

**Region of Queens Municipality Planning Advisory Committee
Monday November 6, 2023 6:00 p.m.**

Agenda

1.0 Call to Order

2.0 Approval of Agenda

**3.0 Development Agreement Request – Grouped Dwellings in the
Coastal Rural (R6) Zone**

4.0 Floating Homes

5.0 Other

6.0 Adjournment

Region of Queens Municipality Staff Report

To: Planning Advisory Committee

From: Mike MacLeod, Director of Planning and Development

Date: November 6, 2023

Re: Grouped Dwellings in Summerville Centre by Development Agreement

Background

Region of Queens Municipality has received an application to enter into a development agreement that would allow for the establishment of grouped dwellings on a property in Summerville Centre. Property is identified as PID# 70057799. A copy of the application is attached as Appendix A.



Details

The property is zoned as Coastal Rural (R6) under the Land Use Bylaw and has a future land use designation of Residential (RES) under the Municipal Planning Strategy. There is an existing two (2) unit short term rental located on the property and it is the intent of the owner that this use remain. The intent of the proposed development is to construct an additional five (5) long term rental units on the subject property.



Zoning Map

Grouped Dwellings is a use that is not permitted as of right in the R6 Zone. This being said; however, Council has incorporated provision within the Municipal Planning Strategy and Land Use Bylaw whereby it can consider such uses through a development agreement process.

5.5.2 Grouped Dwellings in Rural Zones

Grouped dwellings are a form of residential development in which multiple residential buildings are located on one lot. The development can be owned by one landowner with residential units rented out to individual households, or the land can be owned in common through mechanisms such as condominiums or cooperative housing trusts. In rural areas, this approach to residential development allows for the creation of semi-public services (shared septic systems, shared wells, share amenities, shared "roads", etc.) while at the same time implementing an ownership structure that assigns responsibility for the long-term, sustainable upkeep of these services.

Grouped dwellings could, for example, be used to create cottage developments around lakes or "resort villages" in areas near to traditional resorts. Grouped dwellings can also allow for clustered housing development, in which the average density of the development is similar to a traditional subdivision, but houses are clustered closer together to leave much of the land undisturbed for recreation or conservation purposes. Council intends to allow this form of housing development in rural areas by development agreement.

Policy 5-51: Council shall consider grouped dwelling developments in the Inland Rural Zone, Coastal Rural Zone, Lakeshore Residential Zone, Resort Zone, and Rural Commercial Zone by development agreement, subject to the policies of Section 6.4 and the implementation of a servicing plan to

ensure shared services, such as septic and internal driveways, do not become the maintenance responsibility of the Municipality.

6.4 Development Agreements

6.4.1 Context

A development agreement is a written legal agreement between Council and a property owner. It "runs with the land"; hence, the terms of the agreement do not cease if the land is sold or if the property owner dies.

The development agreement is a mechanism through which Council can oversee the implementation of a development proposal that would not otherwise be permitted by the standards established in the applicable zone. This can allow a proposal to better fit the specific constraints or opportunities provided by a site.

A development agreement allows or limits the development to the use or types of uses actually proposed and outlined in the agreement. This allows Council to have a finer-grained level of control over the proposed development, and to implement specific measures to mitigate potential impacts. To change the development to another use that is not listed in the development agreement would require an amendment to the agreement, which would be evaluated against the policies in this Plan. In accordance with the Municipal Government Act, the types of development that may be considered by a development agreement must be clearly identified in the Plan.

6.4.2 Adopting and Amending Development Agreements

Policy 6-13: Council shall consider entering into a new development agreement where such an agreement is enabled by policies elsewhere in this Plan. Where Council approves a development agreement, the development agreement shall:

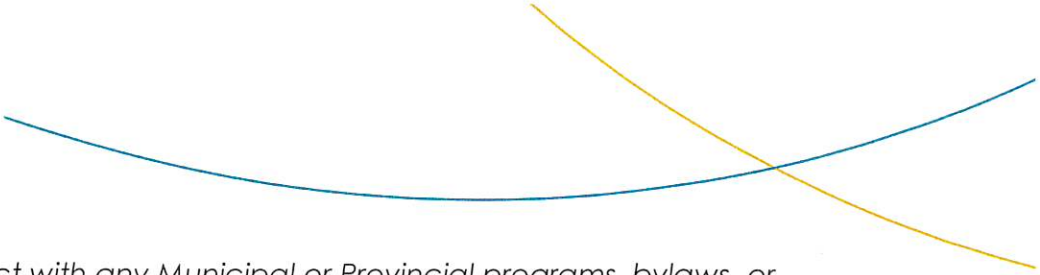
- (a) specify the development, expansion, alteration, or change permitted;
- (b) specify the conditions under which the development may occur; and
- (c) set terms by which Council may amend or terminate and discharge the agreement.

Policy 6-14: Council shall not approve or amend a development agreement unless Council is satisfied the proposed agreement is consistent with the enabling policy and the general criteria set out in Policy 6-21.

When evaluating development agreements, Council must be cognizant of the overall goals and policies of this MPS. In particular, it should have regard to the criteria listed in Policy 6-21.

Policy 6-21: Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;

- 
- (b) *does not conflict with any Municipal or Provincial programs, bylaws, or regulations in effect in the municipality;*
 - (c) *is not premature or inappropriate due to:*
 - (i) *the ability of the Municipality to absorb public costs related to the proposal;*
 - (ii) *impacts on existing drinking water supplies, both private and public;*
 - (iii) *the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;*
 - (iv) *the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;*
 - (v) *the adequacy of fire protection services and equipment;*
 - (vi) *the adequacy and proximity of schools and other community facilities;*
 - (vii) *the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;*
 - (viii) *site-specific climate change risks;*
 - (ix) *the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;*
 - (ix) *impacts on known habitat for species at risk;*
 - (x) *light pollution and impacts on dark sky views, especially in the vicinity of the Kejimikujik Dark-Sky Preserve;*
 - (xi) *the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and*
 - (xiii) *negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.*

The Municipal Planning Strategy also establishes a list of conditions that may be incorporated in a development agreement.

Policy 6-15: *Council may specify conditions in the development agreement to bring the proposal into alignment with the enabling policy and the general criteria set out in Policy 6-21. Such conditions may include, but are not limited to, controls regarding:*

- (a) *servicing;*
- (b) *the type, location, and orientation of structures;*
- (c) *the architectural design of structures, including, but not limited to, bulk, scale, height, roof shape, building and cladding materials, and the shape and size and placement of doors and windows;*

- (d) *the provision of open space and amenities;*
- (e) *the type, size, and location of signage;*
- (f) *the type and orientation of exterior lighting;*
- (g) *management of solid waste, compost, and recycling;*
- (h) *pedestrian, bicycle, and vehicular circulation;*
- (i) *connections to existing or planned pedestrian, bicycle, and vehicular networks;*
- (j) *the location and number of bicycle and vehicular parking and loading spaces;*
- (k) *access for emergency vehicles;*
- (l) *the location and type of landscaping, including fences and other forms of screening;*
- (m) *stormwater management;*
- (n) *grading and erosion control;*
- (o) *the emission of noise, odour, light, liquids, gases, and dust;*
- (p) *the type of materials stored and/or sold on site;*
- (q) *hours of operation;*
- (r) *the phasing of development;*
- (s) *financial bonding for the construction and maintenance of components of the development, including, but not limited to, roads and landscaping;*
- (t) *mitigation measures for construction impacts;*
- (u) *time limits for the initiation and/or completion of development; and*
- (v) *all other matters enabled in Section 227 of the Municipal Government Act.*

The process for entering into a development agreement is set out in Section 230 of the Municipal Government Act and requires a public hearing process prior to Council making a decision.

Adoption or amendment of development agreement

- 230 (1) *A council shall adopt or amend a development agreement by policy.*
- (2) *A council shall hold a public hearing before approving a development agreement or an amendment to a development agreement.*
- (3) *Only those members of the council present at the public hearing may vote on the development agreement or the amendment.*
- (4) *Upon approving a development agreement or an amendment to a development agreement, the clerk shall place a notice in a newspaper circulating in the municipality stating that the development agreement is approved and setting out the right of appeal.*
- (5) *The clerk shall file a certified copy of a development agreement or amendment with the Minister when notice of the development agreement or an amendment to it is published.*
- (6) *Within seven days after a decision refusing to approve a development agreement or an amendment to a development agreement, the clerk shall*

notify the applicant in writing, giving reasons for the refusal and setting out the right of appeal.

(7) Amendments to those items in a development agreement that the parties have identified as not substantive, if the substantive items were identified in the agreement, or that were not identified as being substantive, do not require a public hearing. 1998, c. 18, s. 230; 2003, c. 9, s. 60.

Considerations

- PID# 70057799 has a lot area of approximately 26,500 square feet in area, with approximately 200 feet of frontage on Highway 3.
- The area is primarily rural in nature with scattered low density residential development and fixed roof overnight accommodations.
- Highway 3 is a provincially owned and maintained public road.
- No municipal services in vicinity of subject property. Development would require an on-site sewage disposal system and well. Property has been assessed for an on-site sewage disposal system that would accommodate the development.

Potential Options

1. Maintain status quo (deny development agreement request); or
2. Enter into a development agreement with 3328333 Nova Scotia Limited to allow for grouped dwellings, consisting of seven (7) rental units, on property identified as PID#70057799 and located on Highway 3 in Summerville Centre.

Tentative Timeframe

<u>Date</u>	<u>Procedure</u>
November 6, 2023	Planning Advisory Committee
November 14, 2023	Council
November 22, 2023	First Public Notice
November 29, 2023	Second Public Notice
December 12, 2023	Public Hearing
December 12, 2023	Council
December 20, 2023	Notice of Passing
January 10, 2024	Appeal Period Ends

In looking at the use that is being proposed for the property, the property itself and the surrounding area, it is the opinion of Staff that the use of the property for a grouped dwelling consisting of five (5) additional long term rental units will

have minimal impact on the surrounding area. Sufficient terms and conditions can be incorporated into a development agreement to meet the needs of the applicant and also to mitigate potential issues.

A draft copy of the development agreement has been prepared for discussion purposes and is attached hereto as Appendix B.

Applicable Legislation

Municipal Government Act.

Recommendation

That Council of Region of Queens Municipality give notice of its intention to enter into a development agreement with 3328333 Nova Scotia Limited to allow for grouped dwellings, consisting of seven (7) units on property identified as PID#70057799 and located on Highway 3 in Summerville Centre.

And That a Public Hearing be held on December 12, 2023 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 6:00 p.m.

Appendix A

October 22, 2023

Region of Queens Municipality

Liverpool, NS

Dear Wendy/Mike:

Please see my attached submission for development agreement for grouped dwellings on PID#70057799 at 7371 Highway 3, Summerville NS. Currently we have an over/under duplex that we purchased a couple of years ago and are renting these units on a short-term basis.

The existing structure is located on the east side of the oceanfront property leaving the opposite side a prime location for 5 long-term rental units. These will be nicely appointed 2-bedroom, 2 level townhouse units. Initial renderings are attached. Based on the demand we are experiencing for our Milton project, we feel these units will rent very quickly and fit in well with the local surroundings.

We are asking the municipality to grant us the additional unit to qualify for a CMHC mortgage financing option (minimum 5 units required) that will make the project more affordable to finance.

Enclosed is the draft design for the project. Able Engineering has assessed the property and provided specifications and design for a new septic field to accommodate the existing structure and the new units. The site plan takes into account any required setbacks.

We would like to begin construction on these units within the next 6-12 months. I look forward to addressing any questions from you or your team.

Sincerely,

Eric and Dawn Fry



For Internal Use Only
Acceptance Date: _____
Processing Date: _____

Region of Queens Municipality Planning Amendment and Development Agreement Application



1. Application Type:

- Land Use Bylaw Amendment
- Development Agreement

2. Property Information:

Civic address of subject property - 7371 HIGHWAY 3, SUMMITERVILLE NS

Property Identification Number (PID) - 70057799

Present use of subject property - 2 x STR

Proposed Use of subject property - ADDITION OF 5 LTR UNITS SEPARATE FROM CURRENT DWELLING

Existing Lot Size - 26475 SQ FT

Existing Lot Frontage - 61.7 METERS

3. Property Owner Information:

Name - 3325 333 NOVA SCOTIA LIMITED

Applicant is :

- Owner
- Agent of Owner

Civic Address - _____

Mailing Address (If different from Civic Address) - _____

Telephone Number - 9 _____

Email Address - 6 _____

4. Zoning Information:

Existing Zoning - MIX OF 4 LTR'S

Proposed Zoning - RB

5. Property Servicing Information:

Water Services -

- Municipal System - Existing Proposed
- Drilled Well - Existing Proposed
- Dug Well - Existing Proposed
- Other - _____

Sewer Services -

- Municipal System - Existing Proposed
- On-site System - Existing Proposed
- Other - _____

Access -

- Public Road - Existing Proposed
- Private Road - Existing Proposed
- Other - _____

EXISTING FOR CURRENT DWELLING, NEW SEPTIC SYSTEM WILL BE REQUIRED AND MOST LIKELY ADDITIONAL WELL.

6. Declaration:

- Registered Owner of Property (Please print)

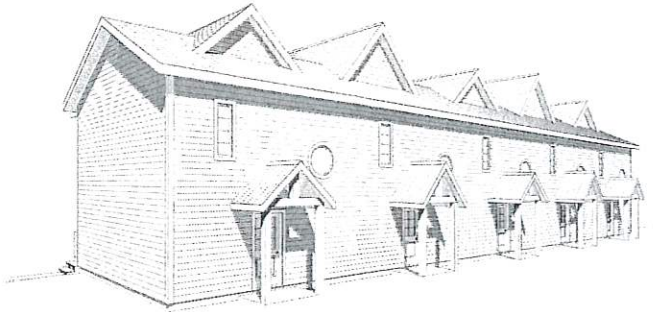
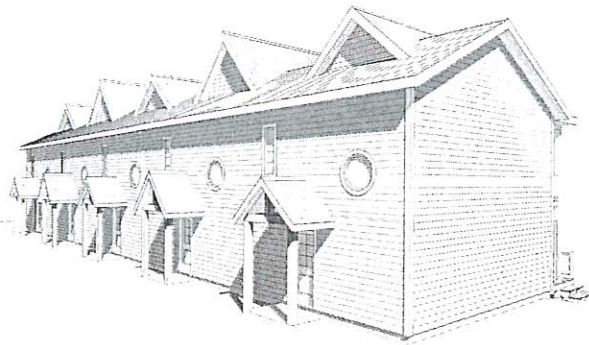
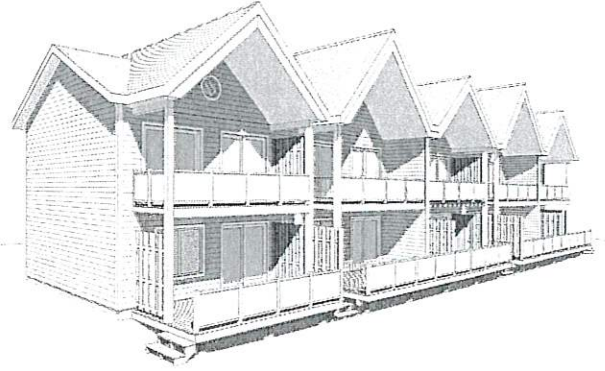
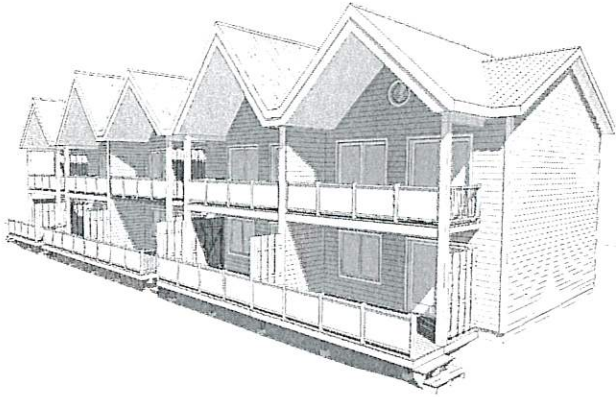
I / We ERIC FAY do solemnly declare that I / We are the current registered owner(s) of the property described in this application. I / We have examined the contents of this application and certify that the information submitted is accurate.

Registered Owner ERIC FAY
Signature [Signature]
Date OCT 18 / 2023

Registered Owner (if more than one) _____
Signature _____
Date _____

- Authorization of Registered Owner (Please print)

NOTE: PERSPECTIVE DRAWINGS ARE TAKEN FROM CENTERLINE OF
 #6000 OR PAGE OF SET, JOINT PAGE OF SET, WALL



B & L
House
Plans

GENERAL NOTES -
 1. **BUILDER QUALIFICATIONS -**
 THIS PLAN IS INTENDED FOR USE BY
 PERSONS WHO ARE QUALIFIED IN AND
 FAMILIAR WITH GENERALLY
 ACCEPTED METHODS, TECHNIQUES
 AND STANDARDS NECESSARY FOR
 THE CONSTRUCTION OF THIS
 STRUCTURE.

2. **BUILDING CODES -**
 ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL
 BUILDING CODE OF CANADA.
 ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES ETC. SHALL BE CONSIDERED
 AS SPECIFICATIONS FOR THIS STRUCTURE AND SHALL TAKE PRECEDENCE OVER
 ANYTHING SHOWN, DESCRIBED OR IMPLIED IF AND WHERE ARRANGES OCCUR.
 IN THE CASE OF HIGH WIND LOADS OR UNUSUAL SITE CONDITIONS, NON-
 STANDARD FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF THIS PART 1
 TABLES, THE OWNER/BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE
 AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.

3. **ERRORS AND OMISSIONS -**
 GREAT CARE HAS BEEN TAKEN IN THE PRODUCTION OF
 PLANS FOR THIS PROJECT, BUT THERE ALWAYS EXISTS
 THE SMALL POSSIBILITY FOR ERRORS. IT IS VERY
 IMPORTANT THAT THE BUILDER CAREFULLY REVIEW A
 CHECK ALL DETAILS AND INFORMATION ON THIS PLAN
 INCLUDING DIMENSIONS PRIOR TO PROCEEDING WITH
 CONSTRUCTION. RESPONSIBILITY MUST LIE WITH THE
 BUILDER, HOWEVER, ANY ERRORS OR OMISSIONS
 FOUND SHOULD BE REPORTED IMMEDIATELY TO B&L
 HOUSE PLANS PRIOR TO CONSTRUCTION.

4. B&L HOUSE PLANS SHALL NOT BE RESPONSIBLE FOR
 EXISTING SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY,
 WATER TABLE, BURIED STRUCTURES, OR PROXIMITY TO
 PROPERTY LINES.
 5. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH
 LEVEL ADJACENT TO BEDROOMS AND INSIDE PROPANE
 FIREPLACE, GAS AND WOOD BURNING APPLIANCES ARE USED.
 6. ALL DRAWINGS REMAIN THE PROPERTY OF B&L HOUSE
 PLANS.

PROJECT NAME -
SUMMERTOWN
TOWNHOUSE
 DRAWING NAME -
3D PERSPECTIVES
 SCALE: 3/16" = 1"

REVISION TABLE			
NO.	REVISION	DATE	
1	ISSUED FOR CONST.	MAY 18, 2021	
2	ADDED SITE PLAN	NOV 17, 2021	

NOTE: WALL DIMENSIONS ARE TAKEN FROM CENTERLINE OF TRIMMS OR FACE OF STUDS (NOT FACE OF BRICKS)



B & L
House
Plans

84750N HUNTERLEY@GMAIL.COM

GENERAL NOTES-

1. **BUILDER QUALIFICATIONS-**
THIS PLAN IS INTENDED FOR USE BY PERSONS KNOWLEDGEABLE IN AND FAMILIAR WITH GENERALLY ACCEPTED METHODS, TECHNIQUES AND STANDARDS NECESSARY FOR THE CONSTRUCTION OF THIS STRUCTURE.

2. **BUILDING CODES-**
-ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA,
-ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES, ETC., SHALL BE CONSIDERED AS SPECIFIC CONDITIONS FOR THIS STRUCTURE AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED, IF AND WHERE VARIANCES OCCUR.
-IN THE CASE OF HIGH SNOW LOADS OR UNUSUAL SITE CONDITIONS, NON-STANDARD FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF NBC PART 9 TABLES, THE OWNER, BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.

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4. BAL HOUSE PLANS SHALL NOT BE RESPONSIBLE FOR EXISTING SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, WATER TABLE BURIED STRUCTURES OR PROXIMITY TO PROPERTY LINES.

5. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL ADJACENT TO BEDROOMS AND WHERE PROGRAMME FIREPLACE, GAS AND WOOD BURNING APPLIANCES ARE USED.

6. ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.

PROJECT NAME:
SUMMERVILLE TOWNHOUSE

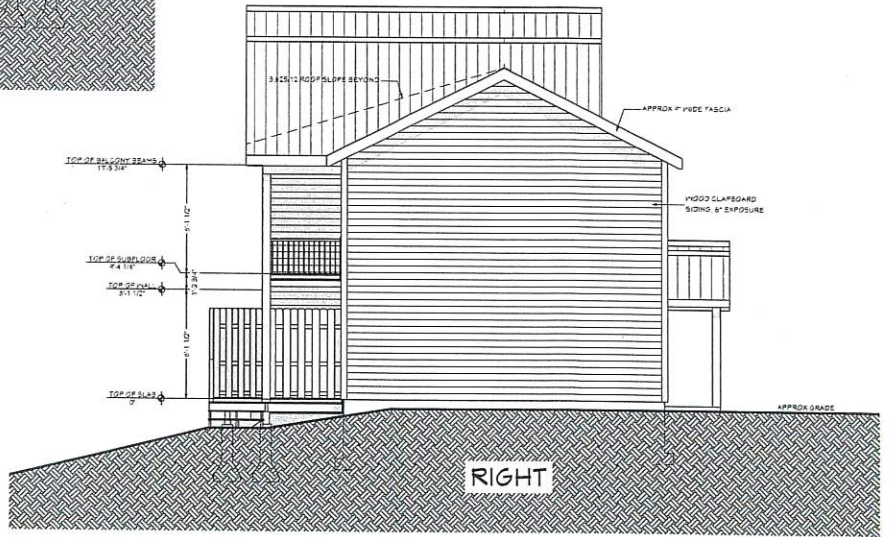
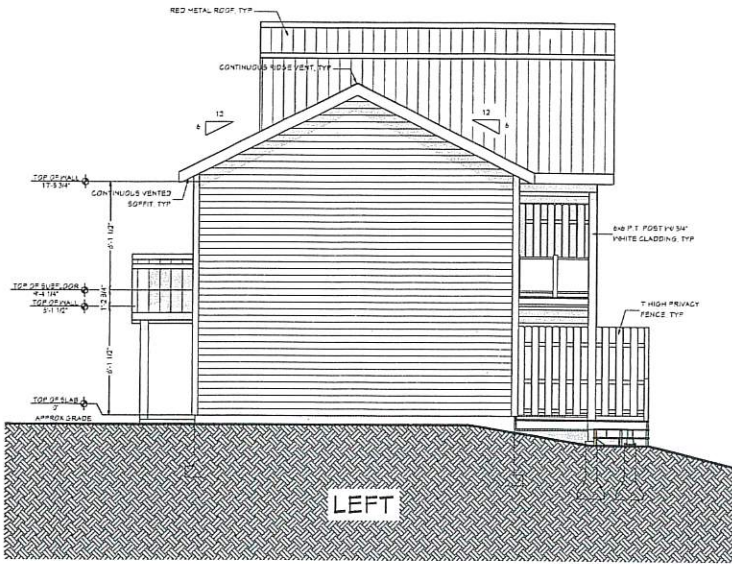
DRAWING NAME:
FRONT ELEVATION

SCALE: 3/16" = 1"

REVISION TABLE		
REV#	REVISION	DATE
1	ISSUED FOR CONST.	MAY 14, 2021
2	ADDED SITE PLAN	OCT 13, 2021

SHEET PAGE 2 OF 11

NOTE: WALL HEIGHTS ARE TAKEN FROM CENTERLINE OF FINISH OR FACE OF STUDY (NOT FACE OF FOUNDATION)



B & L House Plans
 819303N HUNTLEY@HOTMAIL.COM

GENERAL NOTES -

- BUILDER QUALIFICATIONS -**
 THIS PLAN IS INTENDED FOR USE BY PERSONS KNOWLEDGEABLE IN AND FAMILIAR WITH GENERALLY ACCEPTED METHODS, TECHNIQUES AND STANDARDS NECESSARY FOR THE CONSTRUCTION OF THIS STRUCTURE.
- BUILDING CODES -**
 ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA. ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES, ETC., SHALL BE CONSIDERED AS SPECIFICATIONS FOR THIS STRUCTURE AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED, IF AND WHERE VARIANCES OCCUR. IN THE CASE OF HIGH WIND LOADS OR UNUSUAL SITE CONDITIONS, HIGH STANDARD FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF NBC PART 9 TABLES, THE OWNER/ BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.

- ERRORS AND OMISSIONS -**
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- ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.**

PROJECT NAME:
SUMMERTVILLE TOWNHOUSE

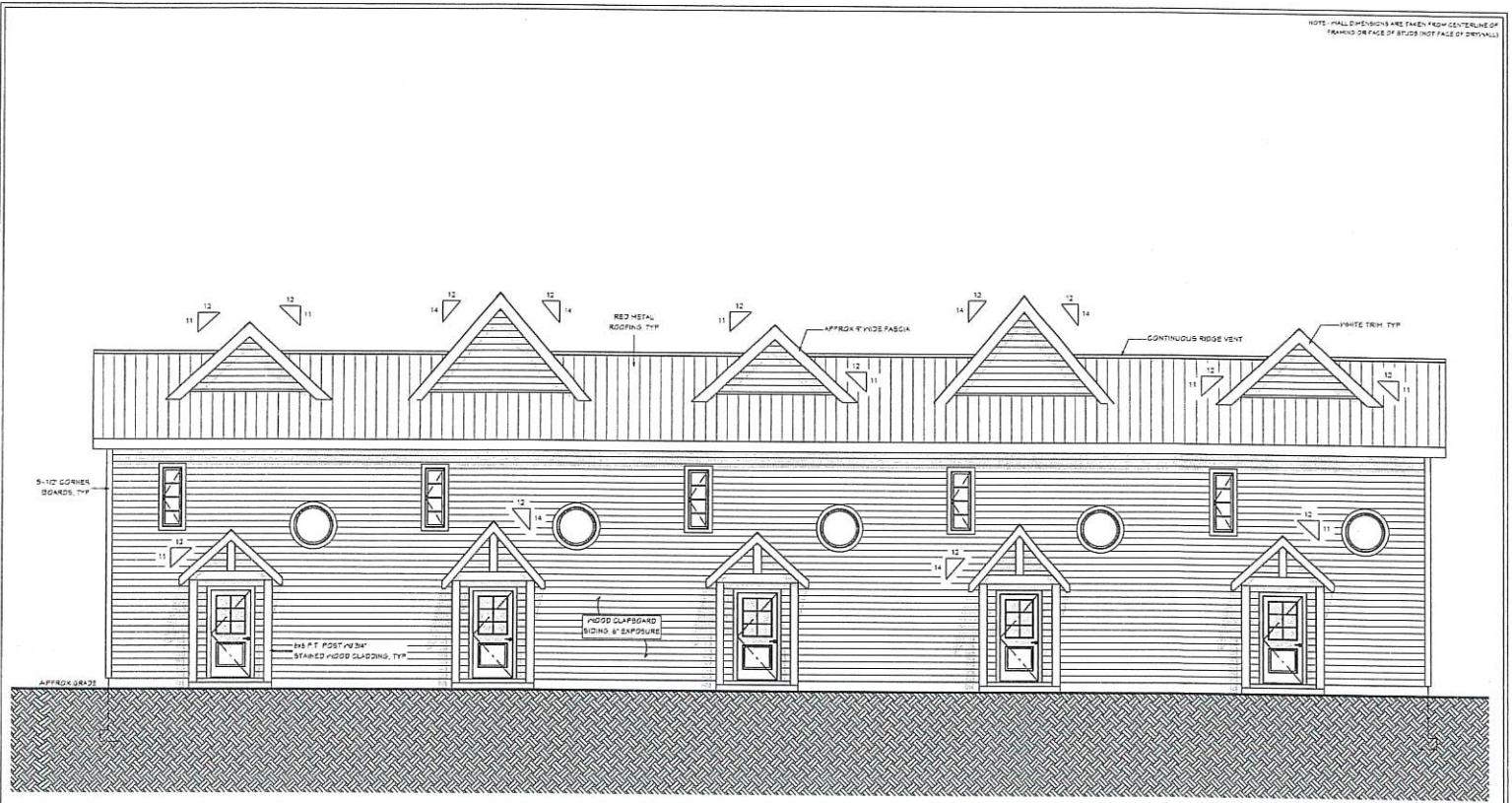
DRAWING NAME:
LEFT ELEVATION

SCALE: **3/16" = 1'**

REVISION TABLE		REVISION	DATE
1	ISSUED FOR CONST.		MAY 18, 2023
2	AS NOTED		NOV 12, 2023

SHEET PAGE 3 OF 11

NOTE: WALL PROFILES ARE TAKEN FROM SECTIONS OF TOWNHOUSE OR FACE OF STRUCTURE (NOT FACE OF DETACHMENT)



B & L
House
Plans

897503N.HUNTERLEY@GMAIL.COM

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6. **ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.**

PROJ. NO. NAME:
SUMMERTOWN TOWNHOUSE

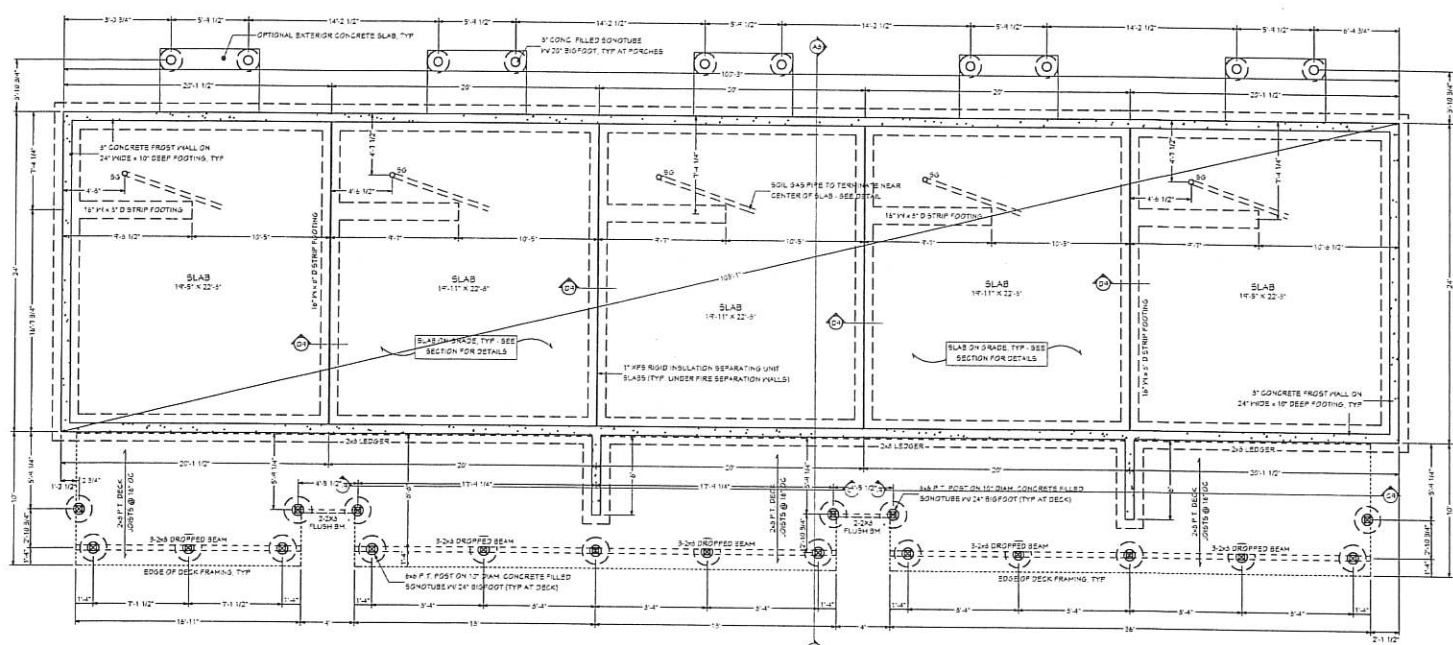
DRAWING NAME:
REAR ELEVATION

SCALE: 3/16" = 1'

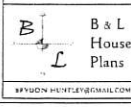
REVISION TABLE		
REV#	REASON	DATE
1	ISSUED FOR CONST.	MAY 18, 2023
2	ADDED SITE PLAN	OCT 17, 2023

SHEET: PAGE 4 OF 11

NOTE: ALL DIMENSIONS ARE TAKEN FROM CENTERLINE OF FRAMING OR FACE OF SLUGS (NOT FACE OF PRECAST).



- FOUNDATION NOTES:
1. ALL LUMBER USED IN EXTERIOR APPLICATIONS TO BE PRESSURE TREATED
 2. EXPOSED JOIST HANGERS & OTHER METAL HARDWARE TO HAVE AN APPROPRIATE PROTECTIVE COATING DESIGNED TO RESIST CORROSION
 3. ALL FRAMING TO BE PROTECTED FROM DIRECT CONTACT WITH CONCRETE



B & L
House
Plans

GENERAL NOTES -

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- IN THE CASE OF HIGH WINDS OR UNUSUAL SITE CONDITIONS NON-STANDARD FOUNDATIONS OR BEAM SEES BEYOND THE SCOPE OF THIS PART 9 TABLES, THE OWNER/BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.

3. **ERRORS AND OMISSIONS -**
GREAT CARE HAS BEEN TAKEN IN THE PRODUCTION OF PLANS FOR THIS PROJECT, BUT THERE ALWAYS EXISTS THE SMALL POSSIBILITY FOR ERRORS. IT IS VERY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW & CHECK ALL DETAILS AND INFORMATION ON THIS PLAN INCLUDING DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. RESPONSIBILITY MUST LIE WITH THE BUILDER. HOWEVER, ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO BAL HOUSE PLANS PRIOR TO CONSTRUCTION.

4. **BAL HOUSE PLANS SHALL NOT BE RESPONSIBLE FOR EXISTING SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, WATER TABLE, BURIED STRUCTURES OR PROXIMITY TO PROPERTY LINES.**
5. **CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL, ADJACENT TO BEDROOMS AND WHERE PROPANE FIREPLACE GAS AND WOOD BURNING APPLIANCES ARE USED.**
6. **ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.**

PROJECT NAME:
SUMMERTOWN TOWNHOUSE

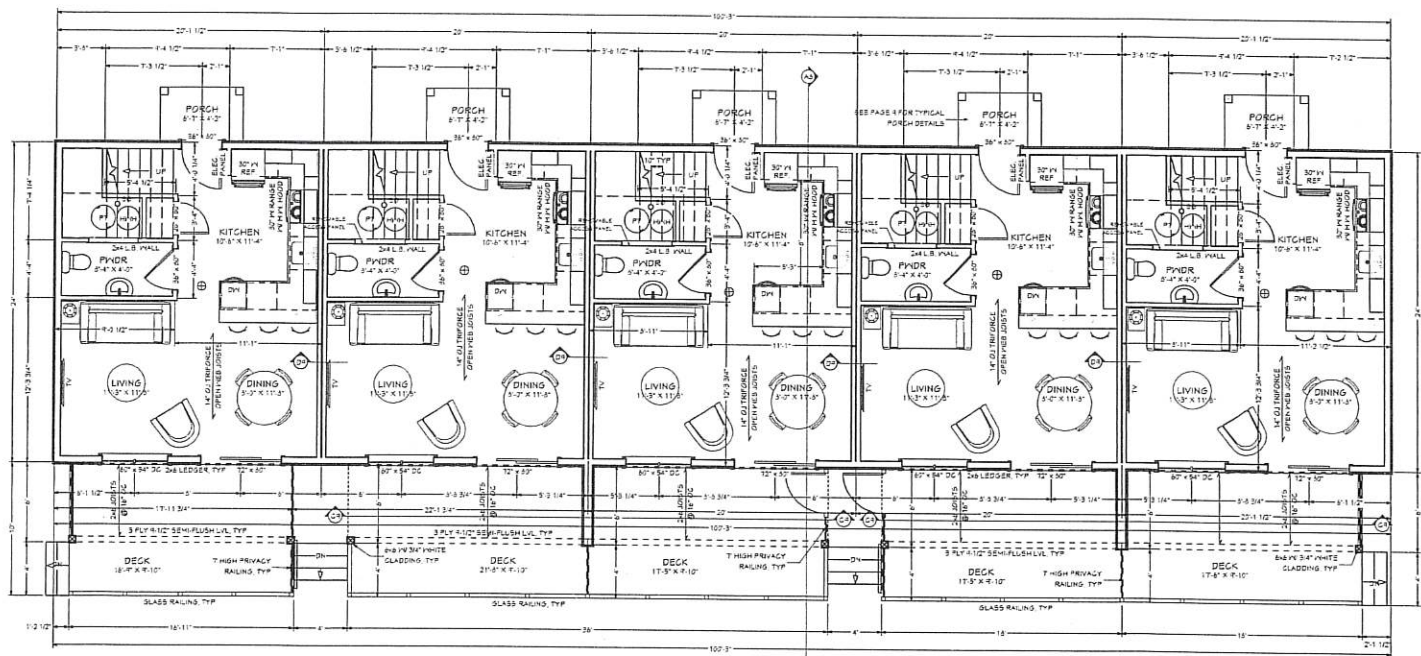
DRAWING NAME:
FOUNDATION

SCALE: 3/16" = 1'

REVISION TABLE -		
REV.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	MAY 18, 2024
2	ADDRESS SITE PLAN	NOV 17, 2024

SHEET PAGE 5 OF 11

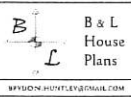
NOTE: FINAL DIMENSIONS ARE GIVEN FROM CENTERLINE OF PERIMETER OF STUDY. SEE NOTE ON FACE OF SHEET.



LIVING AREA
308.50 FT²

LEGEND	
⊕	SMOKE ALARM
50	BDL S&S ROUGH-IN

- NOTES:
- LVL MIN GRADE TO BE 2.2E, EACH PLY TO BE 1-3/4" THICK. MEMBER SIZES TO BE VERIFIED BY SUPPLIER. LVL BEAMS USED IN EXTERIOR APPLICATIONS TO BE PROTECTED FROM WEATHER.
 - HEATING SYSTEM: ELECTRIC BASEBOARD PRIMARY HEAT SOURCE WITH MINI SPLIT HEAT PUMP BACKUP. ELECTRIC BASEBOARD & MINI SPLIT LOCATIONS TO BE DETERMINED ON SITE.
 - DOOR SIZES SHOWN DO NOT INCLUDE DOOR FRAMES. DOOR ROOS TO BE SPECIFIED BY SUPPLIER.
 - WINDOW SIZES SHOWN ARE UNIT FRAME SIZE. WINDOW ROOS TO BE SPECIFIED BY SUPPLIER.
 - ATTIC HATCH TO FIT BETWEEN TYPICAL 24" OC TRUSS SPACINGS.



B & L
House
Plans

GENERAL NOTES -

- BUILDER QUALIFICATIONS -** THESE PLANS ARE INTENDED FOR USE BY PERSONS WHO ARE COMPETENT AND FAMILIAR WITH GENERALLY ACCEPTED METHODS, TECHNIQUES AND STANDARDS NECESSARY FOR THE CONSTRUCTION OF THIS STRUCTURE.
- BUILDING CODES -** ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA. ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES, ETC., SHALL BE CONSIDERED AS SPECIFICATIONS FOR THIS STRUCTURE AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN DESCRIBED OR WRITTEN IF AND WHERE VARIANCES OCCUR. IN THE CASE OF HIGH SNOW LOADS OR UNUSUAL SITE CONDITIONS, NON-STANDARD FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF THIS PART 3 TABLES, THE OWNER/BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.
- ERRORS AND OMISSIONS -** GREAT CARE HAS BEEN TAKEN IN THE PRODUCTION OF PLANS FOR THIS PROJECT, BUT THERE ALWAYS EXISTS THE SMALL POSSIBILITY FOR ERRORS. IT IS VERY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW & CHECK ALL DETAILS AND INFORMATION ON THIS PLAN INCLUDING DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. RESPONSIBILITY MUST LIE WITH THE BUILDER. HOWEVER, ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO BAL HOUSE PLANS PRIOR TO CONSTRUCTION.
- BAL HOUSE PLANS SHALL NOT BE RESPONSIBLE FOR EXISTING SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, WATER TABLE SURFED STRUCTURES OR PROXIMITY TO PROPERTY LINES.**
- CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL, ADJACENT TO BEDROOMS AND WHERE PROPANE FIREPLACE, GAS AND WOOD BURNING APPLIANCES ARE USED.**
- ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.**

PROJECT NAME:
SUMMERTOWN TOWNHOUSE

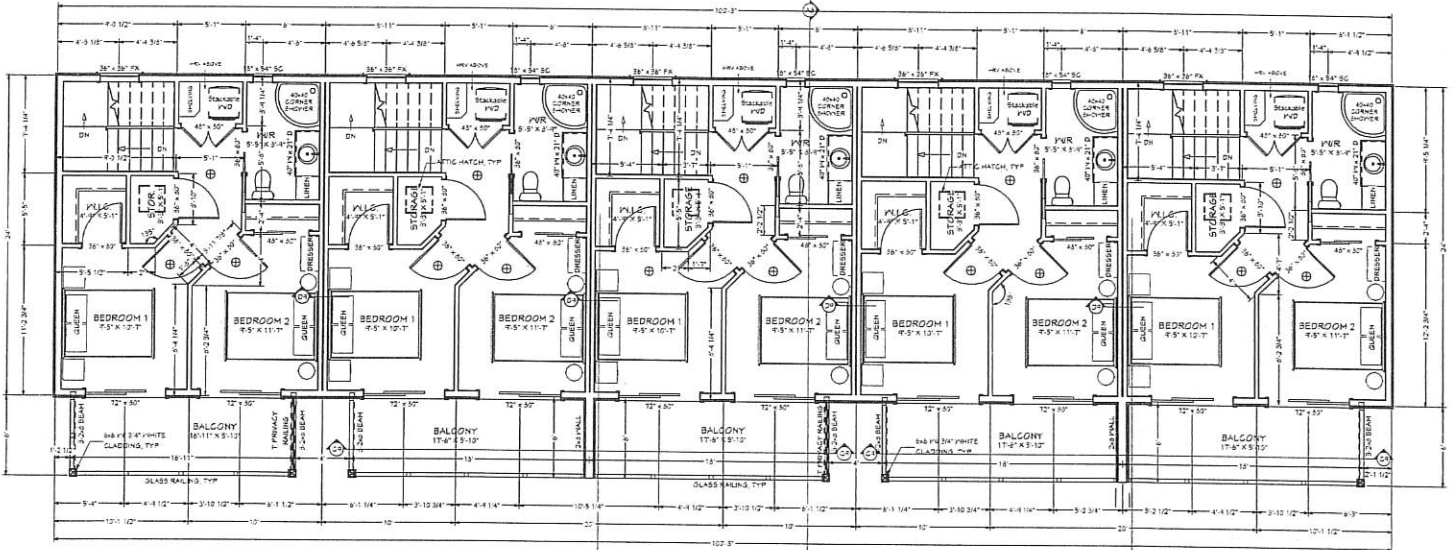
DRAWING NAME:
MAIN FLOOR

SCALE: 3/16" = 1'

REVISION TABLE		
REV	REASON	DATE
1	ISSUED FOR CONSTRUCTION	MAY 18, 2023
2	ADDED SITE PLAN	OCT 11, 2023

SHEET PAGE 4 OF 11

NOTE: SMALL DIMENSIONS ARE TAKEN FROM CENTERLINE OF FRAMING ON FACE OF STUDS (NOT FACE OF STUD WALLS)



LIVING AREA
2019 SQ FT

LEGEND	
	SMOKE ALARM

- NOTES -
1. LVL W/IN GRADE TO BE 2" EACH PLY TO BE 1-3/4" THICK - MEMBER SIZES TO BE VERIFIED BY SUPPLIER. LVL BEAMS USED IN BATHROOM APPLICATIONS TO BE PROTECTED FROM WEATHER.
 2. HEATING SYSTEM - ELECTRIC BASEBOARD RADIANT HEAT SOURCE BY W/IN SPLIT HEAT PUMP BACKUP. ELECTRIC BASEBOARD & W/IN SPLIT LOCATIONS TO BE DETERMINED ON SITE.
 3. DOOR SIZES SHOWN DO NOT INCLUDE DOOR FRAMES - DOOR SIZES TO BE SPECIFIED BY SUPPLIER.
 4. WINDOW SIZES SHOWN ARE UNIT / FRAME SIZE - WINDOW SIZES TO BE SPECIFIED BY SUPPLIER.

B & L
House
Plans

BLHUNTLLEY@GMAIL.COM

GENERAL NOTES -

1. BUILDER QUALIFICATIONS - THIS PLAN IS INTENDED FOR USE BY PERSONS KNOWLEDGEABLE IN AND FAMILIAR WITH GENERALLY ACCEPTED METHODS, TECHNIQUES AND STANDARDS NECESSARY FOR THE CONSTRUCTION OF THIS STRUCTURE.

2. BUILDING CODES - ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA. ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES, ETC., SHALL BE CONSIDERED AS SPECIFICATIONS FOR THIS STRUCTURE AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN DESCRIBED OR IMPLIED IN AND WHERE ARRANGES OCCUR. IN THE CASE OF HIGH SNOW LOADS OR UNUSUAL SITE CONDITIONS, NON-STANDARD FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF THIS PLAN'S TABLES THE OWNER, BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.

3. ERRORS AND OMISSIONS - GREAT CARE HAS BEEN TAKEN IN THE PRODUCTION OF THIS PLAN FOR THIS PROJECT, BUT THERE IS ALWAYS SOME RISK OF SMALL POSSIBILITIES FOR ERRORS. IT IS VERY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW & CHECK ALL DETAILS AND INFORMATION ON THIS PLAN INCLUDING SPECIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. RESPONSIBILITY MUST LIE WITH THE BUILDER. HOWEVER, ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO BAL HOUSE PLANS PRIOR TO CONSTRUCTION.

4. BAL HOUSE PLANS SHALL NOT BE RESPONSIBLE FOR EXISTING SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, WATER TABLE, BURIED STRUCTURES OR PROXIMITY TO PROPERTY LINES.

5. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL AS APPLICABLE TO BEDROOMS AND WHERE PROXIMATE FIREPLACE, GAS AND WOOD BURNING APPLIANCES ARE USED.

6. ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.

PROJECT NAME -
**SUMMERVILLE
TOWNHOUSE**

DRAWING NAME -
2ND FLOOR

SCALE: 3/16" = 1'

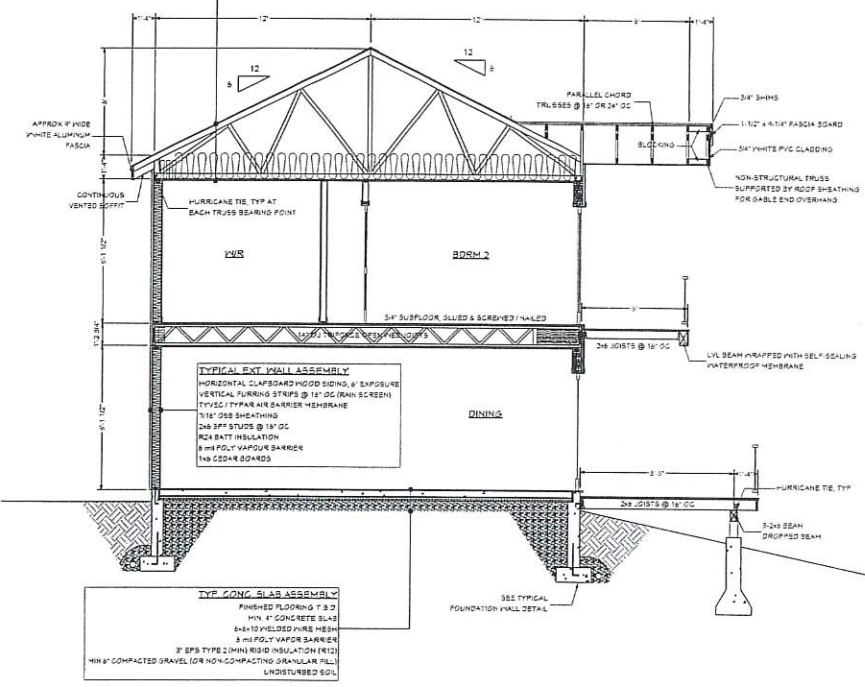
REVISION TABLE			
REV#	REVISION	DATE	
1	DMR ED FOR CONST.	MAY 18, 2021	
4	ADDRR SITE PLAN	OCT 11, 2021	

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NOTE: WALL DIMENSIONS ARE TAKEN FROM CENTERLINE OF FRAMING OR FACE OF STUDS (NOT FACE OF BRICK WALL)

TYPICAL ROOF ASSEMBLY
 METAL ROOFING
 UNDERLAYMENT
 CE & WATER SHIELD @ EAVES & VALLEYS
 5/8" OSB TAG SHEATHING
 PRE-ENGINEERED ROOF TRUSSES @ 24" OC
 R50 IN-SUL BLOWN IN OR 3" RTT INSULATION
 1" X 4" STRAPPING @ 18" OC
 6 MIL POLY VAPOR BARRIER
 1/2" DRYPWALL

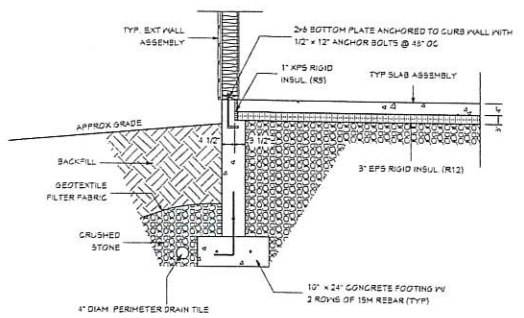
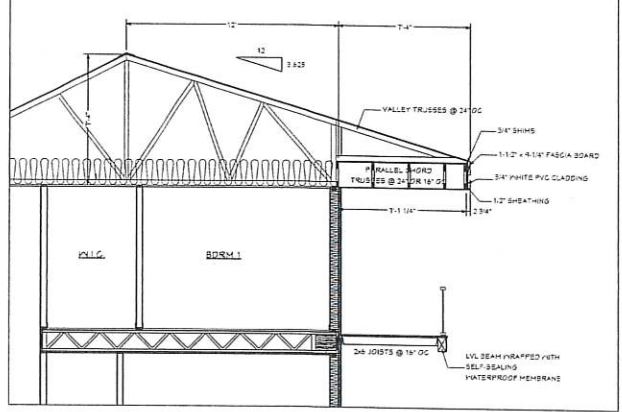
SECTION AA
 SCALE: 1/4" = 1'-0"



TYPICAL EXT WALL ASSEMBLY
 HORIZONTAL CLAPBOARD SIDING, 8" EXPOSURE
 VERTICAL FURNING STRIPS @ 12" OC (RAIN SCREEN)
 TYPICAL TYPAR AIR BARRIER MEMBRANE
 1/2" OSB SHEATHING
 2x6 SPT STUDS @ 18" OC
 R50 BATT INSULATION
 6 MIL POLY VAPOR BARRIER
 1 1/2" CEILING BOARD

TYP CONC SLAB ASSEMBLY
 FINISHED FLOORING 3/4"
 MIN 4" CONCRETE SLAB
 3/4" INSULATED CORE MEMB
 6 MIL POLY VAPOR BARRIER
 3" EPS TYPE 2 (MIN) RIGID INSULATION (R12)
 MIN 1" COMPACTED GRAVEL OR 4" COMPACTING GRANULAR FILL
 UNDISTURBED SOIL

SECTION BA
 SCALE: 1/4" = 1'-0"

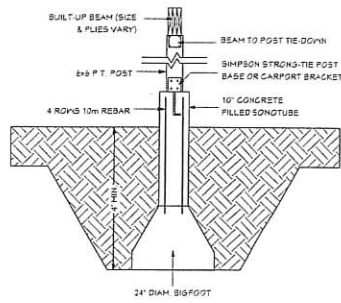


TYPICAL FOUNDATION WALL DETAIL
 SCALE: 1/2" = 1'-0"

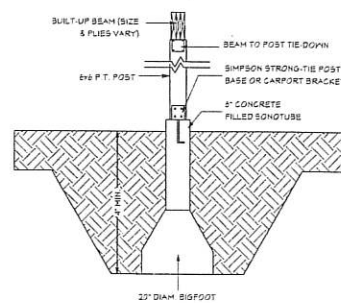
B & L
 House
 Plans

<p>GENERAL NOTES -</p> <p>1. BUILDER QUALIFICATIONS - THIS PLAN IS INTENDED FOR USE BY PERSONS KNOWLEDGEABLE BY AND FAMILIAR WITH USUALLY ACCEPTED METHODS, TECHNIQUES AND STANDARDS NECESSARY FOR THE CONSTRUCTION OF THIS STRUCTURE.</p>	<p>2. BUILDING CODES -</p> <p>ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA.</p> <p>ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES ETC. SHALL BE CONSIDERED AS SPECIFICATIONS FOR THIS STRUCTURE AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED, IF AND WHERE ARRANGES OCCUR.</p> <p>IN THE CASE OF HIGH SNOW LOADS OR UNUSUAL SITE CONDITIONS, HIGH STANDING FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF THIS PART 2 TABLES THE OWNER/BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.</p>	<p>3. ERRORS AND OMISSIONS -</p> <p>GREAT CARE HAS BEEN TAKEN IN THE PRODUCTION OF PLANS FOR THIS PROJECT, BUT THERE ALWAYS EXISTS THE SMALL POSSIBILITY FOR ERRORS. IT IS VERY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW & CHECK ALL DETAILS AND INFORMATION ON THIS PLAN INCLUDING DIMENSIONING PRIOR TO PROCEEDING WITH CONSTRUCTION. RESPONSIBILITY MUST BE WITH THE BUILDER. HOWEVER, ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO BAL HOUSE PLANS PRIOR TO CONSTRUCTION.</p>	<p>4. BAL HOUSE PLANS SHALL NOT BE RESPONSIBLE FOR EXISTING SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, WATER TABLE BURIED STRUCTURES, OR PRECINCT TO PROPERTY LINES.</p> <p>5. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL ADJACENT TO BEDROOMS AND WHERE PROPANE FIREPLACE GAS AND WOOD BURNING APPLIANCES ARE USED.</p> <p>6. ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.</p>	<p>PROJECT NAME - SUMMERTOWN TOWNHOUSE</p> <p>DRAWING NAME - SECTIONS, DETAILS</p> <p>SCALE: 1/4" = 1'</p>	<p>REVISION TABLE -</p> <table border="1"> <thead> <tr> <th>REVA</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR CONST.</td> <td>MAY 18, 2021</td> </tr> <tr> <td>2</td> <td>ARRIVED FOR PLAN</td> <td>MAY 17, 2021</td> </tr> </tbody> </table>	REVA	REVISION	DATE	1	ISSUED FOR CONST.	MAY 18, 2021	2	ARRIVED FOR PLAN	MAY 17, 2021	<p>SHEET PAGE 8 OF 11</p>
				REVA	REVISION	DATE									
1	ISSUED FOR CONST.	MAY 18, 2021													
2	ARRIVED FOR PLAN	MAY 17, 2021													

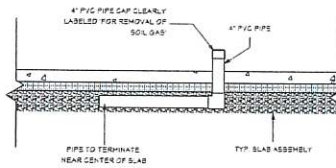
NOTE: SHALL DIMENSION FROM CENTERLINE OF FINISHING SURFACE OF SLAB, UNLESS NOTED OTHERWISE.



SONOTUBE / BEAM DETAIL AT DECK
SCALE: 1/2" = 1'-0"



SONOTUBE / BEAM DETAIL AT PORCH
SCALE: 1/2" = 1'-0"



SOIL GAS ROUGH-IN DETAIL
SCALE: 1/2" = 1'-0"

B & L
House
Plans

GENERAL NOTES:
1. BUILDER QUALIFICATIONS - THIS PLAN IS INTENDED FOR USE BY PERSONS WHOVISEASIBLE IN AND FAMILIAR WITH GENERALLY ACCEPTED METHODS, TECHNIQUES AND STANDARDS NECESSARY FOR THE CONSTRUCTION OF THIS STRUCTURE.

2. BUILDING CODES - ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODES OF CANADA. ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES, ETC., SHALL BE CONSIDERED AS SPECIFICATIONS FOR THIS STRUCTURE AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED, IF AND WHERE VARIANCES OCCUR. IN THE CASE OF HIGH WIND LOADS OR UNUSUAL SITE CONDITIONS, NON-STANDARD FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF NBC PART 9 TABLES, THE OWNER / BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.

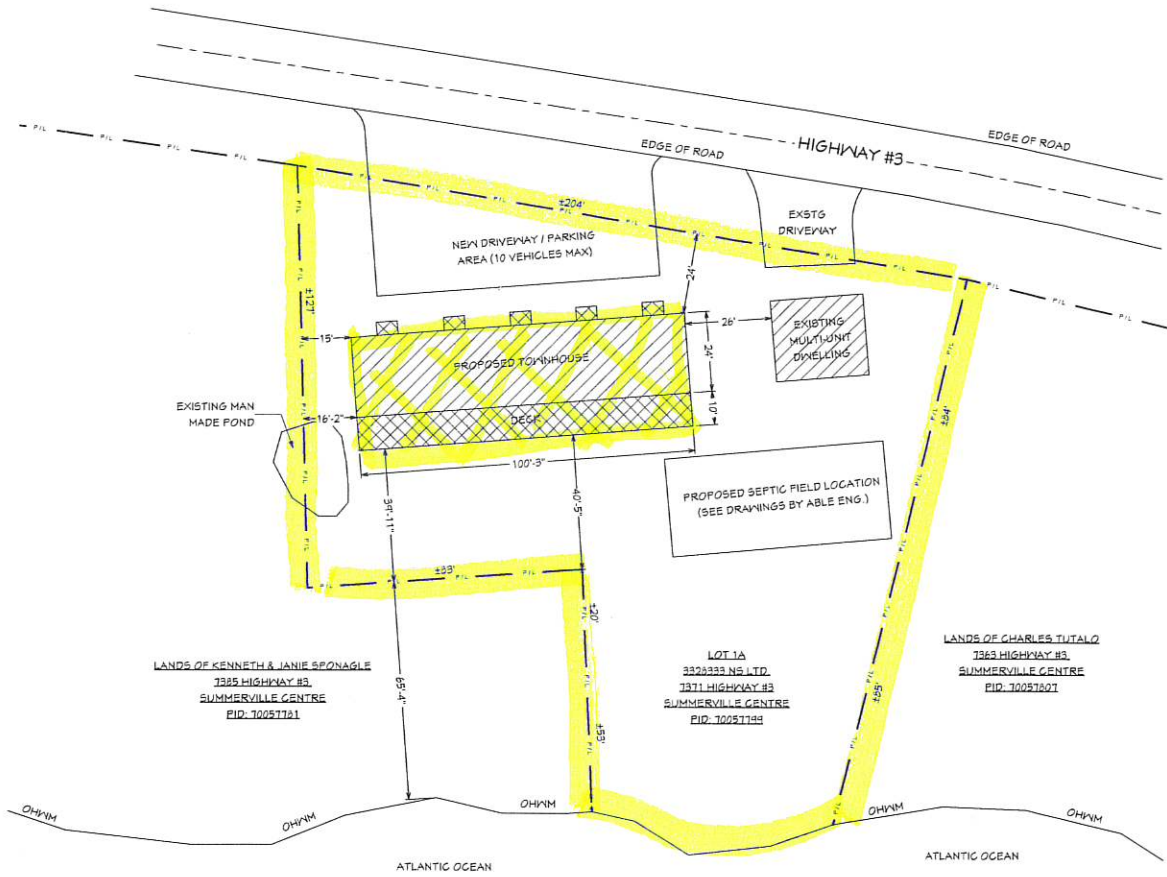
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5. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL ADJACENT TO BEDROOMS AND WHERE PROGRAMME FIREPLACE, GAS AND WOOD BURNING APPLIANCES ARE USED.
6. ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.

PROJECT NAME:
SUMMERVILLE TOWNHOUSE
DRAWING NAME:
MISC DETAILS
SCALE: 1/8" = 1'

REVISION TABLE		
REV	REASON	DATE
1	ISSUED FOR CONCT	MAY 14, 2023
2	ARMED SITE PLAN	OCT 17, 2023

NOTE: ALL DIMENSIONS ARE TAKEN FROM CENTERLINE OF FRAMES OR FACE OF STUDS (NOT FACE OF DEWALLS)



B & L
House
Plans

BYRON FENTLEY@GMAIL.COM

GENERAL NOTES -

1. **BUILDER OBLIGATIONS -** THESE PLANS ARE INTENDED FOR USE BY PERSONS KNOWLEDGEABLE IN AND FAMILIAR WITH GENERALLY ACCEPTED METHODS, TECHNIQUES AND STANDARDS NECESSARY FOR THE CONSTRUCTION OF THIS STRUCTURE.

2. **BUILDING CODES -** ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA. ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES, ETC., SHALL BE CONSIDERED AS SPECIFICATIONS FOR THIS STRUCTURE AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN (REQUIRED OR IMPLIED) IF AND WHERE AMBIGUOUS OCCUR. IN THE CASE OF HIGH SNOW LOADS OR UNUSUAL SITE CONDITIONS, NON-STANDARD FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF ABE PART 9 TABLES, THE OWNER / BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE AN ENGINEER'S REPORT. PLEASE CONSULT WITH LOCAL BUILDING AUTHORITIES.

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4. **BAL HOUSE PLANS SHALL NOT BE RESPONSIBLE FOR EXISTING SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, WATER TABLE, BURIED STRUCTURES, OR PROXIMITY TO PROPERTY LINES.**

5. **CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL ADJACENT TO BEDROOMS AND WHERE PROGRAM, FIREPLACE, GAS AND WOOD BURNING APPLIANCES ARE USED.**

6. **ALL DRAWINGS REMAIN THE PROPERTY OF BAL HOUSE PLANS.**

PROJECT NAME - **SUMMERVILLE TOWNHOUSE**

DRAWING NAME - **SITE PLAN**

SCALE - **3/64" = 1'**

REVISION TABLE		
REV#	REVISION	DATE
1	ISSUED FOR CONST.	MAY 18, 2021
2	ADD IN SITE PLAN	OCT 15, 2021

SHEET PAGE 11 OF 11

5. **THAT** the Developer shall maintain a minimum of ten (10) off-street parking space for the grouped dwellings;
6. **THAT** the parking area shall be maintained with a stable surface, that is treated to prevent the raising of dust or loose particles;
7. **THAT** any lighting for proposed development shall be directed away from abutting properties;
8. **THAT** notwithstanding any other provisions of this Development Agreement, the Developer shall not undertake or carry out any development on the Lands which does not comply with:
 - (a) this Development Agreement;
 - (b) any statutes and regulations of the Province of Nova Scotia to the extent that the same are properly the subject of a development agreement; and
 - (c) appropriate Municipal Bylaws, including without restricting the generality of the foregoing, the Bylaw Respecting the Building Code Act.
9. **THAT** in the event of a dispute, the decision of the Development Officer of the Region as to whether the development is in conformance with the terms of this Agreement shall be conclusive;
10. **THAT** notwithstanding the provisions of the Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw, the Developer shall be permitted to seek substantial or non-substantial amendments to this Development Agreement, subject to the procedure as set forth in Section 230 of the Municipal Government Act of Nova Scotia;
11. **THAT** amendments which shall be considered substantial are any affecting the following:
 - (a) A change in the uses permitted;
 - (b) An increase in the number of dwelling units.
12. **THAT** any amendment whether substantial or otherwise must be approved by both parties in writing;
13. **THAT** the Developer agrees to pay for all legal costs, advertising and expenses incurred by the Region that have originated from its application for this Development Agreement;
14. **THAT** this Agreement shall be binding upon the parties hereto, their heirs, successors and assigns and shall run with the land which is subject to this Agreement;

15. **THAT** this Agreement is not assignable without the written consent of the Region;
16. **THAT** enforcement and rights and remedies on default of this Agreement shall be as follows:
 - (a) The Developer agrees that the Development Officer appointed by the Region to enforce this Agreement shall be granted access onto the lands during all reasonable hours without obtaining consent of the Developer. The Developer further agree that, upon receiving written notification from the Development Officer to inspect the interior of any building located on the lands, the Developer agrees to allow for such inspection during any reasonable hour within two (2) days of receiving such notice.
 - (b) If the Developer fails to observe or perform any condition of this Agreement, after the Region has given the Developer thirty (30) days written notice of the failure or default, then in each such case:
 - (1) the Region shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default, and the Developer hereby submit to the jurisdiction of such Court and waive any such defense based upon the allegation that damages would be an adequate remedy;
 - (2) The Region may enter upon the lands and perform any of the covenants contained in this Agreement, whereupon all reasonable expenses whether arising out of the entry on the lands or from the performance of the covenants may be recovered from the Developers; if unpaid within 30 days of billing by the Region; by direct suit and such amount shall, until paid, form a lien upon the lands and be shown on any tax certificate issued under the Municipal Government Act;
 - (3) The Region may by resolution discharge this Agreement, upon providing the Developer sixty days (60) written notice, whereupon this agreement shall have no further force or effect and henceforth the development of the lands shall conform with the provisions of the Region of Queens Municipality Land Use Bylaw;
 - (4) In addition to the above-mentioned remedies, the Region reserves the right to pursue any other remediation under the Municipal Government Act or common law to ensure compliance with this Agreement.

17. **THAT** the entering into of this Agreement was approved by the Council of the Region of Queens Municipality at a duly held meeting of Council convened on the _____ day of _____, 2023.

- (a) This Agreement shall not be entered into, or signed by the parties, until the time for Appeal under Section 228 of the Municipal Government Act of Nova Scotia has elapsed, any appeals which have been lodged have been disposed of and the required resolution of Council has been affirmed by the Nova Scotia Utility and Review Board;
- (b) This Agreement does not come into effect until it is filed, by the Region of Queens Municipality, in the Registry of Deeds as set out in Section 228 of the Municipal Government Act of Nova Scotia.

Draft

IN WITNESS WHEREOF the parties have hereto set their hands and affixed their Corporate seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of

3328333 NOVA SCOTIA LIMITED

_____) Per: _____
Witness) Eric Fry
)
)
)
)
) **REGION OF QUEENS MUNICIPALITY**
)
)
) Per: _____
) Mayor
)
)
_____) Per: _____
Witness) Chief Administrative Officer

**PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS**

ON this ____ day of _____, 2024, before me, the subscriber personally came and appeared _____ a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Eric Fry signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS**

ON this ____ day of _____, 2024, before me, the subscriber personally came and appeared _____ a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that the Region of Queens Municipality, per its authorized officers, Darlene Norman and Cody Joudry, signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court of Nova Scotia

Draft

SCHEDULE "A"

HIGHWAY 3

70057799

#7371



PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

