED FOR SPA	SEA
#	DATE	DESCRIPTION

Loblaw Companies Limited
 OLD STORE # 634 NEW STORE # PROPERTY #
 PROJECT
Independent
 396 MAIN STREET
 WOLFVILLE, NOVA SCOTIA

SITE PLAN

PROJECT NO.	06.257P05
DRAWING DATE	2024-12-19
DRAWN BY	SEA
CHECKED BY	SEA
SCALE	As Indicated
DRAWING NO.	A001
REV.	3

EXTERIOR FINISH & COMPONENT SCHEDULE

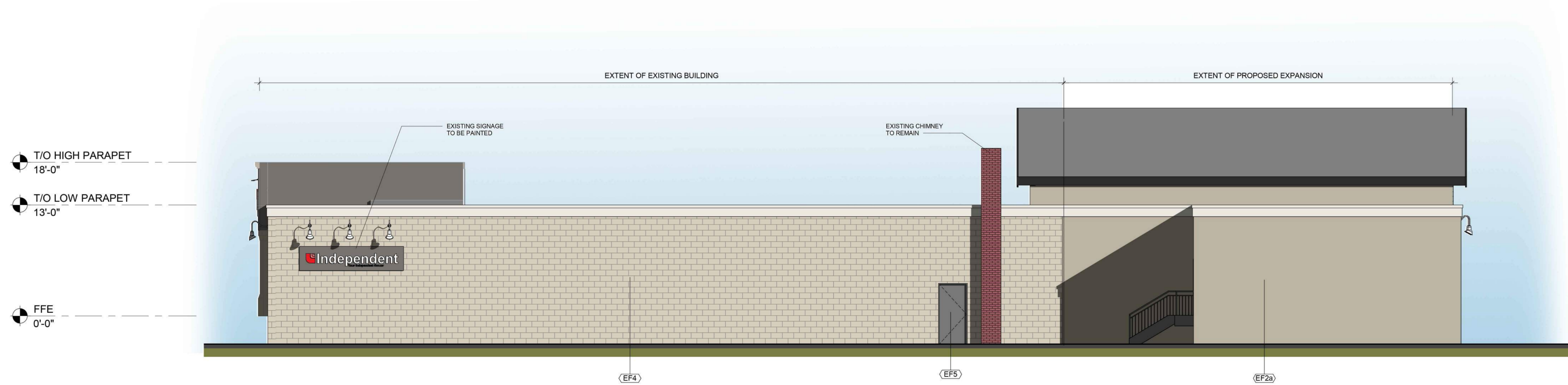
MATERIAL	DESCRIPTION
EF1A	EXISTING CMU WITH BRUCOCC FINISH
EF1B	EXISTING EIFS/COLOUR TO BE COORDINATED
EF2A	PROPOSED GRANITE EIFS SYSTEM COLOUR TO MATCH EXISTING
EF2B	PROPOSED GRANITE EIFS SYSTEM COLOUR TO BE COORDINATED
GL1	EXISTING STORE FRONT GLAZING
GL2	PROPOSED STORE FRONT GLAZING
GL3	PROPOSED STORE FRONT GLAZING
GL4	EXISTING STORE FRONT GLAZING
GL5	PROPOSED STORE FRONT GLAZING
EF3	H/M. DOORS AND FRAMES
EF4	PREPRESSED POLYMER METAL DOORS AND FRAMES
EF5	COLOUR TO BE COORDINATED



4 SOUTH ELEVATION
 A301 1:75



3 EAST ELEVATION
 A301 1:75



2 NORTH ELEVATION
 A301 1:75



1 WEST ELEVATION
 A301 1:75

#	DATE	DESCRIPTION	BY
1	2024-12-20	REVISED FOR SPA	SEA
2	2024-12-20	REVISED FOR SPA	SEA
3	2024-12-20	REVISED FOR SPA	SEA

Loblaw Companies Limited

OLD STORE # NEW STORE # PROPERTY #
 634 10765

Independent
 An Independent Group

WOLFVILLE, NOVA SCOTIA

ELEVATIONS

PROJECT NO. 06.287P04
 DRAFTER/DATE 2024-12-05
 DRAWN BY SEA
 CHECKED BY RCH
 SCALE 1:75

DRAWING NO. **A301** REV. 3



SOUTHEAST CORNER- EXISTING AND PROPOSED

SOUTHWEST CORNER- EXISTING AND PROPOSED

#	DATE	DESCRIPTION	BY
1	2024-10-19	PRE-DESIGN FOR SPA	SEA
2	2024-10-31	PRE-DESIGN FOR SPA	SEA
3	2024-11-13	REVISED FOR SPA	SEA
4			

Loblaw Companies Limited

OLD STORE #	NEW STORE #	PROPERTY #
	634	NOTES

Independent
 Your Independent Grocer

WOLFVILLE, NOVA SCOTIA

DRAWING: **PERSPECTIVE VIEWS**

PROJECT NO.	06-257704
DRAWN DATE	06/04/24
DRAWN BY	SEA
CHECKED BY	RMH
SCALE	

COMMON HEIGHTS OF
ADJACENT STRUCTURES
RESPECTED

EXISTING STREET
LANDSCAPING TO REMAIN



UPDATED DETAILING ON
SIGN BORDER

LIGHTING FOR OUTDOOR
SEATING

OUTDOOR SEATING

BICYCLE PARKING

PEDESTRIAN ACCESS BETWEEN
MAIN STREET AND FRONT STREET

SOUTHEAST CORNER- PROPOSED

LIGHTING FOR OUTDOOR
SEATING

OUTDOOR SEATING AND
PLANTERS

PEDESTRIAN ACCESS
BETWEEN MAIN STREET AND
FRONT STREET

AWNINGS

RHYTHMIC FACADE



PROPOSED EXTERIOR
SIDING

PUBLIC ART

SOUTHWEST CORNER- PROPOSED

#	DATE	DESCRIPTION	BY
1	2024-10-19	PREPARED FOR SPA	SEA
2	2024-10-31	PREPARED FOR SPA	SEA
3	2024-10-31	REVISED FOR SPA	SEA

**Loblaw
Companies
Limited**

OLD STORE #	NEW STORE #	PROPERTY #
	634	

PROJECT

Independent
Your Independent Grocer

WOLFVILLE, NOVA SCOTIA

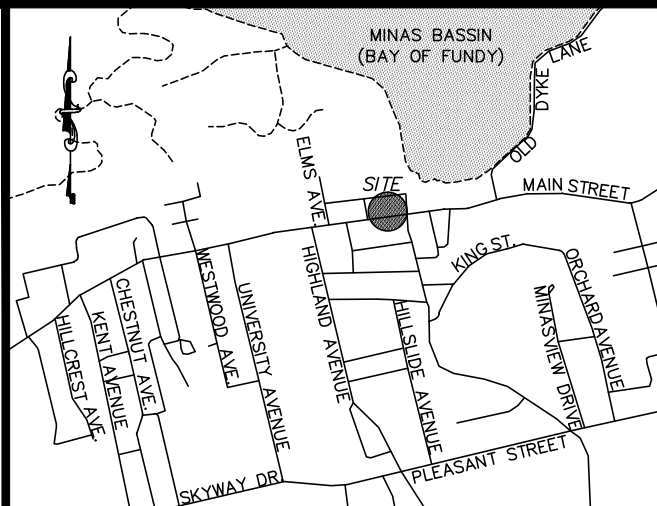
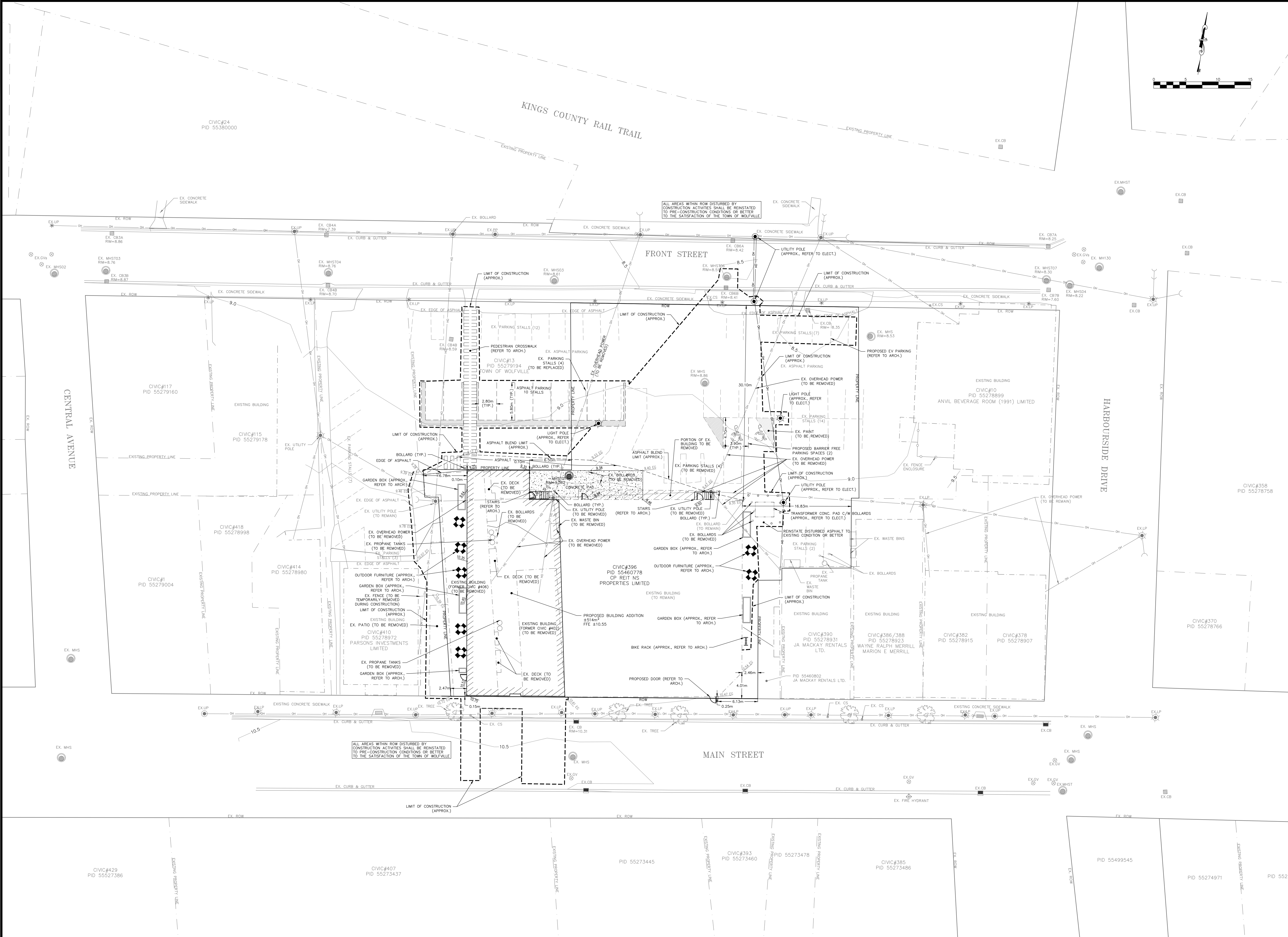
DRAWING

RENDERINGS

PROJECT NO.	06.257704
DRAWING DATE	2024-10-23
DRAWN BY	SEA
CHECKED BY	RMH
SCALE	

DRAWING NO.	A303	REV.	3
-------------	------	------	---





Key Plan NOT TO SCALE

PLAN LEGEND

- MANHOLE STRUCTURE
- HYDRANT
- GATE VALVE
- CATCHBASIN (CURB & FLAT)
- TREE PLANTING
- POWER POLE
- ★ POWER POLE WITH LIGHT FIXTURE
- ANCHOR ON LIGHT POLE
- ALIANT FLUSH BOX
- FLOWER POT BOX
- CONCRETE CURB
- SIDEWALK STRUCTURE
- PEDESTRIAN RAMP
- PROPERTY LINE
- EXISTING PROPERTY LINE
- DESIGN GRADE TICK
- CENTERLINE DESIGN GRADE
- PRE-BLAST LATERAL TARGET
- DIRECTIONAL SWALE ARROW
- DRIVEWAY PERCENT GRADE
- TOP OF SLOPE
- TOE OF SLOPE
- SILT FENCE
- LIMIT OF DISTURBANCE
- MINOR CONTOUR LABEL
- MAJOR CONTOUR LABEL

- GENERAL NOTES**
- For additional notes and details refer to drawing #24-9671-C03.
 - Contour interval is 0.5 metres, based on topographic field data collected by Strum Consulting on April 17, 2024.
 - Elevations are geodetic, and refer to Nova Scotia Co-ordinate Referencing System, NSHPN #208017 Elev=7.552m.
 - Maximum slope shall be 3:1 unless constructed on in-situ rock.
 - All work shall be in accordance with the Standard Specification for Municipal Services. (latest edition)
 - All necessary permits shall be the responsibility of others, and be in place prior to construction.
 - Do not encroach on adjacent property. Make good any damage to adjacent properties at contractor's expense.
 - Do not disturb existing survey markers or services in the area. Reinstall and make good any damage or disturbance at contractor's cost.
 - Refer to electrical plans for location of underground ducts, electrical conduits, poles, overhead wires, all poles and overhead wires removed and all other electrical components.
 - Refer to architectural (and other) drawings for final elevations of finished floor, walkways and other building related features.
 - Earthworks on site shall be carried out in accordance with recommendations contained within the project's Geotechnical Investigation Report dated May 17, 2024 by BME Engineering Ltd.

No	Description	Date	By
4	Issued for SPA	Feb 26, 2025	MLM
3	Issued for Review	Feb 21, 2025	MLM
2	Issued for 50% Review	Feb 14, 2025	MLM
1	Re-issued for Site Plan Approval	Oct 30, 2024	MLM
0	Issued for Site Plan Approval	Oct 22, 2024	MLM



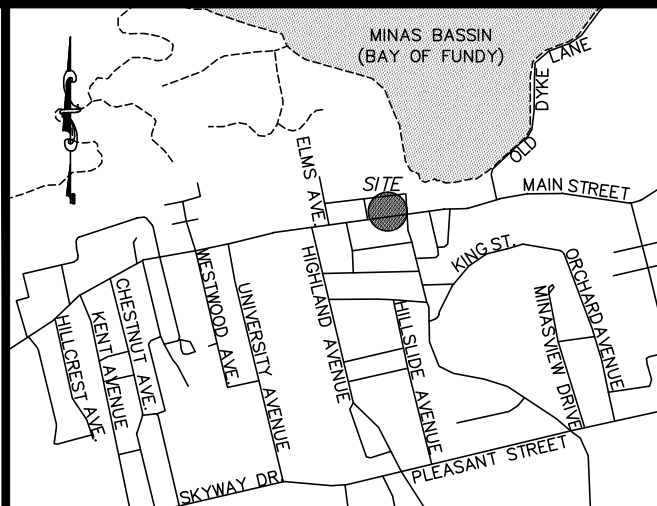
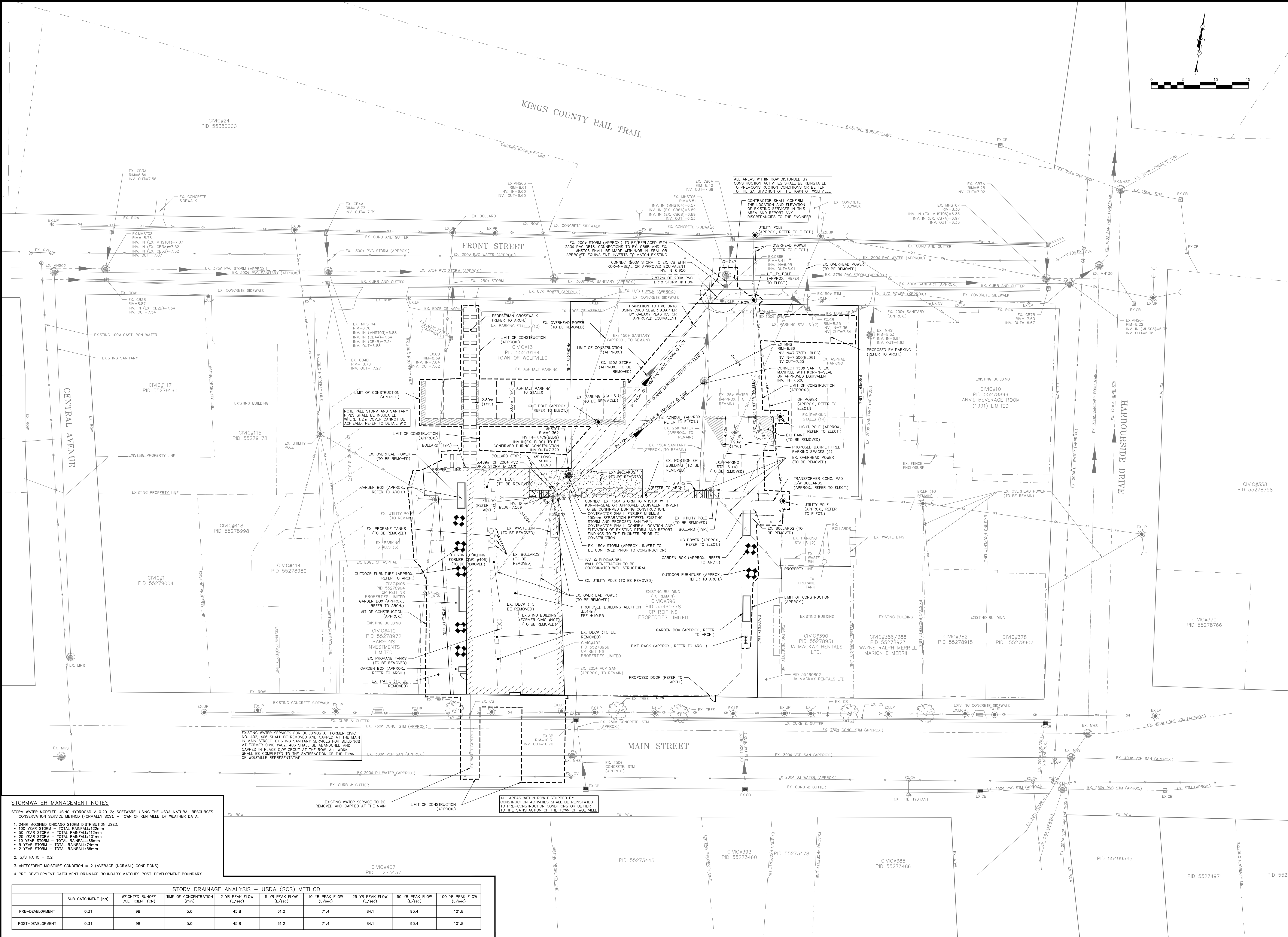
Project
WOLFVILLE YIG EXPANSION

Drawing
SITE GRADING PLAN

Scale 1:250

Date	Drawn
2024-10-22	CFG
Design Check	MLM
CFG	MLM
Project No. 24-9671	Sheet 1 Of 3
Drawing No. C01	Rev. 4

For Information Only



Key Plan NOT TO SCALE

PLAN LEGEND

- Sanitary M.H. & Sewer
- Storm M.H. & Sewer
- Hydrant
- Gate Valve & Water Main
- Catchbasin (Curb & Flat)
- U/G Electrical Lines
- Gas Line
- Paint Line
- Silt Fence
- Limit of Disturbance
- Design Grade Tick
- Property Line
- Existing Property Line
- Tree Planting
- Power Pole
- Power Pole with Light Fixture
- Anchor on Light Pole
- Concrete Curb
- Sidewalk Structure
- Pedestrian Ramp

- GENERAL NOTES**
- For additional notes and details refer to drawing #24-9671-003.
 - Elevations are geodetic, and refer to Nova Scotia Co-ordinate Referencing System. NSHPN #208017 Elev=7.552m.
 - Maximum slope shall be 3:1 unless constructed on in-situ rock.
 - All work shall be in accordance with the Standard Specification for Municipal Services. (latest edition)
 - Existing services shown are to be considered approximate and confirmed by contractor in field prior to construction.
 - All necessary permits shall be the responsibility of others, and be in place prior to construction.
 - Do not encroach on adjacent property. Make good any damage to adjacent properties at contractor's expense.
 - Do not disturb existing survey markers or services in the area. Reinstall and make good any damage or disturbance at contractor's cost.
 - Refer to electrical plans for location of underground ducts, electrical conduits, poles, overhead wires, all poles and overhead wires removed and all other electrical components.
 - Refer to architectural (and other) drawings for final elevations of finished floor, walkways and other building related features.
 - Earthworks on site shall be carried out in accordance with recommendations contained within the project's Geotechnical Investigation Report dated May 17, 2024 by BME Engineering Ltd.

4. Issued for SPA	Feb 26, 2025	MLM
3. Issued for Review	Feb 21, 2025	MLM
2. Issued for 50% Review	Feb 14, 2025	MLM
1. Re-issued for Site Plan Approval	Oct 30, 2024	MLM
0. Issued for Site Plan Approval	Oct 22, 2024	MLM
No. Description	Date	By

Revision or Issue



Project
WOLFVILLE YIG EXPANSION

Drawing
SITE SERVICING & STORMWATER MANAGEMENT PLAN

Scale 1:250

Date	2024-10-22	Drawn	CFG
Design Check	CFG	MLM	MLM
Project No.	24-9671	Sheet	2 Of 3
Drawing No.	C02	Rev.	4

For Information Only

STORMWATER MANAGEMENT NOTES

STORM WATER MODELLED USING HYDROCAD V.10.20-2g SOFTWARE, USING THE USDA NATURAL RESOURCES CONSERVATION SERVICE METHOD (FORMALLY SCS) - TOWN OF KENTVILLE IDF WEATHER DATA.

- 1. 24HR MODIFIED CHICAGO STORM DISTRIBUTION USED.
- 100 YEAR STORM - TOTAL RAINFALL:120mm
- 50 YEAR STORM - TOTAL RAINFALL:110mm
- 25 YEAR STORM - TOTAL RAINFALL:107mm
- 10 YEAR STORM - TOTAL RAINFALL:96mm
- 5 YEAR STORM - TOTAL RAINFALL:74mm
- 2 YEAR STORM - TOTAL RAINFALL:56mm

2. I_a/S RATIO = 0.2

3. ANTECEDENT MOISTURE CONDITION = 2 (AVERAGE (NORMAL) CONDITIONS)

4. PRE-DEVELOPMENT CATCHMENT DRAINAGE BOUNDARY MATCHES POST-DEVELOPMENT BOUNDARY.

STORM DRAINAGE ANALYSIS - USDA (SCS) METHOD

SUB CATCHMENT (ha)	WEIGHTED RUNOFF COEFFICIENT (CN)	TIME OF CONCENTRATION (min)	2 YR PEAK FLOW (L/sec)	5 YR PEAK FLOW (L/sec)	25 YR PEAK FLOW (L/sec)	50 YR PEAK FLOW (L/sec)	100 YR PEAK FLOW (L/sec)
PRE-DEVELOPMENT	0.31	98	5.0	45.8	61.2	71.4	84.1
POST-DEVELOPMENT	0.31	98	5.0	45.8	61.2	71.4	84.1

EXISTING WATER SERVICES FOR BUILDINGS AT FORMER CIVIC NO. 402, 408 SHALL BE REMOVED AND CAPPED AT THE MAIN IN MAIN STREET. EXISTING SANITARY SERVICES FOR BUILDINGS AT FORMER CIVIC #402, 408 SHALL BE ABANDONED AND CAPPED IN PLACE C/W GROUT AT THE ROW. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE TOWN OF WOLFVILLE REPRESENTATIVE.

ALL AREAS WITHIN ROW DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REINSTATED TO PRE-CONSTRUCTION CONDITIONS OR BETTER TO THE SATISFACTION OF THE TOWN OF WOLFVILLE

Site Plan Approval – Criteria Checklist

Application: SP-005-2024 – 396 Main Street – Commercial expansion (Your Independent Grocer)	
LUB Reference	Staff Comments
2.10 Submission Requirements	Application requirements met.
Zone Standards: Part 19 Core Commercial (C-1) zone Permitted Use Table 18.2 Design Guideline Areas 18.2 (3)	LUB 19.2 C-1 Zone Permitted Uses references table 18.1 which permits Retail Stores in the C-1 Zone. Additions to buildings in the Design Guideline Areas greater than 25% of the floor area shall be subject to Site Plan Approval.
Part 6 Parking: Parking is calculated using table 6.1 Bicycle parking EV parking/charging	Addition is under 40% of existing floor area, so no parking requirements. (LUB 6.2 (2)) Bicycle parking shown on site plan 7 EV parking spaces shown on site plan
Site Plan Approval Requirements:	Staff Comments
LUB 18.3	
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;	Proposed addition will replace two existing buildings and is not expected to create any negative impacts to neighbouring properties.
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;	Existing parking area can accommodate 27 vehicles. Minimal changes are proposed to the parking area to provide two required barrier free spaces.
3. 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;	N/A – no changes to existing driveways.

<p>4. 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;</p>	<p>Proposed landscaping along the sides will include planters and vegetation with seating to provide amenities that will benefit neighboring properties.</p>
<p>5. Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighborhood;</p>	<p>N/A – no vegetation is existing within the property.</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>New alley on the west side of addition provides a second pedestrian walkway to Main Street.</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>Any new solid waste storage will be assessed to ensure maximum separation from public areas.</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>Alterations to land levels shall be designed in compliance with Stormwater Management Guidelines.</p>
<p>11. The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;</p>	<p>The application has been reviewed and approved 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>Any new signage installed will be assessed to ensure compliance with the LUB. Proposed signage is similar to the existing Independent signs, with an updated brand/styling.</p>
<p>13. All signage shall be designed and constructed according to the signage requirements listed in Part 7;</p>	<p>Any new signage installed will be assessed to ensure compliance with the LUB.</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 within the Core Commercial Design Guidelines area.</p> <p>The building's design responds to the Design Guidelines and efforts were made to respond to Design Review Committee (DRC) comments including awnings, alley development including lighting, seating and landscaping, building articulation, gable ends facing Main Street and increased windows within the addition.</p> <p>The influence of the DRC led to multiple design versions that are illustrated below.</p>
<p>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.</p>	<p>No variances are anticipated at time of review.</p>

