



SITE PLAN APPROVAL APPLICATION

Date: Jan 15, 2026 Applicant: Maven Holdings Inc. (Ethan Lebovic)
 Mailing Address: [REDACTED]
 Email: [REDACTED] Phone: [REDACTED]
 Project Location: 76 Highland Avenue, Wolfville NS B4P 1Z6
 Project Details: 6-unit Apartment Building
 PID: 55271480

OFFICE USE ONLY:

Application #: SP-001-2026
 Fee: \$150 Date Paid: Jan 23, 2026
 Approved by: Marcia Elliott
 Date Approved: June 12, 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.

[REDACTED]
 Applicant Signature

January 15, 2026
 Date



SERVICE LATERALS (TYPICAL)		LEGEND
FORCEMAIN LATERAL 50mm PVC DR26	SANITARY LATERAL 100mm PVC DR26	EXISTING SPOT ELEVATION [58.65] - 58.65
WATER LATERAL 32mm TYPE 'K' COPPER	STORM LATERAL 150mm PVC DR35	FINISH GRADE
SERVICE LATERALS MUST BE EXCAVATED AND ELEVATIONS VERIFIED PRIOR TO POSTING CONSTRUCTION TO ENSURE CONNECTIONS TO BUILDING CAN BE MADE AS PER TOWN OF WOLFVILLE REQUIREMENTS.		FINISH FLOOR ELEVATION
		GARAGE FLOOR ELEVATION
		TOP OF WALL
		WALL HEIGHT ABOVE 'BFE'
		WALL DROP
		SIDING/BRICK DROP
		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
		FOUND
		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.
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TOTAL LOT AREA = 1099.9m²
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TOTAL HARDSCAPE LOT COVERAGE = 46.0%
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D/W AREA (m ²)	FRONT YARD AREA (m ²)	COVERAGE (%)
217.1	571.0	38.0

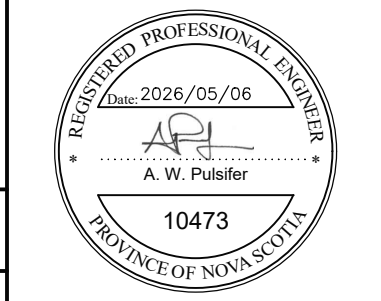
PID 55271480
Maven Holdings Inc.
 76 HIGHLAND AVENUE
 WOLFVILLE, KINGS COUNTY, NOVA SCOTIA

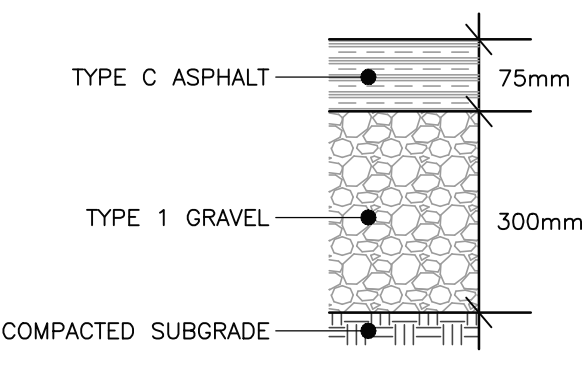
SITING & GRADING PLAN

SCALE: 1 : 250
 DATED: May 6, 2026
 FILE No. 8-5 (39715)



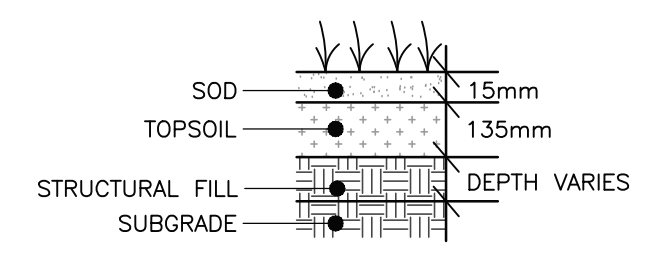
Servant, Dunbrack, McKenzie & MacDonald Ltd.
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 86 BAYVIEW DRIVE
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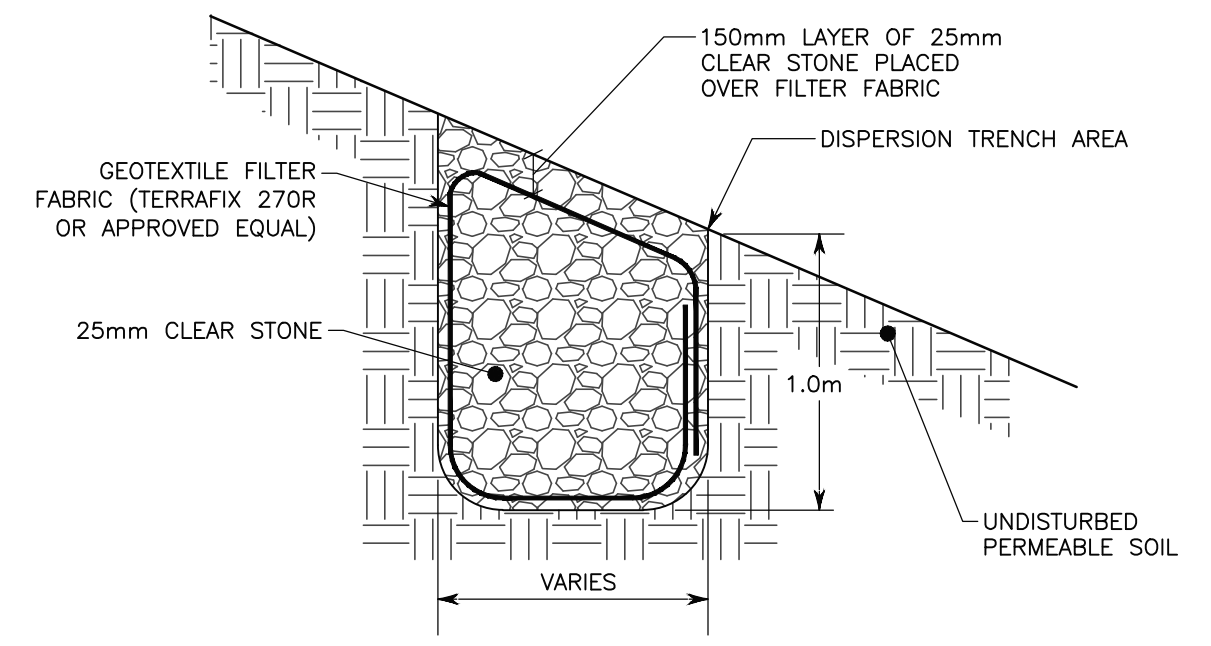


NOTE:
SUBGRADE TO BE CERTIFIED
BY GEOTECHNICAL ENGINEER

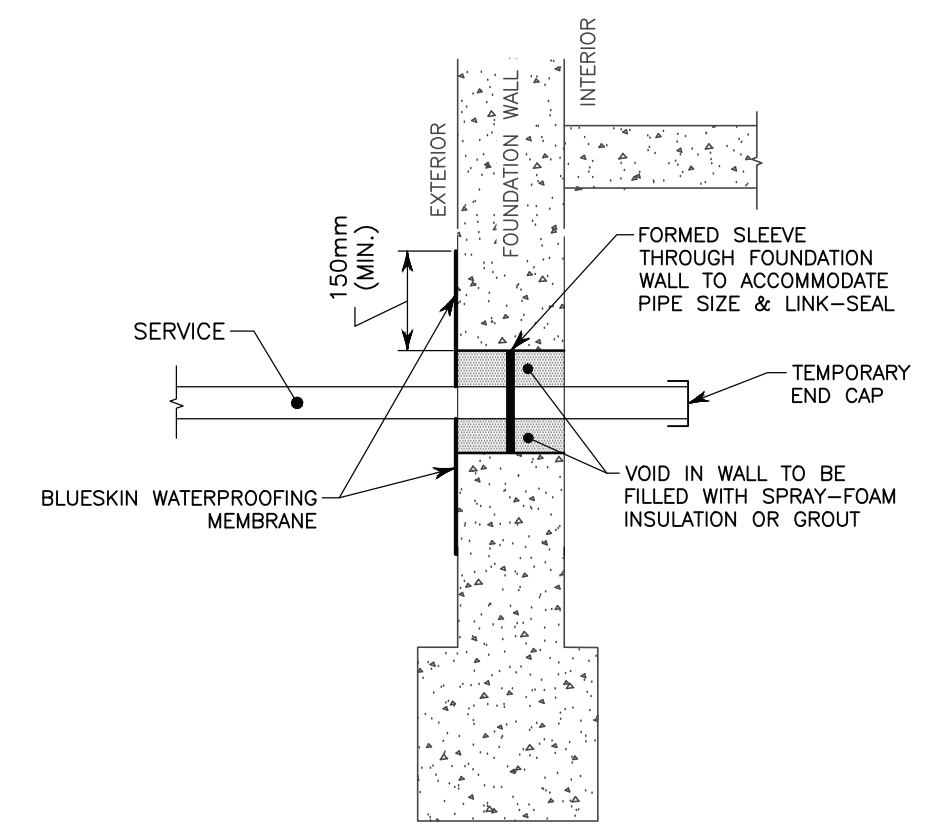
STANDARD ASPHALT DETAIL
N.T.S.



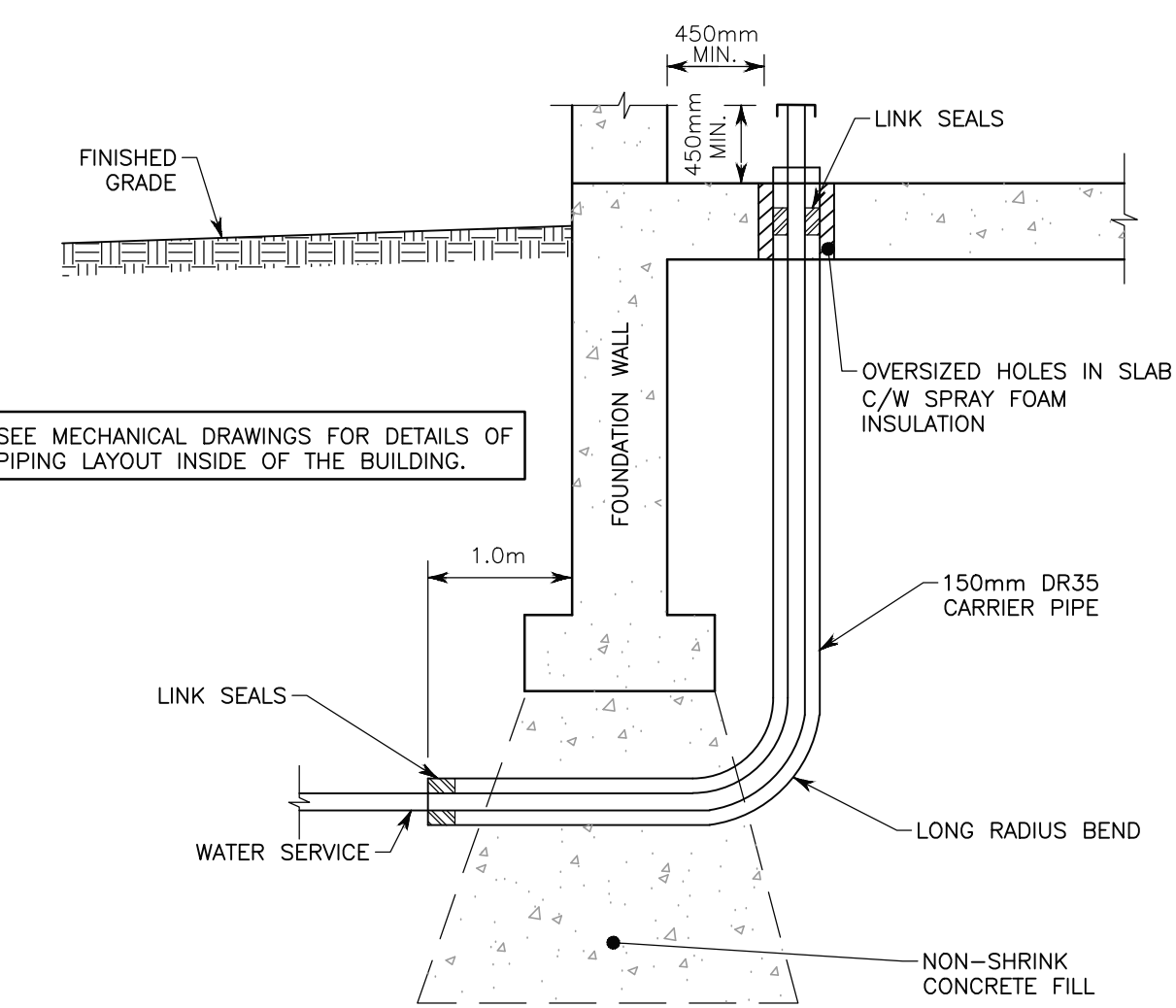
TOPSOIL & SOD DETAIL
N.T.S.



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



SANITARY SERVICE TERMINATION DETAIL
N.T.S.



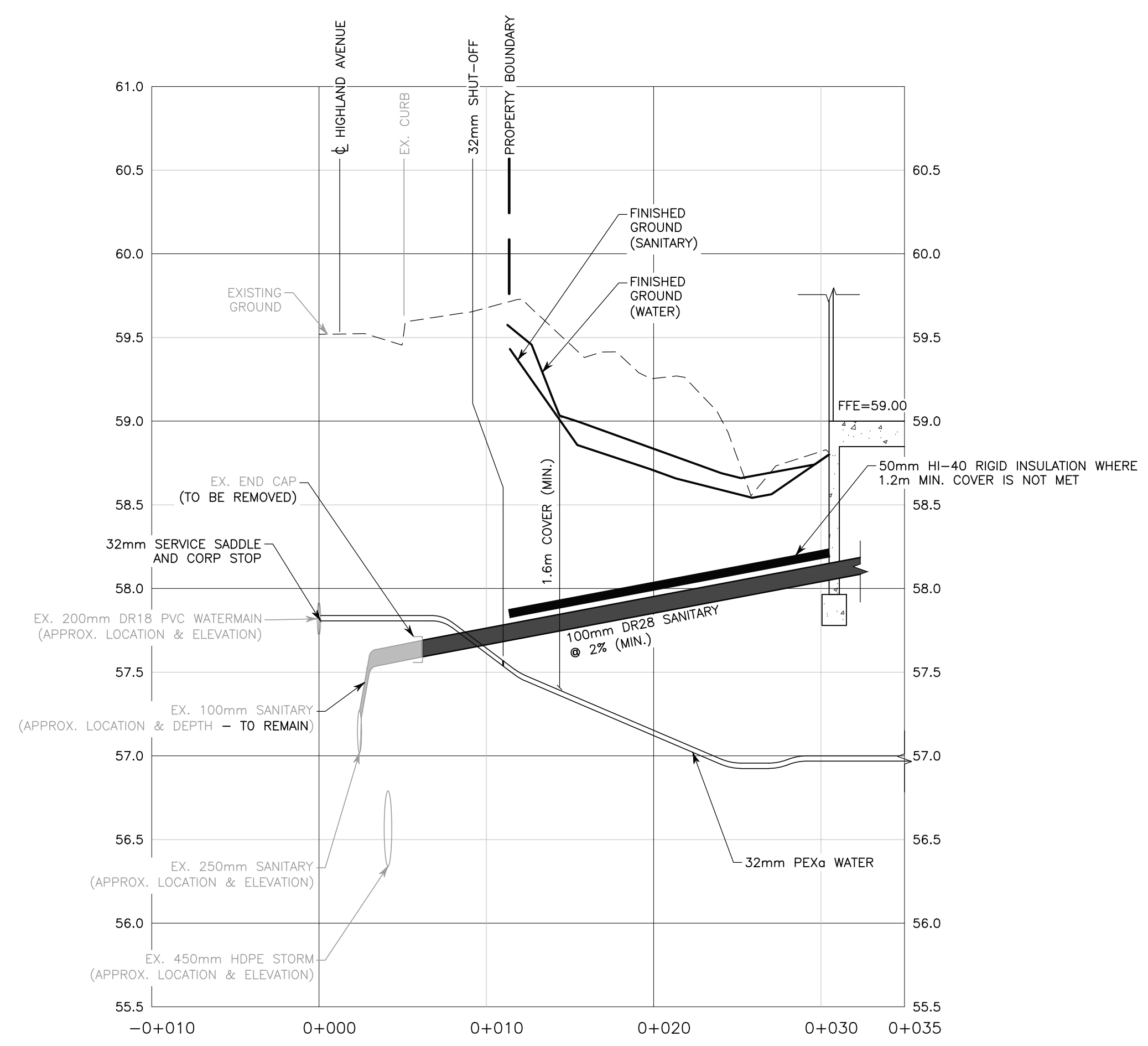
SEE MECHANICAL DRAWINGS FOR DETAILS OF PIPING LAYOUT INSIDE OF THE BUILDING.

WATER ENTRANCE DETAIL
N.T.S.

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

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D/W AREA (m ²)	FRONT YARD AREA (m ²)	COVERAGE (%)
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SERVICE PROFILE
SCALE= HORIZ: 1:250
VERT: 1:25

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Maven Holdings Inc.
76 HIGHLAND AVENUE
WOLFVILLE, KINGS COUNTY, NOVA SCOTIA

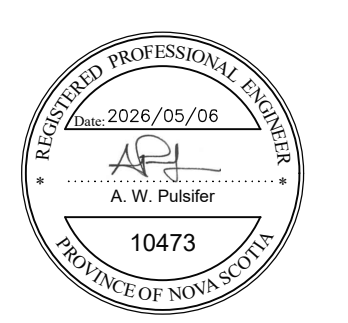
**CONSTRUCTION NOTES,
DETAILS & SERVICE PROFILES**



Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS | CONSULTING ENGINEERS
REGULATED ORGANIZATION
BAYERS LAKE BUSINESS PARK
HALIFAX, NOVA SCOTIA, B5S 1C6
PHONE: (902) 453-5137
FAX: (902) 453-8479
WEB: www.sdmm.ca

SCALE: AS NOTED

DATED: May 6, 2026
FILE No. 8-5 (39715)





LEGEND		
EXISTING		PROPOSED
..... 25.0	CONTOUR LINE 25.0
■ / ● / ○ / □	CATCH BASIN/PI	■ / ● / ○ / □
— — — — —	CULVERT	— — — — —
⊕ / ⊖	ROCK LINING/DAM	⊕ / ⊖
⊕ / ⊖	ROCK WALL/RETAINING WALL	⊕ / ⊖
⊕ / ⊖	POWER POLE & ANCHOR/LIGHT STANDARD	⊕ / ⊖
○	TREE	○
+ / ⊕	STREET SIGN/PARKING METER	+ / ⊕
x 131.82	ELEVATION/GRADE	125.00 x / + 125.00
→ / ←	DRAINAGE/SWALE FLOW DIRECTION	→ / ←
⊕ / ⊖	STORM MANHOLE & PIPE	⊕ / ⊖
— — — — —	100YR. FLOOD LIMIT	— — — — —
— — — — —	SILT FENCE	— — — — —
— — — — —	PROPERTY LINE/BOUNDARY	— — — — —
— — — — —	FENCE	— — — — —
— — — — —	BUILDING	— — — — —
— — — — —	TOP OF SLOPE	— — — — —
— — — — —	TOE OF SLOPE	— — — — —
— — — — —	TREELINE	— — — — —
— — — — —	LIMITS OF DISTURBANCE	— — — — —
— — — — —	GRAVEL PAD	— — — — —
— — — — —	DRAINAGE AREA	— — — — —
→	STORM WATER FLOW ARROW	→

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Pre-Development		2026-03-20					
Item	Drainage Area (ha)	Description of area	Tc _s (min)	Tc ₁₀₀ (min)	Q _s (L/s)	Q ₁₀₀ (L/s)	
Pre-Development Site	0.16	Concrete/Gravel/Grass	83	5	5	22	42

Post-Development		Project: 39715 SF					
Item	Drainage Area (ha)	Description of area	Tc _s (min)	Tc ₁₀₀ (min)	Q _s (L/s)	Q ₁₀₀ (L/s)	
Proposed Apartment Building	76 Highland Avenue, Wolfville, Kings County, NS						
Dispersion Trench Area	0.16	Building Roof/Asphalt/Concrete/Gravel/Landscaping	92	25	16	30	53
Post-Development Site	0.16	Developed Area (Composite CN)	92	-	-	30	53

Note:
 1) The dispersion trench area will ensure pre and post-development flows are balanced.
 2) The above table indicates the 5 year & 100yr controlled post-development flow rates are equal to or less than the 5 & 100 year pre-development flow rates.
 3) Stormwater modeled using the USDA method with Ia/S = 0.2 and average antecedent moisture conditions with the Modified 24hr Chicago Storm distribution presented by Environment Canada.

Storm Return Period	Un-Controlled		Controlled Flow (L/s)
	P (mm)	Flow (L/s)	
5	90	30	21
10	102	35	26
25	120	43	32
50	130	47	36
100	143	53	41

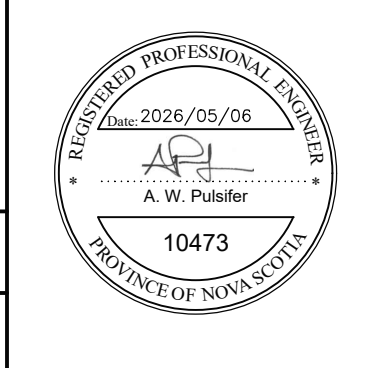
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STORMWATER MANAGEMENT PLAN

SCALE: 1 : 250
 DATED: May 6, 2026
 FILE No. 8-5 (39715)





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

BUILDING CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL STRUCTURAL COMPONENT SIZES.

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.

CONSTRUCTION SITE CONDITIONS MAY CAUSE VARIATIONS IN GRADE ELEVATIONS, WINDOW SIZING AND PLACEMENT, # OF EXTERIOR STAIRS AND PLACEMENT OF MECHANICAL APPLIANCES.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LOCAL AND NATIONAL BUILDING CODE OF CANADA - 2010 REVISION INCLUDING THE AMENDMENTS WITH REGARD TO ENERGY CONSERVATION.

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)

ALL FEDERAL, PROVINCIAL, AND LOCAL ORDINANCES, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED, IF AND WHERE VARIANCES OCCUR.

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.
6 PLEX
 76 HIGHLAND AVE.
 WOLFFVILLE, NS

PLAN NO.
A201

TITLE
FRONT ELEVATION

DATE MAY 4 2026 SCALE 3/16"=1'0"

ACAD FILE

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



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**MAVEN
HOLDINGS INC.
6 PLEX
76 HIGHLAND AVE.
WOLFFVILLE, NS**

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

TITLE
**RIGHT
ELEVATION**

A201

DATE MAY 04 2026 SCALE 1/8"=1'0"

ACAD FILE

SHEET **2** OF **4**



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

BUILDING CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL STRUCTURAL COMPONENT SIZES.

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.

CONSTRUCTION SITE CONDITIONS MAY CAUSE VARIATIONS IN GRADE ELEVATIONS, WINDOW SIZING AND PLACEMENT, # OF EXTERIOR STAIRS AND PLACEMENT OF MECHANICAL APPLIANCES.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LOCAL AND NATIONAL BUILDING CODE OF CANADA – 2010 REVISION INCLUDING THE AMENDMENTS WITH REGARD TO ENERGY CONSERVATION.

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)

ALL FEDERAL, PROVINCIAL, AND LOCAL ORDINANCES, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED, IF AND WHERE VARIANCES OCCUR.

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.
 6 PLEX
 76 HIGHLAND AVE.
 WOLFFVILLE, NS**

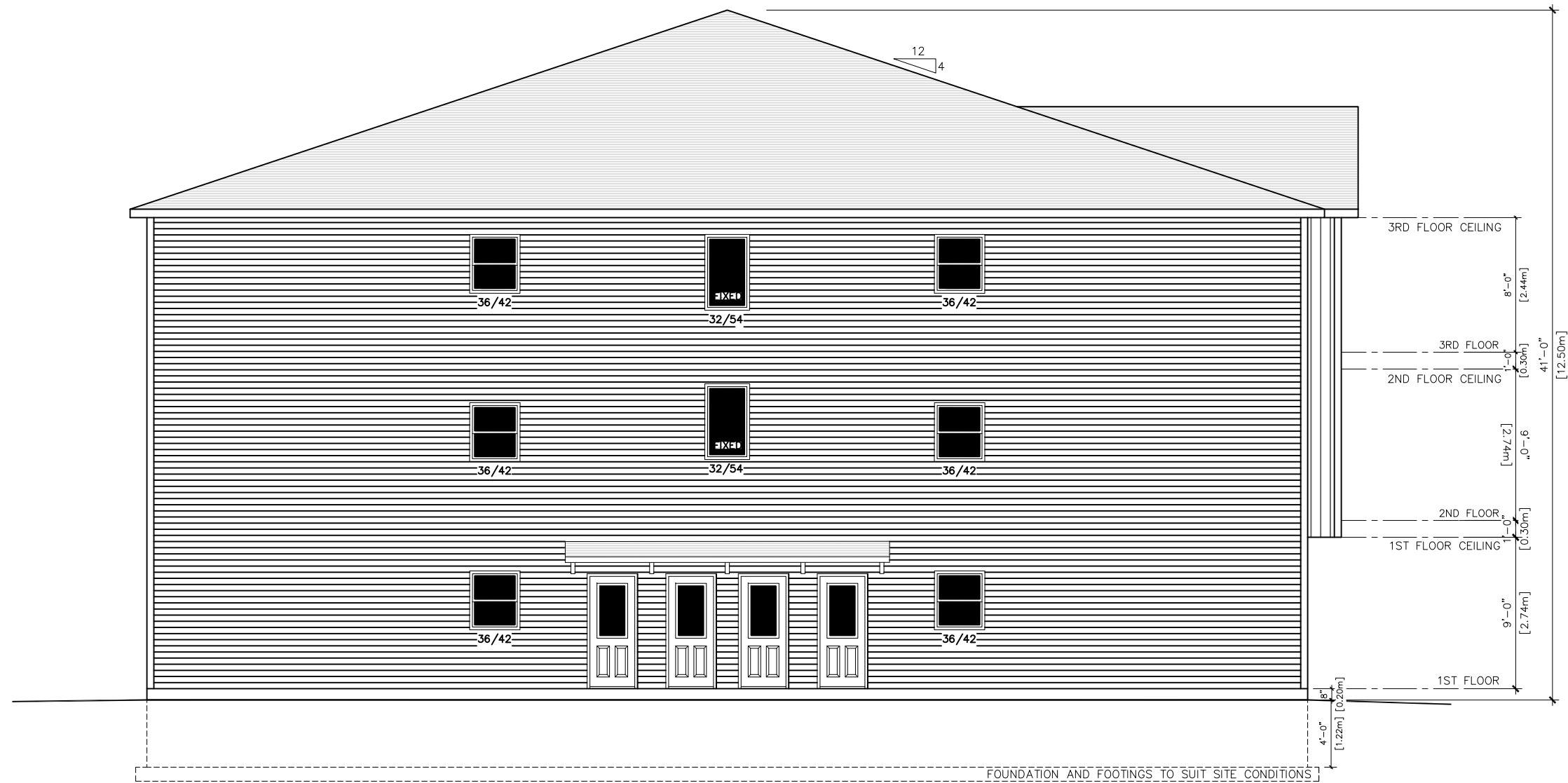
PLAN NO.
A201

TITLE
**REAR
 ELEVATION**

DATE MAY 4 2026 SCALE 3/16"=1'0"

ACAD FILE

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



NOTES:

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

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**MAVEN
HOLDINGS INC.
6 PLEX
76 HIGHLAND AVE.
WOLFFVILLE, NS**

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

TITLE
**LEFT
ELEVATION**

A201

DATE MAY 04 2026 SCALE 1/8"=1'0"

ACAD FILE

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

Site Plan Approval – Criteria Checklist

APPLICATION: SP-001-2026 – 76 Highland Avenue – Multi-unit Building (6 Dwelling Units)	
Land Use Bylaw Reference	Staff Comments
2.10 Submission Requirements	Application requirements met.
Zone Standards: Part 12 Medium Density Residential (R-3) zone Permitted Use Table 8.1	Meets minimum lot size - 100 sqm per unit = 600 sqm required – lot size is 1170 sqm. Setbacks are met. Lot coverage = 25% Hard Surface = 47%
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.	6 four-bedroom units – No single room occupancy. 1.75 per dwelling unit rounds down to 1 per unit = 6 parking spaces.
Site Plan Approval Requirements:	
1. <i>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>	Buffering required along north property line.
2. <i>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>	6 parking spaces provided. Parking area is less than 40% of front yard area.
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>	One driveway access to Highland Avenue, meets LUB requirements.
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>	Landscape buffering as per LUB 8.7(2).

Site Plan Approval – Criteria Checklist

<p>5. Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;</p>	<p>Existing vegetation to be retained as much as possible.</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>Walkways to be installed to link building to parking area.</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>New lighting will be provided and designed in compliance the Land Use Bylaw.</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>Solid waste will be adjacent to the parking area and will be screened with landscaping.</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>Site grading plan has been submitted and approved by the Town Engineer.</p>
<p>11. The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;</p>	<p>Stormwater management plan has been submitted 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>N/A</p>
<p>13. All signage shall be designed and constructed according to the signage requirements listed in Part 7;</p>	<p>N/A</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>N/A</p>
<p>15. The Development Officer may vary any of the prescriptive dimensional requirements by up</p>	<p>N/A</p>

Site Plan Approval – Criteria Checklist

<p><i>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>	
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