



# SITE PLAN APPROVAL APPLICATION

Date: 10-23-2025 Applicant: Maven Holdings Inc. (Ethan Lebovic)

Mailing Address: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Project Location: 90 Highland Avenue, Wolfville, Nova Scotia, B4P 1Z6

Project Details: 8-Unit Apartment Building

PID: 55271530

**OFFICE USE ONLY:**

Application #: SP-010-2025

Fee: \$150.00 Date Paid: Oct 23, 2025

Approved by: Marcia Elliott

Date Approved: February 25, 2026

Appeal Received: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Appeal Decision: \_\_\_\_\_

LRO Registration #: \_\_\_\_\_

Registration Date: \_\_\_\_\_

This application must be accompanied by plans prepared by a qualified professional (i.e. engineer, architect, landscape architect, surveyor, etc.) as described in part 2.10 of the Land Use Bylaw. The plans are to be based on the best available and most current mapping or aerial images and include the following:

- ❖ North arrow, scale, legend, and drawing/revision dates. The type of plan (e.g. Site Plan) must appear in the title block in the lower right portion of the drawing.
- ❖ Topographical Survey (no more than 5 years old) reflecting existing topographic and boundary conditions
- ❖ Site Plan and Conceptual Grading Plan which includes the following:
  - a key plan, property identification (PID#, lot number, and/or civic number) and name of property owner.
  - footprint and area of proposed buildings, setbacks from all property boundaries and location of any existing building or structures to be retained or demolished.
  - driveway locations and surface parking area.
  - landscaping, including fences, walls, stormwater features, landscape beds, trees, etc.
- ❖ Any other information deemed necessary by the Development Officer to determine compliance with the zone requirements.
- ❖ Stormwater Management Plan in accordance with the Town of Wolfville Stormwater Management Design Guidelines.
- ❖ Servicing Schematic including the following:
  - sewer lateral locations including size.
  - water lateral locations including size.
  - existing trunk services that will service the property.
- ❖ Architectural Plans which include the following:
  - streetwall height and setbacks pursuant to each zone.
  - building elevations and articulation on all sides including signage and lighting.
  - notes on building material intentions.
  - floor plans for every level.
  - perspective rendering of the building or 3D Sketchup model.
- ❖ Traffic Impact Study (for buildings over 8 units or 1200 square metres).

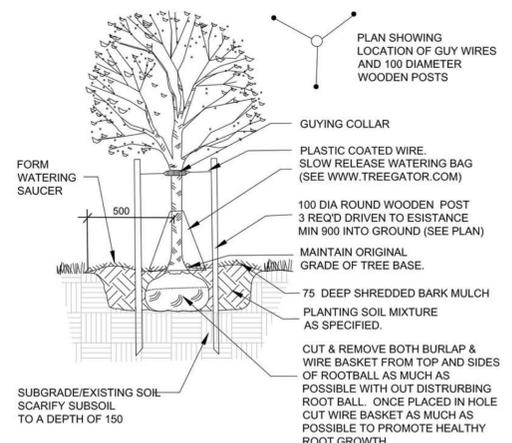
I certify that I am submitting this application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this application.

  
Applicant Signature

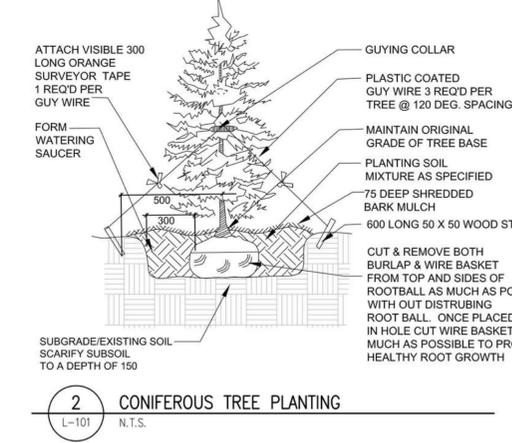
October 23, 2025  
Date

# LANDSCAPE SPECIFICATIONS

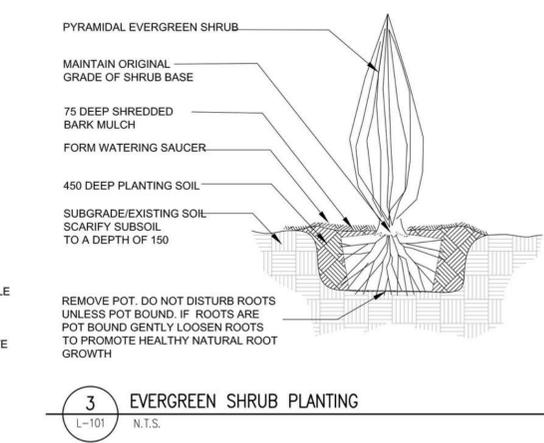
- 1. QUALIFICATION OF BIDDERS**
  - THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF A MEMBER ORGANIZATION OF THE CANADIAN NURSERY TRADES ASSOCIATION.
  - THE CONTRACTOR'S SITE SUPERVISOR SHALL BE A CERTIFIED LANDSCAPE TECHNICIAN.
- 2. GENERAL**
  - SITE LAYOUT HAS BEEN TAKEN FROM GRADING PLAN PREPARED BY SDMM ENGINEERS RECEIVED NOVEMBER 28, 2025.
  - THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND CIVIL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENTS, GRADING AND LAYOUT INFORMATION AND ACCURATE PROPERTY BOUNDARY DEFINITIONS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ ALL DRAWINGS, SPECIFICATIONS AND NOTES RELATED TO THIS PROJECT AND CONFIRM ALL TERMS AND CONDITIONS RELATED TO THIS CONTRACT AND TO QUESTION ANY UNCERTAINTIES PRIOR TO SUBMISSION OF BID.
  - THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM CONDITIONS. THE CONTRACTOR SHALL CONTACT THE CONSULTANT WITH QUESTIONS CONCERNING ANY UNCERTAINTY IN THE TERMS OF THE CONTRACT PRIOR TO SUBMISSION OF QUOTATION.
  - ALL LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE STAKED ON SITE BY CONTRACTOR AND APPROVED BY CONSULTANT PRIOR TO COMMENCEMENT OF LANDSCAPING.
  - ALL WORK TO BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND BYLAWS.
  - THE CONTRACTOR SHALL NOT DISTURB EXISTING STRUCTURES, PLANT MATERIAL, LAWNS AND PAVEMENT. THE CONTRACTOR SHALL REINSTATE ANY DISTURBANCE TO THE APPROVAL OF THE CONSULTANT AT OWN COST.
  - THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. DO NOT DISTURB UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES AT OWN EXPENSE.
  - THE CONTRACTOR SHALL EMPLOY ANY MEASURES NECESSARY TO PREVENT SOIL FROM ENTERING THE STORM DRAINAGE SYSTEM. SCHEDULE WORK TO AVOID EXPOSURE OF SOIL TO RAINFALL.
  - ALL WORK SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF PROJECT AND ACCEPTANCE BY CONSULTANT.
- 3. SOILS FOR LANDSCAPING**
  - TOPSOIL SHALL BE FRIABLE SANDY LOAM WITH A SUITABLE CONTENT OF MINERAL PARTICULATE, MICRO ORGANISMS, ORGANIC MATTER AND SOIL NUTRIENTS (NITROGEN, PHOSPHORUS, POTASSIUM), FREE OF DEBRIS AND STONES OVER 1 INCH IN DIAMETER. SAND CONTENT SHALL BE 40-70%, ORGANIC CONTENT SHALL BE 20%, THE CLAY CONTENT SHALL BE 20% MAX. A SAMPLE OF THE TOPSOIL SHALL BE SUBMITTED TO THE PROVINCIAL DEPARTMENT OF AGRICULTURE FOR ANALYSIS. THE CONTRACTOR SHALL SUPPLEMENT THE TOPSOIL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ANALYSIS. THE CONTRACTOR SHALL SUBMIT A COPY OF THE SOIL'S ANALYSIS REPORT TO THE CONSULTANT AND PROVIDE A SAMPLE OF THE TOPSOIL FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
  - PLANTING SOIL TO BE A MIXTURE OF 60% TOPSOIL AND 40% ORGANIC MATTER (COMPOST OR WELL AGED MANURE, FREE OF WEED SEED) OR APPROVED EQUAL.



**1 DECIDUOUS TREE PLANTING**  
L-101 N.T.S.

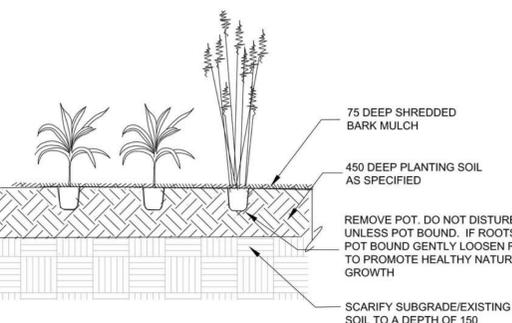


**2 CONIFEROUS TREE PLANTING**  
L-101 N.T.S.

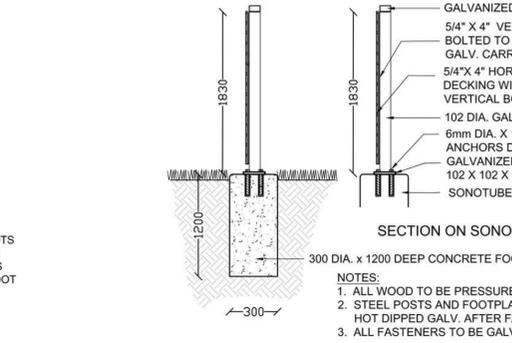


**3 EVERGREEN SHRUB PLANTING**  
L-101 N.T.S.

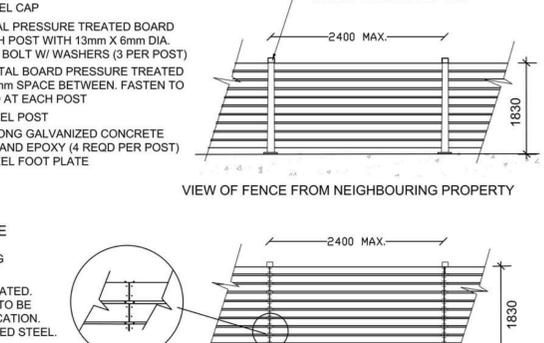
- 4. PLANTING**
  - ALL PLANTING SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIAL SHALL BE TOP QUALITY AND APPROVED BY THE CONSULTANT PRIOR TO PLANTING. POOR QUALITY PLANT MATERIAL WILL BE REJECTED. UNDERSIZED PLANT MATERIAL OR SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED BY THE CONSULTANT.
  - ENSURE ALL PLANTS ARE DELIVERED TO THE SITE IN GOOD CONDITION. DELIVER PLANTS TO THE SITE ON THE DAY THEY ARE TO BE PLANTED. DO NOT STORE PLANTS ON SITE.
  - PLANTING TO BE IN ACCORDANCE WITH PLANTING DETAILS ON THIS DRAWING.
  - WATER PLANTS IMMEDIATELY AFTER PLANTING AND WATER THOROUGHLY ONCE EVERY THREE DAYS FOR A PERIOD OF ONE MONTH AFTER PLANTING. CONTINUE TO WATER ONCE A WEEK FOR 3 MONTHS TO MAINTAIN OPTIMAL GROWING CONDITIONS DURING THE MAINTENANCE PERIOD.
  - PLANTING AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
    - WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS FOR THE GROWTH AND HEALTH OF THE PLANT MATERIAL, WITHOUT CAUSING EROSION.
    - REMOVE WEEDS MONTHLY.
    - REPLACE OR RESPREAD ANY DAMAGED, MISSING OR DISTURBED MULCH.
    - APPLY PESTICIDES AS REQUIRED TO CONTROL INSECTS, FUNGUS AND DISEASE. OBTAIN PRODUCT APPROVAL FROM CONSULTANT BEFORE APPLICATION.
    - REMOVE DEAD AND BROKEN BRANCHES FROM PLANT MATERIAL.
    - KEEP TREE SUPPORTS IN PROPER REPAIR AND ADJUSTMENT. REMOVE TREE SUPPORTS AT END OF MAINTENANCE PERIOD.
    - REMOVE AND REPLACE DEAD PLANTS AND PLANTS NOT IN HEALTHY GROWING CONDITIONS. MAKE REPLACEMENTS AS SPECIFIED FOR ORIGINAL PLANTINGS.
- 5. SODDING**
  - AREAS TO BE SODDED ARE INDICATED ON THE LANDSCAPE PLAN.
  - ALL SODDED AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 2% SLOPE AND A MAXIMUM OF 1V/3H RISE/RUN UNLESS NOTED OTHERWISE.
  - ENSURE THAT THE SUBGRADE UNDER THE AREAS TO BE SODDED HAS BEEN GRADED AND COMPACTED AND ACCEPTED BY THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
  - ALL AREAS TO BE SODDED SHALL BE COVERED WITH 150 (AFTER COMPACTION) OF APPROVED AND AMENDED TOPSOIL UNLESS NOTED OTHERWISE.
  - SPREAD TOPSOIL AND GRADE TO SMOOTH EVEN SLOPES. ELIMINATE LOW SPOTS AND ENSURE THAT ALL SURFACES DRAIN POSITIVELY.
  - ROLL TO COMPACT TOPSOIL.
  - SOD SHALL CONFORM TO THE CANADIAN NURSERY SOD GROWERS SPECIFICATION AND CONSIST OF A MIXTURE OF KENTUCKY BLUEGRASS AND CREEPING FESCUE. ADVISE CONSULTANT OF SOURCE FOR SOD.
  - LAY SOD IN NEAT TIGHT SECTIONS NEATLY TO AVOID OVERLAPS AND GAPS.
  - ROLL SOD LIGHTLY TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
  - WATER IMMEDIATELY AFTER LAYING AND WHENEVER NECESSARY TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL SOD IS ACCEPTED BY CONSULTANT.
  - SOD SHALL BE ACCEPTED BY CONSULTANT AFTER IT HAS ESTABLISHED GOOD ROOT SYSTEM AND AFTER IT HAS BEEN CUT TWICE, PROVIDED THAT IT IS FREE OF WEEDS AND THERE ARE NO VISIBLE PATCHES OF SOIL.
  - SODDED AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
    - WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS TO A DEPTH OF 3".
    - CUT GRASS TO A HEIGHT OF 50 WHEN IT REACHES A HEIGHT OF 4". REMOVE ALL GRASS CLIPPINGS WHICH WILL INHIBIT GROWTH.
    - MAINTAIN LAWN AREAS WEED FREE.
    - IN SEPT. APPLY 1-4-4 RATIO FERTILIZER. IN MAY APPLY 3-0-0 FERTILIZER. APPLY FERTILIZER AT RATES RECOMMENDED BY MANUFACTURER.
    - REPLACE ANY DEAD OR POOR QUALITY SOD TO APPROVAL OF OWNER.



**4 ORNAMENTAL GRASS and PERENNIAL PLANTING**  
L-101 N.T.S.

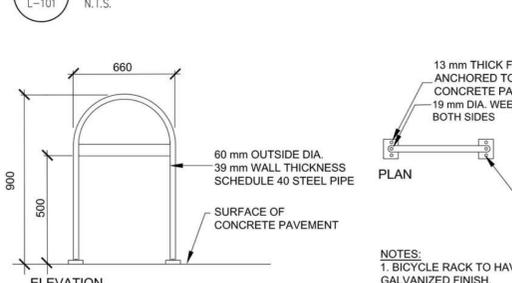


**5 1.8m HIGH OPAQUE FENCE**  
L-101 N.T.S.

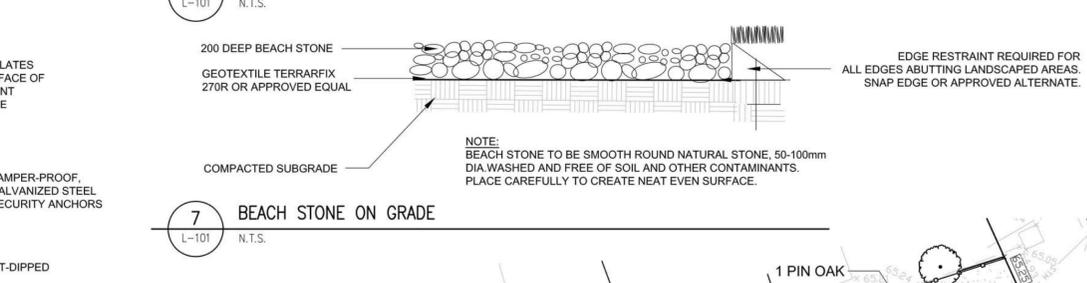


**6 BICYCLE RACK**  
L-101 N.T.S.

- 6. BICYCLE RACKS**
  - BICYCLE RACKS TO BE URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS (SALES@URBANRACKS.COM), HOT-DIPPED GALVANIZED, COMPLETE WITH FOOT PLATES FOR SURFACE MOUNT AND GALVANIZED CONCRETE ANCHORS.
- 7. MULCH**
  - MULCH SHALL BE SHREDDED BARK AT LEAST TWO YEARS OLD AND FROM THE BARK OF SOFTWOOD TREES.
  - ALL PLANTING AREAS, AND DISTURBED AREAS NOT DESIGNATED TO BE SODDED TO BE COVERED WITH 75mm OF MULCH.
- 8. CLEAN UP**
  - THE CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP FOLLOWING THE COMPLETION OF THE WORK.
  - REMOVE ALL LITTER AND UNUSED MATERIALS FROM THE SITE.
  - ALL PAVED SURFACES USED TO ACCESS THE WORK SHALL BE CLEANED TO THE APPROVAL OF THE CONSULTANT.



**6 BICYCLE RACK**  
L-101 N.T.S.

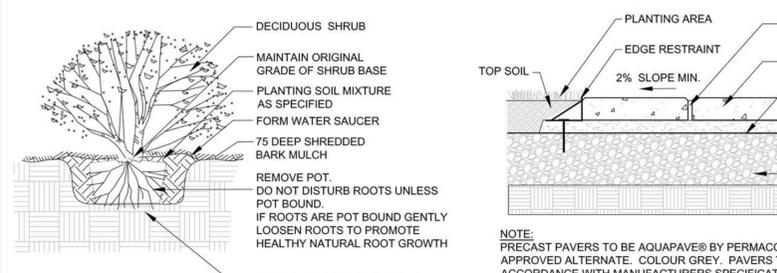


**7 BEACH STONE ON GRADE**  
L-101 N.T.S.

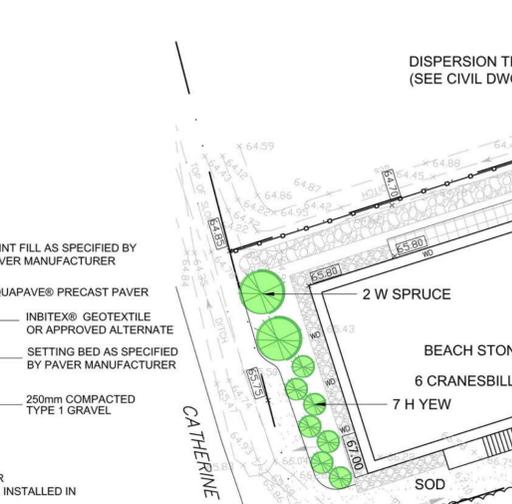
- 9. PRECAST CONCRETE PERMEABLE PAVERS**
  - PRECAST PAVERS TO BE AQUAPAVE® BY PERMACON, OR APPROVED ALTERNATE. COLOUR GREY. PAVERS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

**9 PRECAST CONCRETE PERMEABLE PAVERS**  
L-101 N.T.S.

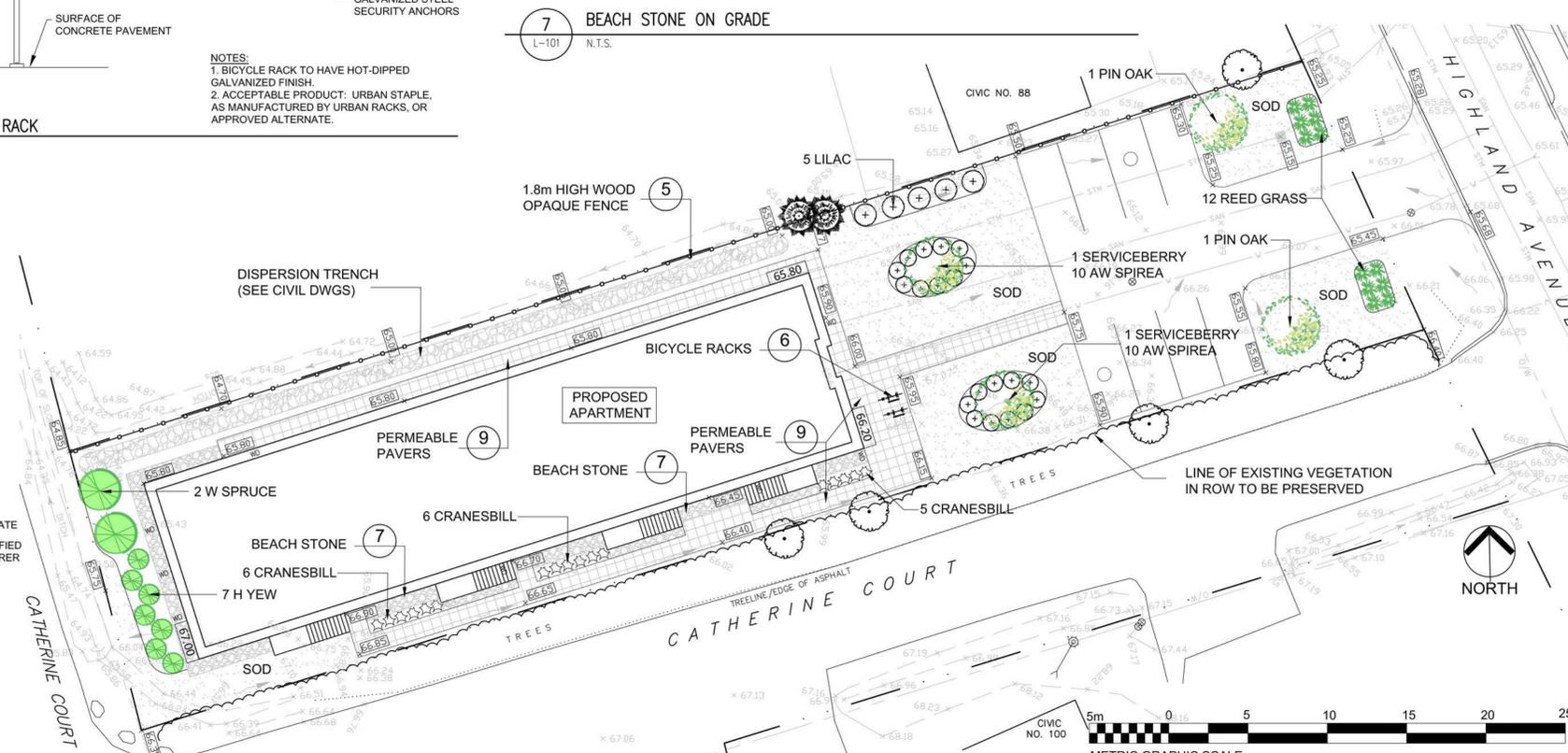
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/ CONDITION
2	WHITE SPRUCE	PICEA GLAUCA	150cm HT/ WB
2	SERVICEBERRY	AMELANCHIER CANADENSIS	50mm CAL / WB
2	PIN OAK	QUERCUS PALUSTRIS	60mm CAL / WB
7	HICK'S YEW	TAXUS x MEDIA 'HICKSII'	60cm HT/ POTTED
20	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	60cm POTTED
5	BLOOMERANG LILAC	SYRINGA X BLOOMERANG DARK PURPLE	60cm POTTED
17	CRANESBILL	GERANIUM MACRORRHIZUM BEVANS VARIETY	1 GAL POT
12	FEATHER REED GRASS	CALAMAGROSTIS x ACUTIFOLIA 'KARL FOERSTER'	3 GAL. POT



**8 SHRUB PLANTING**  
L-101 N.T.S.



**9 PRECAST CONCRETE PERMEABLE PAVERS**  
L-101 N.T.S.



LEGEND	
	DECIDUOUS TREE
	EXISTING TREES TO BE PROTECTED
	CONIFEROUS TREE
	ORNAMENTAL SHRUBS
	PERENNIALS or ORNAMENTAL GRASSES
	BEACH STONE
	PRECAST CONCRETE PERMEABLE PAVERS
	AREA OF SODDING
	BICYCLE RACK

No.	Description	Date
1	ISSUED FOR PERMIT	DEC 2, 2025

*Gordon Ratcliffe*  
GORDON RATCLIFFE

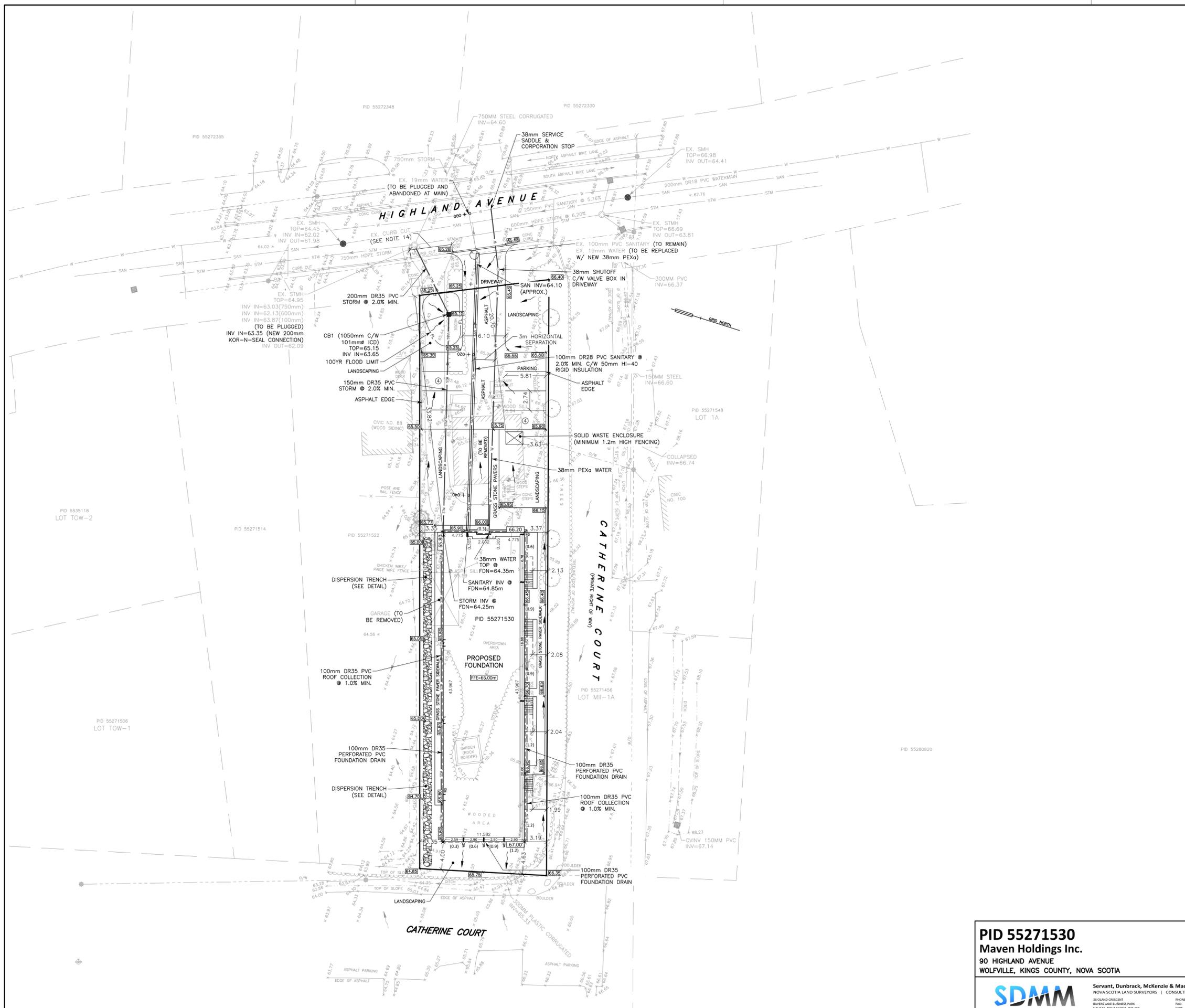
Gordon Ratcliffe  
**LANDSCAPE ARCHITECTS**  
grla@eastlink.ca TEL: (902) 478 - 3683

**APARTMENT BUILDING**  
90 HIGHLAND AVENUE  
WOLFVILLE, NOVA SCOTIA

**LANDSCAPE PLAN**

Project Number	
Date	DECEMBER 2, 2025
Drawn By	MDP
Checked By	GR

**L-101**  
Scale AS NOTED



SERVICE LATERALS (TYPICAL)		LEGEND
FORCEMAIN LATERAL: 50mm PVC DR26	SANITARY LATERAL: 100mm PVC DR26	EXISTING SPOT ELEVATION [58.65] + 58.65 FINISH GRADE
WATER LATERAL: 38mm PEXa	STORM LATERAL: 150mm/200mm PVC DR35	BFE . . . . . BASEMENT FLOOR ELEVATION
SERVICE LATERALS MUST BE EXCAVATED AND ELEVATIONS VERIFIED PRIOR TO FOOTING CONSTRUCTION TO ENSURE CONNECTIONS TO BUILDING CAN BE MADE AS PER TOWN OF WOLFVILLE REQUIREMENTS.		GFE . . . . . GARAGE FLOOR ELEVATION
		TW . . . . . TOP OF WALL
		(1.1) . . . . . WALL HEIGHT ABOVE 'BFE'
		WD . . . . . WALL DROP
		→ . . . . . SIDING/BRICK DROP
		R/W . . . . . RETAINING WALL
		→ . . . . . FLOW DIRECTION OF DRAINAGE
		→ . . . . . FLOW DIRECTION OF SWALE
		○ . . . . . POLE & ANCHOR
		○ . . . . . MANHOLE
		○ . . . . . WATER VALVE
		○ . . . . . FIRE HYDRANT
		○ . . . . . CATCHBASIN(S)
		○ . . . . . STORM INLET/OUTLET
		○ . . . . . CONC. HEADWALL
		○ . . . . . URD BOX, UTILITY PEDESTAL
		○ . . . . . UNDERGROUND ELEC. LATERAL
		○ . . . . . SURVEY MARKER
		○ . . . . . IRON BAR
		○ . . . . . FOUN.
		○ . . . . . PARCEL IDENTIFICATION NUMBER

- NOTES:**
- IT IS THE OWNER'S RESPONSIBILITY TO HAVE THE SITE PREPARED TO ACCEPT THE BUILDING AS PER TOWN OF WOLFVILLE REQUIREMENTS AND ENSURE THAT ALL SITE WORK AND GRADING IS DONE IN ACCORDANCE WITH THIS PLAN.
  - THE BUILDER SHALL REVIEW ALL FOUNDATION DIMENSIONS SHOWN HEREON TOGETHER WITH THE LATEST ARCHITECTURAL DRAWINGS. CONTRACTORS SHALL REVIEW TOP OF WALL HEIGHTS AND SURFACE GRADING PRIOR TO CONSTRUCTION. IF UNUSUAL OR UNEXPECTED SITE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY TO DISCUSS GRADING ALTERNATIVES.
  - ELEVATIONS REPRESENT EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
  - LANDSCAPING SHALL BE CONSTRUCTED IN SUCH A WAY AS TO ENSURE POSITIVE DRAINAGE OF STORM WATER AWAY FROM THE DWELLING. A MIN. SLOPE OF 10% FOR THE FIRST 1.5m IS REQUIRED. ALL OTHER CONSTRUCTED GRADES SHALL BE A MIN. OF 2% AND A MAX. OF 3% (EXCEPT FOR ROCK FACES). ALL DISTURBED AREAS SHALL BE FINISHED WITH EITHER GRAVEL OR ASPHALT, SOD OR MULCH UNLESS OTHERWISE STATED.
  - THE PURCHASER AND THEIR AGENTS SHALL COMPLY WITH REGULATIONS OF THE NS DEPT. OF ENVIRONMENT WITH RESPECT TO SOIL EROSION AND STABILIZATION UPON COMMENCEMENT OF CONSTRUCTION.
  - THE MINIMUM VERTICAL DISTANCE FROM NON-MASONRY FINISHES TO FINAL LANDSCAPED GRADES SHALL BE 0.21m EXCEPT AT GARAGE OPENINGS.
  - THE BUILDER SHALL ENSURE THAT ALL STRUCTURAL FILL AND GEOTECHNICAL WORKS FOR THE BUILDING PAD ARE COMPLETED IN ACCORDANCE WITH TOWN OF WOLFVILLE/NSC REQUIREMENTS.
  - RETAINING WALLS THAT EXCEED 1 METRE IN HEIGHT SHALL BE DESIGNED AND CERTIFIED BY A GEOTECHNICAL ENGINEER AND SHALL INCORPORATE A HAND RAIL OR SAFETY FENCE AND DRAINAGE INTO THEIR DESIGN.
  - ALL UNDERGROUND SERVICES SHOWN HEREON (WATER, SANITARY, STORM) REPRESENT INFORMATION PROVIDED BY THE TOWN OF WOLFVILLE. CONTRACTOR TO CONFIRM PRIOR TO CONSTRUCTION.
  - ALL SERVICE LATERAL INVERTS AT THE FOUNDATION ARE PROPOSED 0.45m BELOW THE FIRST FLOOR LEVEL OR 1.2m BELOW A SLAB ON GRADE (WHICHEVER IS LOWER), INSTALLED AT MIN. 2% SLOPE.
  - PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE SUBJECT TO SURVEY.
  - CONTRACTOR TO CONTACT UTILITY COMPANIES TO CONFIRM IF ANY UNDERGROUND SERVICES EXIST IN THE VICINITY OF PROPOSED WORK PRIOR TO EXCAVATION.
  - FOUNDATION AND ROOF DRAINAGE ARE TO DISCHARGE TO THE MUNICIPAL SYSTEM AS SHOWN.
  - EXISTING CONCRETE DRIVEWAY CURB AND RAMP TO BE REMOVED AND REPLACED WITH HIGH BACK CONCRETE CURB AND 150mm TOPSOIL AND SOD.
  - NEW CONCRETE DRIVEWAY CURB, RAMP AND SIDEWALK.
  - RETAINING WALLS THAT EXCEED 1 METRE IN HEIGHT SHALL BE DESIGNED AND CERTIFIED BY A GEOTECHNICAL ENGINEER AND SHALL INCORPORATE A HAND RAIL OR SAFETY FENCE INTO THEIR DESIGN.
  - CONFIRM LOCATION AND ELEVATION OF EXISTING SANITARY MAIN TO ENSURE A GRAVITY CONNECTION TO NEW BUILDING.
  - HARDSCAPE LOT COVERAGE:  
TOTAL LOT AREA = 1518.6m<sup>2</sup>  
TOTAL HARDSCAPE (BUILDING, PARKING, DRIVEWAY, SIDEWALKS) = 795.0m<sup>2</sup>  
TOTAL HARDSCAPE LOT COVERAGE = 52.4%  
GRASS STONE PAVEMENT SIDEWALK AREA = 153.4m<sup>2</sup>  
GRASS STONE PAVEMENT LOT COVERAGE = 10.1%

D/W AREA (m <sup>2</sup> )	FRONT YARD AREA (m <sup>2</sup> )	COVERAGE (%)
251.00	640.03	39.2

**PID 55271530**  
**Maven Holdings Inc.**  
 90 HIGHLAND AVENUE  
 WOLFVILLE, KINGS COUNTY, NOVA SCOTIA



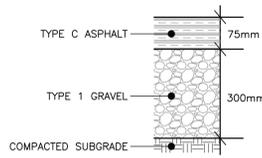
Servant, Dunbrack, McKenzie & MacDonald Ltd.  
 NOVA SCOTIA LAND SURVEYORS | CONSULTING ENGINEERS  
 26 BAYVIEW DRIVE  
 BAYVIEW LAKE BUSINESS PARK  
 HALIFAX, NOVA SCOTIA B3S 1G6  
 PHONE: (902) 455-5157  
 FAX: (902) 455-8479  
 WEB: www.sdmm.ca



**SITING & GRADING PLAN**

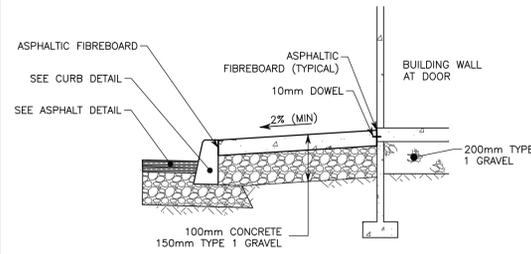
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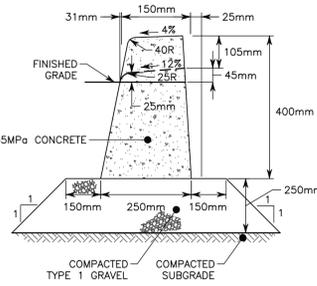
NOTE:  
SUBGRADE TO BE CERTIFIED  
BY GEOTECHNICAL ENGINEER

**STANDARD ASPHALT DETAIL**  
N.T.S.

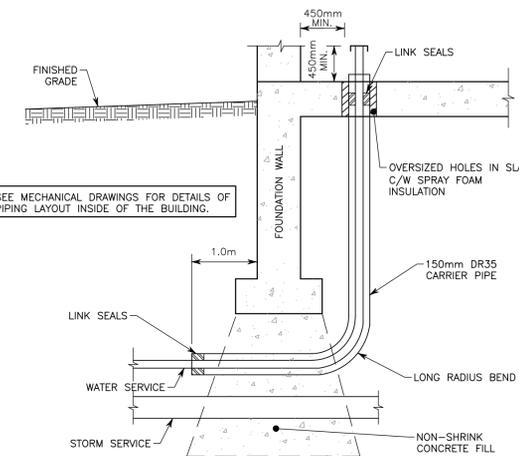


NOTE: CONTRACTOR TO INSTALL 4x12mm<sup>Ø</sup> SMOOTH STEEL DOWELS  
TO ANCHOR SIDEWALK TO FOUNDATION WALL AT DOORS ONLY

**CONCRETE SIDEWALK DETAIL**  
N.T.S.

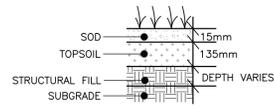


**CONCRETE CURB DETAIL**  
N.T.S.

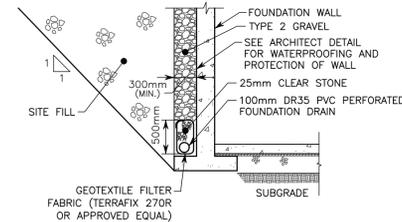


SEE MECHANICAL DRAWINGS FOR DETAILS OF  
PIPING LAYOUT INSIDE OF THE BUILDING.

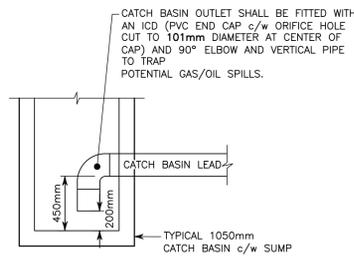
**WATER AND STORM SERVICE ENTRANCE DETAIL**  
N.T.S.



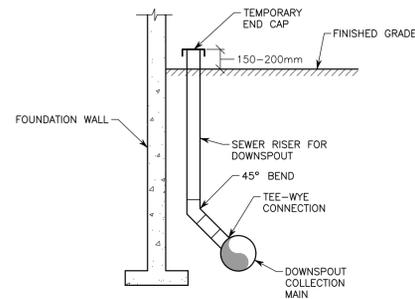
**TOPSOIL & SOD DETAIL**  
N.T.S.



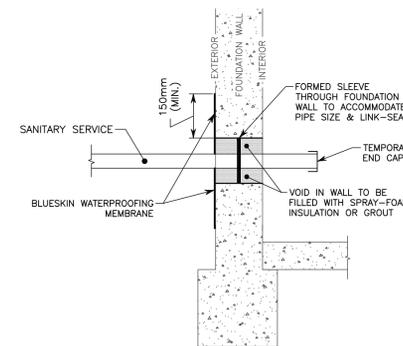
**TYPICAL FOUNDATION DRAIN**  
N.T.S.



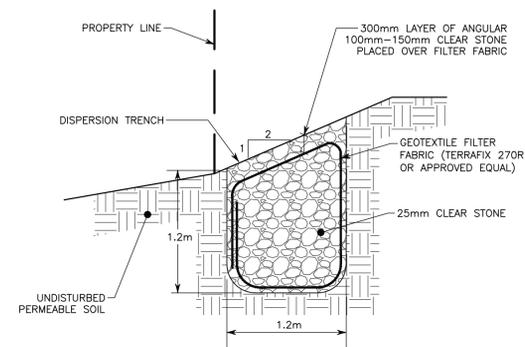
**CATCH BASIN OUTLET DETAIL**  
N.T.S.



**DOWNSPOUT RISER DETAIL**



**SANITARY SERVICE TERMINATION DETAIL**  
N.T.S.



**TYPICAL DISPERSION TRENCH - CROSS SECTION**  
N.T.S.

**NOTES:**

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- ELEVATIONS REPRESENT EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. LANDSCAPING SHALL BE CONSTRUCTED IN SUCH A WAY AS TO ENSURE POSITIVE DRAINAGE OF STORM WATER AWAY FROM THE DWELLING. A MIN. SLOPE OF 10% FOR THE FIRST 1.5m IS REQUIRED. ALL OTHER CONSTRUCTED GRADES SHALL BE A MIN. OF 2% AND A MAX. OF 3H:1V (EXCEPT FOR ROCK FACES). ALL DISTURBED AREAS SHALL BE FINISHED WITH EITHER GRAVEL OR ASPHALT, SOD OR MULCH UNLESS OTHERWISE STATED.
- THE PURCHASER AND THEIR AGENTS SHALL COMPLY WITH REGULATIONS OF THE NS DEPT. OF ENVIRONMENT WITH RESPECT TO SOIL EROSION AND STABILIZATION UPON COMMENCEMENT OF CONSTRUCTION.
- THE MINIMUM VERTICAL DISTANCE FROM NON-MASONRY FINISHES TO FINAL LANDSCAPED GRADES SHALL BE 0.21m EXCEPT AT GARAGE OPENINGS.
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- RETAINING WALLS THAT EXCEED 1 METRE IN HEIGHT SHALL BE DESIGNED AND CERTIFIED BY A GEOTECHNICAL ENGINEER AND SHALL INCORPORATE A HAND RAIL OR SAFETY FENCE AND DRAINAGE INTO THEIR DESIGN.
- ALL UNDERGROUND SERVICES SHOWN HEREON (WATER, SANITARY, STORM) REPRESENT INFORMATION PROVIDED BY THE TOWN OF WOLFVILLE. CONTRACTOR TO CONFIRM PRIOR TO CONSTRUCTION.
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- PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE SUBJECT TO SURVEY.
- CONTRACTOR TO CONTACT UTILITY COMPANIES TO CONFIRM IF ANY UNDERGROUND SERVICES EXIST IN THE VICINITY OF PROPOSED WORK PRIOR TO EXCAVATION.
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- EXISTING CONCRETE DRIVEWAY CURB AND RAMP TO BE REMOVED AND REPLACED WITH HIGH BACK CONCRETE CURB AND 150mm TOPSOIL AND SOD.
- NEW CONCRETE DRIVEWAY CURB, RAMP AND SIDEWALK.
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- CONFIRM LOCATION AND ELEVATION OF EXISTING SANITARY MAIN TO ENSURE A GRAVITY CONNECTION TO NEW BUILDING.
- HARDSCAPE LOT COVERAGE:**  
TOTAL LOT AREA = 1518.6m<sup>2</sup>  
TOTAL HARDSCAPE (BUILDING, PARKING, DRIVEWAY, SIDEWALKS) = 795.0m<sup>2</sup>  
TOTAL HARDSCAPE LOT COVERAGE = 52.4%  
GRASS STONE PAVEMENT SIDEWALK AREA = 153.4m<sup>2</sup>  
GRASS STONE PAVEMENT LOT COVERAGE = 10.1%
- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NS STANDARD SPECIFICATION FOR MUNICIPAL SERVICES.**

D/W AREA (m2)	FRONT YARD AREA (m2)	COVERAGE (%)
251.00	640.03	39.2

**PID 55271530**  
**Maven Holdings Inc.**  
90 HIGHLAND AVENUE  
WOLFVILLE, KINGS COUNTY, NOVA SCOTIA



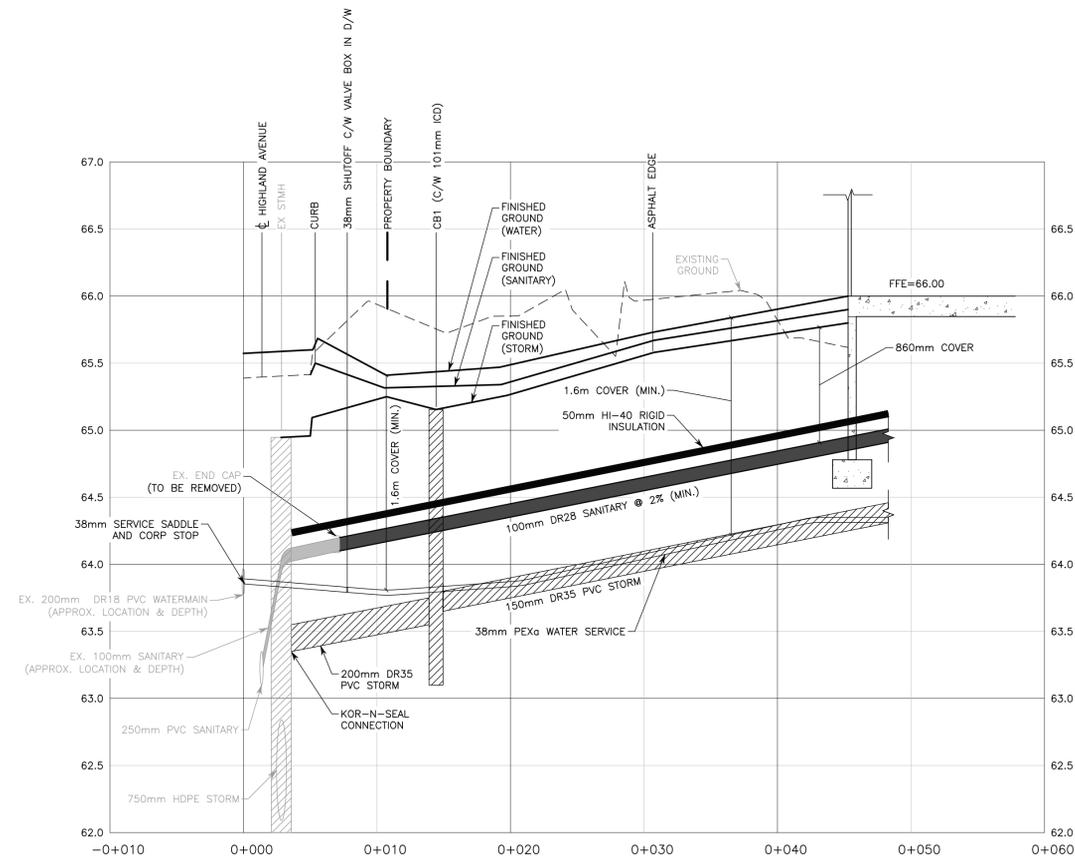
Servant, Dunbrack, McKenzie & MacDonald Ltd.  
NOVA SCOTIA LAND SURVEYORS | CONSULTING ENGINEERS  
REGULATED ORGANIZATION  
BAYERS LAKE BUSINESS PARK  
HALIFAX, NOVA SCOTIA B5S 1C8  
PHONE: (902) 455-5337  
FAX: (902) 455-8479  
WEB: www.sdmm.ca

**CONSTRUCTION  
NOTES &  
DETAILS**

SCALE: N.T.S.

DATED: December 15, 2025  
FILE No. 8-5 (39532)





**SERVICE PROFILE**  
 SCALE = HORIZ: 1:250  
 VERT: 1:25

LEGEND		
PROFILE		
EXISTING		PROPOSED
	GROUND	
	SANITARY	
	STORM	
	WATER	
	FOAM INSULATION	
	PIPE CROSSING	
	WATER VALVE	
	THRUST BLOCK	
	END CAP	

**PID 55271530**  
**Maven Holdings Inc.**  
 90 HIGHLAND AVENUE  
 WOLFVILLE, KINGS COUNTY, NOVA SCOTIA

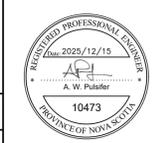


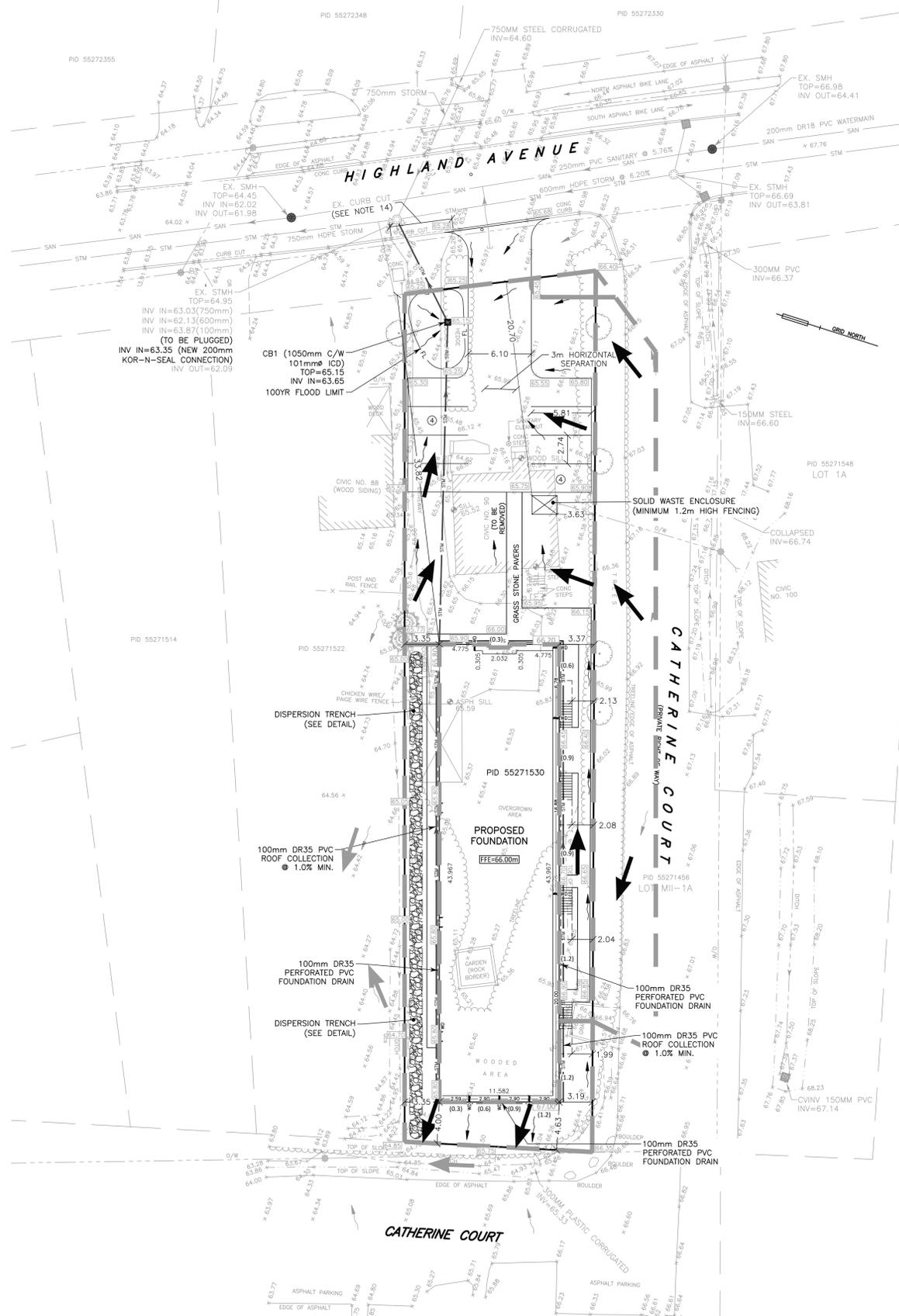
Servant, Dunbrack, McKenzie & MacDonald Ltd.  
 NOVA SCOTIA LAND SURVEYORS | CONSULTING ENGINEERS  
 26 GARDNER STREET PHONE: (902) 455-5137  
 BAYERS LAKE BUSINESS PARK FAX: (902) 455-5479  
 HALIFAX, NOVA SCOTIA B5S 3C6 WEB: www.sdmm.ca

**SERVICE PROFILE**

SCALE: AS NOTED

DATED: December 15, 2025  
 FILE No. 8-5 (39532)





SERVICE LATERALS (TYPICAL)		LEGEND
FORCEMAIN LATERAL: 50mm PVC DR26	SANITARY LATERAL: 100mm PVC DR26	EXISTING SPOT ELEVATION [58.65] - 58.65 FINISH GRADE
WATER LATERAL: 38mm PE-Xa	STORM LATERAL: 150mm/200mm PVC DR35	BFE . . . . . BASEMENT FLOOR ELEVATION
SERVICE LATERALS MUST BE EXCAVATED AND ELEVATIONS VERIFIED PRIOR TO FOOTING CONSTRUCTION TO ENSURE CONNECTIONS TO BUILDING CAN BE MADE AS PER TOWN OF WOLFVILLE REQUIREMENTS.		GFE . . . . . GARAGE FLOOR ELEVATION
		TW . . . . . TOP OF WALL
		[1.1] . . . . . WALL HEIGHT ABOVE 'BFE'
		[1.1] . . . . . WALL DROP
		[1.1] . . . . . SINGING/BRICK DROP
		[1.1] . . . . . RETAINING WALL
		[1.1] . . . . . FLOW DIRECTION OF DRAINAGE
		[1.1] . . . . . FLOW DIRECTION OF SWALE
		[1.1] . . . . . POLE & ANCHOR
		[1.1] . . . . . MANHOLE
		[1.1] . . . . . WATER VALVE
		[1.1] . . . . . FIRE HYDRANT
		[1.1] . . . . . CATCHBASIN(S)
		[1.1] . . . . . STORM INLET/OUTLET
		[1.1] . . . . . CONC. HEADWALL
		[1.1] . . . . . URD BOX, UTILITY PEDESTAL
		[1.1] . . . . . UNDERGROUND ELEC. LATERAL
		[1.1] . . . . . SURVEY MARKER
		[1.1] . . . . . IRON BAR
		[1.1] . . . . . FOUND.
		[1.1] . . . . . PARCEL IDENTIFICATION NUMBER

- NOTES:**
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GRASS STONE PAVEMENT SIDEWALK AREA = 153.4m<sup>2</sup>  
GRASS STONE PAVEMENT LOT COVERAGE = 10.1%

D/W AREA (m <sup>2</sup> )	FRONT YARD AREA (m <sup>2</sup> )	COVERAGE (%)
251.00	640.03	39.2

**CB1 Detention Storage Table**

Return Period	Storage (m <sup>3</sup> )	Flow (L/s)
5-yr	1.9	35
100-yr	1.9	35

Note: 1) 1.9 cubic meters of puddle storage is available in the 5-yr & 100-yr return periods. The ICD is sized to allow 5-yr flow into the pipe in both return periods. In the 100-yr return period, the additional flow overflows towards the street when the puddle reaches its maximum height.

**Proposed Apartment Building**

Stom Return Period	Un-Controlled	Controlled	
Period	P (mm)	Flow (L/s)	Flow (L/s)
5	90	50	40
10	102	58	47
25	120	70	58
50	130	77	63
100	143	86	71

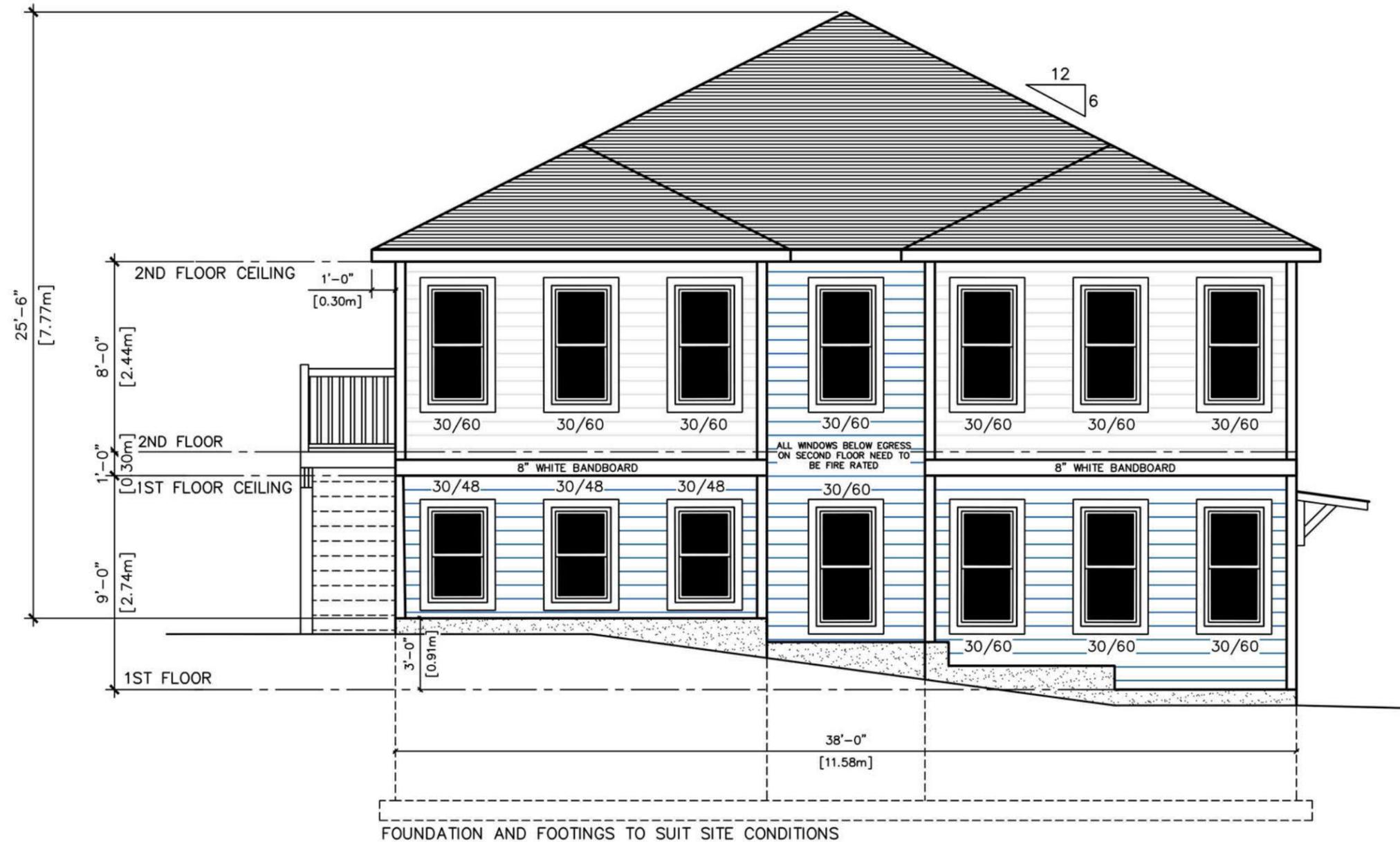
**PID 55271530**  
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 90 HIGHLAND AVENUE  
 WOLFVILLE, KINGS COUNTY, NOVA SCOTIA

**SDMM**  
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 25 BAYVIEW DRIVE  
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 PHONE: (902) 455-5137  
 FAX: (902) 455-8479  
 WEB: www.sdmm.ca

**STORMWATER MANAGEMENT PLAN**

SCALE: 1 : 250  
 DATED: December 15, 2025  
 FILE No. 8-5 (39532)

REGISTERED PROFESSIONAL ENGINEER  
 REG. NO. 2025/12/15  
 A. W. PULLER  
 10473  
 PROVINCE OF NOVA SCOTIA



**NOTES:**  
 BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.

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GREAT CARE HAS BEEN TAKEN IN THE PRODUCTION OF THESE PLANS HOWEVER ERRORS OR OMISSIONS MAY OCCUR. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY SUCH ERRORS, OMISSIONS, ETC.

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ALL WINDOWS & DOORS TO MEET ENERGY CODE: 10.3.2.6., 10.3.2.7, 10.3.2.8

ALL SPACE HEATING & DOMESTIC HOT WATER APPLIANCES TO MEET ENERGY CODE 10.3.1.2(1)

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ALL LINTELS TO BE BUILT UP OF 2"X10" MEMBERS OR BETTER.

SMOKE DETECTORS TO BE WIRED IN WITH BATTERY BACKUP AND INTERCONNECTED WITH IN EACH UNIT (CODE 9.10.19.1, 9.10.19.3)

2	FINAL APPROVAL	
1	PRELIMINARY DRAWINGS	
REV NO.	REVISION	DATE

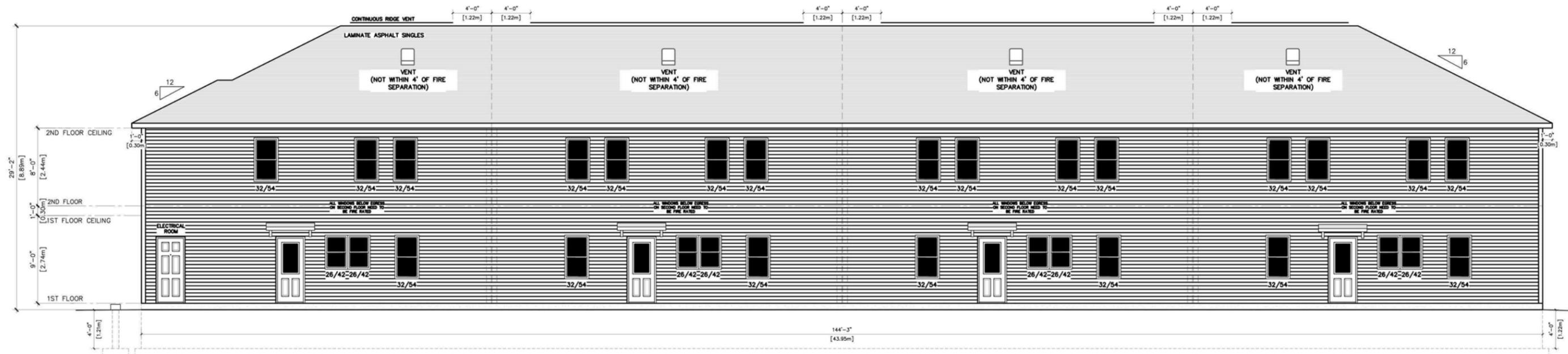
**MAVEN HOLDINGS INC.**  
**8 PLEX**  
 90 HIGHLAND AVE.  
 WOLFFVILLE, NS

PLAN NO.  
**A201**

TITLE  
**FRONT ELEVATION**

DATE DEC 1 2025 SCALE 3/16"=1'0"  
 ACAD FILE

SHEET **1** OF **4**



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**MAVEN  
 HOLDINGS INC.  
 8 PLEX  
 90 HIGHLAND AVE.  
 WOLFFVILLE, NS**

2	FINAL APPROVAL	
1	PRELIMINARY DRAWINGS	
REV. NO.	REVISION	DATE

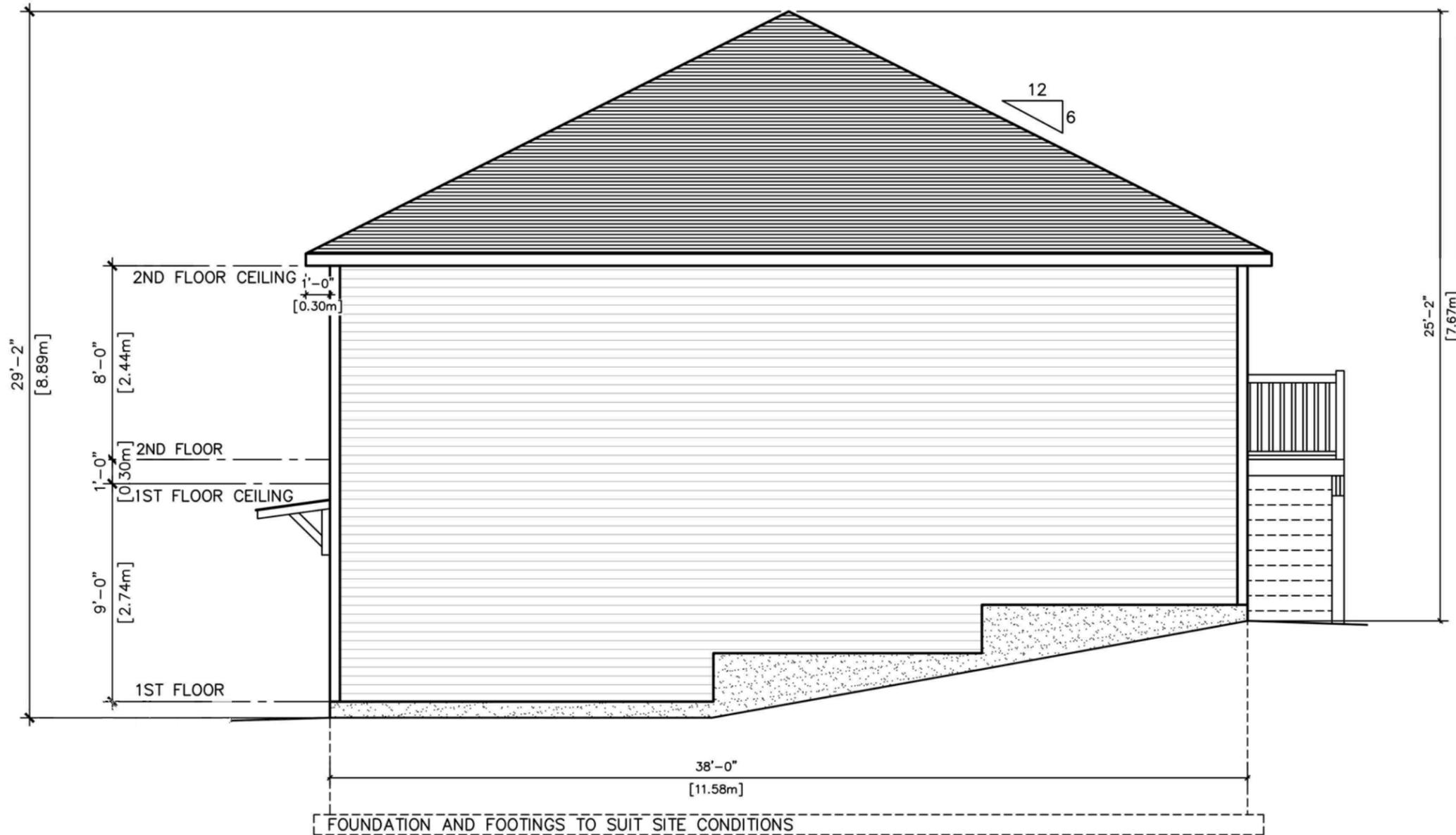
**RIGHT  
 ELEVATION**

**A201**

DATE: DEC 1 2025 SCALE: 3/32"=1'0"

ACAD FILE

**SHEET 2 OF 4**



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2	FINAL APPROVAL	
1	PRELIMINARY DRAWINGS	
REV NO.	REVISION	DATE

**MAVEN HOLDINGS INC.**  
**8 PLEX**  
 90 HIGHLAND AVE.  
 WOLFVILLE, NS

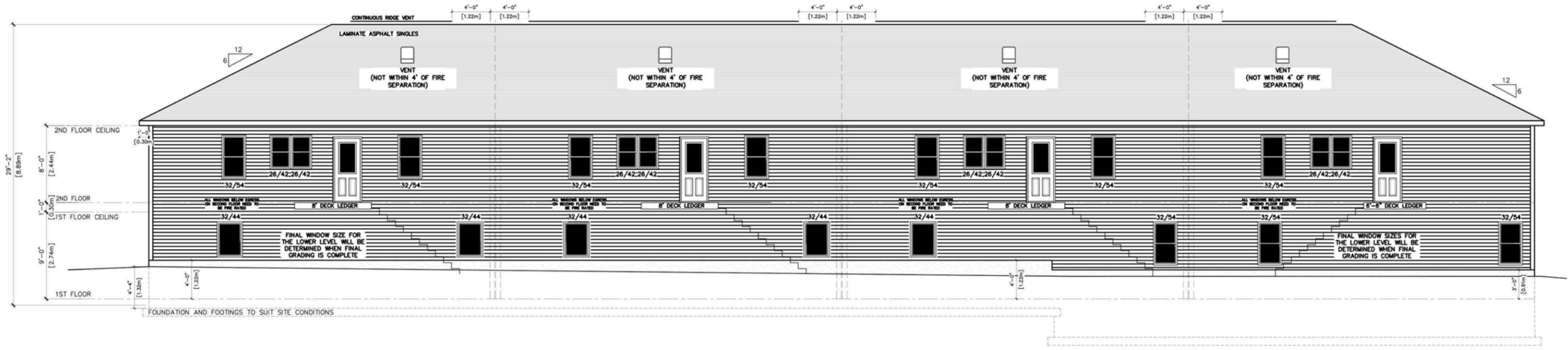
PLAN NO.  
**A201**

TITLE  
**REAR ELEVATION**

DATE DEC 1 2025 SCALE 3/16"=1'0"

ACAD FILE

SHEET **3** OF **4**



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**MAVEN  
 HOLDINGS INC.  
 8 PLEX  
 90 HIGHLAND AVE.  
 WOLFFVILLE, NS**

2	FINAL APPROVAL	
1	PRELIMINARY DRAWINGS	
REV. NO.	REVISION	DATE

**LEFT  
 ELEVATION**

**A201**

DATE: DEC 1 2025 SCALE: 3/32"=1'0"

ACAD FILE

**SHEET 4 OF 4**

## Site Plan Approval – Criteria Checklist

<b>APPLICATION: SP-010-2025 – 90 Highland Avenue – Multi-unit Building (8 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 12</b> Medium Density Residential (R-3) zone Permitted Use Table 8.1	Meets minimum lot size - 100sqm per unit = 800sqm required – lot size is 1518 sqm. Setbacks are met. Lot coverage = 33% Hard Surface = 52.4% - LID measures reduce hard surface to 42.2%
<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.	8 four-bedroom units – No single room occupancy. 1.75 per dwelling unit rounds down to 1 per unit as per bylaw = 8 parking spaces.
<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>	Setbacks are met. Buffering requires a fence along north property line. Negative impacts are not anticipated.
<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>	8 parking spaces provided. Parking area is less than 40% of front yard area.
<i>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;</i>	One driveway access to Highland Avenue, meets LUB requirements.

## Site Plan Approval – Criteria Checklist

<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>Landscape buffering as per LUB 8.7(2) – opaque fence to be installed along north property line. Existing treeline along Catherine Court will be retained as much as possible.</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>Walkways to be installed to link building to 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 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 adjacent to the parking area and will be screened with fencing.</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>
<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>N/A</p>
<p>13. <i>All signage shall be designed and constructed according to the signage requirements listed in Part 7;</i></p>	<p>N/A</p>

## Site Plan Approval – Criteria Checklist

<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>N/A</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>N/A</p>