MARITIME MUSLIM ACADEMY

120 HIGHLAND AVENUE WOLFVILLE, NOVA SCOTIA PID 55271563





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GENERAL NOTES AND SHE PLAN

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MARITIME MUSLIM

TACADEMY

PID55271563

120 Highland Avenue Wolfville.

Nova Scotia

EKD Match Design

APPLICATION



CONCOLLATION REQUIREMENTS

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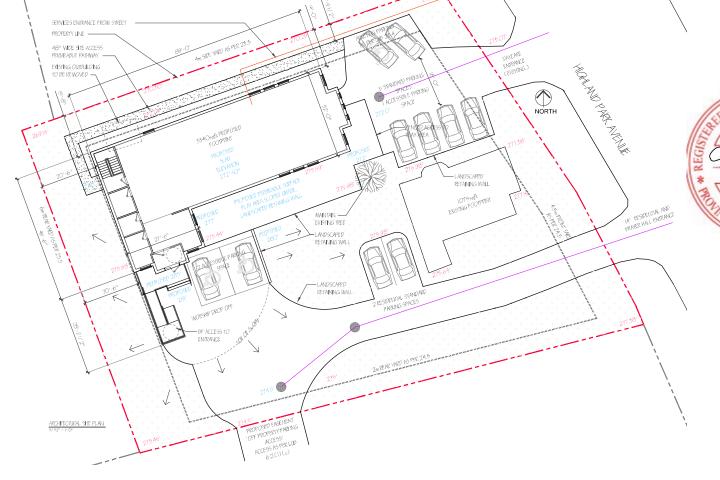
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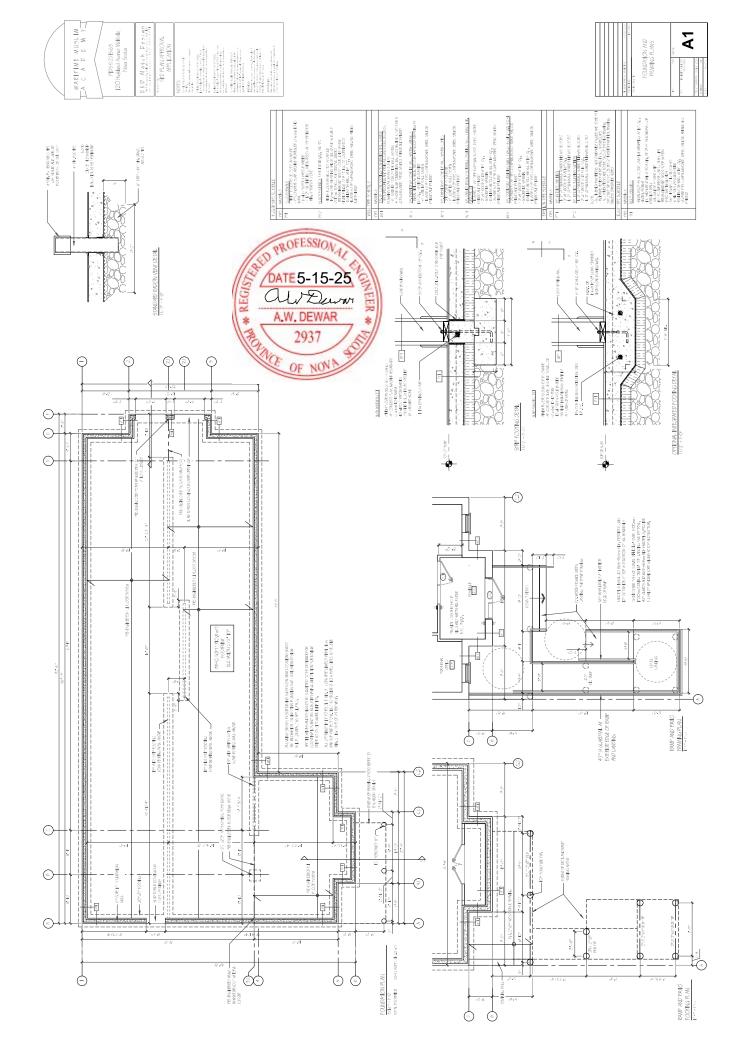
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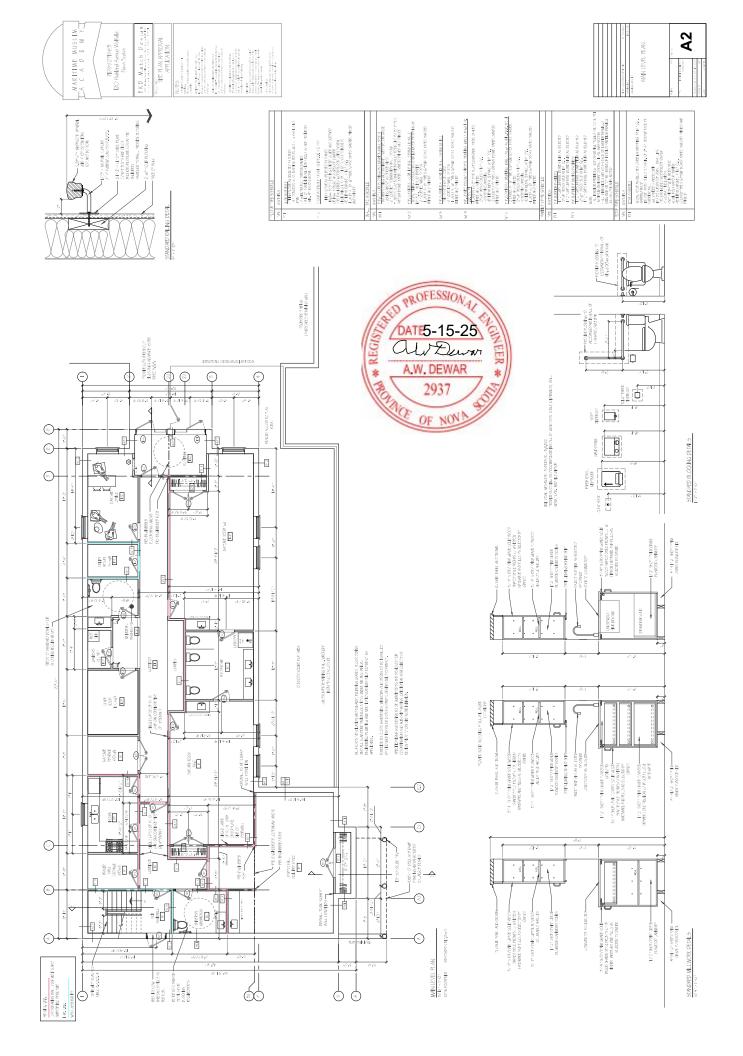
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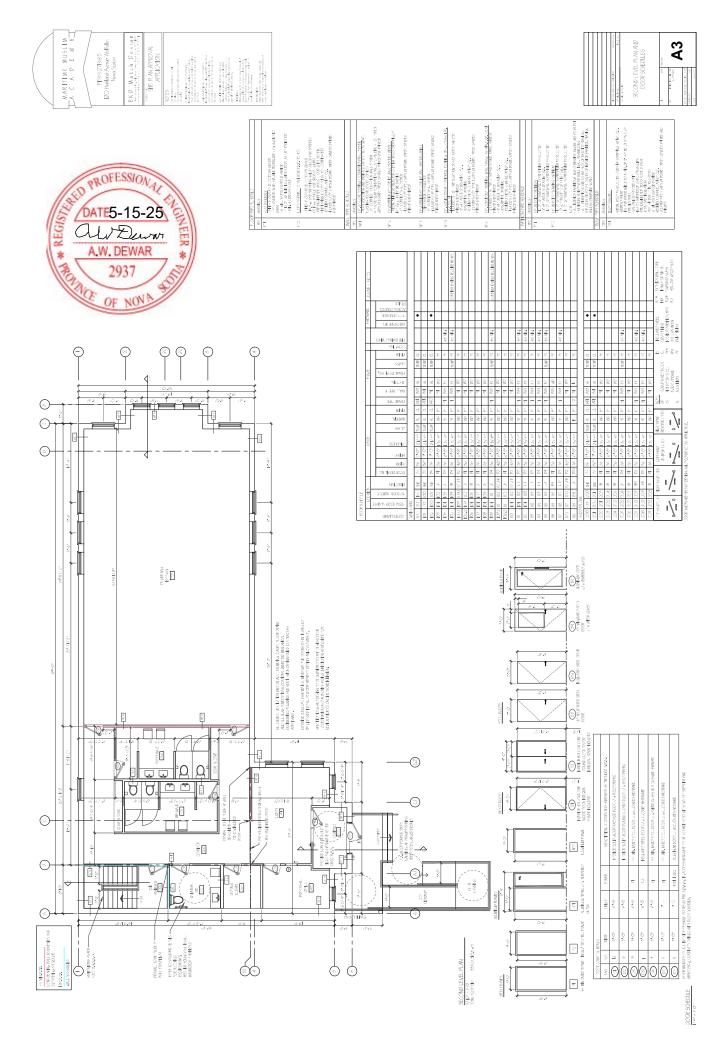
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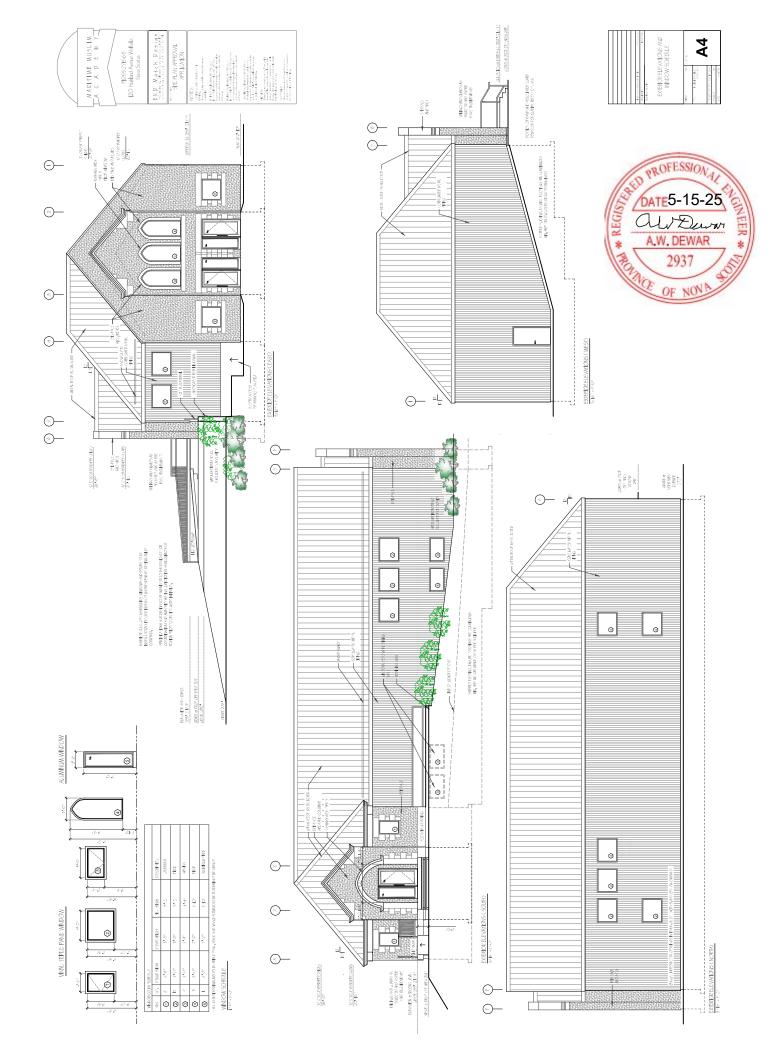
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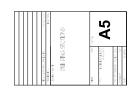
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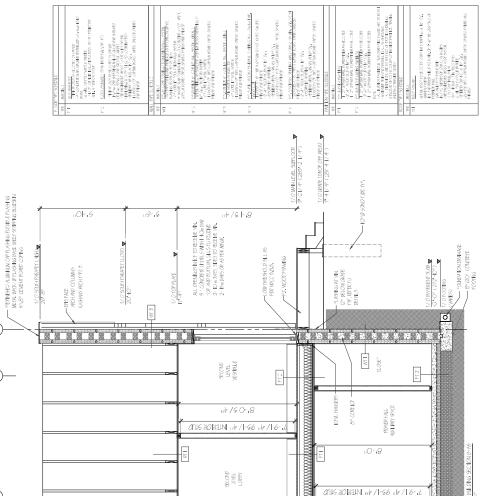
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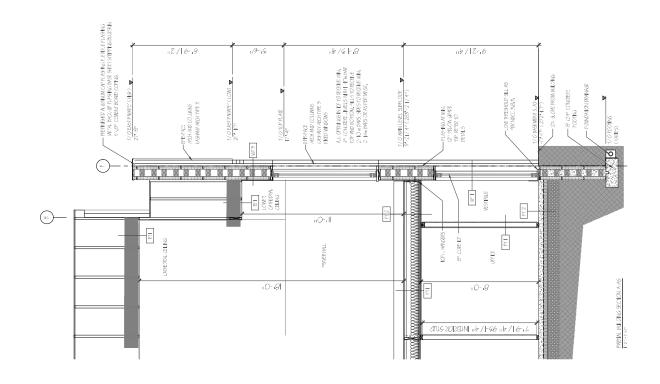
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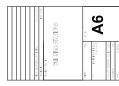
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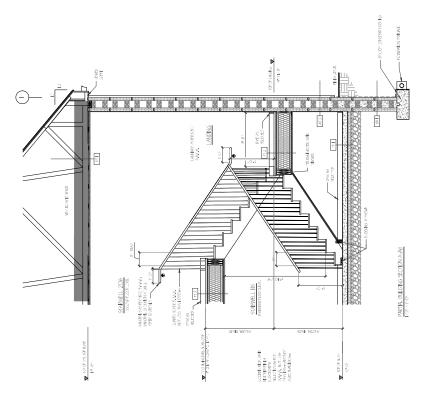


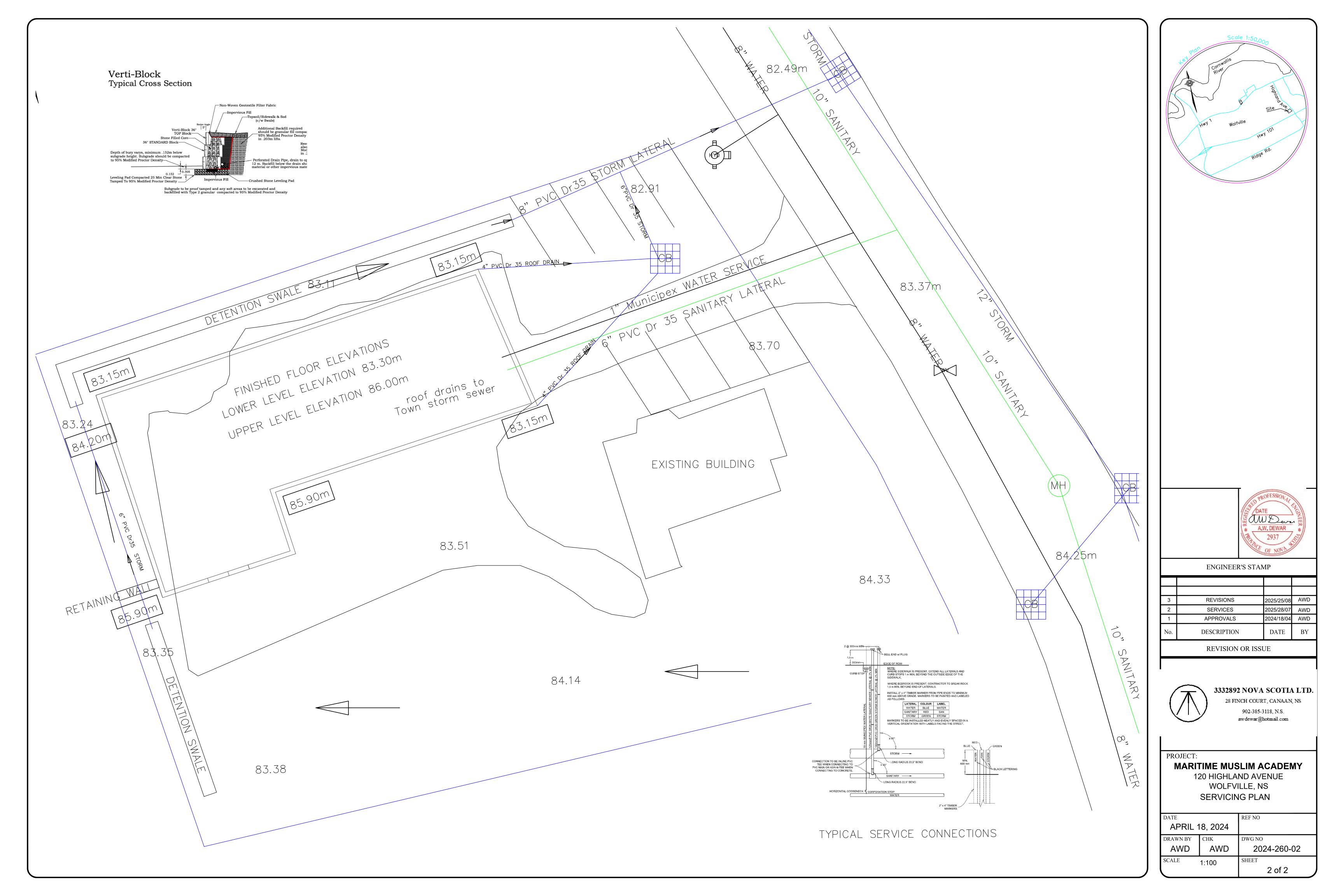
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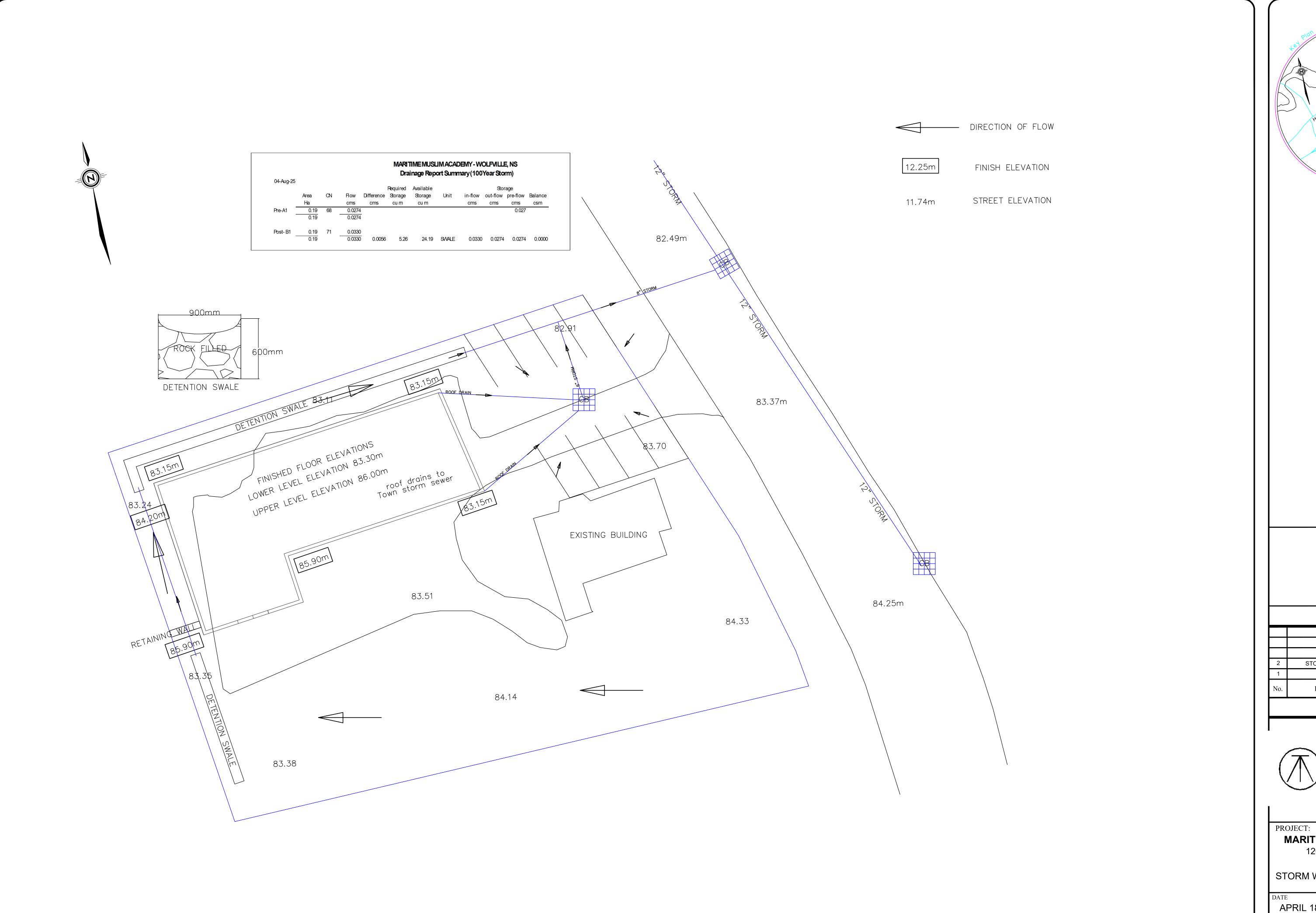


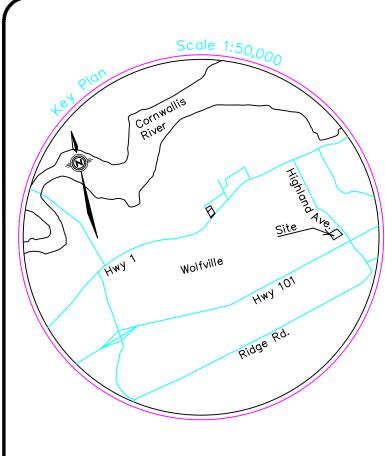
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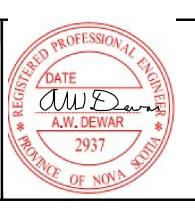












ENGINEER'S STAMP

2	STORM WATER PLAN	2025/28/07	AWD					
1	APPROVALS	2024/18/04	AWD					
No.	DESCRIPTION	DATE	BY					
REVISION OR ISSUE								

3332892 NOVA SCOTIA LTD. 28 FINCH COURT, CANAAN, NS

902-385-3118, N.S. awdewar@hotmail.com

MARITIME MUSLIM ACADEMY 120 HIGHLAND AVENUE

WOLFVILLE, NS STORM WATER MANAGMENT PLAN

DATE		DEENO
22	18, 2024	REF NO
DRAWN BY AWD	снк AWD	DWG NO 2024-260-01
SCALE	1:150	SHEET 1 of 1

<u>Site Plan Approval – Criteria Checklist</u>

APPLICATION: SP-007-2025 – 120 Highland Avenue – Institutional Building						
Land Use Bylaw Reference	Staff Comments					
2.10 Submission Requirements	Application requirements met.					
Zone Standards: Part 24 Institutional General (I-1)	Place of Worship/Daycare permitted.					
Part 6 Parking Parking is calculated using table 6.3 1 parking space per 30sqm of total floor area	Parking is calculated to 17 spaces.					
Site Plan Approval Requirements:						
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;	No negative impacts are anticipated 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;	10 spaces on site and 7 spaces provided through easement on adjacent property. 2 spaces on north east parking area will be buffered as per LUB 23.4.					
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;	A new driveway will be added to the south side of the property for access to the new parking area. Negative impacts are not anticipated.					
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;	Existing landscaping will be retained as much as possible, and more will be added should negative impacts to neighbouring properties arise.					
5. Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;	Existing vegetation to be retained as much as possible.					

<u>Site Plan Approval – Criteria Checklist</u>

	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;	N/A – no public sidewalks
	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;	New lighting will be provided at entrances and designed in compliance the Land Use Bylaw.
8.	The location of facilities for the storage of solid waste provides for maximum separation from residential development and public areas;	Solid waste will be located at the rear of the building.
9.	The location of all existing easements shall be identified;	N/A
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;	Site grading plan has been submitted and approved by the Town.
11.	The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;	Stormwater management plan has been submitted and approved by the Town.
12.	The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;	N/A
13.	All signage shall be designed and constructed according to the signage requirements listed in Part 7;	Signage application will be submitted in compliance with LUB part 7 at a later date.
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.	N/A
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.	N/A