WEST HANTS REGIONAL MUNICIPALITY
Regular Meeting of Council Agenda - AMENDED
April 27, 2021 - 6:00 p.m.
In-Person at Sanford Council Chambers, 76 Morison Drive, Windsor, NS
Also held Via Zoom and Facebook Livestreamed

---

1. Call to Order

2. Attendance

3. Announcements

4. Approval of the Agenda, including additions or deletions
   a) Dashboard – Action Items

5. Declaration of Conflict of Interest

6. Approval of Previous Meeting Minutes
   a) 2021-03-23 Council Meeting minutes
   b) 2021-03-23 Public Hearing Minutes - 20 Main Street Hantsport Rezoning (conclusion)
   c) 2021-04-06 Special Council Minutes

7. Presentations - None

8. Unfinished Business/Postponed Motions
   a) Former Textile Mill Dangerous or Unsightly Update (standing item)
   b) By-law Enforcement Vehicle – Tender Award - Supplemental Information Report
   c) 2021-22 Strategic Priorities Adoption

9. Public Hearings
   a) Meadows Development - Public Hearing (opening)
   b) Mobile Homes in Three Mile Plains – Public Hearing (opening)
   c) Emergency Management By-law (opening & closing)

10. Second Readings for the Public Hearing Matters in Agenda Matter #9
    a) Emergency Management By-law

11. Mayor's Information Report

12. Committees of Council Recommendations
    a) Committee of the Whole Excerpts – April 13, 2021
       i. Appointments to Planning/Heritage Advisory Committee
       ii. Avon River Causeway letter to Dept of Fisheries and Mayor's Information Report
       iii. Sidewalk Café Fees
       iv. Sports Complex Walking Track

v. WHRM Land Dispute Policy/Process Request
vi. Willow Street, Hantsport (Street & Services Reconstruction) Tender Award

13. Councillor Municipal Activity Reports – Verbal Committee Updates

14. Correspondence
a) Information
i) Avon River Causeway/Hwy 101 Twinning Project Log
1) Carilee Eddy (Apr 15, 2021)
2) Nikki-Marie Lloyd (Apr 19, 2021)
3) Sheldon Hope (Apr 19, 2021)
4) Adrienne Wood (Apr 22, 2021)
5) Magda Montgomery (Apr 22, 2021)
6) Sheldon Hope (Apr 26, 2021)
ii) Planner S. Poirier (Apr 21, 2021) - 20 Main St, Hantsport PID 45043304 Appeal Period Expiry
iii) Chris Cann (Apr 27, 2021) – Tregothic Marsh

b) Requests
i) Tasha Rogers (Tregothic Marshbody) (Apr. 6, 2021) - Clean-up
ii) Annapolis Valley Regional Library (Apr 15, 2021) - New Library Funding Formula

15. New Business
a) Mill Lakes Watershed Advisory Committee Landowner Appointment – Recommendation Report

16. In-Camera
a) 2021-03-23 In-Camera Council Meeting Minutes
b) 2021-04-06 In-Camera Special Council Minutes
c) Land Matter (Potential land sale of Municipal-owned property) – MGA Section 22(2)(a)

17. Next Meeting Date / Adjournment

M - Motion
D - Direction/Discussion

West Hants Regional Municipality
Dashboard (Action List)
April 22, 2021

Green - Complete
Yellow - In-progress
Red - Not started

Matter	Meeting	M/D	Start Date	Deadline / Update	Status	Resp.
Internet Access Business Plan - CAO to initiate process for dev of a business plan to present to Council (may req. consultation with market/industry experts for the delivery of high-speed internet access for WHRM residents. (Cross-ref with 2020-09-08 COTW direction)	Council	M	2020-04-28 (M) 2020-09-08 (D)	As per 2021-02-09 COTW; revisit in 6 mths		CAO
Sewer Billing Review - Staff explore what the sewer rates would be if sewer util. fees were put back on the taxes. **(Tabled until after budget) (Also at 2020-04-14 COTW mtg)**	COTW	M	2020-05-12			CAO/Fin
Asset Mgmt (Strategic Sustainability) - Strategic Sustainability Plan is needed	COTW	D	2020-05-12	On-going until approx. Oct. 2022		PW
Avon River Causeway (Aboiteau/Hwy. 101 Twinning) - CAO to initiate process for financial evaluation which may include feasibility study on potential economic opportunities that exist with each of the causeway/aboiteau options being considered with Hwy. 101 twinning proj. (Table motion until after Community Liaison Committee (CLC) meets)	COTW	M	2020-05-12			CAO
Branding for Region - proceed with Branding project	Council	M	2020-05-26	2021-07		CAO
Tax Structure (Blended Rates - restructuring of existing tax rate) - Staff and council to review over the next year.	COTW	D	2020-06-01	Budget Mtgs 2021-05		CAO/Fin
PID 45245578 and portions of 45182797, 45245560, 45245552, 45184025, and 45182904 (Cogmagun Lands) - purchase as per Letter of Offer presented at 2020-06-09 COTW in-camera	Council	M	2020-06-23			CAO

M - Motion
D - Direction/Discussion

West Hants Regional Municipality
Dashboard (Action List)
April 22, 2021

Green - Complete
Yellow - In-progress
Red - Not started

Matter	Meeting	M/D	Start Date	Deadline / Update	Status	Resp.
James Salter (Funding Req) - Resurrection of wooden statue. Staff to meet with Mr. Salter re proposed project cost(s) and meet with Hantsport Fire Dept. to discuss potential preservation options & report back.	Council	M	2020-09-22	2021-05 (Mr. Salter has advised this isn't immediate)		CAO
Restaurants/Mobile Canteens - Staff review existing by-laws/policies/fees (incl sidewalk cafes and mobile vending units). Report to include info on location permissions as well as comparable fees in our region for similar services along with any recommended changes.	Council	M	2020-09-22	2021-05 COTW		CAO/ Planning
Pedestrian Signage and Barriers - Have consistent and align with Branding outcomes. Staff prepare report for 2021/22 Capital & Operating budgets. (These items should be incorporated into our growth centres). Staff report back.	Council	M	2020-09-22	Align with Branding outcomes 2021-07		PW/Comm. Dev
Comms Plan/Process for Staff-Council	Council	D	2020-09-22	2021-05		CAO
Diversity & Inclusion Committee (from Meeting & Committee Procedural Policy Amendments) - Advertise for Committee members and mobilize the committee	COTW	M	2020-10-13	2021-05 (also with Rad Consulting Engagement Sessions)		CAO
Burning Permit - Staff review existing Fire-related by-laws	COTW	D	2020-11-10	2021-05		CAO/Fire Chiefs

M - Motion
D - Direction/Discussion

West Hants Regional Municipality
Dashboard (Action List)
April 22, 2021

Green - Complete
Yellow - In-progress
Red - Not started

Matter	Meeting	M/D	Start Date	Deadline / Update	Status	Resp.
In-Camera - (b)MGA 22(2)(a) Acquisition, Sale, Lease and Security of Municipal Property – Land Sale **-** Proceed with next steps/presentation **(2021-02-23 Item 16(c)** - Expend funds for property evaluation on Mun-owned properties	COTW Council	D M	2020-11-10 2021-02-23	2021-01 2021-05		CAO
W.B. Stephens Building Design Project Management - On-hold. Get appraisals of Morison & King St Complexes, review of staffing complement, and review parking availability at King.	Council	D	2020-11-24	2021-05		CAO
Service Contracts (discussed under Item 15(a)) - That staff forward a list (provide access) of all service contracts to Council so Council is aware and can look for potential cost-savings	Council	M	2021-01-26	2021-04		CAO
Bog Rd - Write letter monthly to TIR (and cc. Premier, Premier-elect, Minister Porter) that road needs to be repaired)	COTW	M	2021-02-09	2021-03 2021-04		CAO
Municipality Debt - Report back total breakdown of previous units and combined and further details (eg debenture info, interest rates, maturity dates, principal/interest amounts, etc)**.** Perhaps send by email by Fri, Feb. 26 and bring back to budget discussions	Council	D	2021-02-23	2021-05 Budget Discussions		Fin
CAO Activity Report (Strategic Priorities) - Update Strategic Priorities Themes.	COTW	D	2021-03-09	2021-05 Council		CAO
Corres (NS Firefighters Benevolent Fund) - Review if capacity during budget meetings	COTW	D	2021-03-09	2021-05 Budget Mtgs		Fin

M - Motion
D - Direction/Discussion

West Hants Regional Municipality
Dashboard (Action List)
April 22, 2021

Green - Complete
Yellow - In-progress
Red - Not started

Matter	Meeting	M/D	Start Date	Deadline / Update	Status	Resp.
Water Information - Staff report back to Council on cost to produce water bill bi-monthly	COTW	D	2021-03-09	2021-04-13 COTW		Fin
Water Information - Staff report back on e-billing (e-post) (info to go out via e-mail)	COTW	D	2021-03-09	2021-04		Fin
Panuke Rd Event - Event to be arranged by Mayor	COTW	D	2021-03-09	2021-04		Mayor
Noise By-law - Staff revise by-law (Peace and Good Order)	Council	M	2021-03-23	2021-05		Planning/ CAO
Newport Corner Community Hall - Receive & list for sale	Council	M	2021-03-23	2021-04		CAO
Cheverie Land Exchange - Agree	Council	M	2021-03-23	2021-03-23		CAO
Valley REN - Mayor to arrange meeting of Councillors with Board members	Council	D	2021-03-23	2021-04		Mayor
Sewer Billing - Staff prepare education material for utility users	Council	D	2021-03-23	2021-04		CAO/Fin
Dangerous or Unsightly (old Textile Mill) - Staff to follow-up with property owners re. insurance. Owners granted a couple of months to address issues.	COTW	D	2021-04-13	2021-06		CAO
Avon Causeway - Send letter to Dept of Fisheries to get more information	COTW	M	2021-04-13	2021-05		CAO
Sports Complex Walking Track - Confirmation from Contractor that surface cracks are cosmetic and not structural	COTW	M	2021-04-13	2021-04		Comm Dev/CAO
By-law Enf Vehicle Tender Award - Staff get more info on purchasing, mileage, where does warranty work have to be done	COTW	D	2021-04-13	2021-04		Planning
WHRM Land Dispute Policy - CAO Office to establish a practice to keep council informed	COTW	M	2021-04-13	2021-05		CAO

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information X	Recommendation ☐	Decision Request ☐	Councillor Activity ☐

To: Council

Submitted by: Tim Leslie
Manager, Building and Fire Inspection Services

Date: April 27, 2021

Subject: **By-Law Enforcement Vehicle- Tender Award- Supplemental Information**

LEGISLATIVE AUTHORITY

N/A

RECOMMENDATION or DECISION REQUEST

It is recommended:

…. that Council award Tender WHRMPL-21-01 for a vehicle for By-law Enforcement to O'Regan's Automotive Group- O'Regan's National Leasing at a cost of $21,000 plus applicable taxes over forty-eight (48) months.

BACKGROUND

Property X	Public Opinion☐	Environment☐	Social☐	Economic☐	Councillor Activity

DISCUSSION

COTW requested more information regarding the vehicle for use by By-law Enforcement. The following information has been gathered in response:

O'Regan's Toyota

Warranty work- Prefer it to be at a Toyota dealership, but any certified shop is ok.

25,000km lease ($21,980.16) $457.92/month plus HST, residual would be $17,180.

20,000km lease ($21,000) $437.50/month plus HST, residual would be $18,260.

Cash price is $30,930 plus tax with their fleet discount.

Pothier Motors

Warranty work- Must be completed at any Chrysler, Jeep, Ram dealership.

24,000km lease ($24,279.84) $505.83/month plus HST, residual would be $19,146.00. $667.48 due on signing.

20,000 km lease ($23,463.44) $488.82/month plus HST. $658.45 due on signing.

Cash price is $37,224.40 plus HST.

Warranty:

O'Regan's	**Pothiers**
Basic 36 month/60,000km	Basic 36 month/60,000km
Powertrain 60 month/100,000km	Powertrain 60 month/100,000km
Corrosion Perforation 60 months/unlimited mileage	Corrosion 60 months or 160,000km
Roadside Assistance 36 month/unlimited milage	Roadside assistance 60 months or 100,000km
Accessories 36 month/60,000km	Dealer installed accessories 36 months or 60,000km

The current By-Law vehicle has 75,000km on it and had approximately 15,500km put on it the last fiscal year. The number of kilometers used certainly depends on call volume, location and time of year. Winter months generally are not as active as peak season months. By-Law try to triage non-emergency calls to make more than one stop out in certain areas thus saving putting more kilometers on the vehicle. In theory, fewer kilometers should be put on the current By-Law vehicle once the second vehicle arrives.

NEXT STEPS

Staff would proceed with leasing the vehicle.

FINANCIAL IMPLICATIONS

For the 2021/2022 fiscal period, the amount of $5250.00 plus HST will be funded through the operating budget.

ALTERNATIVES

Council may choose not to fund or award this contract. This alternative is not being recommended to Council.

ATTACHMENTS

N/A

CHIEF ADMINISTRATIVE OFFICER REVIEW

With the additional information provided by the department I support the recommendation.

Report Prepared by: _____
Ryan Parker, By-Law Officer

Report Reviewed by: _____
Tim Leslie, Manager, Building and Fire Inspection Services

Report Reviewed by: _____
Madelyn LeMay, Director, Planning and Development

Report Approved by: 
Mark Phillips CAO

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY

Information	Recommendation	Decision Request x	Councillor Activity

To: Mayor and Members of Council

Submitted by: Tim Leslie, Manager, Building and Fire Inspection Services

Date: 2021-04-13

Subject: By-law Enforcement Vehicle – Tender Award

LEGISLATIVE AUTHORITY

Municipal Government Act s. 65A - Authorized municipal expenditures

RECOMMENDATION

...that Committee of the Whole recommends that Council award Tender WHRMPL-21-01 for a vehicle for By-law Enforcement to O'Regan's Automotive Group - O'Regan's National Leasing at a cost of $21,000 plus applicable taxes over forty-eight (48) months.

BACKGROUND

Property X	Public Opinion☐	Environment	Social	Economic	Councillor Activity ☐

Tenders were called on the Provincial Procurement site for the supply of one (1) new AWD SUV on a forty-eight (48) month 20,000km per year lease and closed on February 22, 2021.

DISCUSSION

Three proponents responded to the public tender, as follow:

Proponent Name	Item	Unit Price over 48 month lease (before tax
O'Regan's National Leasing **Warranty**, Basic 36 month/60,000km Powertrain 60 month/100,000km Corrosion Perforation 60 month/unlimited mileage Roadside Assistance 36 month/unlimited milage Accessories 36 month/60,000km	2021 Toyota Rav 4 LE AWD	$21,000 *(Buyout after 48 months $18,260.00)*
Pothier Motors Ltd. **Warranty**, Basic 36 month/60,000km Powertrain 60 month or 100,00km	2021 Compass Trailhawk 4x4	$23,463.36 $658.45 Due on signing (*Buyout after 48 months $20,060.00*)
Century Hyundai	Received late	Returned unopened

Details requested to be supplied with the vehicle include:

- ☐ Four (4) winter tires installed and balanced on winter rims. (in addition to factory tires and rims)
- ☐ Front and back window rain vent visors
- ☐ Multi-directional LED minibar mounted on the vehicle
- ☐ WeatherTech or comparable custom fit front floor liner; and
- ☐ WeatherTech or comparable one piece molded rear cargo tray.

Both vehicles can be serviced at any certified location.

The tender was reviewed by Ryan Parker and Shawn Levy to confirm compliance with our requested specifications and the tender meets operational requirements. An AWD SUV will provide easier ability to access remote locations, will be safer in poor road conditions and also provides the ability to transport a dog when the By-Law truck is not in the area. The second vehicle for By-Law Enforcement will allow the officers to respond to calls separately and more efficiently in the large area WHRM covers.

NEXT STEPS

Staff would proceed with leasing the vehicle.

FINANCIAL IMPLICATIONS

For the 2021/2022 fiscal period, the amount of $5,250.00 plus HST will be funded through the operating budget.

The four-year lease commitment impacts future budgets and exceeds the spending authority of the CAO.

ALTERNATIVES

Council may choose not to fund or award this contract.This alternative is not being recommended to Council.

ATTACHMENTS

N/A

CHIEF ADMINISTRATIVE OFFICER REVIEW

(For use if report is from a Councillor. CAO to provide additional comments on background, department/staff responsible and workload, budget, options, preferred strategy. State "Not Applicable" if report is from staff which already incorporates CAO review.)

Report Prepared by: _____
Tim Leslie, Manager, Building and Fire Inspection Services

Report Reviewed by: _____
Carlee Rochon, Director, Finance

Report Approved by: _____
Mark Phillips, CAO

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐

To: WHRM Council

Submitted by: Shelleena Thornton, Administrative Supervisor

Date: April 27, 2021

Subject: 2021/22 Strategic Plan of Council – Recommendation Report

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act – Sections 9(a) Purposes of a Municipality.

RECOMMENDATION or DECISION REQUEST

…that Council approves the 2021/22 Strategic Plan for the West Hants Regional Municipality.

BACKGROUND

Property ☐	Public Opinion☒	Environment☒	Social☒	Economic☒	Councillor Activity ☐

With the primary role of council members being that of governance and setting strategic direction, priorities are identified and carried out through staff operations.

The former Municipality of the District of West Hants and Town of Windsor consolidated on April 1, 2020 and a newly elected regional Council sworn in. Short-term priorities were identified and considered during the first year of consolidation and a new Plan proposed for Year 2.

DISCUSSION

Regional Council met over a series of workshops to identify priorities that have been identified by residents and businesses within our region, including Provincially legislated priorities to be implemented by Municipalities.

These sessions were held on:

- January 14, 2021 – Session #1
- January 20, 2021 – Session #2
- March 1, 2021 – Session #3
- April 13, 2021 – Draft Strategic Priorities overview circulated at Committee of the Whole

During the April 13th Committee of the Whole meeting, members proposed suggestions that have been incorporated into the presented Plan.

NEXT STEPS

Staff works to implement Council's strategic direction. Staff will provide quarterly updates to Council.

FINANCIAL IMPLICATIONS

The 2021/22 Strategic Plan will be further reviewed by staff, and financial implications presented to Council annually during budget deliberations.

ALTERNATIVES

Council could choose to not support the recommendation and provide further Strategic Plan direction.

ATTACHMENTS

Proposed 2021/22 Strategic Plan

CHIEF ADMINISTRATIVE OFFICER REVIEW

The report and recommendation are in alignment with past discussions and the strategic sessions that took place with senior staff and Council. I support the recommendation and look forward to supporting the Strategic Plan for 2021/22.

Report Prepared by: _____
Shelleena Thornton, Administrative Supervisor

Report Approved by: _____
Mark Phillips, CAO

WEST HANTS
REGIONAL MUNICIPALITY











2021 /22 STRATEGIC PLAN

April 2021

Jointly prepared by Council and Senior Staff

STRATEGIC PRIORITIES TIMELINE with COUNCIL

Strategy Session #1
List of Priorities Identified
January 14, 2021

Strategy Session #2
Top 10 Discussed & Unpacked
January 20, 2021

Strategy Session #3
Theme Priorities Review
March 01, 2021

Top 15 from Session #1 Identified
January 18, 2021

Top 5 ‘Now” Identified
‘Next’ 5 Identified
February 20, 2021

2021/22 STRATEGIC THEMES

01. COMMUNICATION

02. ECONOMIC DEVELOPMENT

03. ENVIRONMENTAL STEWARDSHIP

04. COMMUNITY DIVERSITY AND WELCOMENESS

05. COMMUNITY MOBILITY AND CONNECTIVITY

1. COMMUNICATIONS - Theme Priority

OBJECTIVE 1: ESTABLISH A COMMUNICATIONS PLAN (Administration Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Review current communication methods and tools (Feb 2021)			X
B. Review demographics/geographics and identify gaps. Identify methods and tools to fill the gaps and identify resources. (Mar. 2021)			X
C Create an inclusive Communications Plan (May 2021)		X	
D. Establish staff resources to carry-out Communications Plan (May 2021)		X	
E. Communicate and implement Plan (June 2021)	X		
F. Develop user-friendly website (Dec. 2021)	X		
G. Re-evaluate the Plan (identify gaps and methods to fill) (June 2021 – Jan. 2022)	X		

1. COMMUNICATIONS - Theme Priority

OBJECTIVE 2: BRANDING PROJECT (Multi-year phase) (Administration Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Undergo new Regional Branding project (Feb – June 2021)		X	
B. Adopt the final brand and image package created by the Brand Leadership Team and Prime Creative (July 2021)	X		
C. Work with employees and stakeholders on the Brand Training Package (Brand Usage Guide) (on-going)	X		
D. Brand launch roll-out (on-going)	X		

1. COMMUNICATIONS - Theme Priority

OBJECTIVE 3: ESTABLISH A REGION-WIDE SIGNAGE PLAN (Multi-year phase) (Administration Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Create community identity signage plan in alignment with Brand (March 2022)	X		
B Begin roll-out of Region-wide signage (ongoing)	X		

2. ECONOMIC DEVELOPMENT - Theme Priority

OBJECTIVE 1: EXPLORE NEW REVENUE SOURCES (ex. through internet provision, user-rates, etc.) (Administration Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Review existing programs and expertise internally to explore "sales of service "options within each department.		X	
B. Review the fee structures associated with current programs and services being provided (user-rates, WHRM Fees Policy, By-laws, etc)		X	
C. Review cost/delivery options (ex. Internet provision, user-rates, partnerships, WHRM fees policy, by-laws for consistency (dog tags), etc)		X	
D. Identify and set a % target for new revenue sources outside of taxes	X		

2. ECONOMIC DEVELOPMENT - Theme Priority

OBJECTIVE 2: CREATE INVESTMENT-READY STRATEGIES (Community Development Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Inventory municipally-owned properties - Determine surplus properties			X
B. Inventory municipal & privately-owned industrial and commercial lands (vacant) (September 2021) - Evaluate service and infrastructure connectivity - Evaluate land-use readiness		X	
C. Investigate lands the Municipality may wish to purchase to improve business readiness. (ongoing)	X		

2. ECONOMIC DEVELOPMENT - Theme Priority

OBJECTIVE 3: PROMOTION OF AGRICULTURAL SECTOR (Community Development Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Inventory agricultural sector and include documentation of various types of agriculture that exists in the region. (September 2021)		X	
B. Work with Communications Team to identify promotion opportunities (ex. Meet your Farmer, locally grown and made for inclusion at Farm Markets, outlets, restaurants, wine and craft beer industry, and being the Equestrian Capital of NS) (throughout 2021)		X	
C. Work with NS Dept. of Agriculture - explore agricultural trends - soil composition awareness - vacancy rate - environmental risk assessment (ex. erosion, flooding, vegetation over-growth, etc) (March 2022)		X	
D. Mayor's round table discussions – sector led (synergies, concerns) (throughout 2021)	X		

2. ECONOMIC DEVELOPMENT - Theme Priority

OBJECTIVE 4: BUSINESS RETENTION EXPANSION (BRE) (Mar. 2022) (Community Development Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Encourage the Valley Regional Enterprise Network (Valley REN) to complete 12 BRE visits in the next 11 months (March 2022)	X		
B. Create a Business Navigation Portal on the WHRM website (this will align with website user-friendly overhaul) (February 2022)	X		
C. Create the environment that our region is "the" place to do business (cross-reference with "Investment-ready Strategies")		X	
D. Create an employee attraction and retention package for public and private businesses (February 2022)		X	
E. Mayor's round table discussions – sector led (synergies, concerns) (ex. Life sciences, agriculture, etc) (ongoing)	X		

3. ENVIRONMENTAL STEWARDSHIP - Theme Priority

OBJECTIVE 1. ENVIRONMENTAL POLICY REVIEW (MAR. 2022) (Planning & Development Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Review & inventory all existing policies related to Environment (ex. Green house gas policies, MCCAP, etc)		X	
B. Identify gaps (ex. More green space, net-zero Municipal Buildings, coastal flooding/high tides protection, inland flooding, year-round food sources/supply, infill development, salinity (Lake Pisiquid), windmills (renewable energy), aboiteau and river flow)		X	
C. Prioritize the 2021/22 Municipal Climate Change Adaptation Plan (MCCAP) goals & actions		X	

3. ENVIRONMENTAL STEWARDSHIP – Theme Priority

OBJECTIVE 2. COMMUNITY BEAUTIFICATION STRATEGIES (Jan. 2022) (Community Development Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Review & inventory all existing policies that may pertain to community beautification (incl. those related to heritage, history).	X		
B. Create the Community Beautification Plan	X		

4. COMMUNITY DIVERSITY AND WELCOMENESS - Theme Priority

OBJECTIVE 1. ESTABLISH AN ACCESSIBLITY PLAN (March 2022) (Administration Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Activate the Accessibility Advisory Committee (March 2021)			X
B. Review & inventory existing policies, plans, and studies related to accessibility. (July 2021)	X		
C. Participate in experiential learning experiences (July 2021)	X		
D. Assess the need of an accessibility audit consultant that is Rick Hansen Foundation certified and identify financial resources (if applicable)	X		
E. Draft the Accessibility Plan (Sept. 2021 – Feb. 2022)	X		
F. Submit the Plan to the Province of NS (Feb. 2022)	X		
G. Identify Municipal adjustments needed & ensure funding strategy is in place (Jan. 2022 and end during budget discussions May 2022)	X		
H. Implement the Plan and review annually to identify gaps and solutions	X		

4. COMMUNITY DIVERSITY AND WELCOMENESS - Theme Priority

OBJECTIVE 2. ESTABLISH A DIVERSITY/INCLUSION PLAN (May 2021) (Community Development Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Advertise for community committee members and then activate the committee. (June 2021)		X	
B. Review & inventory WHRM and other NS municipality's existing policies, plans, and studies related to safe communities, diversity and inclusion (July 2021)	X		
C. Establish a Diversity/Inclusion Action Plan incorporating cultural reconciliation and the recommendations in the February 2021 RAD report that was adopted by Council	X		

4. COMMUNITY DIVERSITY AND WELCOMENESS - Theme Priority

OBJECTIVE 3. SUPPORT AFFORDABLE HOUSING INITIATIVES (Planning & Development Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Review existing policies as they relate to affordable housing. (September 2021)		X	
B. Create or amend documents to support affordable housing. (November 2021)		X	
C. Create an awareness campaign surrounding affordable housing opportunities in our region. (September 2021)	X		
D. Increase Municipal understanding of Provincial affordable housing development processes (presentation to council from Dept of Housing) (September 2021)	X		
E. Create connectivity between property owners and developers (February 2022)	X		

5. COMMUNITY MOBILITY & CONNECTIVITY - Theme Priority

OBJECTIVE 1. ESTABLISH A CONNECTIVITY ACTION PLAN (INCL. PUBLIC TRANSIT, TRAILS, ACTIVE TRANSPORTATION) (Community Development Dept)	Not Started	In-progress	Complete/On-going
TASKS:			
A. Inventory and review WHRM's existing policies, plans, and studies related to connectivity. Identify gaps and next steps (action items/priority areas)			X
B. Inventory and review WHRM's existing trails, sidewalks, transportation options, and road networks as they relate to inter-community connectivity. Identify gaps (including the conditions of) and next steps (actions/priority areas). Use the inventory and gap analysis and assess landowner willingness of land-use agreements/easements, acquisitions of corridors to create better connectivity between smaller networks and/or connections between destination locations. (February 2022)		X	
C. Consider the accessibility and equitable access to existing trails, sidewalks, transportation options, and road networks. Create a planning tool that will an accessibility and equity lens to future infrastructure plans and development. (February 2022)	X		
D. Inventory and review current streetlights of rural areas. Identify gaps. (December 2021)	X		
E. Identify public transit routes and/or services that could be provided in both urban/rural areas through a Transportation Needs Assessment or similar. Identify gaps. Further, identify carpooling opportunities and connections between existing & future active transportation routes and public transit services. (December 2021)	X		
F. Establish the Plan and review annually. Identify gaps and adjust if needed.	X		

THEME PRIORITIES UP NEXT

- INFRASTRUCTURE
- PROGRAMS



ADVOCACY ITEMS

- RURAL INTERNET ACCESSIBILITY

- INDUSTRIAL PARK ACT – PROVINCE OF NS / WEST HANTS REGIONAL MUNICIPALITY COLLABORATION





“ If we fail to adapt, we fail to move forward.”

- John Wooden

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Mayor Zebian and Members of West Hants Regional Municipality Council.

Submitted by: _____
Saira Shah, Planner

Date: 2021-04-27

Subject: File 19-05 D Meadows Development

LEGISLATIVE AUTHORITY

Municipal Government Act Section 229 and 230.

RECOMMENDATION or DECISION REQUEST

Should Council wish to allow the requested development agreement and discharge the current development agreement, the following motion would be in order:

that Council gives gives Second Reading to and approves entering into a development agreement to allow two-unit residential uses at PID 45371879, 45383379, 45371887, and 45383957, Falmouth, in a manner substantively the same as the draft set out in Attachment C of the report to Council dated April 27, 2021, taking note that this development agreement will discharge and replace the development agreement for PID 45371879 recorded at the Registry of Deeds on September 27, 2007 as document 88923751.

BACKGROUND

Property X	Public Opinion☐	Environment☐	Social☐	Economic☐	Councillor Activity ☐

Brison Developments Limited applied for a development agreement to permit two-unit residential development at PID 45371879, 45383379, 45371887, and 45383957, Falmouth, West Hants. On December 11, 2020 the applicant requested that staff consider three and four-unit dwellings in addition to the two-unit dwellings requested but withdrew the request on February 23, 2021.

There is a registered development agreement between Meadows Development Limited (former owners) and the Municipality on PID 45371887 in August 2007 to permit eight (8) semi-detached dwellings. Brison Developments Limited wishes to discharge that agreement as part of this application.

A Public Information Meeting was held on January 19, 2021and comments were accepted from the public until February 9, 2021. (Attachment A)

On March 11, 2021 staff presented a recommendation report to the Planning Advisory Committee (PAC) (Attachment B).

PAC recommended in favour of the development agreement on March 11, 2021. PAC discussed additional requirements to try to ensure there is variation in the design of the dwellings but after the applicant clarified the design elements are predominantly determined by the prospective property owner, PAC recommended the development agreement as drafted.

Council held First Reading for this application on March 23, 2021. Staff presented three (3) proposed changes to the development agreement:

- that the most recent stormwater management plan completed on July 16, 2020 be attached to the development agreement;
- that the minimum flankage yard requirement for single unit dwellings on corner lots be reduced from 25 ft. to 15 ft. (requested by the applicant on March 23, 2021); and
- that a phrase be added to the development agreement to permit the Development Officer, in consultation with the Municipal Engineer, to consider minor incidental changes to the stormwater management plan without having to amend the agreement (request by the applicant on March 23, 2021).

Council voted to hold a Public Hearing for the development agreement with the additions noted above. The development agreement with the additions is attached as Attachment C.

NEXT STEPS

The process for this application is as follows:

Process
Staff Review
▼
Public Information Meeting – January 19
▼
Planning Advisory Committee receives staff report and PIM Notes Planning Advisory Committee Review and Recommendation – March 11
▼
Regional Council First Reading – March 23
▼
Public Hearing held and adjourned to

next meeting of Council- April 27

▼

Council completes Public Hearing and holds Second Reading- May 25

▼

Appeal Period

▼

Notice of Approval in Local Paper

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality in relation to the filing of this report.

ALTERNATIVES

In response to the application, Council may decide to:

- approve the development agreement as drafted; or
- refuse the development agreement as drafted noting the criteria that has not been met.

ATTACHMENTS

Attachment A	2021-01-19 File#19-15A Public Information Meeting Notes Meadows Development
Attachment B	2021-03-11 File #19-15B Recommendation Report Meadows Development
Attachment C	2021-04-27 Draft Development Agreement as revised by Council on March 23, 2021

CHIEF ADMINISTRATIVE OFFICER REVIEW

I have reviewed all aspects of the report and encourage Council to accept the recommendation as prepared.

Report Reviewed by: _____
Madelyn LeMay, Director of Planning and Development

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

Attachment A
2021-01-19 File#19-15A Public Information
Meeting Notes Meadows Development

Public Information Meeting Notes
January 19, 2021
File 19-15 A
Meadows Development

Meeting date and time	A public information meeting (PIM) was held on January 19, 2021 beginning at 6 p.m. The meeting was broadcast live on the Municipal Facebook page.
Attending	In attendance: One (1) Councillor: Councillor Murphy Mayor Zebian CAO Phillips Planner Shah Planner Poirier Chris Markides (Applicant's Planner) Jim Davidson (Resident) As this meeting was held virtually other members of the public viewed the meeting on facebook.
Applicant Overview	Planner Shah outlined the request from Brison Development Limited to permit two, three, and four-unit dwellings on four (4) properties in Falmouth. Note: On February 23, 2021 the applicant withdrew their request for three and four-unit dwellings and asked to proceed with an application for two-unit dwellings. An additional Public Information Meeting is not necessary as two-unit dwellings were discussed at this February 19, 2021 PIM
File Number	19-15 A
Comments	Comments from the public could be submitted by mail, e-mail, telephone or dropped-off at the Municipal Office to Planner Shah. Twenty written comments, five (5) facebook comments and four (4) verbal comments were received from the public. Emails and letters are attached. Staff responses are included in purple. Questions from the public included: • will there be public park space? • yes, the Subdivision By-law requires a parkland contribution and the applicant has indicated in the concept plan they intend to provide land for the parkland contribution.

	• why will the parkland only be developed at the end of the process? • the Municipality entered parkland agreements with the developer in 2011 and 2012 which enable the developer to provide the parkland to the Municipality after the final plan of subdivision has been approved. • what is the planning recommendation based on? • it's based on the policies set by Council. Planners work with Council to develop the policies but ultimately Council determines what criteria will be used to evaluate applications and planners can only assess an application for development agreements based on the criteria. • what is the policy document that governs the public consultation process? • the Public Participation Policy and the Municipal Government Act. • how is feedback used? • feedback received is shared with the Planning Advisory Committee in the Public Information Meeting Notes. • given the stormwater issues in the past could the notification area be expanded beyond 500 ft. to include residents along Elderkin Creek Drainage System? • Council sets the notification area in the West Hants Land Use By-law and staff do not extend that area without Council permission. • has the planning department done an assessment of the current and future water, sewer, storm drainage, and traffic needs? • water, sewer, storm drainage and traffic capabilities are considered during the staff review as Council has set specific criteria related to these issues. Comments on these issues are requested from the Public Works Department and Department of Transportation and Infrastructure Renewal. • will cable and electrical services be above or below ground? • the municipality does not regulate cable and electrical services. • have schools, fire protection, policing, and hospitals been considered? • there are criteria related to schools and fire protection which are addressed in the staff

	review. Comments on these issues are requested from the Valley Regional Education Centre and the fire chief for the area concerned. There are no criteria related to policing or hospital capability. • why are eight (8) semi-detached dwellings permitted in the existing development? • there is an existing development agreement which permits eight (8) semi-detached dwellings. This was approved by Council on September 12, 2005 • are there housing plans for the entire community? • there are specific policies and designations for housing in the Falmouth Growth Centre in the Municipal Planning Strategy. • are two, three, and four-unit dwellings permitted in all phases? • the applicant has withdrawn their request for three and four-unit dwellings. Only single and two-unit dwellings are permitted in all phases as now requested and drafted in the agreement. • will there be rental units within this development? • the Municipality does not regulate ownership type. • how can the Municipality consider the application if the lot layouts and exact number of two-unit dwellings proposed are not outlined in Phase 3? • the lot requirements and percentage of single unit dwellings required are outlined in the text of the development agreement. This is similar to zoning requirements in the Land Use By-law. The maximum number of units is in the concept plan for Phase 3. • why is landscaping and buffering not required between the new development and existing developed properties? • staff considered landscaping and buffering requirements based on potential land use conflicts. Details are outlined in the recommendation report. • one resident had many specific questions related to flooding and water servicing that have been directly addressed by the Director

	of Public Works. Both questions and responses are attached. Discussion points included: • general opposition to multi-unit dwellings (two, three, and four-units) as this could impact property values • many residents expected the remainder of the development to be single-unit dwellings based on advertisements for the development and the covenants that apply to properties on Clover Lane and did not appreciate a change to the development plan • some residents felt multi-units would not fit with the current development pattern in Falmouth and this application would encourage more suburban style development similar to Sackville • many residents felt multi-units would increase traffic in the area and could increase water bills to service the new development • some owners of lands nearby the development, and outside the area of the development agreement, fronting on Clover Lane, with an easement for municipal services have concerns about the developers plans to use the easement as a pedestrian path • many residents commented on infrastructure being installed for two-unit dwellings before Council approved the application and felt the decision had already been made • some residents felt semi-detached dwellings have a negative connotation even if high quality finishes are used • general opposition to rental units was expressed by some residents • other residents mentioned not being opposed to semi detached dwellings if built well and if they have character • a few residents raised concerns about the parkland site outlined in the concept plan as they felt it is not suitable due to the slope/steepness of the site • some residents felt the development should not be considered unless all lot layouts are included in the concept plan • parking was raised as a concern by some who felt visitor parking requirements would be beneficial

	• one resident felt the percent of single unit dwellings required in the policy was not sufficient and suggested a 60/40 or 50/50 split between single unit dwellings and multi-units. The applicant stated the response from the Department of Transportation and Infrastructure Renewal on the criteria sufficiently addresses traffic concerns. The applicant has withdrawn the request for three and four-unit dwellings which addresses many of the concerns raised.
Adjournment	The presentation portion of the PIM ended at 6:17 p.m.; comments could be submitted by the public by mail, e-mail, telephone, or dropped-off at the Municipal Office to Planner Shah until February 9, 2021 due to snow closures on February 8, 2021.

February 5, 2021

Saira Shah
Planner
West Hants Regional Municipality
P.O. Box 3000, 76 Morrison Drive
Windsor, N. S.
B0N 2T0

Subject: Regarding Public Meeting As of January 19, 2021

I am a resident of Falmouth and choose this area to live and bring up my family because of the country setting and the tranquil atmosphere in the community. I now have a few concerns regarding the Meadows Sub Division proposal as I think this could set an undesirable precedent for development in all of Falmouth.

1) I am greatly concerned about the multi family housing that will put a great demand on our water and sewage services. If the additional housing causes upgrades to the system I assume that all tax payers will be responsible for the costs. The increases to our water bills since amalgamation are UNBELIEVABLE therefore one cannot imagine what the taxes will be. It is my understanding that Falmouth is zoned R1 and not for multi homes such as 2, 3 and 4 unit buildings.

2) Falmouth Elementary School is now at it's capacity, with numerous portables, and how will additional students be handled?

3) Property on Falmouth Dyke Road is owned by the same developer and I have concerns as to how this will be developed and the congestion that Dyke Road will be faced with. The country setting will soon disappear and be less appealing to future buyers.

I feel the development in Falmouth will be far less appealing if this type of housing becomes dominant in our area.

Sincerely,

Derek Fleming
417 Falmouth Back Road
Falmouth, N.S.

c.c. Richard Murphy

Questions from Lee Chalmers (Falmouth resident) in response to proposed Development Agreement for the Meadows Phase 2 Development

Thank you for the opportunity to submit questions regarding the Meadows Development Agreement. I have identified four areas where I have questions (the number/configuration of dwelling units in the proposed development, stormwater management, capacity of the sewer system, and capacity of the water system). My questions pertaining to each area appear below, prefaced in each case by some background notes.

In your response, I would very much appreciate receiving the details of the specific data you have that address my questions.

Number/Configuration of Dwelling Units

The public information meeting of January 19, 2021, indicated that Brison Developments Ltd. had applied for a development agreement in December 2019 to permit two-unit residential development in Falmouth and had requested in December 2020 that this be extended to include three- and four-unit dwellings. At this meeting, Chris Markides, from ZZap (Zwicker, Zareski Architecture and Planning), presented a site plan for the Meadows, and the public were invited to submit comments and questions regarding this proposal.

Unfortunately, the site plan presented pertained only to single and two-unit residential development. No information has been provided to date about what is being proposed in terms of three- and four-unit residential development on the Meadows site or the overall configuration of 1-4 unit housing. Without these details, it is difficult to comment on the merits of the proposal, for the number of possible dwelling units, by my count, could range from 83 (as proposed by the ZZap site plan[1]) to 130 (perhaps higher).[2]

[1] ZZap Site Plan: The Meadows, Version 104 (June 8, 2020). While the unit summary in the ZZap site plan identifies 10 R1 units as part of Phase 2B, the site map identifies 11 units, suggesting a total of 83. The lot on the corner of Falmouth Back Road and Clover Lane may account for the discrepancy. A copy of the site plan has been appended for convenience.

[2] Policy 5.4 of the *Municipality of the District of West Hants Municipal Planning Strategy* pertains to residential policies for Falmouth Growth Centre. Policy 5.4.4(d) requires that the gross density of a development not exceed 4.5 dwelling units an acre. Applying this requirement to Phases 1 and 2 (totaling 29 acres according to the ZZap site map) indicates 130 would be the maximum number of units allowed (29 acres X 4.5 dwellings/acre = 130.5). If the parkland acreage is added to the calculations at this point in the development, the total acreage would be 33.8 and the maximum number of units would increase to 152.1. Policy 5.4.4(a)(i) stipulates "a minimum of 30 percent of the total number of dwelling units shall be single unit dwellings." Allowing Phase 1 housing to count towards this requirement, Phase 1 and 2 of the proposed development allow for 39 single-unit homes (21 at Phase 1 (Clover Lane), 7 at Phase 2a (Clover Lane Extension) and 11 at Phase 2b (ten at circle end of Thistle St and one at corner of Clover Lane and Falmouth Back Road)). Applying the 30% requirement to 39 single-unit homes yields 130 as the maximum number of dwelling units. Increasing the number of single-unit homes in the design would change this figure.

Both the ZZap site plan and the Valley Garden Homes' map of the Meadows site indicate that Phases 1 and 2 of the Meadows Development combined have 104 lots.[3] The ZZap site plan map indicates a total of 39 single-unit dwellings and 18 two-unit dwellings each straddling two lots (for a total of 36). Assuming 130 is the maximum number of dwelling units allowed, this leaves 55 dwelling units to spread out over the remaining 29 lots using some configuration of 1-4 unit dwellings. Compared to having single-unit housing on each of these final lots (104 units on 104 lots), including some configuration of 2-4 unit dwellings to achieve 130 total units represents an increase of 26 units. Similarly, assuming an average household size of 2.5 individuals[4], shifting from single-unit residential to multiple-unit residential for Phase 2 of the Meadows Development would increase the anticipated population growth from a gain of 260 new residents to 325. By my calculations then (assuming a maximum of 130 dwelling units), the number of households/residents would increase by 25% with a shift from single-unit dwellings to allowing some multiple-unit dwellings.

The total number of units/households has implications for sewer and water capacity (in terms of the number of residents requiring service) and for stormwater management (e.g., in terms of the amount of impervious surface the development generates).

Question:

1. Can a site plan that details the total number of dwelling units and the intended mix of 1/2/3/4-unit housing for Phase 2 of the Meadows development (and as generally described in Policy 5.4.4(i) of the Municipal Planning Strategy) be provided to the public for comments/questions (as part of this public engagement process)?

Stormwater Management

I am encouraged to see that some Low Impact Development (LID) mechanisms (gravel swales with perforated pipes) have been incorporated in the stormwater management design for this phase of the Meadows development. I understand, from DesignPoint Engineering and Surveying, that the area draining from the Brison lands to the Shetland Rd Pond is being reduced from approximately 15.3 acres to 12.3 acres with this development, with most of the area for this development draining to the (new) stormwater management pond on Thistle Street. This would appear to bode well for ensuring post-development flows do not exceed pre-development flows at both the Shetland Rd Pond and the culvert across from it that goes under the Dyke Rd (and on to the Elderkin Creek Drainage System via the Connector Ditch).

---

[3] I have referred to The Valley Garden Homes' map of the Meadows site as I found it offers a clearer (though somewhat different) picture of the type of housing envisioned for particular lots (retrieved February 7, 2021 from https://valleygardenhomes.ca/the-meadows/). The count of 104 lots is based on the Phase 1 and 2 boundaries indicated on the ZZap site plan map. A copy of the Valley Garden Homes' map is appended for convenience.

[4] Based on 2016 census information for Falmouth (https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=DPL&Code1=120016&Geo2=PR&Code2=01&Data=Count&SearchText=Falmouth&SearchType=Begins&SearchPR=01&B1=All).

However, I do have some outstanding concerns in this regard. The July 16, 2020 issue (#4) of the Meadows Phase 2 Storm Drainage Environmental Protection Plan (DesignPoint Engineering & Surveying) indicates that post-development flows are expected to be less than pre-development flows for one in 10/25/50/100 year storm events for all four locations examined at the development site.[5] However, post-development flows are expected to exceed pre-development flows at 3 locations on the development site by .02-.19 cfs for a once in 5 year storm event. Comparable data for the Shetland Rd pond outlet and Dyke Rd culvert outlet locations were not presented, but history suggests that monitoring these locations as development proceeds would be prudent.

Testimony presented at the 2006 preliminary hearing of the Brison appeal[6] indicated that construction of the stormwater system for the Meadows at Shetland Road Development did not follow engineering plans. Revised assessments of pre-and post-development flows were included in the testimony, indicating that, using as built survey elevations, "a storm that occurs once in two years would generate 50% more stormwater flowing into the Dyke Road culvert post-development storm than pre-development" and that, after full construction of the system, post-development stormwater flows would exceed pre-development flows into the Dyke Road culvert by 128% for one in two year storms and 10% for once in five year storms (section 153). It is not clear whether steps were taken to bring these post-development flows back to pre-development flow levels. In any event, the revised assessments appear to point to the 1 in 2 and 1 in 5 year storm events as problematic for achieving a balance between pre- and post-development flows. The data provided by DesignPoint on the Meadows Phase 2 development indicate that, as noted above, post-development flows are expected to exceed (albeit modestly) pre-development flows for once in 5 year storms. The data presented in the 2006 testimony suggest that post-development flows are expected to exceed pre-development flows at the Dyke Rd culvert by a more substantial amount for once in 2 year storms. This would mean more stormwater flowing into the Connector Ditch and Gabriel Rd Properties Ditch and a greater risk of flooding for the adjacent properties along the Dyke Rd and Gabriel Rd. Unfortunately, no data on once in 2 year storms were included in DesignPoint's July 16, 2020 issue of the Meadows Phase 2 Storm Drainage Environmental Protection Plan, and again, no pre-/post-development flow data for any storm events were provided for the Shetland Rd Pond/Dyke Rd culvert locations.

Questions:

1. Are there data available that address the question whether the proposed Meadows Phase 2 Development, as configured under the most recent ZZap site plan, is expected to increase flooding risk (as indicated by post-development flows exceeding pre-development flows) for properties on the East side of Falmouth Dyke Rd (where stormwater from the Shetland Rd

[5] Drawing is appended for convenience.

[6] Brison, Re, 2006 NSUARB 113 (CanLII), <http://canlii.ca/t/1pxbm>, retrieved on 2020-10-09

pond enters the Elderkin Creek Drainage System through the Dyke Rd Culvert and Connector Ditch), including for one in 2 and one in 5 year storm events?

2. Given the deviations from engineering plans that occurred during construction of the Meadows at Shetland Road stormwater management system in 2005-2006, are mechanisms (e.g., third-party certified construction review) in place to ensure that the stormwater management system for the current phase is constructed according to plan and that post-development flow targets will be met?
3. We learned at the January 19th Public Information Meeting that Brison Developments requested on December 11/2020 that the 2019 application for a Development Agreement to permit two-unit residential development as part of Meadows Phase 2 be expanded to consider three- and four-unit dwellings as well. As such a change is likely to hold implications for stormwater management (e.g., with an increase in impervious surfaces, like roofs), there would seem to be a need to reassess the Storm Drainage Environmental Protection Plan developed by DesignPoint (and dated July 16/2020) to consider possible impacts on post-development flows. I recognize such a reassessment may need to await a final determination of how many of each size of dwelling (1-, 2-, 3-, and 4-units) would be built, but has this reassessment been conducted, and can the results be shared once they are available?
4. Who is assuming responsibility for pond maintenance (and its associated costs)?

Sewer Capacity

First, some data that inform the issue of sewer capacity:

- The Municipality's website on "wastewater treatment" indicates that the Falmouth sewer treatment plant serves approximately 600 households and that it was built in 1975 and upgraded in 2009 and 2010.[7] A municipal staff person is quoted in a 2016 media report indicating that the Falmouth facility served between 500-600 homes at that time, and was processing between 400-600 cubic metres of wastewater a day, out of an approved 723.5 cubic metres a day maximum. He is also quoted as indicating an expansion to double the capacity of the Falmouth facility would cost between $600,000 - $800,000.[8]
- While the exact number of households to be added to Falmouth through Phases 1 and 2 of the Meadows Development is not yet clear, it would appear to be somewhere between 104 and 130 (though perhaps higher). This increase alone would bring the number of households relying on the sewer service to between 704-730. If 600 households have been generating a peak volume of 600 cubic metres of wastewater a day, then this addition appears set to bring the peak volume to between 704-730 cubic metres/day, a range that approaches and then exceeds the approved maximum of the

[7] Retrieved Feb. 7, 2021 from https://westhants.ca/rural-services.html.
[8] Retrieved Feb. 7, 2021 from https://www.saltwire.com/news/local/west-hants-windsor-fail-to-co-operate-on-joint-sewage-treatment-project-50284/

facility. Any increase in households from other developments in Falmouth would also need to be taken into account (as well as the potential for up to 75 additional units at Phase 3 of the Meadows Development[9]).

And two additional points:

- It has been observed by local residents that the lift station located along Highway 1 between Gabriel Road and Falmouth Dyke Road already experiences periodic problems which result in wastewater overflow being directed into the field adjacent to the station.
- In the *Municipality of the District of West Hants Planning Strategy* (p. 38), the Council at the time acknowledged the concern of some Falmouth residents about the impact multi-unit residential development could have on the community. However, they pointed out that higher density development would allow the costs of needed service upgrades to the sewage treatment facility and water utility to be shared among more users, reducing the cost to individual households.

Questions:

1. Is the capacity of the current wastewater system (lift stations, treatment plant) able to handle the wastewater flows (including peak flows) projected with the increase in households?
2. On the face of it, the idea that higher density development, like the one proposed for the Meadows, will pay for needed service upgrades suggests that the development may precede the service upgrades. What are the timelines here? The danger, if upgrading fails to precede or at least keep pace with development, is that the period between the completion of the development and then the completion of the service upgrades would be one where our sewer and water utilities would be at heightened risk of being overloaded. How is this problem going to be addressed?

Water Capacity

Background notes:

- It was noted in the *Municipality of the District of West Hants Planning Strategy* (pp. 38, 112) that the Falmouth Water Utility required updates to the dam and reservoir "if it were to meet projected demand past 2016." In 2006, the cost was estimated to be $1.5 million (p. 112).
- The Municipality of West Hants indicated in its 2019 application to the Review Board to amalgamate West Hants's 3 water utilities (section 62) that $1.5 million was included in the 2021-2022 capital budget for the Falmouth Water Utility dam improvement project.[10]

[9] Unit summary, ZZap site plan, Version 104, June 8, 2020.

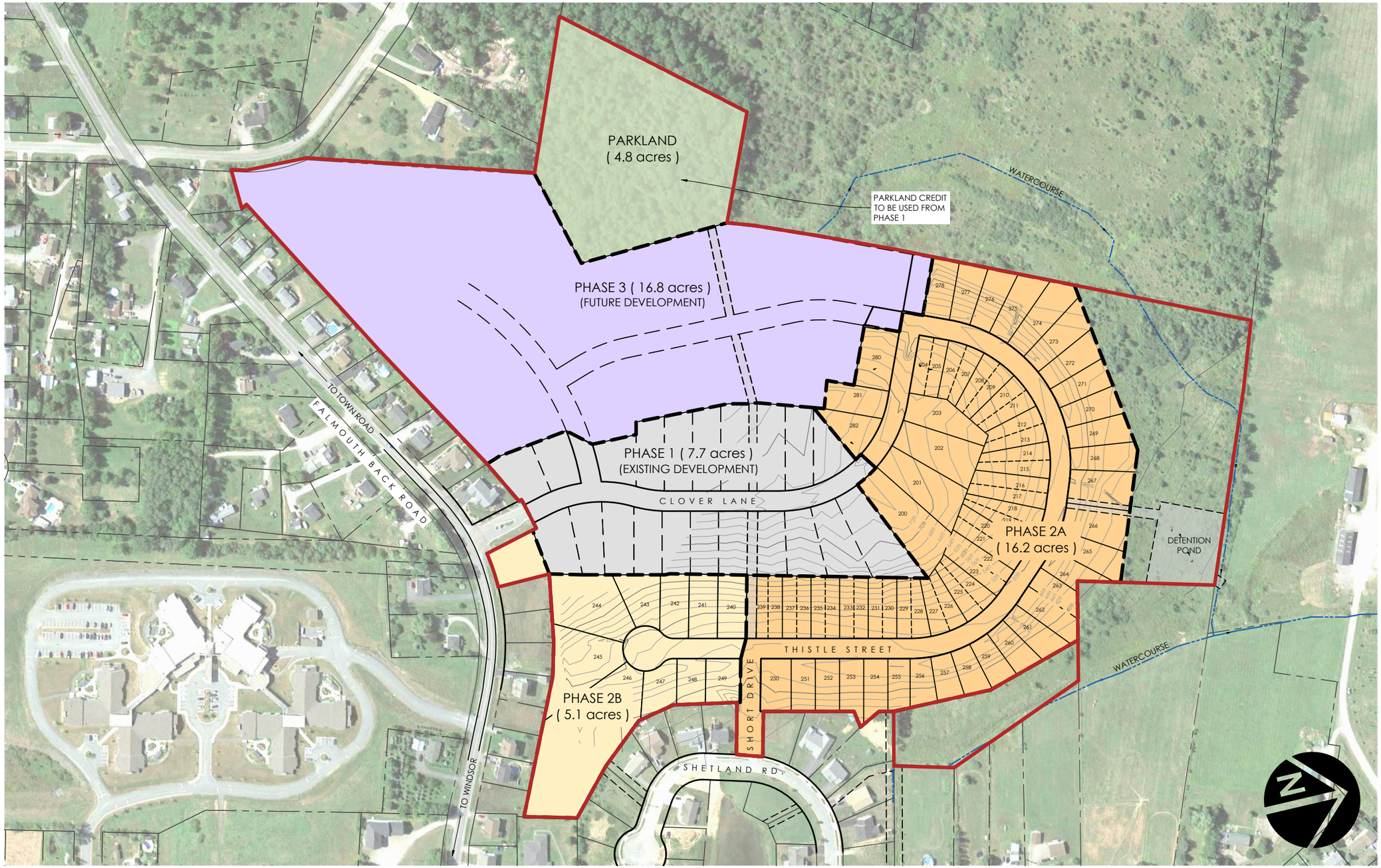
[10] Retrieved Feb. 7, 2021 from https://nsuarb.novascotia.ca/sites/default/files/M09013%20-%20Decision.pdf

- The Municipality also indicated in its 2019 application that, because of supply forecasts, the dam needed to be raised to increase the available water yield from the French Mill Brook watershed (section 62).
- In its decision on the 2019 application, the Board noted the Municipality needs to seek Board approval of the proposed capital project (section 67).
- The West Hants Regional Municipality website indicates that the French Mill Brook watershed currently supplies water to approximately 780 households in the Falmouth Growth Centre.[11]

Questions:

1. What updates (from smaller, like new hydrants, to larger, like the dam project) are currently planned for the Falmouth Water Utility and are they sufficient to meet the increased demand on water services (for residential use, fire protection, etc.) that will accompany Meadows development (with the potential for 130 new dwelling units at Phase 2 and up to 75 additional units at Phase 3 to be added to the 780 households already being supplied by the French Mill Brook watershed)?
2. What is the timeline for implementing needed updates to the utility? Will the updates be implemented on a timeline that allows the Water Utility to keep ahead of the increased demand from this residential development?
3. Have the (shorter/longer-term) impacts of the dam/reservoir project on the French Mill Brook Watershed been assessed?
4. Has the dam/reservoir project been approved?

[11] Retrieved Feb. 7, 2021 from https://www.westhants.ca/water-treatment.html. Also reported in March 2018 West Hants Planning and Development Department Background Report on Infrastructure (Report 6 of 9) (https://westhants.ca/planning/west-hants-plan-review/2018-plan-review-reports/2150-6-04-23-2018-background-report-infrastructure-pdf/file.html).



LEGEND

- Site Boundary
- Adjacent Property Boundary

UNIT SUMMARY		
	Area (acres)	Maximium Units
Phase 2A (R1)	16.2	36
Phase 2A (R2)		36
Phase 2B (R1)	5.1	10
Total	**21.3**	**82**

Phase 3 up to maximum of 75 units

SITE SUMMARY:

- Existing Zone: Multiple Residential
- Total Land Area: 56.7 acres

NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Plan based on DesignPoint Site Plan file: '14-033_Base_20200401.dwg'

SCALE:

0 15 30 75 150m

1 : 3,000 contour interval 2 feet

SHEET: 11x17

FILE: C:\Users\Ken\zzap.ca\Business Development - Documents\2020\027 Brison - Meadows\1_DWG\1_Site Plan\20-BD-027-SITE_PLAN-104.dwg

Zwicker Zareski architecture + planning
1 Canal Street, Dartmouth, NS B2Y 2W1 ZZap.ca

Site Plan : The Meadows

Falmouth, Nova Scotia

Version 104

Designer: K.WATTERS

Planner: C.MARKIDES

Date: JUNE 08, 2020

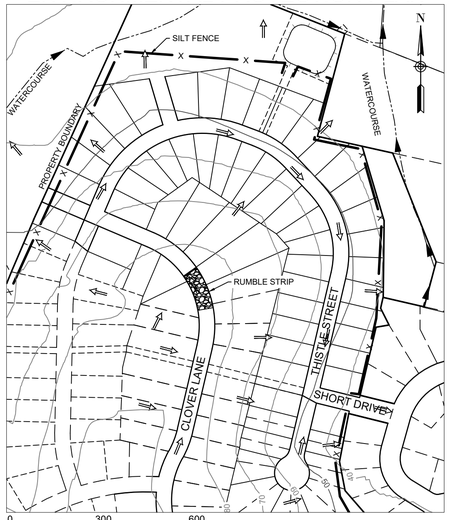


https://valleygardenhomes.ca/the-meadows/

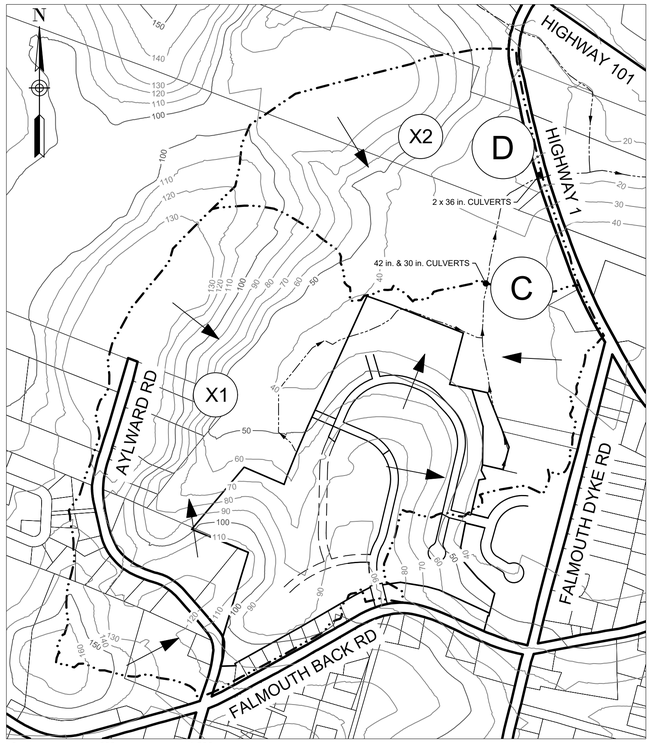
GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY NOVA SCOTIA ENVIRONMENT.
5. CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
6. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10 mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
13. SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

ENVIRONMENTAL PROTECTION PLAN



PRE-DEVELOPMENT DRAINAGE PLAN



CATCHMENT	AREA (ac) ±	CN
A1	4.75	77
A2	1.47	77
A3	1.75	77
A4	0.81	77
A5	0.83	77
A6	2.16	77
B1	2.10	77
C1	2.06	77
C2	5.48	77
C3	4.80	77
X1	152.31	63
X1A	131.85	63
X2	56.23	63

FLOWS ARE BASED ON RAINFALL DATA FROM ENVIRONMENT CANADA - KENTVILLE 24 HOUR STORM.

- 5-YEAR: 3.36 in.
- 10-YEAR: 3.84 in.
- 25-YEAR: 4.56 in.
- 50-YEAR: 5.04 in.
- 100-YEAR: 5.52 in.

APPROXIMATE POND/WATER ELEVATIONS (ft)	
BOTTOM	30.00
TOP	37.50
5-YR	32.84
10-YR	33.64
25-YR	34.34
50-YR	34.89

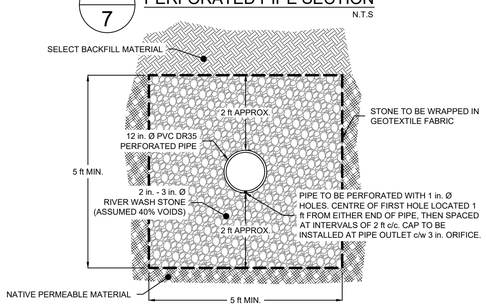
STORM	FLOW TO POINT A (cfs)		FLOW TO POINT B (cfs)		FLOW TO POINT C (cfs)		FLOW TO POINT D (cfs)	
	PRE DEVELOPMENT	POST DEVELOPMENT	PRE DEVELOPMENT	POST DEVELOPMENT	PRE DEVELOPMENT	POST DEVELOPMENT	PRE DEVELOPMENT	POST DEVELOPMENT
5-YEAR	6.20	5.83	0.87	0.89	20.01	20.18	24.64	24.83
10-YEAR	9.49	7.6	1.51	0.91	32.3	31.98	39.12	39.03
25-YEAR	14.7	10.13	2.56	0.91	52.6	52	63.07	62.68
50-YEAR	18.66	12.89	3.37	0.91	68.19	67.59	81.08	80.7
100-YEAR	22.84	16.54	4.24	0.91	84.71	83.72	99.92	99.28

MINOR PIPED STORM SYSTEM DRAINAGE ANALYSIS - SCS METHOD

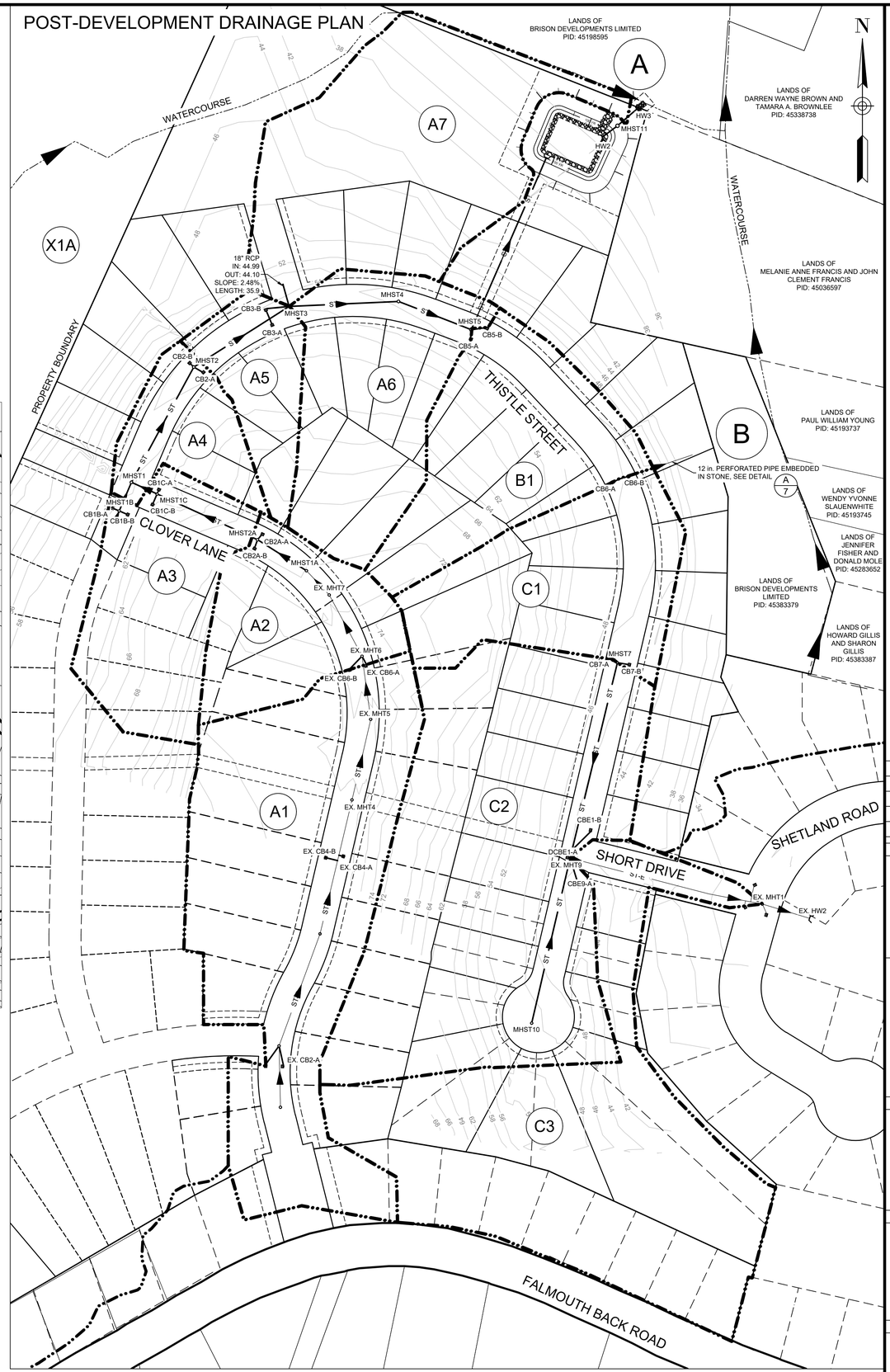
UPSTREAM MH	DOWNSTREAM MH	TRIBUTARY AREA	TRIBUTARY AREA (ac)	Qd -DESIGN FLOW (cfs)	PIPE SIZE (in.)	PIPE SLOPE (%)	Qc - PIPE CAPACITY (cfs)	Qd/Qc
EX. 7	1A	A1	4.75	8.77	18	1.50	12.90	0.68
1A	2A	A1	4.75	8.77	18	3.25	18.99	0.46
2A	1C	A1-A2	6.23	10.29	18	4.00	21.06	0.49
1C	1	A1-A2	6.23	10.29	18	4.16	21.48	0.48
1B	1	A3	1.75	3.03	18	2.50	16.65	0.18
1	2	A1-A3	7.98	12.63	21	0.70	13.29	0.95
2	3	A1-A4	8.78	14.02	24	0.70	18.98	0.74
3	4	A1-A5	9.61	15.36	24	0.80	20.29	0.76
4	5	A1-A5	9.61	15.36	24	1.00	22.68	0.68
5	OUTFALL	A1-A6	11.77	18.77	30	0.75	35.62	0.53
CB6-B	OUTFALL	B1	2.10	3.12	12	5.00	10.38	0.30
7	EX. 9	C1	2.06	3.83	15	1.10	6.79	0.56
EX. 9	EX. 1	C1-C2	7.54	13.83	24	0.75	19.64	0.70
EX. 1	OUTFALL	C1-C3	12.34	22.55	30	0.50	29.08	0.78

A/7 PERFORATED PIPE SECTION

N.T.S



POST-DEVELOPMENT DRAINAGE PLAN



PRE-DEVELOPMENT DRAINAGE BOUNDARY

POST-DEVELOPMENT DRAINAGE BOUNDARY

STORM SEWER

PRECAST HEADWALL

A1 TRIBUTARY AREA ID

SILT FENCE

MAJOR DRAINAGE ROUTE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
4	JUL. 16, 2020	PERFORATED PIPE ADDED
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
DATE JUL. 16, 2020
Glen woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

STORM DRAINAGE / ENVIRONMENTAL PROTECTION PLAN

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	7 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	AS NOTED	14-033CBase.dwg	

Todd Richard, Director of Public Works, Response to Lee Chambers Questions on February 23, 2021

1. Is there data available that addresess the question whether the proposed Meadows Phase 2 Development, as configured under the most recent ZZap site plan, is expected to increase flooding risk (as indicated by post-development flows exceeding pre-development flows) for properties on the East side of Falmouth Dyke Rd (where stormwater from the Shetland Rd pond enters the Elderkin Creek Drainage System through the Dyke Rd Culvert and Connector Ditch), including for one in 2 and one in 5 year storm events? (may be a question for Design Point, let me know and I can pass it along?)

Response: The Shetland stormwater pond was originally designed to accept stormwater water from part of the phase 2 Meadows lands and the pre/post balancing will take place in both the new and existing ponds. The designers of the Shetland Road project provided a 30" storm pipe to accommodate stormwater from the Meadows Phase 2 project. This connection has been made and the post development flow from the phase 2 Meadows land to this 30" pipe is approximately 23 cfs., while the pipe capacity is approx.. 29cfs. All indications are that less water will be released East of the Dyke Road.

2. On the face of it, the idea that higher density development, like the one proposed for the Meadows, will pay for needed service upgrades suggests that the development may precede the service upgrades. What are the timelines here? The danger, if upgrading fails to precede or at least keep pace with development, is that the period between the completion of the development and then the completion of the service upgrades would be one where our sewer and water utilities would be at heightened risk of being overloaded. How is this problem going to be addressed?

Response: All service upgrades for the proposed development itself are the responsibility of the developer. As development is being reviewed by the municipality the capacity of water and sewer systems is always a factor and consideration before approval is given. It has been determined that the existing potable water and sanitary sewer systems have adequate capacity to support this project.

3. What updates (from smaller, like new hydrants, to larger, like the dam project) are currently planned for the Falmouth Water Utility and are they sufficient to meet the increased demand on water services (for residential use, fire protection, etc.) that will accompany Meadows development (with the potential for 130 new dwelling units at Phase 2 and up to 75 additional units at Phase 3 to be added to the 780 households already being supplied by the French Mill Brook watershed)?

Response: Future water and sewer upgrades, replacements and any required expansions due to increased demand are part of our long term planning and water system assessments. We also operate and maintain our water systems to reduce water leakage and promote water conservation to help off-set costly capital projects. We have been successful in doing this through pressure management, leak detection / repair. Our current average daily usage is approximately 40% of the design capacity of the Falmouth WTP and approximately 67% design capacity for the Falmouth Wastewater Treatment Facility. The wastewater treatment facility in Falmouth received upgrades (phase 2) several years ago. Part of the design allowed for a phase 3 to be added for future growth and capacity if and when required.

4. What is the timeline for implementing needed updates to the utility? Will the updates be implemented on a timeline that allows the Water Utility to keep ahead of the increased demand from this residential development?

Response: Required upgrades for the water utility infrastructure are identified in our 5 year capital budget. We are currently working with professional consultants on reviewing all options for future growth in the service areas and with a regional approach. Consolidation has allowed us to take a more system wide approach and we are currently exploring the feasibility of connecting water systems that are currently independent to increase redundancy, capacity and resiliency.

5. Have the (shorter/longer-term) impacts of the dam/reservoir project on the French Mill Brook Watershed been assessed?

Response: As noted above this assessment in being reviewed / studied on a regional approach. Future water yield requirements for all systems will be part of this review.

6. Has the dam/reservoir project been approved?

Response: Due to ongoing water loss prevention and conservation efforts we have been able to reduce water demand, extending the time until dam upgrades are required. This item is identified in our capital budget for future years, if and when required.

February 5, 2021

Saira Shah
Planner
West Hants Regional Municipality
P.O. Box 3000, 76 Morrison Drive
Windsor, N.S. B0N 2T0

Subject: Public Meeting January 19, 2021 Regarding Phase (2A) (2B) & (3) Meadows Subdivision

Please Consider this letter as a response from a concerned citizen who owns property under construction at (Lot 101) #11 Clover Lane in the Meadows Subdivision.

We found the presentation to be less than transparent with what exactly is proposed for this Development Agreement Request. We believe that all the specifics of Phase 2A, Phase 2B and Phase 3 should be included in this agreement, i.e. all lots drawn in and type of homes with pictures included. It is apparent that the Development Agreement signed on September 27, 2007 regarding PID 45371887 was not adhered too and was extended. The developer is now trying to grandfather this agreement into Phase 2A but not at the agreed upon 8 two unit semi detached dwelling limit. He has expanded the original agreement of 8 two unit dwelling units to 18 units. That is more than double what was proposed and agreed to on September 27, 2007. This 2021 proposed development agreement does not include landscaping and buffering to screen views of this part of the development from existing developed properties.

We believe that Falmouth is the cash cow of the new municipality and that your current planning policy guidelines will not serve the Municipality well in the future. The single dwelling units in a development should be be at least 60% not 30% of any new development and two unit semi detach buildings should be at least 3500 sq. ft. per unit not 2100 sq. ft. A change like that will make it in line with existing developed properties by reducing the dense row of houses and provide more greenery and trees.

We believe the developer should provide accurate details on the map they presented at the meeting. At one time walking access may have been accurate but now it is not accurate. Lots have been changed on the lot side of Clover Lane to eliminate that access, i.e. the Ford property and the one adjacent to it have eliminated that access. The lots in Shetland Road are supposed to be single dwelling but there is a semi detached two unit building as you approach the cul de sac. How did this get approved?? Or is it a legitimate nanny unit??

We are concerned about the current planning policy that allows parkland dedication to wait until the approval of the final plan of the subdivision. This green space should be established with each phase of the subdivision. People should not have to wait 10-20 years for it to be provided if at all. The idea that a developer can do all this construction and then deed over unsuitable land for parkland at the end of the development or just pay cash and not provide any recreation or parkland is definitely not in the interest of the people living in he subdivision or near by. Green space should not be for sale. That is a cash grab for general recreation funds.

With multiple dwelling units comes a higher density of homes, people and vehicle traffic. It will be unsafe for children to play on the street or for senior citizens to go for a walk. We should have walking trails built to facilitate usage for both children and seniors. We should have play ground facilities for recreation now not many years later or not at all.

Why not designate a smaller area in Phase 2B, Phase 2A and Phase 3. A great place would be near the pond in Phase 3 near Alyward Road. Children currently play hockey on the pond. We could have a walking trail and benches. The pond could be enhanced to allow and encourage wild life and be useful year round. The parkland already designated is too steep and difficult to develop as is and comes way too late in the development.

Why are there no parking places for visitors and extra cars associated with the higher density two unit dwellings? Where will visitors and extra cars park? How will snow plowing be affected by this oversight?

If Falmouth is a designated growth area for the municipality why not make it mandatory to have Falmouth Councillors on the Planning Committee?

We think if this plan goes forward as presented and as per the current Planning Policy; people who are attracted to the area which is primarily single unit living with green space, trees and good views will change their mind on moving to Falmouth and go elsewhere. A more enlightened approach would keep density lower, traffic flow lower and enhance the recreation and green spaces of subdivision development.

A reference was made with respect to the Crossings as an example of what to expect in Phase 2A. That development is very dense. There is row upon row of houses all similar in appearance. There are no green spaces. The views for the single unit homes are looking directly down on a well laid out but a very dense trailer court development. How does this protect property values and allow for the continuation of a complimentary and consistent pattern of development.

How does a higher density of homes impact the current sewer and water infrastructure? How fast do we have to plan and pay for additional facilities that all of us will be responsible for? Does it affect traffic patterns and school capabilities, etc?

How do we prevent the slippery slope when dealing with developers? They just give you alittle information and then continue to apply for changes even in the same development.

No one in Phase 1 of the Meadows was made aware that the plans for the subdivision were going to change to a higher density. If we had a plan like the one shown on the billboard near the Clover Lane entrance that shows what the developer envisions for all phases 1,2A,2B and 3 at least people could make an informed decision when making one of the largest purchases of their life.

In closing, please consider a lower density of development in Phase 2A, Phase 2B and Phase 3 now. Provide green spaces at the beginning of a development not at the end. Avoid 3 and 4 unit options at all cost. Ensure that any development agreements outline the entire picture of the development at the beginning and include details of the phases so that people can make an informed decision when considering the purchase of a lot or home.

If this comes to a vote, even a tie breaking vote, I hope any Councillor or Mayor would excuse themselves from any plan or developer that may present a real or perceived conflict of interest.

Sincerely,

Jim Davidson Zel Davidson 902-798-7844

cc: Richard Murphy

Dianne Parker
59 Clover Lane
Falmouth, NS
B0P 1L0

RECEIVED
FEB 0 9 2021

February 7, 2021

Saira Shah
West Hants Regional Municipality
76 Morison Drive, PO Box 3000
Windsor, NS
B0N 2T0

Dear Saira,

My name is Dianne Parker and I am a resident of the Meadows Subdivision. I am writing in regard to the proposed development of two, three, and four unit residential houses in the Meadows Subdivision.

I am disappointed to say the least. When I purchased my lot in January 2016, I was under the impression the lots in the subdivision were for single-family homes only. If this proposal moves forward, will these multi-unit residential homes be of comparable value to the homes already built and have similar covenants? I am genuinely concerned these multi-unit homes will severely impact the sale of single-family lots on the street as well as the home value of current single-family homes built in the subdivision.

I personally know of two retired couples, moving here from other counties in Nova Scotia, who are considering buying a lot in the Meadows Subdivision. However, one of these families has expressed to me they will be reconsidering these plans as a result of the multi-unit proposal.

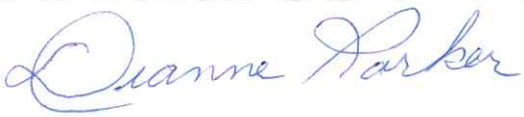
I have been informed that the ratio of multi-unit homes to single family homes, if the proposal moves forward, will be 70% to 30%. What is the reasoning for such a high percentage of multi-unit homes to single family homes? In my opinion, such an unbalanced ratio will make the area and the Meadows Subdivision much less appealing to potential single-family home buyers. If multi-unit homes are built in the Meadows, I believe a more equal ratio such as 50/50 or 60/40 would be more appropriate and be less likely to drive away potential single-family home buyers.

I am also concerned about the parking problems that could arise if this proposal goes forward. Will these multi units share a driveway, or will they each have their own? Extra cars parking on the street can create major safety issues, especially during the winter.

Further, green spaces play a major role in a development of this size. Grass, trees, benches and parks are key for such a family-oriented subdivision and would add great value to this community. It would be great to see a green space developed in the near future, hopefully during this upcoming summer. Are there any plans regarding the development of green spaces within the Meadows Subdivision?

Thank you for taking time to consider my questions and concerns. The decisions made with regards to the development of the Meadows Subdivision will have a vast impact on the sales of lots and future development in Falmouth. The decisions made with respect to this proposal are critical to attracting future buyers or turning them away. I look forward to your response.

Sincerely,



Dianne Parker
902-798-0020

Public Email Responses Submitted for the Meadows PIM

Erin Fitgerald January 12, 2021

Looking to submit a question for the Meadows development meeting next Tuesday.

Q: Will the planned development include a public park space for the children living in the area? Will there be trails?

Thanks!

Amy MacIntyre January 18, 2021

Hi Saira,

I live on Clover Lane and I am concerned with the development proposal I received in the mail. We chose to build in this subdivision because it was supposed to be single family dwellings. Not only will this affect our property values, but it will alter the look and feel of our community. Our street has several young families and having 2,3, and 4 unit dwellings will greatly increase traffic on what is currently not a very busy street. We were expected to follow the covenants of the subdivision when we built and therefore I would expect the developer to return the curtesy of developing his subdivision as originally planned.

Thanks,

Amy MacIntyre

Amy MacIntyre January 19, 2021

Hi Saira,

I'd like to offer additional comments after watching that presentation. The person that represented Brison Developments was not prepared and could not answer important questions such as whether lots would be for sale or if similar covenants to clover lane would be enforced. This was very disappointing.

I can also say that not one person on my street that I have spoken to was under the impression when they built here that this was the plan for the rest of the development. The development sign that faced the back rd always showed further development behind both sides of Clover Lane and it was implied that the entire development was to be held to the same as Clover Lane (i.e. Single family dwelling with the same covenants. This was very misleading by the developer.

Thanks,

Amy MacIntyre

Bill Preston January 21, 2021

Hi Saira,,

I understand that the Meadow development may consist of maybe 3 phases 2, 2b and future phase 3. Where can I find information on those?

Best regards, Bill

Lee Chambers January 22, 2021

Good morning Saira,

Thank you so much for your email earlier this week. I would very much appreciate being added to your email-list for those who wish to be kept informed about this application.

I will be submitting some questions prior to the Feb. 8 deadline regarding the application. However, I have a few questions about the public consultation process itself that I hope you can help me with.

1. Can you direct me to the policy document that governs the public consultation process for municipal decisions like this one?

2. Looking at the overview of the process you provided, am I correct that there are two public hearings, one prior to the Council meeting (tentatively) scheduled for March 23 and a second prior to the second reading (Apr. 27)?

3. You mentioned notices are placed in the local paper. I have lived in Falmouth for over a year and a half, so I'm a bit embarrassed to say I don't know the name of the local paper or where to find it. So, a similar request, would you direct me to this source?

4. How do members of the public receive answers to the questions they submit? Is there an opportunity for follow-up questions, in response to the answers given? Are all of the questions submitted and answers provided included in the relevant PAC meeting package posted online?

5. Given possible implications for stormwater and sewer, it strikes me that it would make sense to extend notification beyond 500 feet to include, at least, residents of properties along the sewer line and Elderkin Creek Drainage System. Would this be possible?

Thanks so much. Hope you have a nice weekend.

Cheers, Lee C.

Jill Ford January 26, 2021

Re property at 39 Clover Lane(lot 107)

Property owners Jill and Bob Ford

Re the meeting on Jan 19,2021

Showing on the revised Developers plan

For rezoning there is an easement for a right of way between lot 107 and 108.

We do not have this easement in our deed or part of our plot plan!

Can you contact the Developer and get a clarification on this and get back to us!

Thanking you!

Jill and Bob Ford

Stephane Richer January 24, 2021

Hi Saira.

My name is Stephane Richer and I live at 12 Clover Lane, Falmouth. We spoke on Monday,18 January about the proposed change to the zoning of Meadows Development; PID 45371879, 45383370, 45371887 and 45383957. I am writing this email to record my objection to the proposed zoning change.

When I purchased my home two years ago, I checked the zoning for the area and the covenants for Meadows Development and there was no mention of multi units homes allowed in the area. I am opposed to the change because I need to protect my investment as multi-unit homes will devalue my property. Like it or not, semi detached homes have a negative connotation no matter how upscale they are.

The presentation on Jan 19th mentioned that the Southern section of PID 45371887 would accommodate single detached homes but I walked the area and there are already two water lines going to each lot thus confirming semi detached will be built there. I find this somewhat presumptuous of the builder after spending all this money to assume that the zoning will change in his favor. Or maybe I am too naïve and it's already a done deal.

If the zoning changes, I will probably sell my home and move to another area.

Thanks

Jill Ford January 29, 2021

Hi Saira!

We are the Fords, Jill and Bob at 39 Clover Lane -When we bought here 2 years ago we were not told of the preposed rezoning from R1 to R2 -We are concerned for our property value and a congested area as well as the additional concerns below!

-Our cable and Electrical services are underground, in the new proposal all the services would be above ground -Also concerned about the water and sewer services and storm water drainage being inadequate, can the developer Elaborate further on these?

-With the additional multi units there would be a strain on schools, fireprotection, policeing and hospitals, can this be addresed!

-Also with the new proposal for rezoning The streets would be congested with additional traffic and parking as well as heavy equipment making it dangerous for children playing -Water drainage and soil stability may also Be an issue. Can you elaborate more on how this would affect the area with additional housing?

Re Phase 2A

-can we get a clarification of the proposed grandfathered 8 multi units in this phase?

Also can we see what housing plans are proposed for this area?

Also are these units 2,3 or 4 units?

Also would these be rentals? If so this would have an affect on property values The increase in population from 18 single family homes to 36 multi units would again be a concern as above

Phase 2B

-can the developer clarify the lots for this phase .Are they single or multi units?

Phase 3

-Again with an R2 zoning what type of units would be proposed for this phase?

-How can a zoning be changed without seeing the division of lots and what type of housing units to be built?

-our concerns re water pressure as well as a strain on all services in the community will be affected by an increase in population

Parkland

-Greenspace is very important to us as well -Looking at the proposed space we find it is located on a hill and wouldn't be a good space for children and seniors -Also why couldn't the Park space be built now rather than later?

Hopefully our questions will be answered at the next virtual meeting!

Thanking you!

Jill and Bob Ford

Steve and Joy Allen February 2, 2021

Feb 2,2020

Saira Shah

Planner, West Hants Reg. Mun.

I am writing regarding the letter I received and the virtual meeting held January 19th 2020. Regarding the Meadows Developement. My wife and I build a new home at 202 Falmouth Back Road in 2011.

It is my understanding that all of Falmouth for residential is zoned R1 , single Unit Residential.

When we built our home on the corner of Clover Lane and Falmouth Back Road we expected that the development and the future development of clover lane would remain zoned R1 with single residential homes. Everyone I have spoke to on Clover Lane , including the owners of 2 new expensive homes under construction assumed the same thing and are quite upset that the municipality may allow 2,3 and 4 unit residential units. During the virtual meeting a representative from the developer said that these unit could become rental units if there was a demand for them. I think it is hard for anyone to argue that this would take away current homes build in the development.

It is one thing if the Municipality decides to start zoning some developments in Falmouth R2,3 and 4, but a totally do not think it is fair the current land owners in the development to have rezoning or development agreement done in the middle of the project.

Regards

Stephen & Joy Allen

Barry Moore February 5, 2021

Hi Saira,

As a property owner adjacent the proposed development I viewed the information session held online on the 19th January. I added a few comments at the time of the meeting however I would like to provide the following comments and concerns:

a. I would like to comment that I have an issue with the rapid growth and the transformation of the rural Falmouth area into a mass of duplex, triplex homes. I feel that it is out of character with the rural area and is disrespectful to those residents that have lived here for a long time or moved here to enjoy the rural nature. Furthermore if this proposal is allowed to proceed then it sets a precedent that other developers will want to exploit and in 10 years the large rural areas will look like a suburb of Sackville.

b. I would like to comment that the proposed deeding of up to 4 acres of land on this development to the Municipality as green space is not of much use to the other residents of Falmouth. It is contained within the development and is hemmed in by other private properties such that access would be limited.

c. I would like it to be clearly presented to the residents of Falmouth how many additional homes all phases of this development could be adding once the phases are complete. In the presentation the developer talked a bit about the types of homes they are proposing but did not clearly identify the total number of homes; is it 30 homes, 100 , or a couple of hundred more homes. I feel that the public deserves to be presented with the complete picture and this information is essential to enable the planning department to properly assess the impacts.

d. The planning department should be providing an assessment on the impact this proposal will have on the water services. My understanding is that the water capacity in Falmouth is limited to the small collection pond on Eldridge Road and when I walk the trails in that area I don't see a massive reservoir of water . Will our water system be capable of supplying all these homes ?

e. The planning department should be providing an assessment on the impact this proposal will have on the sewer services. A number of years ago the sewer collection was improved (or at least we are paying for that improvement) . What was the design increase in capacity and will this be capable of handling the addition of all these homes ?

f. The planning department should be providing an assessment on the impact this proposal will have on traffic on the Falmouth Back Road. The Falmouth Back Road is a very busy road that is currently hazardous for pedestrians/cyclists due to the speed of cars in the area, the lack of sidewalks, lighting and frequently washed out areas. It would not meet urban standards yet this development proposes to add several hundred cars all trying to enter the Falmouth Back Road at one junction.

g. Although it does not directly affect me , the planning department should be providing an assessment on the impact this proposal will have on the school services. Falmouth school is a relatively small rural school with a good student/teacher ratio resulting in a quality education. Many of these new families will have young school age kids. Will the

school board have to bus the younger grade kids to other feeder schools or introduce temporary classrooms due to overcrowding.. What will be the quality of education that parents could expect ?

I would like to conclude by thanking you for your time. My personal feeling is that the residents of Falmouth, the Municipality of West Hants and the current infrastructure are not prepared for the rapid expansion that proposals such as this one will lead to. I look forward to your responses in the next public presentation of this proposal.

Regards,

Barry Moore

Peter Arsenault February 5, 2021

Your office was provided with a detailed letter by Jill Ford a resident of Clover Lane. I would like to support fully her comments against the upgrade to R2 from R1 . Also I am against the purposed foot path displayed on your map used in the internet briefing in Jan 2021, connecting everything to the green space in phase 3. This would be right through my yard . When I purchased here I was told the existing right of way was for maintenance of the water pipe if required . Nothing ever said about a right away for a foot path.

I have no problem with R1 as I knew that was the plan all along, but why change the game half way through?

That's my point!

So if this goes thru , it's going to be another " if you don't like it you can always move" situation again. I've already moved from two other residential houses in hants county because of other rule juggling.

I realize I'm most likely in the minority with the big plan , but this is the situation as it applies to me.

Peter Arsenault

38 Clover Lane

Sue Harvey February 5, 2021

To whom this may concern,

I strongly oppose the prospect of multi unit buildings in Falmouth. Has there been an impact study on property values of the existing properties? How much consideration has been given to the impact on existing infrastructure?

The local hospital and doctors can barely handle the existing population. There is no space available in the local schools. This is a process that should take many years in advance to plan.

Sincerely, Sue Harvey (local homeowner)

Adam Mosher February 8, 2021

Hi Sara,

My wife and I live on Clover Lane in Falmouth. Its been mentioned at a recent meeting that there are significant changes to what is being planned for our area, from what we were told when we bought our house (which we did in May 2020).

I was instructed by a neighbour who is getting everyone to express concern, that there is even a planned walk way over the easement. Which is not disclose during the purchase of our house on the easement wording as well.

Is this the right department to contact regarding this issue?

Thanks

Adam W. Mosher

Amanda Mosher February 8, 2021

Hi Sara

I'm Amanda Mosher Of 44 Clover Lane.

I will not allow or support any walkway near or on my property or anywhere on our street.

This is ridiculous, as I was not informed of any of this during the purchase of our property. I will support and stand with all Clover lane residents to ensure this new plan is stopped.

Matt Hebb February 6, 2021

Hi my name is Matthew Hebb I currently live on 31 Clover Lane. I'm emailing in regards to the quad plex and duplex structures that our being planned in that development. The covenants clearly stated when I built my house that only single dwelling homes were aloud to be built there. It is still in the covenants currently. If I knew a few years down the road my street would be turning into a retirement community or a low income housing plan. I never would of built there. Duplexes and quads usually attract older people or lower income families. Talking to all my neighbors they are saying the same thing. Building these multiple dwelling houses is only going to lower the value of the current single family homes and bring much more un wanted traffic on the street. 4x the amount as apposed to just single family dwellings. My question is how can the covenants that attracted most people to that street suddenly change. Also, from my understanding and correct me if I'm wrong, this could impact my sewer and water fees / bills. Anyway, no one on the street would of built there knowing what the future had in store. By reading the covenants before building there it seemed like a safe bet it would just be nicely maintained single family dwelling homes. What's the point of having covenants if they can change after a dozen houses already have built there, doesn't make sense to me. Thanks.

Brian Lynch February 7, 2021

Hello Ms. Shah,

Thank you for the information provided in you Facebook session. Unfortunately, we had some issues logging in and we missed the first few minutes of your presentation. My apologies if we ask questions that you may have already addressed.

Could you please clarify the number and type of new dwellings being built in Phase !, Phase 2A, Phase 2B and Phase 3?

What is the projected start and completion date of Phase 3?

If we understood correctly, there would be 70+ homes to be built in Phase 3 alone. We are very concerned about the amount of traffic on the newly constructed road behind our house as well as the increased volume of traffic on the already busy Falmouth Back Road. It is often difficult to get out of our driveway as it stands now and I can't imagine how much these 100+ houses will impact the traffic flow on the Falmouth Back Road.

We are wondering if there is any plan to address this issue?

Also, with this increase in population, how will this affect our water supply? Can the water supply accommodate such a large development? Will our water bills continue to escalate? This is definitely a concern.

Another issue is we are wondering how this will affect the value of our property. With a busy road already at the front of our property and now a busy road behind, it is concerning.

Is there any way to find out exactly where the houses/duplexes will be located in Phase 3 as they are already outlined in Phases 1 and 2 on the map?

Thank you for taking the time to consider these questions and concerns.

Take care

Brian Lynch and Tina Leighton

Attachment B
2021-03-11 File #19-15B Recommendation
Report Meadows Development

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Members of Planning Advisory Committee

Submitted by: _____
Saira Shah, Planner

Date: 2021-03-11

Subject: File 19-05 Meadows Development

LEGISLATIVE AUTHORITY

Municipal Government Act Section 229 and 230.

RECOMMENDATION

In order to allow the requested development and discharge the current development agreement, staff recommends that the Planning Advisory Committee (PAC) forward a positive recommendation by passing the following motion:

PAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow two-unit residential uses at PID 45371879, 45383379, 45371887, and 45383957, Falmouth, in a manner substantively the same as the draft set out in Appendix C of the report to the Planning Advisory Committee dated March 11, 2021, taking note that this development agreement will discharge and replace the development agreement for PID 45371879 recorded at the Registry of Deeds on September 27, 2007 as document 88923751.

BACKGROUND

An initial application was received on December 13, 2019 from Brison Developments Limited to permit two-unit residential development at PID 45371879, 45383379, 45371887, and 45383957, Falmouth, West Hants. All necessary material for the application was submitted on July 14, 2020.

On December 11, 2020 the applicant requested that staff consider three and four-unit dwellings in addition to the two-unit dwellings requested on December 13, 2019.

On February 23, 2021 the applicant withdrew their request for three and four-unit dwellings and asked that staff only consider the initial application request for two-unit

residential development. The change in application is further explained in the "Applicant Requests" section of this report.

The combined properties are approximately 49 acres and are all owned by Brison Developments Limited. There is a registered development agreement between Meadows Development Limited (former owners) and the Municipality on PID 45371887 in August 2007 to permit eight (8) semi-detached dwellings. Brison Developments Limited wishes to discharge that agreement as part of this application to ensure the same requirements apply to the entire development site.

DISCUSSION

All four (4) properties are designated Residential in the Falmouth Growth Centre on the Generalized Future Land Use Map of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1).

The properties are all zoned Single Unit Residential (R-1) on the Zoning Map of the West Hants Land Use By-law (WHLUB) (Figure 2). The properties are bound on almost all sides by properties zoned Single Unit Residential (R-1) except for PID 45371887 which neighbours a property zoned institutional (I) to the east and PID 45371879 which neighbours a property zoned Agricultural Priority 3 (Ar-3) to the north.

Only single unit dwellings, accessory apartments, and existing manufactured homes are permitted in the Single Unit Residential (R-1) zone. The applicant would like the opportunity to develop two-unit dwellings which are not permitted as-of-right.

Section 6.1 of the WHLUB, Development Agreements, states that *the following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:*

(d) comprehensively designed multiple residential development consisting of a mix of single unit, semi-detached, duplex and townhouse dwellings in the Falmouth Growth Centre in accordance with Policy 5.4.4 of the Municipal Planning Strategy;

A semi-detached dwelling is defined in the WHLUB as *a building that is divided vertically into two dwelling units, each of which has an independent entrance*. A duplex is defined in the WHLUB as *a building that is divided horizontally into two dwelling units, each of which has an independent entrance directly or through a common vestibule*. The current definitions for semi-detached and duplex are specific in terms of construction type and staff have discussed adopting more general definitions for two-unit dwellings as part of the plan review with PAC. Staff have added the two-unit dwelling definition accepted by the PAC for the plan review to the agreement and use the term two-unit dwelling instead of semi-detached or duplex in the agreement. This will give the applicant more flexibility in terms of construction type while still restricting the number of units per building to two (2) meeting the overall intention of Council in Section 6.1 (d) of the WHLUB.

Development Agreements

A development agreement is a legal contract between the Municipality and a property owner that describes the type of development permitted on a property. Development agreements provide an opportunity for Council to exercise a greater degree of control over aspects of a development proposal and allow Council to consider uses that would

otherwise not be permitted in the underlying zone. A development agreement is binding upon a property until the agreement is discharged by Council.

Applicant Requests

The applicant is proposing a mix of single and two-unit dwellings built over three phases: Phase 2A, 2B and 3. The draft development agreement, including the concept plan, can be found in Appendix C. Lot dimensions and street layout are established in the concept plan for Phase 2A and Phase 2B. However, the applicant has not provided those details for Phase 3 and wishes to have flexibility in terms of the layout. The agreement enables the applicant to use any lot configuration or design elements from Phase 2A and 2B in Phase 3 and the lot requirements are outlined in the text of the agreement. Any new streets not shown on the concept plan must meet the requirements of the Municipal Services Specifications Manual and the West Hants Subdivision By-law.

The applicant wishes to have flexibility in terms of the types of dwelling units permitted in Phase 3 to meet changing market demand. This included a request to list "dwelling types" as a non-substantive amendment to the development agreement. A non-substantive amendment would not require a Public Hearing by Council. Staff determined an amendment to add additional "dwelling types" to the list of uses permitted would have a major impact on the community and should not be considered a non-substantive amendment. However, staff have discussed alternative options to create flexibility for the applicant. The criteria that enables Council to consider this development agreement specifies that a minimum of 30 percent of the development must be single unit dwellings and the density of development must be limited to four and a half (4.5) dwelling units per acre. These requirements are included in the development agreement to reflect Council's intention for the area. The concept plan states a maximum of 75 units can be constructed in Phase 3. However, the specific number of two-unit dwellings permitted has not been specified in the concept plan or text of the development agreement for Phase 3 which will create flexibility for the applicant.

Policy 5.4.4 which enables Council to consider this application by development agreement includes criteria which requires the property (or development site) to have frontage on an arterial or collector street and be at least 25 acres. Staff told the applicant if they sell the property that provides the frontage or subdivide and sell several properties reducing the overall development site to under 25 acres future amendment applications for the agreement may not be recommended by staff as the development site would no longer meet the criteria. In December 2020, the applicant requested the addition of three and four-unit dwellings to be considered for Phase 3 of the development to avoid a future amendment application for the agreement. Staff sent out additional inquiries to receive comments on the criteria as the addition of three and four-unit dwellings was considered a major change to the application. The Department of Transportation and Infrastructure Renewal (DTIR) requested that a traffic impact study (TIS) be provided before a development permit could be issued. This was different than DTIR's initial request based on the initial application for two-unit dwellings. In the first request for comment DTIR asked for a traffic impact study after the 100th residential permit had been issued or any development commenced in Phase 3. When staff asked for clarification as the proposed maximum number of units permit had not changed DTIR stated *"The TIS is triggered by the number of trips generated as opposed to the actual number of structures. With the increased population density*

(from single and two-unit to the addition of three and four-unit dwellings), it is anticipated that the trip generation threshold will be met sooner than at 100 structures." The applicant was made aware of this requirement and on February 23, 2021 they withdrew their request for three and four-unit dwellings to proceed with the initial request for two-unit dwellings as the applicant felt the additional requirements from DTIR would place an unnecessary burden on them.

The applicant requested a reduced minimum lot frontage requirement for single-unit dwellings of 50 ft. and reduced side yard requirements of 6 ft. Staff have no concerns with these reductions as it will enable compact development that better utilizes municipal services and National Building Code requirements would still apply.

The applicant has entered into two (2) parkland agreements with the Municipality for development in the surrounding area. As a large area of parkland is dedicated in the agreements, staff have enabled the Development Officer to consider the Public Parkland outlined in the parkland agreements on August 22, 2011 and April 10, 2012 as part of the parkland contribution requirement for this development. If additional parkland is required to meet the requirements of the Subdivision By-law and the agreement the Development Officer can request additional land.

Sections of the development agreement related to storm drainage and ownership of the detention pond required extensive consultation with the Director of Public Works, the applicant, and the Chief Administrative Officer. Staff have determined the requirements of the Subdivision By-law and the Municipal Services Specifications Manual for West Hants are sufficient. However, if the owner wishes to maintain ownership of the detention pond, the owner will need to submit confirmation of performance on an annual basis and fix any issues that arise.

WHMPS Specific Criteria

Policy 5.4.4 of the WHMPS establishes Council's intention to consider proposals for comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement. The above policy establishes the criteria to be considered by Council, which are examined in detail in Appendix A. In summary, the criteria are met since:

- the development agreement has specific stipulations for density and ensures that a minimum of 30 percent of the total number of dwelling units will be single unit dwellings;
- a traffic impact study will be required before the 100th residential unit development permit can be issued or before any development can start in Phase 3 and all work required by the recommendations in the traffic impact study must be completed;
- the reduced setback requirements will enable a planned compact community that makes efficient use of streets and municipal infrastructure; and
- the stormwater management plan is considered satisfactory by the Municipal Engineer.

WHMPS General Criteria

Policy 16.3.1 of the WHMPS states general criteria for any development agreement considered in West Hants. These criteria are examined in detail in Appendix B. In summary:

- the proposal is not premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Manager of Building and Fire Inspections Services, Director of Public Works and Department of Transportation and Infrastructure Renewal have no major concerns which have not been address in the draft development agreement.

Request for Discharge

West Hants entered into a development agreement with Meadows Development Limited in 2007 to permit eight (8) semi-detached dwellings on PID 45371887. To include this property in the new agreement, staff recommend discharging the current agreement.

Section 229 (2) of the MGA states *A council may discharge a development agreement, in whole or in part, in accordance with the terms of the agreement or with the concurrence of the property owner*.

The applicant has indicated they agree to a discharge of the previoys agreement. Clause 5.7 (b) of the draft development agreement would discharge the existing development agreement for PID 45371887.

Municipal Climate Change Action Plan

Based on the Municipal Climate Change Action Plan (MCCAP) Inland Flooding and Coastal Flooding maps there may be a risk of inland and coastal flooding in close vicinity to the properties but not directly on the properties as shown in Figure 3 and 4. The Falmouth Stormwater Management Plan (Falmouth SWMP) shows similar flooding potential downstream from the development site (Figure 5). The Municipal Engineer is satisfied that the stormwater management ponds will reduce the post-development flows by 10% to 23% compared to the pre-development flows to the downstream area based on the stormwater model presented.

NEXT STEPS

As noted above, the proposed development has been considered within the context of both the specific and general policies of the WHMPS and is consistent with the intent, objectives and policies of the WHMPS. The development meets the specific and general criteria for development agreements as outlined in the WHMPS. As a result, it is reasonable to consider approving the development agreement to allow two-unit dwellings at PID 45371879, 45383379, 45371887, and 45383957 in Falmouth.

Approval Process

Staff Review

▼

Public Information Meeting

▼

Planning Advisory Committee receives staff report and PIM Notes
Planning Advisory Committee Review and Recommendation

▼

Regional Council First Reading

▼

Public Hearing held and adjourned to next meeting of Council

▼

Council completes Public Hearing and holds Second Reading

▼

Notice of Approval in Local Paper

▼

14-day Appeal Period

FINANCIAL IMPLICATIONS

There would be an increase in households using water, sewer, and waste disposal services in the area. However, the increased services are expected to be paid for, at least in part, by new residents moving to the development.

ALTERNATIVES

In response to the application, PAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the Development Agreement as drafted or as specifically revised by direction of PAC;
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	Generalized Future Land Use Map
Figure 2	Existing Zoning Map
Figure 3	MCCAP Inland Flooding Map (Falmouth)
Figure 4	MCCAP Coastal Flooding Map (Falmouth)
Figure 5	Falmouth SWMP 1 In 100 Year Flooding Extent with Climate Change Map
Appendix A	Specific Criteria for Development Agreement
Appendix B	General Criteria for Development Agreement
Appendix C	Draft Development Agreement

Report Reviewed by: _____

Madelyn LeMay, Director of Planning and Development

FIGURE 1
GENERALIZED FUTURE LAND USE MAP

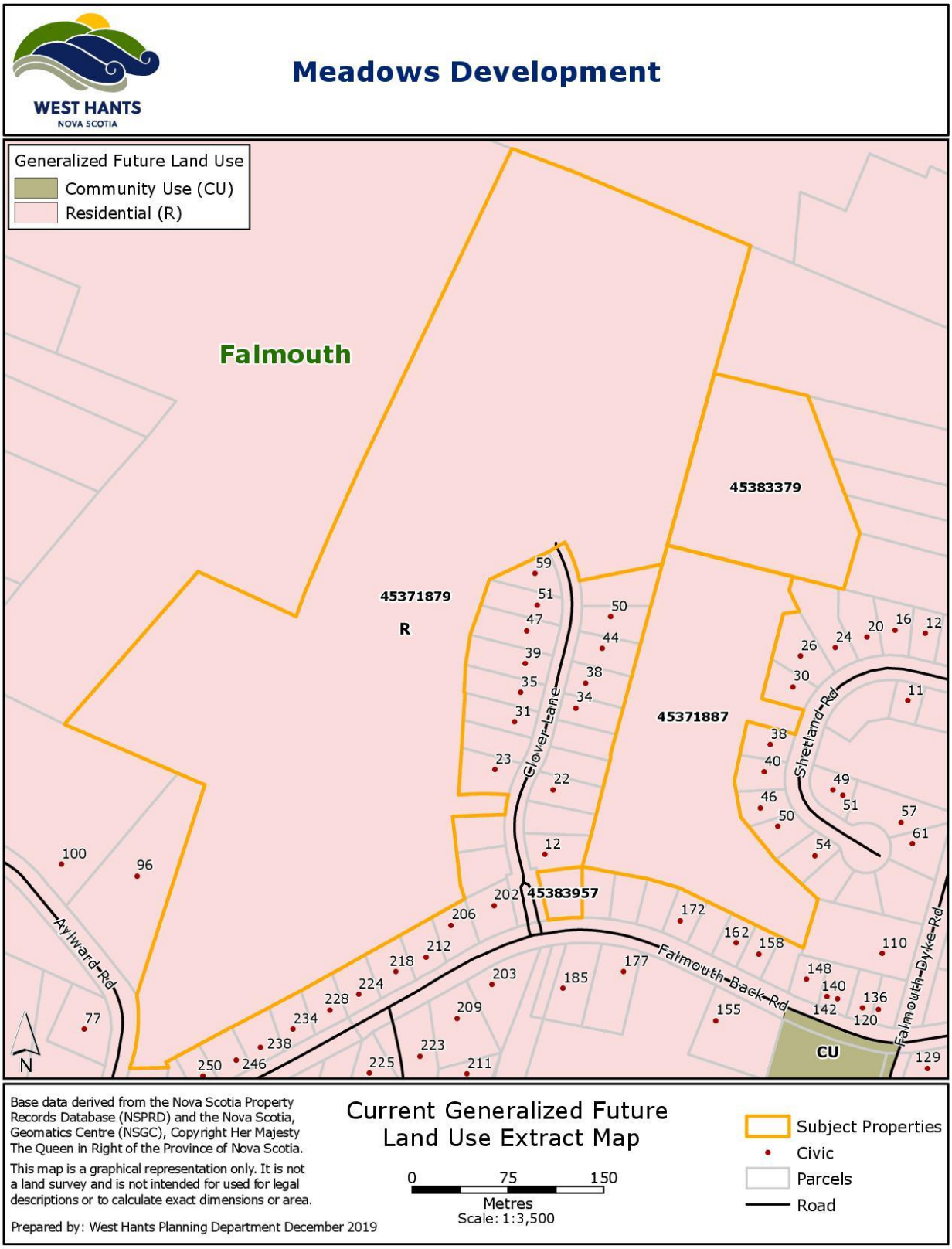


FIGURE 2
EXISTING ZONING MAP

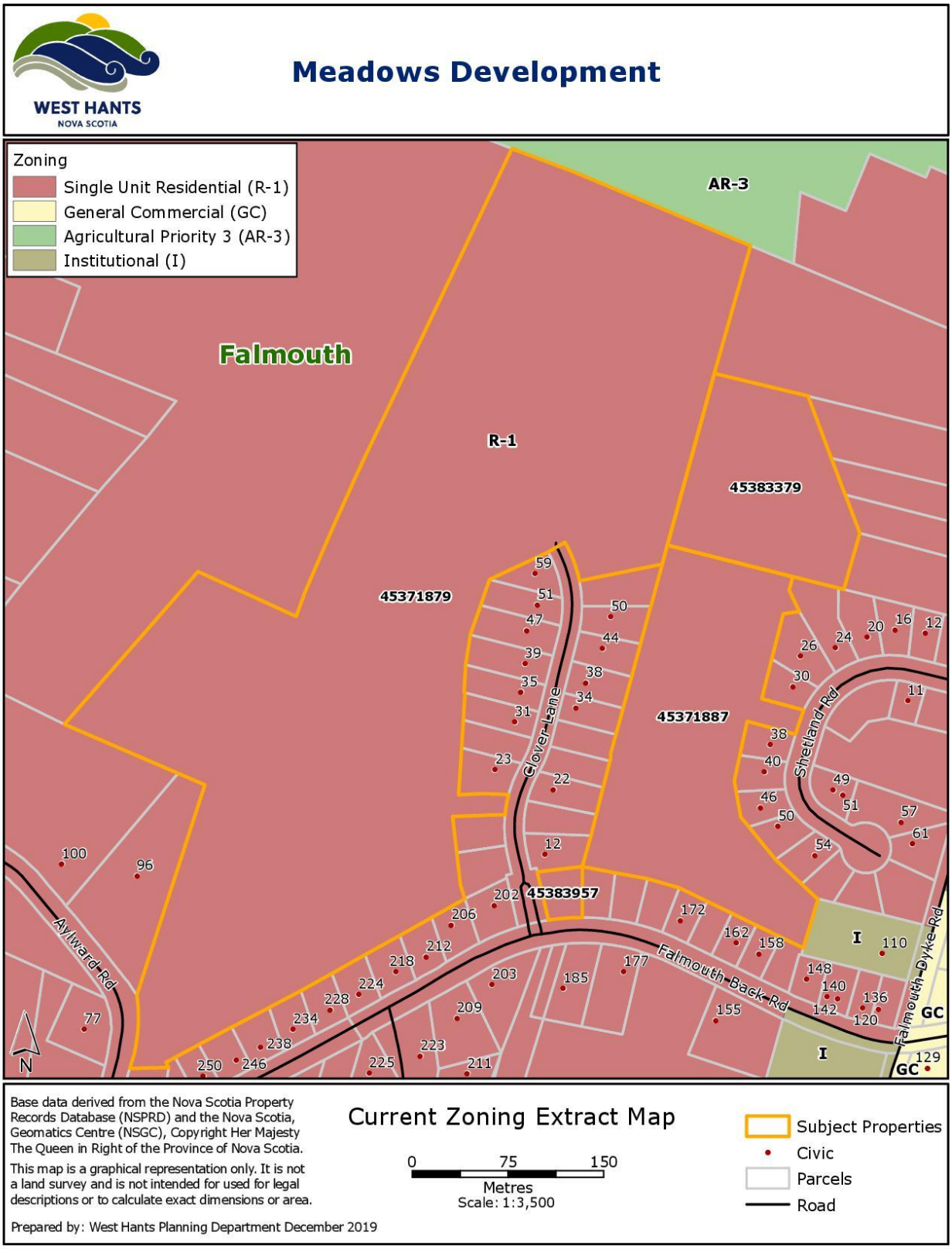
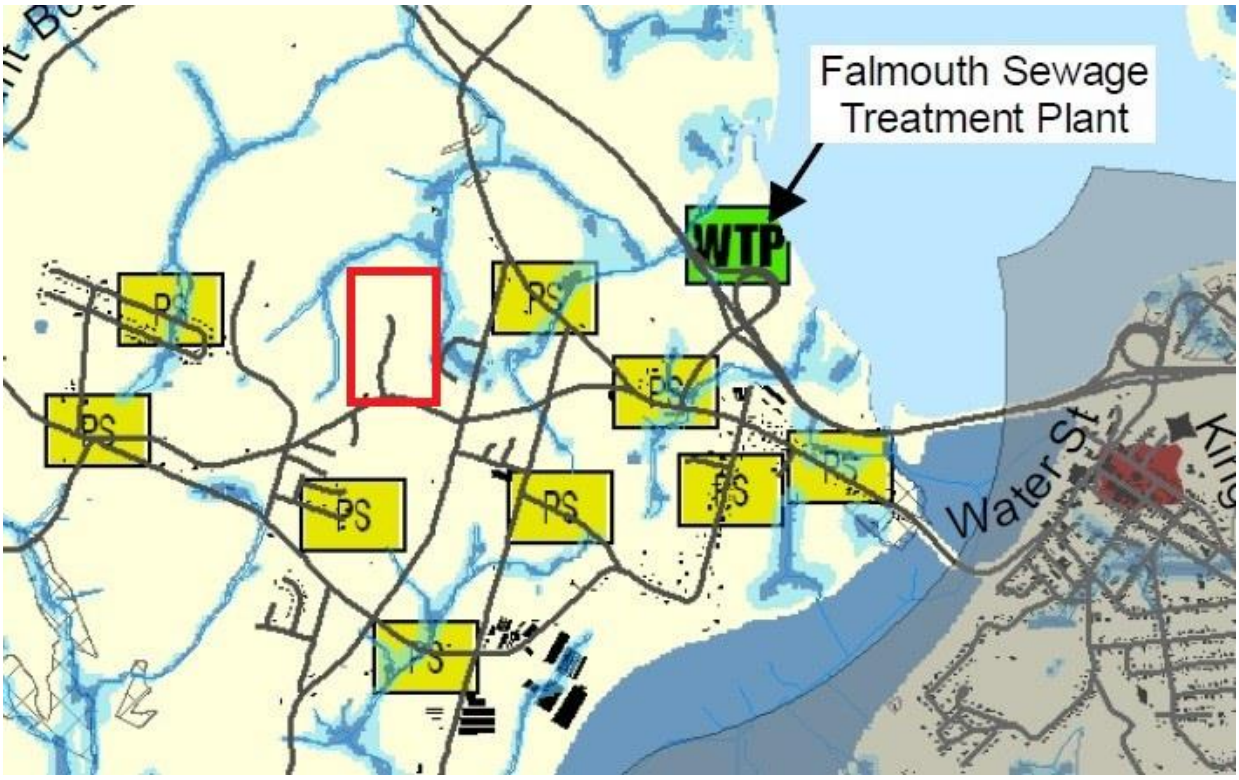


FIGURE 3
MCCAP INLAND FLOODING MAP (FALMOUTH)



Town of Windsor
Roads
Flow Accumulation

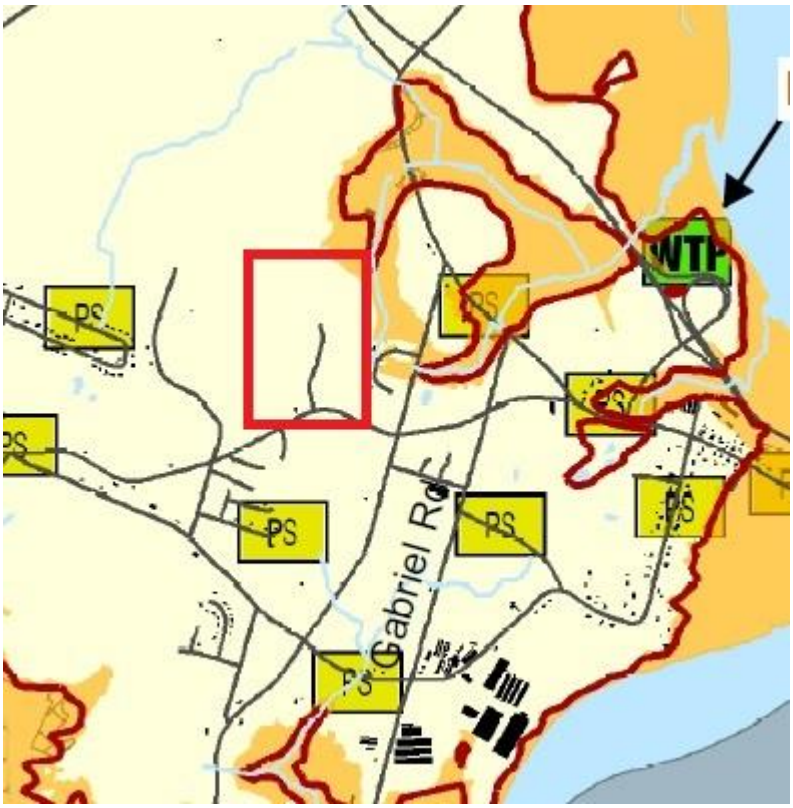
Depth to Water Table

Depth (metres)

0 - 0.10m
0.11 - 0.50m
Buildings
Emergency Services - Paramedic
Fire Department
Hospital
Municipal Building
Pumping Station
Rural RCMP
Town of Windsor/RCMP
Water Treatment Plant
Variance
Watersheds
Municipality of West Hants

Development site

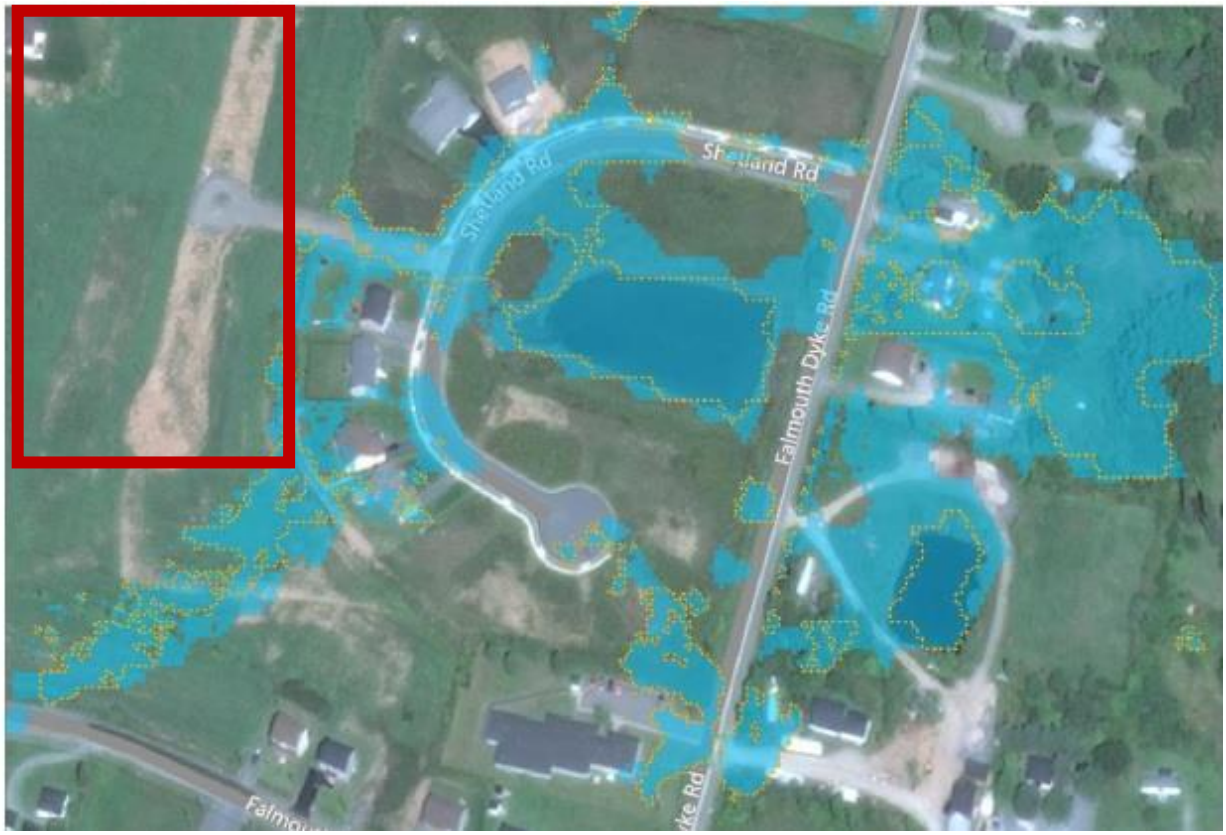
FIGURE 4
MCCAP COASTAL FLOODING MAP (FALMOUTH)



Development site

- Town of Windsor
- Rivers
- 10 m Contour
- Roads
- Sea Level 10 m
- Buildings
- Water
- Emergency Services - Paramedic
- Fire Department
- Hospital
- Municipal Building
- Pumping Station
- Rural RCMP
- Town of Windsor/RCMP
- Water Treatment Plant
- Variance
- Watersheds
- Municipality of West Hants

FIGURE 5
Falmouth SWMP 1 IN 100 YEAR FLOODING EXTENT
WITH CLIMATE CHANGE MAP



Legend

1 in 100 Year Flooding Extent with Additional Detention Pond

1 in 100 Year Flooding Extent without Additional Detention Pond

Development site

APPENDIX A
SPECIFIC CRITERIA FOR DEVELOPMENT AGREEMENT

Policy 5.4.4 *It shall be the policy of Council to consider proposals for comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement subject to the following:*

CRITERIA	**COMMENT**
(a) the development consists of a mix of housing types where:	
(i) a minimum of 30 percent of the total number of dwelling units shall be single unit dwellings; and	Clause 2.2 (a) of the development agreement addresses this requirement.
(ii) the remaining dwelling units may include any combination of townhouse dwellings along with semi-detached or duplex dwellings, provided that not more than four dwelling units shall be permitted per building or attached structure;	In Section 2.1 *Uses* of the development agreement two-unit dwellings are the largest dwellings permitted which means no building will have more than two (2) dwelling units meeting the intent of this criterion.
(b) the property:	
(i) is at least 25 acres (10.12 ha) in size;	As the development site is a combination of multiple properties that will be subdivided into individual residential lots, staff are not requiring the applicant to consolidate the four (4) properties into one (1) property and are considering the development site the "property" for policy criteria. The development site is 49 acres.
(ii) is serviced, or is capable of being serviced, by both municipal water and sewer; and (Amendment WHMPS 14-01 Effective January 22, 2015)	The Director of Public Works has confirmed that portions of the development site are currently serviced with potable water and central sewer services and the remaining portions of the development site are capable of being serviced.
(iii) has frontage on an arterial or collector street designated on the Transportation Map (Map 2);	The development site has frontage on an arterial street (Falmouth Back Road) designated on the Transportation Map. This criterion does not specify that direct access to an arterial street is necessary. The development site will have access to Falmouth Back Road though Clover Lane.
(c) the development exhibits comprehensive site planning and design with an emphasis on the conservation of significant natural	The concept plan exhibits comprehensive planning and design with conservation of existing watercourses. Staff considered the landscaping and buffering

features of the site, provision of open space and recreational areas, and landscaping and buffering to screen views of the development from existing developed properties;	requirements based on potential land use conflicts. Staff will not require landscaping and buffering for the existing agricultural and institutional uses. The concept plan shows significant distance between the proposed residential uses and existing farm operations. PID 45371887 is adjacent to an institutional use (senior's complex) which is surrounded by existing residential uses. The Development Officer has confirmed there have not been any land use conflicts between the existing institutional use and adjacent residential uses. In the Development Officer's experience, they have not witnessed a conflict between any institutional use and residential uses in West Hants. The remainder of the existing developed properties are designated and zoned residential and the proposed development is not expected to create potential land use conflicts.
(d) the gross density of the development shall not exceed 4.5 dwelling units per acre; where the gross density exceeds 3 dwelling units per acre, at least 10 percent of the total area of the property shall be dedicated to the Municipality for parkland or open space purposes;	Clause 2.2 (d) of the development agreement addresses this requirement.
(e) the Multiple Residential (R-3) zone standards are used as a guide for minimum lot area, frontage and yards; however, Council may consider reduced lot requirements where the proposed development is a planned compact community that makes efficient use of streets and municipal infrastructure;	The Single Unit Residential (R-1) and Two Unit Residential (R-2) zone requirements in the West Hants Land Use By-law will apply to single and two-unit dwellings with the exception of the minimum lot frontage and side yard requirements for single-unit dwellings which have been reduced at the applicant's request. These reductions will enable a planned compact community that makes efficient use of streets and Municipal infrastructure.
(f) existing and proposed streets are adequate to support the development and existing streets will not require major infrastructure improvements as a result of the development; a traffic impact study may be required in accordance with Section 14.6 of this Strategy;	DTIR has requested a Traffic Impact Study be submitted before the 100th development permit can be issued for a residential unit or before development starts in Phase 3. Section 2.4 of the development agreement addresses this request.

(g) the development is compatible with the surrounding area in terms of building height, scale and architectural design;	The building height and scale requirements will be the same as the requirements in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones in Falmouth. There are no architectural design requirements. The applicant has provided photos to illustrate the architectural style of the development.
(h) a stormwater management plan shall be submitted, satisfactory to the Municipal Engineer, that shows the development will not adversely affect receiving watercourses and downstream properties;	The Municipal Engineer is satisfied with the stormwater management plan submitted and has stated that *"the retention ponds will reduce the post-development flows by 10% to 23% less than the pre-developed flows to the downstream area based on the stormwater model presented."* In addition, DTIR has reviewed the stormwater management plan in relation to the Provincial road network and find the proposed system to be acceptable.
(i) the application is accompanied by:	
(i) a site plan showing the proposed number, location and type of buildings, lot coverage, parking areas, vehicular and pedestrian circulation systems within the development, access to the site and open space and recreational areas;	The site plan which forms part of the Development Agreement as the concept plan shows all relevant information required.
(ii) other supporting maps showing the topography of the lot including contours at five meter intervals, and significant natural features such as watercourses, wetlands and unique habitat or vegetation; and	Topography and significant natural features such as watercourses are shown on the concept plan.
(iii) photo examples, plans or drawings showing the exterior design of the proposed buildings;	Photos were included in the application showing the style of the buildings.
(j) any other matter which may be addressed by development agreement; and	No other matter has been raised.
(k) Policy 16.3.1.	Please see Appendix B for further details.

APPENDIX B
GENERAL CRITERIA FOR DEVELOPMENT AGREEMENT

Policy 16.3.1 *In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:*

CRITERIA	**COMMENT**
(a) whether the proposal is considered premature or inappropriate in terms of:	
(i) the adequacy of sewer and water services;	Please see 5.4.4 (b) (ii) for further details.
(ii) the adequacy of school facilities;	The Director of Operations for the Annapolis Valley Regional Centre for Education has stated they have no concerns as schools in West Hants are projected to decreased in enrollment over the next ten years.
(ii) the adequacy of fire protection and other emergency services;	The Manager, Building and Fire Inspection and Fire Chief for the area have no concerns with regards to fire protection and emergency services.
(iii) the adequacy of road networks adjacent to, or leading to the development; and	Please see 5.4.4 (f) for further details.
(iv) the financial capacity of the Municipality to absorb any costs relating to the development.	There would be an increase in households using water, sewer, and waste disposal services in the area. New residents moving to the development would be expected to cover some of the increased costs for the Municipality.
(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;	Please see 5.4.4 (b) (ii) for further details.
(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;	Please see 5.4.4 (f) for further details. All new roads must be built to the standards in the Municipal Services Specifications Manual and West Hants Subdivision By-law.
(d) the adequacy of the dimensions and shape of the lot for the intended use;	The lot dimensions and shape will be regulated in section *2.3 Setbacks and Buffering* of the development agreement.
(e) the pattern of development which the proposal might create;	Policy 5.1.1 encourages concentrated residential development in designated

	Growth Centres. Two-unit dwellings are in line with this policy.
(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses or wetlands, and susceptibility of flooding;	Based on a preliminary visual assessment there are no evident concerns in terms of steepness of grade, soil, geological conditions, and location of water courses or wetlands. In terms of flooding, the MCCAP Inland and Coastal Flooding maps show there may be a risk of inland and coastal flooding in close vicinity to the properties but not directly on the properties. The Falmouth Stormwater Management Plan shows flooding potential downstream from the development site. Please see 5.4.4 (h) for comments from the Municipal Engineer regarding stormwater management. The applicant will be responsible if any issues arise in terms of the suitability of the area for the proposed uses.
(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by laws and regulations; and	The proposed amendment meets all relevant municipal, provincial and federal regulations.
(h) any other matter required by relevant policies of this Strategy.	Please see Appendix A for further details.

APPENDIX C
DRAFT DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this day of , 2021.

BETWEEN:

WEST HANTS REGIONAL MUNICIPALITY, a body corporate pursuant to the Municipal Government Act, having its chief place of business at 76 Morison Drive, Wentworth Creek, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the "Municipality")

OF THE FIRST PART

- and -

BRISON DEVELOPMENTS LIMITED, a body corporate, with a head office at 258 King Street, Windsor, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the "Owner")

OF THE SECOND PART

WHEREAS the Owner is the registered Owner of several lots located in Falmouth (PIDs 45371879, 45383379, 45371887, and 45383957), hereinafter referred to as the "Properties", which lands are more particularly described in Schedule A attached hereto; and

WHEREAS the Properties are designated Residential on the Generalized Future Land Use Map of the Municipality of the District of West Hants Municipal Planning Strategy (June 26, 2008) (the "Municipal Planning Strategy") and zoned Single Unit Residential (R-1) on the Zoning Map of the Municipality of the District of West Hants Land Use By-law (June 26, 2008) (the "Land Use By-law") and are in the Falmouth Growth Centre; and

WHEREAS the Owner requested that the Municipality discharge a development agreement registered on PID 45371879 on September 27, 2007 and enter into a new development agreement for PIDs 45371879, 45383379, 45371887, and 45383957 to permit two-unit residential development (the "Development"); and

WHEREAS Policy 5.4.4 of the Municipal Planning Strategy; and Section 6.1 (d) of the Land Use By-law enables Council to consider new comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement; and

WHEREAS the Council of the Municipality, at a meeting held on Date, approved this request and adopted this Agreement by policy subject to the execution of this development agreement by the parties hereto;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

PART 1 AGREEMENT CONTEXT

1.1 Definitions

In this Agreement, all words or phrases used shall carry their customary meaning unless otherwise set out in the Land Use By-law, except those defined as follows:

"Municipal Engineer" means the engineer of the West Hants Regional Municipality and includes a person acting under the supervision and direction of the engineer.

"Two-unit Dwelling" means a completely detached building containing only two (2) dwelling units.

1.2 Schedules

The following attached schedules shall form part of this Agreement:

- Schedule A - Legal Description
- Schedule B – Concept Plan
- Schedule C – Stormwater Management Plan

1.3 Municipal Planning Strategy, Land Use By-law, and Subdivision By-law

(a) *Municipal Planning Strategy* means the West Hants Municipal Planning Strategy, approved on May 13, 2008, as amended, or successor By-laws;

(b) *Land Use By-law* means the West Hants Land Use By-law, approved on May 13, 2008, as amended, or successor By-laws;

(c) *Subdivision By-law* means the West Hants Subdivision By-law, approved on May 13, 2008, as amended, or successor By-laws.

PART 2 DEVELOPMENT REQUIREMENTS

2.1 Use

The Parties agree that the uses on the Properties shall be limited to the following:

(a) those uses permitted by the underlying zoning in the Land Use By-law; and

(b) two-unit dwellings.

Except as otherwise provided in this Agreement, the provisions of the Land Use By-law and the Subdivision By-law apply to any development undertaken pursuant to this Agreement.

2.2 Development Location and Design

The development location and design shall conform to the following at all times:

(a) a minimum of 30 percent of the dwellings constructed must be single unit dwellings;

(b) maximum units per phase shall not exceed the numbers shown on the Unit Summary table on Schedule B;

(c) the development shall be constructed using any of the lot configurations or design elements shown in Schedule B; and

(d) the gross density of the development shall not exceed four and a half (4.5) dwelling units per acre. Where the gross density exceeds three (3) dwelling units per acre, at least 10 percent of the total area of the property shall be dedicated to the Municipality for parkland or open space purposes. This includes the 5% parkland dedication required in the Subdivision By-law. The Public Parkland outlined in the parkland agreements entered into by the Owner and the Municipality on August 22, 2011 and April 10, 2012 may be used as part of the parkland contribution requirement for this development.

2.3 Lot and Yard Requirements

All Single Unit dwellings shall conform to the following lot requirements:

Minimum Lot Area	6,000 ft^2 (557.40 m^2) 7,000 ft^2 (650.30 m^2) for corner lots
Minimum Lot Frontage	50 ft. (15.24 m)
Minimum Front/Flankage Yard	25 ft (7.62 m)
Minimum Rear Yard	25 ft (7.62 m)
Minimum Side Yard	6 ft. (1.83 m) on both sides
Maximum Height of Main Building	35 ft (10.67 m)

All Two-unit dwellings shall be regulated under sections 9.2 and 9.3 of the Land Use By-law.

The Development Officer may grant a variance from one or more of the following subject to the requirements of the Municipal Government Act:

(a) minimum lot area and frontage;

(b) minimum yard dimensions;

(c) percentage of land that may be built upon;

(d) number of parking and loading spaces required;

(e) height of a structure;

(f) floor area occupied by a home-based business; and

(g) height and area of a sign.

2.4 Access and Egress

Before a development permit can be issued for the 100th residential unit within the area of the development agreement and/or prior to the commencement of any development in Phase 3 as shown on Schedule B, a Traffic Impact Study must be submitted to the Municipality and approved by Department of Transportation and Infrastructure Renewal, and all work required by the recommendations in the Ttraffic Impact Study must be completed. This requirement applies only to applications for development permits made following the effective date of this development agreement.

2.5 Roads and Municipal Services

Roads and Municipal Services in the development shall conform to the following:

(a) the layout of streets within the development shall be as generally shown on Schedule B. The Development Officer, in consultation with the Municipal Engineer, may give consideration to minor incidental changes to the street layout;

(b) all streets and municipal services within the development shall be designed and constructed in accordance with the requirements of the Municipal Services Specifications Manual. Detailed design plans of the street networks, water and sewer servicing and storm water systems shall be approved by the Municipal Engineer for each phase of the development prior to construction commencing for that phase; and

(c) the development of new streets not shown on Schedule B for the purpose of development shall be permitted provided all requirements of the Subdivision By-law are met.

2.6 Parking

Parking shall be provided in accordance with the requirements of section 5.31 of the Land Use By-law.

2.7 Signs and Lighting

Signage and illumination shall be regulated under sections 5.18 and 7.0 of the Land Use By-law which controls lighting, size, location, and number of signs. Exterior lighting for driveways, parking areas, signs or structures shall be shielded and directed downward to minimize light spilling, glare or light cast over neighbouring properties or the street.

2.8 Maintenance

The Owner shall keep the Properties and buildings and any portion thereof clean and in good repair. Any driveways, fences, lawns, trees, shrubs, walkways and other landscaping elements shall be regularly maintained and kept in a tidy state and free from unkempt materials or matter of any kind.

2.9 Storm Drainage

The Owner shall ensure the Stormwater Management Plan, Schedule C, is implemented to ensure neighboring properties are not negatively impacted by storm drainage.

The Owner may transfer ownership of the stormwater management system, and specifically the detention pond, to the Municipality provided all acceptance requirements in the Subdivision By-law are met. If the Owner wishes to enable alternative requirements for acceptance, the Owner may enter into a servicing agreement with the Municipality as outlined in the Subdivision By-law.

If the Owner wishes to retain ownership of the stormwater management system, and specifically the detention pond, the Owner must provide the Municipal Engineer evidence annually, or upon request of the Municipality, that the detention pond conforms to the performance expectations detailed in Schedule "C" of this agreement. All costs associated with addressing performance concerns will be at the sole expense of the owner and must be addressed by the Owner within six (6) months of notification. The Owner may be given an extension in writing by the Development Officer to complete the work for an equivalent period. Should the owner not address the concerns, the Municipality reserves the rights to make any repairs necessary and charge the Owner for the costs incurred.

PART 3 CHANGES AND DISCHARGE

3.1 The Owner shall not vary or change the use of the Properties from that provided for in *Section 2.1 Uses* of this Agreement unless a new agreement is entered into with the Municipality or this Agreement is amended.

3.2 Any matters in this Agreement which are not specified in Subsection 3.3 below are not substantive matters and may be changed with the written consent of Council without a public hearing provided that Council determines that the changes do not significantly alter the overall intended effect of this Agreement.

3.3 The following matters are substantive matters:

(a) the uses permitted on the Properties as listed in *Section 2.1 Use* of this Agreement;

(b) the location and design requirements for the Properties as listed in *Section 2.2 Development Location and Design*;

(c) the lot and yard requirements for the Properties as listed in *Section 2.3 Lot and Yard Requirements* of this Agreement; and

(d) the stormwater management plan for the Properties as described in Section 2.9 Storm Drainage of this Agreement.

3.5 Notwithstanding the foregoing, discharge of this agreement is not a substantive matter and this agreement may be discharged by Council without a public hearing.

3.6 Notice of Intent to Discharge this Agreement may be given by the Municipality to the Owner following a resolution of Council to give such Notice:

(a) as provided for in *Section 4.1 Commencement of Operation* of this Agreement; or

(b) at the discretion of the Municipality, with or without the concurrence of the Owner, where the Development has, in the reasonable opinion of Council on advice from the Development Officer, ceased operation for a period of at least forty-eight (48) months; or

(c) at any time upon the written request of the Owner, provided the use of the Properties is in accordance with the Land Use By-law or a new Agreement has been entered into.

3.7 Council may discharge this Agreement 30 days after a Notice of Intent to Discharge has been given.

PART 4 IMPLEMENTATION

4.1 Commencement of Operation

(a) The Owner may not commence any construction or use on the Properties related to this development until the Municipality has issued any development permit, building permit and/or occupancy permit that may be required.

(b) Development as provided in Part 2 of this Agreement shall commence not later than forty-eight (48) months from the date this Agreement is signed. If, in the opinion of the Development Officer, this time limit has not been met, this Agreement may be discharged at the option of the Municipality by resolution of Council 30 days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.

(c) If the Owner is bona fide delayed from commencing the development for reasons which are beyond the Owner's control, the determination of which shall be at the sole discretion of the Development Officer, then performance by the Owner is excused for the period of the delay and the time period for the Owner to perform their obligations shall be extended by the Development Officer in writing for an equivalent period, without such an extension being deemed to be an amendment to this Agreement.

4.2 Material to be Provided

(a) The Owner shall provide record drawings to the Development Officer for any portion of the development for which an engineered design is required within ten (10) days of completion of any work which requires the engineered design.

(b) The Owner shall, upon written request, provide the Municipality with copies of any documentation, permits or approvals required by Provincial or Federal governments or agencies.

PART 5 ADMINISTRATION and COMPLIANCE

5.1 Compliance with Other By-laws and Regulations

(a) Nothing in this Agreement shall exempt the Owner from complying with Federal, Provincial and Municipal laws, by-laws and regulations in force or from obtaining any Federal, Provincial, or Municipal license, permission, permit, authority, or approval required thereunder.

(b) Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Properties (other than the Land Use By-law to the extent varied by this Agreement) or any statute or regulation, the higher or more stringent requirements shall prevail.

5.2 Severability of Provisions

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

5.3 Interpretation

(a) Where the context requires, the singular shall include the plural and the masculine gender shall include the feminine and neutral gender.

(b) Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

5.4 Municipal Responsibility

(a) The Municipality does not make any representations to the Owner about the suitability of the Properties for the development proposed by this agreement. The Owner assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the Development.

(b) Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Municipality may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.

5.5 Breach of Terms or Conditions

Upon breach of any term or condition of this Agreement, the Municipality may notify the Owners in writing. In the event that the Owners have not cured any such breach or entered into arrangements with the Municipality related to such breach to the Municipality's satisfaction, acting reasonably, within six (6) months of such notice then the Municipality may rely upon the remedies contained in Section 264 of the *Municipal Government Act* and may enter the land and perform any of the terms contained in the Development Agreement, or take such remedial action as is considered necessary to correct a breach of the Agreement, including the removal or destruction of anything that contravenes the terms of the Agreement and including decommissioning the site. It is agreed that all reasonable expenses, whether arising out of the entry on the land or from the performance of the terms, are a first lien on the land that is the subject of the Development Agreement.

5.6 Costs

The Owner shall pay all costs associated with the costs of registering this Agreement and discharging any prior agreements encumbering the Properties, and all costs associated with any amendment thereof.

5.7 Development Agreement Bound to Land

(a) This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Municipality.

(b) This Agreement replaces and discharges the Development Agreement between the Municipality of the District of West Hants and the Owner dated August 7, 2007 and recorded at the Registry of Deeds in the Province of Nova Scotia on September 27, 2007 as Document No. 88923751.

5.8 Assignment of Agreement

The Owner may, at any time and from time to time, transfer or assign this Agreement and its rights hereunder and may delegate its obligations hereunder to an assign, successor, heir, or purchaser of the land bound by this Agreement.

5.9 Written Notice

(a) The Municipality may serve notice on the Owner personally or by ordinary mail which shall be deemed to have been received within three (3) business days of mailing, addressed to 258 King Street P.O. Box 2018 Windsor, NS, CA B0N 2T0, or at any other address provided by the Owner.

(b) The Owner may serve notice on the Municipality by registered mail addressed to the Chief Administrative Officer, West Hants Regional Municipality, 76 Morison Drive, P.O. Box 3000, Windsor, Nova Scotia, B0N 2T0.

5.10 Full Agreement

This Agreement constitutes the entire Agreement and contract entered into by the Municipality and the Owner. No other agreement or representation, oral or written, shall be binding.

IN WITNESS WHEREOF this Agreement was properly executed by the respective parties hereto on the day and year first above written.

SIGNED, SEALED AND DELIVERED
In the presence of:

WEST HANTS REGIONAL MUNICIPALITY

)
)
)
_____) Per: _____
Witness) Abraham Zebian, Mayor
)

_____) Per: _____
Witness) Rhonda Brown, Municipal Clerk
)

) **Brison Developments Limited**
)
)
_____) Per: _____
Witness) Mitchel Brison, President

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 **MITCHEL BRISON**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

AFFIDAVIT OF CLERK
WEST HANTS REGIONAL MUNICIPALITY

I, Rhonda Brown of _____, Hants County, Nova Scotia make oath and swear that:

1. I am the Clerk of the West Hants Regional Municipality (The "Municipality") and I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. The Municipality is a body corporate pursuant to the Municipal Government Act, S.N.S. 1988, c.18, as amended.

3. I acknowledge that the Municipality executed the attached Instrument by its proper designates duly authorized in that regard under seal on the date of this Affidavit pursuant to subsection 13(3) of the Municipal Government Act, S.N.S. 1988, c.18, as amended. This acknowledgement is made pursuant to subsection 31(a) of the Registry Act, R.S.N.S. 1989, c.392 and/or clause 79(1)(a) of the Land Registry Act, S.N.S. 2001, c.6, as amended, for the purpose of registering or recording the Instrument.

4. The Municipality is resident in Canada for the purposes of the Income Tax Act (Canada).

Sworn before me at _____, Nova Scotia,
this _____, 2021.

_____ _____
A BARRISTER/COMMISSIONER OF THE SUPREME COURT OF NOVA SCOTIA
Print name/affix seal

RHONDA BROWN

I CERTIFY that on this date Rhonda Brown personally came before me and swore under oath the foregoing Affidavit.

_____
A BARRISTER/COMMISSIONER OF THE SUPREME COURT OF NOVA SCOTIA
Print name/affix seal

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Mitchel Brison, Nova Scotia, make oath and say that:

1. I am Mitchel Brison of Brison Developments Limited, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Reglstration Act as the case may be.

3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.

4. The Corporation is a resident of Canada under the Income Tax Act (Canada).

5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this Month Day, 2021 the Deponent came before me, made oath, and swore the foregoing affidavit at_____, Nova Scotia.

Print Name:

Authority (e.g. Commissioner of Oaths):
Please affix seal

Schedule 'A'
Legal Description – PID 45371879

Place Name: FALMOUTH BACK ROAD FALMOUTH
Municipality/County: MUNICIPALITY OF THE DISTRICT OF HANTS WEST/HANTS COUNTY
Designation of Parcel on Plan: BLOCK 1-R
Title of Plan: SURVEY PARCEL PH-2, S/D PORTION BLOCK 1, LANDS OF MEADOWS DEVELOPMENT LTD, FALMOUTH BACK RD, AYLWARD RD & SHETLAND RD (PROPOSED), FALMOUTH, APP PARCEL PH-2 & BLOCK 1-R
Registration County: HANTS COUNTY
Registration Number of Plan: 88595377
Registration Date of Plan: 2007-08-16 13:49:14

SAVING and EXCEPTING Lot MD-1 as shown on registered Plan No. 91651050 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOTS M-1 to M-4, inclusive as shown on registered Plan No. 97335914 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOTS 114-121 inclusive, as shown on registered Plan No. 99835861 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 113 as shown on registered Plan No. 99835861 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 112 as shown on registered Plan No. 100545707 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 103 as shown on registered Plan No. 104799615 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 104 and LOT 105 as shown on registered Plan No. 105333000 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 109 as shown on registered Plan No. 106182976 at the Land Registration Office for Hants County.

SAVING AND EXCEPTING Lot 108 as shown on registered plan no. 107755051 recorded in the Land Registration Office for Hants County.

SAVING AND EXCEPTING Lot 106 as shown on registered plan no. 108175689 recorded in the Land Registration Office for Hants County.

SAVING and EXCEPTING Lot 107 as shown on registered Plan No. 108291684 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 110 as shown on registsred Plan No. 108314981 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 101 and LOT 102 as shown on registsred Plan No. 110487163 at the Land Registration Office for Hants County.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act
Registration District: HANTS COUNTY
Registration Year: 2017
Plan or Document Number: 110487163

The MGA compliance statement has been applied by SNSMR during the processing of Land Registration Plan.

Legal Description – PID 45383379

Registration County: HANTS COUNTY
Street/Place Name: FALMOUTH DYKE ROAD /FALMOUTH
Title of Plan: PLAN OF S/D OF LOT GE-2, LAND OF RICHARD ARNOLD ELDRIDGE, TO FORM LOT GE-2A & REMAINDER LOT GE-2B, FALMOUTH DYKE RD, FALMOUTH
Designation of Parcel on Plan: LOT GE-2A
Registration Number of Plan: 96299525
Registration Date of Plan: 2010-07-07 11:26:40

Legal Description – PID 45371887

Place Name: FALMOUTH BACK ROAD FALMOUTH
Municipality/County: MUNICIPALITY OF THE DISTRICT OF HANTS WEST/HANTS COUNTY
Designation of Parcel on Plan: PARCEL PH-2
Title of Plan: SURVEY PARCEL PH-2, S/D PORTION BLOCK 1, LANDS OF MEADOWS DEVELOPMENT LTD, FALMOUTH BACK RD, AYLWARD RD & SHETLAND RD (PROPOSED), FALMOUTH, APP PARCEL PH-2 & BLOCK 1-R
Registration County: HANTS COUNTY
Registration Number of Plan: 88595377
Registration Date of Plan: 2007-08-16 13:49:14

SAVING and EXCEPTING LOTS M-2 to M-10, inclusive as shown on registered Plan No. 97335914 at the Land Registration Office for Hants County.

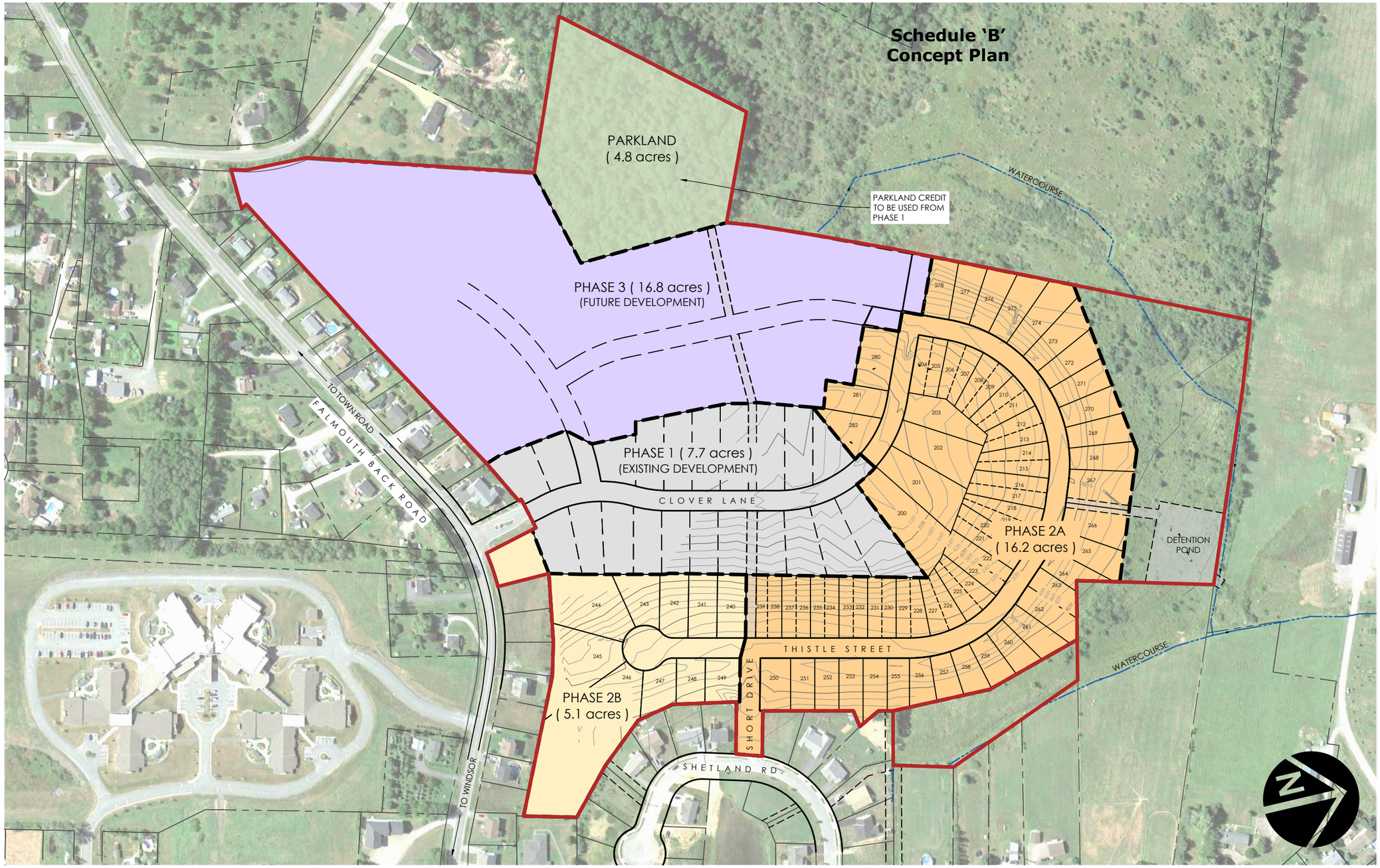
The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Hants as plan or document number 97335914.

The MGA compliance statement has been applied by SNSMR during the processing of the abovementioned plan 97335914.

Legal Description – PID 45383957

Parcel Description
Registration County: HANTS COUNTY
Street/Place Name: FALMOUTH BACK ROAD /FALMOUTH
Title of Plan: PLAN OF SURVEY OF LOTS M-1 TO M-10, BEING A S/D AND CONSOLIDATION OF BLOCK 1-RA & PARCEL PH-2, LANDS OF BUCKWOOD INVESTMENTS LTD & LANDS CLAIMED BY BUCKWOOD INVESMENTS LTD, (THE OLD TOWNSHIP RD), FALMOUTH BACK RD, FALMOUTH
Designation of Parcel on Plan: LOT M-2
Registration Number of Plan: 97335914
Registration Date of Plan: 2010-12-02 13:22:33

Schedule 'B'
Concept Plan



LEGEND

- Site Boundary
- Adjacent Property Boundary

UNIT SUMMARY		
	Area (acres)	Maximum Units
Phase 2A (R1)	16.2	36
Phase 2A (R2)		36
Phase 2B (R1)	5.1	10
Total	**21.3**	**82**

Phase 3 up to maximum of 75 units

SITE SUMMARY:

- Existing Zone: Multiple Residential
- Total Land Area: 56.7 acres

NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Plan based on DesignPoint Site Plan file: '14-033_Base_20200401.dwg'

SCALE:

0 15 30 75 150m

1 : 3,000 contour interval 2 feet

Zwicker Zareski architecture + planning

1 Canal Street, Dartmouth, NS B2Y 2W1 ZZap.ca

Site Plan : The Meadows

Falmouth, Nova Scotia

Version 104

Designer: K.WATTERS

Planner: C.MARKIDES

Date: JUNE 08, 2020

FILE: C:\Users\Ken\zzap.ca\Business Development - Documents\2020\027 Brison - Meadows\1_DWG\1_Site Plan\20-BD-027-SITE_PLAN-104.dwg SHEET: 11x17

June 22, 2020

West Hants Regional Municipality
100 King Street
Windsor, Nova Scotia B0N 2T0
Attention: Rick Sherrard, Manager of Technical Engineering Services

RE: The Meadows Phase 2A – Storm Drainage System Modification Request
DesignPoint Project #: 14-033

Further to our site meeting, I herein request that the Municipality allow the Developer to modify the storm drainage plan as follows:

1) Install an additional 250 mmØ PVC DR35 storm pipe from CB7-A and CB7-B to rear lot line between lots 240 and 242. This pipe will discharge water from area A7 only (2.1 acres). The discharge will be directed into the existing ditch/drainage route at the rear of the lots, the property at this location is owned by Brison Developments. This ditch drains to the same watercourse that the discharge from the drainage pond for the project discharges to.

2) Remove the deep storm sewer pipes from MHST7A to MHST9 and from MHST7 to MHST5, with CB7-A and CB7-B directed to the ditch as described above. The deep storm sewer pipes are not needed for CB7-A and CB7-B. The Developer has decided to build all homes as slab on grade and therefore a deep storm sewer for footing drains is not required.

We will be able to balance the pre and post development flows with oversized pipe or perforated pipe. This storm water design approach will provide adequate drainage for this project and will meet all regulatory requirements.

For reference, refer to attached design drawings for The Meadows Phase 2, sheets 1-11, revision 3, dated June 12, 2019, as signed by myself.

If this is acceptable to the Municipality, we will submit a revised design along with the storm drainage calculations.

If you have any questions, please feel free to contact me.

Thank you,
DesignPoint Engineering & Surveying Ltd.

Glenn Woodford

Glenn Woodford, P.Eng.
Senior Engineer & Principal

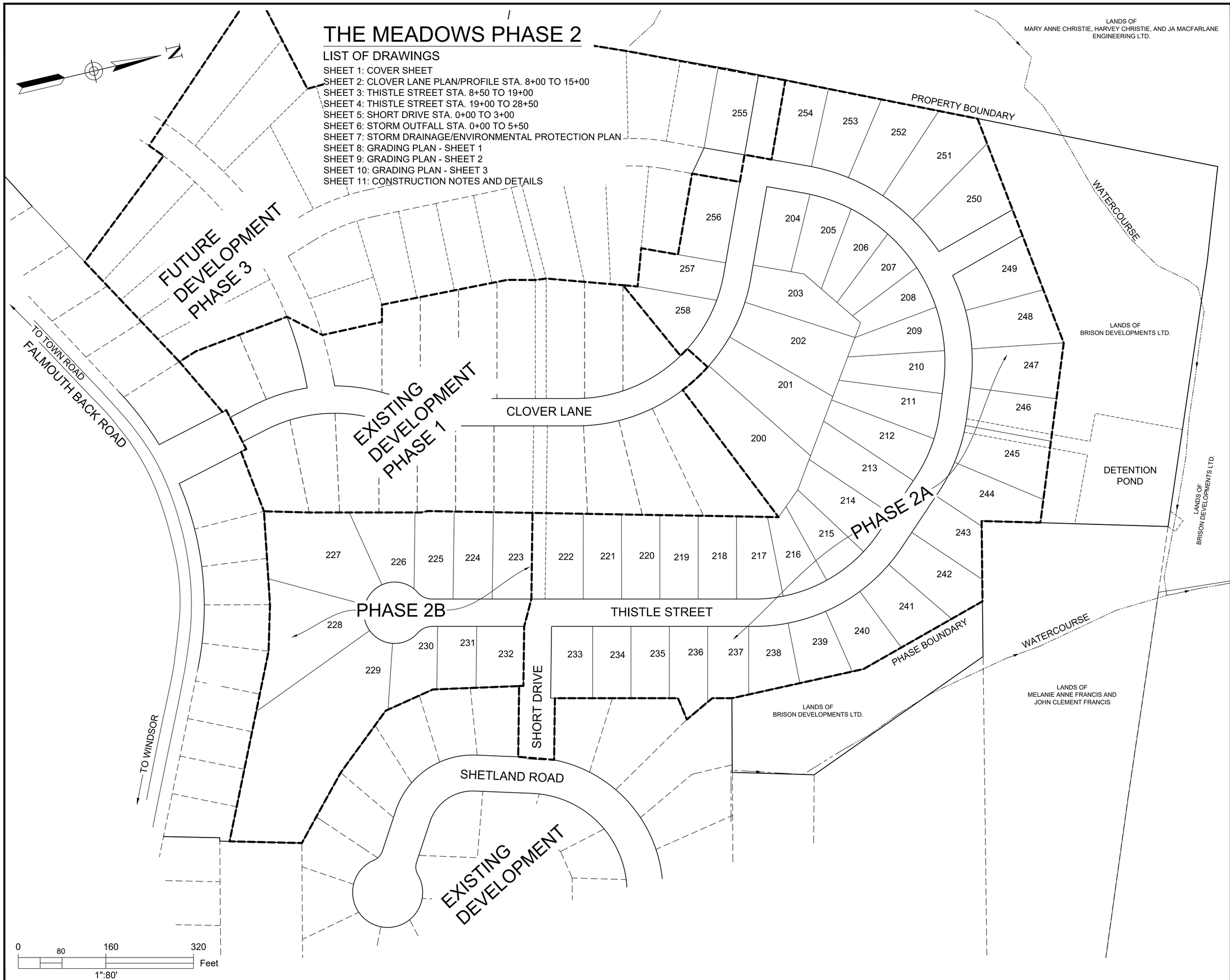
GSW/alc

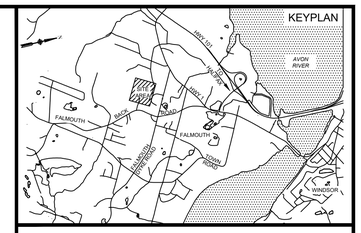
Enclosures: The Meadows Phase 2 Design Drawings

THE MEADOWS PHASE 2

LIST OF DRAWINGS

SHEET 1: COVER SHEET
SHEET 2: CLOVER LANE PLAN/PROFILE STA. 8+00 TO 15+00
SHEET 3: THISTLE STREET STA. 8+50 TO 19+00
SHEET 4: THISTLE STREET STA. 19+00 TO 28+50
SHEET 5: SHORT DRIVE STA. 0+00 TO 3+00
SHEET 6: STORM OUTFALL STA. 0+00 TO 5+50
SHEET 7: STORM DRAINAGE/ENVIRONMENTAL PROTECTION PLAN
SHEET 8: GRADING PLAN - SHEET 1
SHEET 9: GRADING PLAN - SHEET 2
SHEET 10: GRADING PLAN - SHEET 3
SHEET 11: CONSTRUCTION NOTES AND DETAILS





ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078

CLIENT

BRISON DEVELOPMENTS

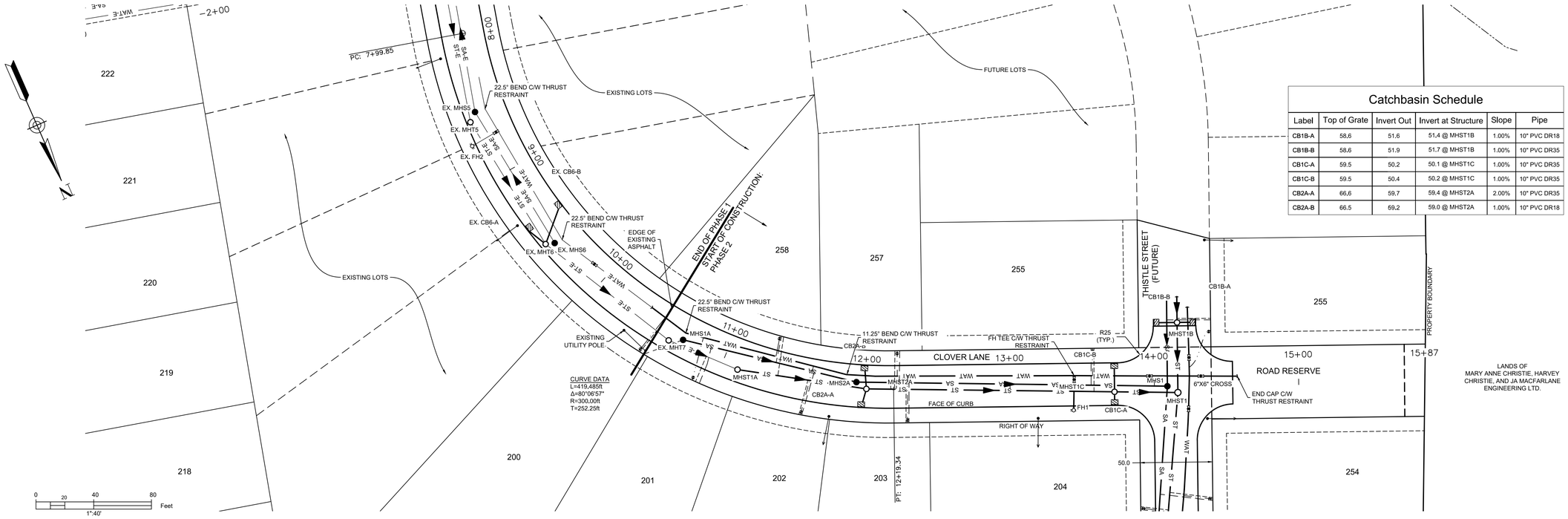
PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

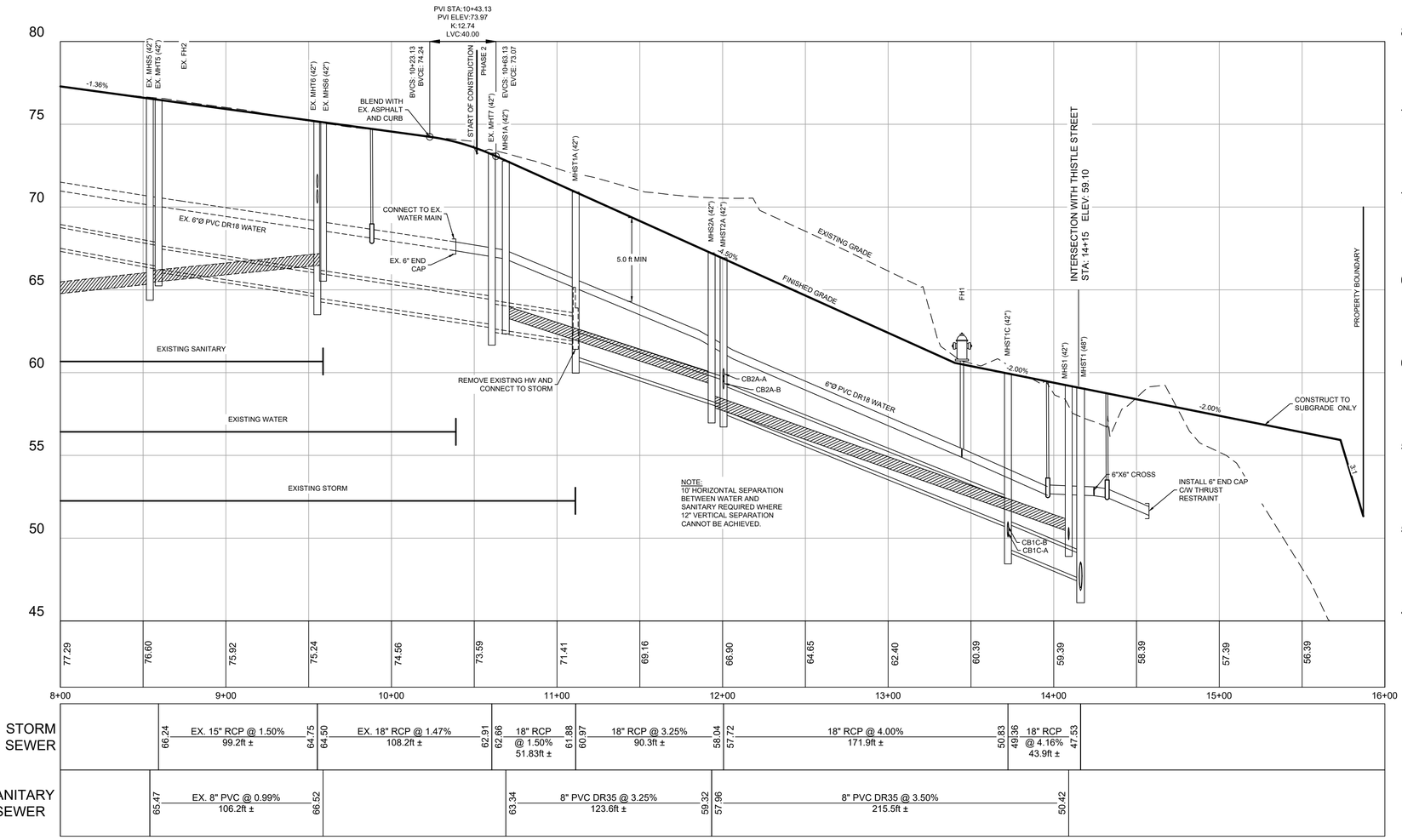
COVER SHEET

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	1 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":80' H	14-033CBase.dwg	

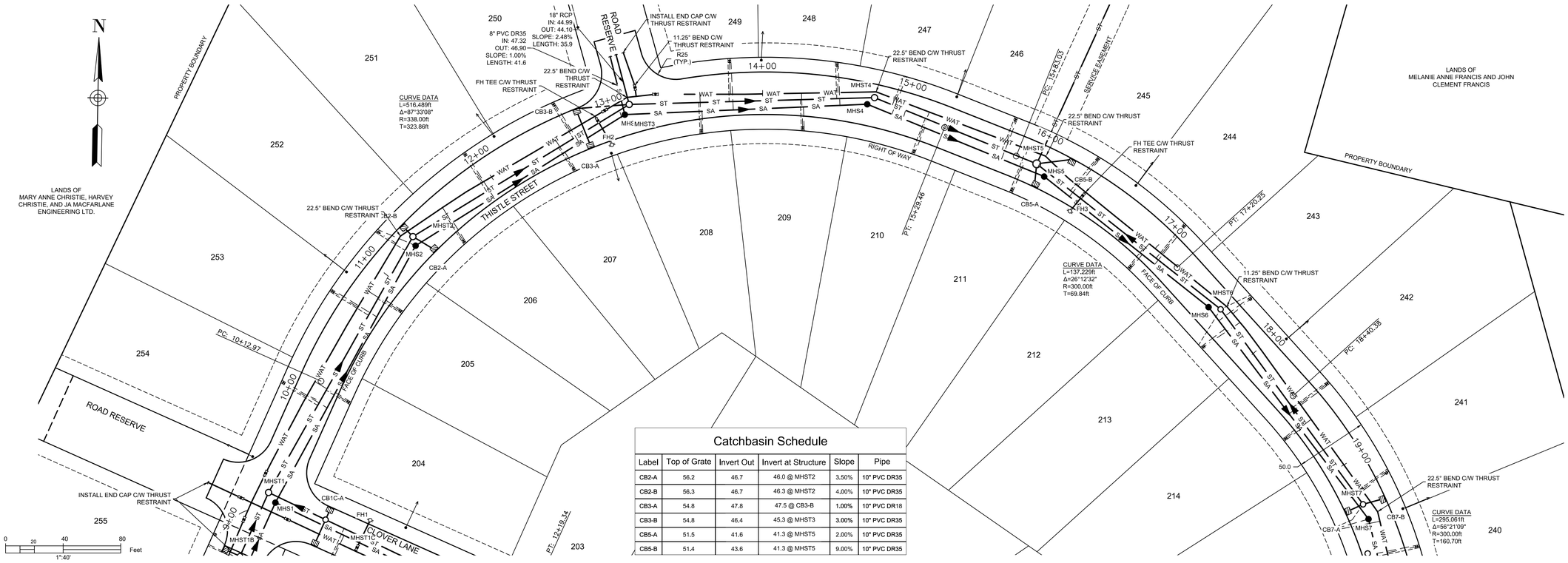


Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB1B-A	58.6	51.6	51.4 @ MHST1B	1.00%	10" PVC DR18
CB1B-B	58.6	51.9	51.7 @ MHST1B	1.00%	10" PVC DR35
CB1C-A	59.5	50.2	50.1 @ MHST1C	1.00%	10" PVC DR35
CB1C-B	59.5	50.4	50.2 @ MHST1C	1.00%	10" PVC DR35
CB2A-A	66.6	59.7	59.4 @ MHST2A	2.00%	10" PVC DR35
CB2A-B	66.5	59.2	59.0 @ MHST2A	1.00%	10" PVC DR18

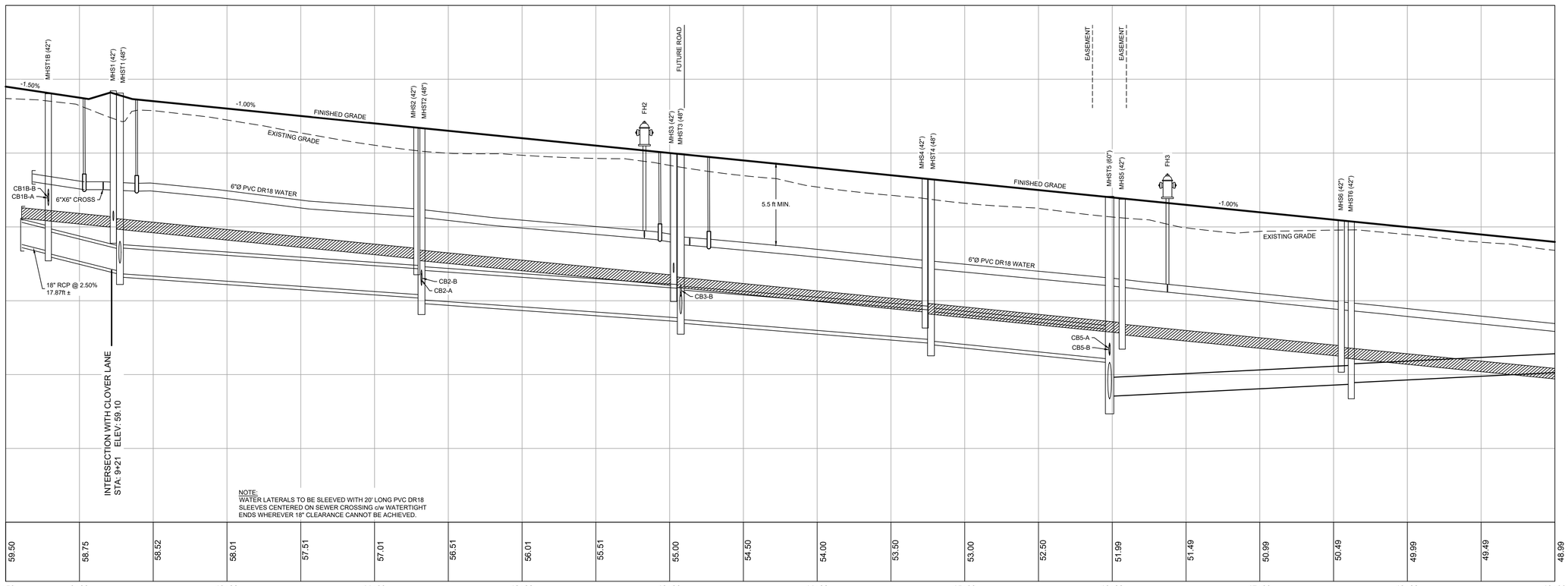


| | | |



Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB2-A	56.2	46.7	46.0 @ MHST2	3.50%	10" PVC DR35
CB2-B	56.3	46.7	46.3 @ MHST2	4.00%	10" PVC DR35
CB3-A	54.8	47.8	47.5 @ CB3-B	1.00%	10" PVC DR18
CB3-B	54.8	46.4	45.3 @ MHST3	3.00%	10" PVC DR35
CB5-A	51.5	41.6	41.3 @ MHST5	2.00%	10" PVC DR35
CB5-B	51.4	43.6	41.3 @ MHST5	9.00%	10" PVC DR35



STORM SEWER	48.81 / 48.36	18" RCP @ 2.50% 48.52ft ±	48.20 / 46.99	46.83	21" RCP @ 0.70% 204.1ft ±	45.40	45.06	24" RCP @ 0.70% 176.1ft ±	43.83	43.73	24" RCP @ 0.80% 170.5ft ±	42.37	42.27	24" RCP @ 1.00% 121.7ft ±	41.05	38.54	15" PVC DR35 @ 0.50% 162.9ft ±	39.36	39.46	15" PVC DR35 @ 0.50% 167.8ft ±	40.30
SANITARY SEWER	8" PVC DR35 @ 1.00% 61.79ft ± IN: 50.61 OUT: 49.99			49.89	8" PVC DR35 @ 1.00% 203.4ft ±	47.86	47.76	8" PVC DR35 @ 1.00% 171.5ft ±	46.04	45.94	8" PVC DR35 @ 1.00% 168.6ft ±	44.25	44.15	8" PVC DR35 @ 1.00% 132.8ft ±	42.82	42.72	8" PVC DR35 @ 1.00% 145.9ft ±	41.26	41.16	8" PVC DR35 @ 1.00% 184.5ft ±	39.32

LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON
DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

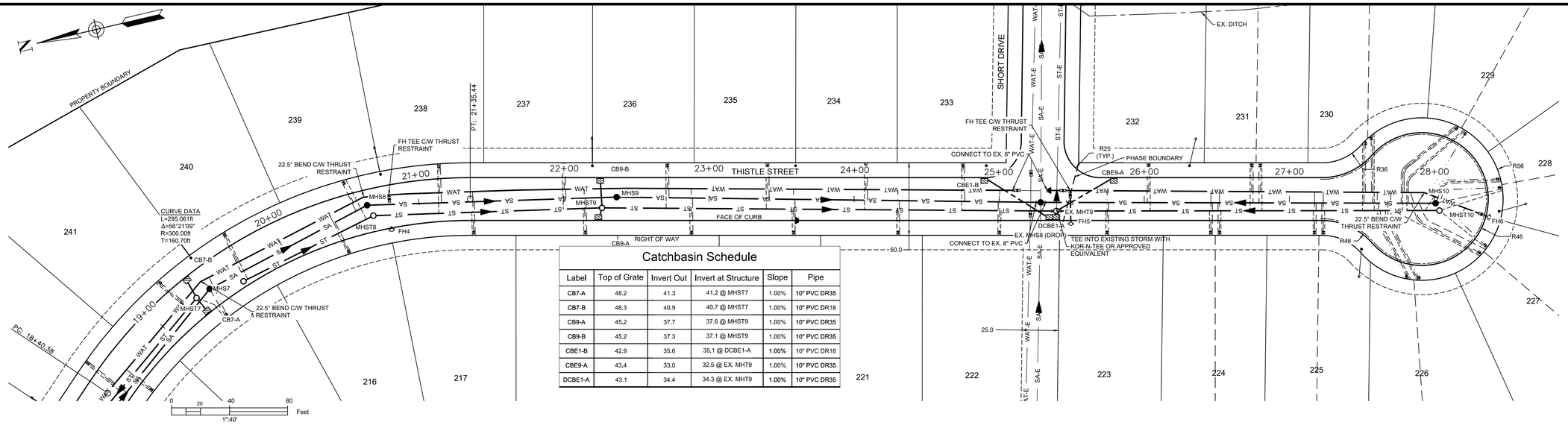
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

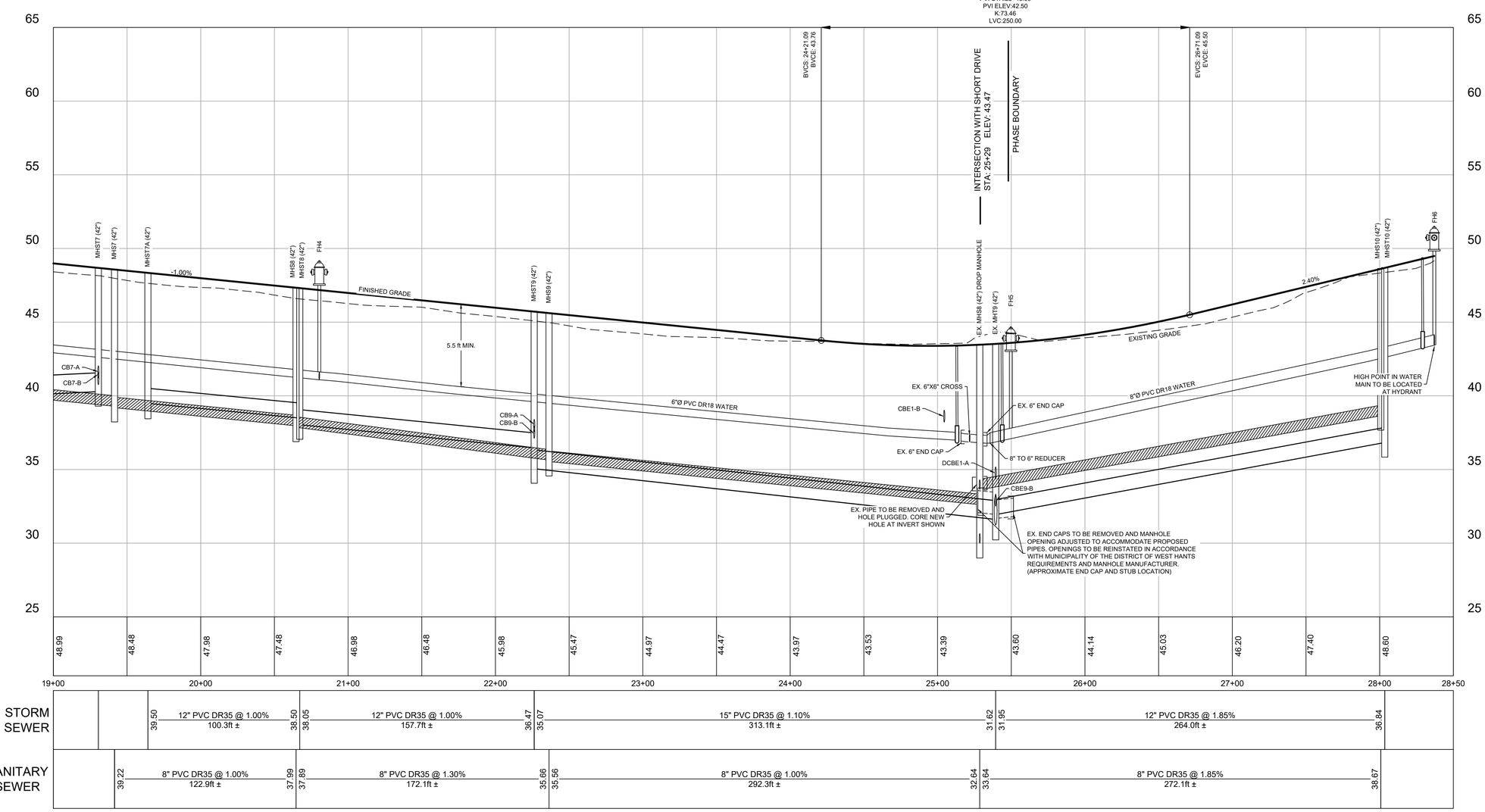
THISTLE STREET
STA. 8+50 TO 19+00

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	3 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	



Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB7-A	48.2	41.3	41.2 @ MHST7	1.00%	10" PVC DR35
CB7-B	48.3	40.9	40.7 @ MHST7	1.00%	10" PVC DR18
CB9-A	45.2	37.7	37.6 @ MHST9	1.00%	10" PVC DR35
CB9-B	45.2	37.3	37.1 @ MHST9	1.00%	10" PVC DR35
CBE1-B	42.9	35.6	35.1 @ DCBE1-A	1.00%	10" PVC DR18
CBE9-A	43.4	33.0	32.5 @ EX. MHT9	1.00%	10" PVC DR35
DCBE1-A	43.1	34.4	34.3 @ EX. MHT9	1.00%	10" PVC DR35



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
G.S. WOODFORD
6078
JUN. 12, 2019

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

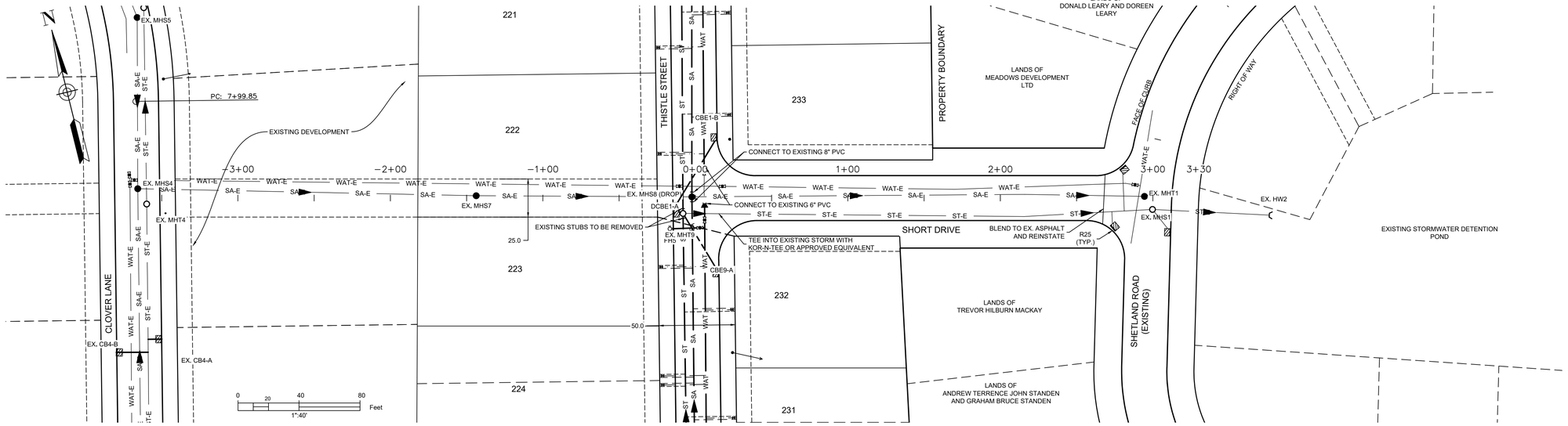
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

THISTLE STREET
STA. 19+00 TO 28+50

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	4 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS SA SA MHS
STORM LINE	MHST ST ST MHST
WATER LINE	WAT WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

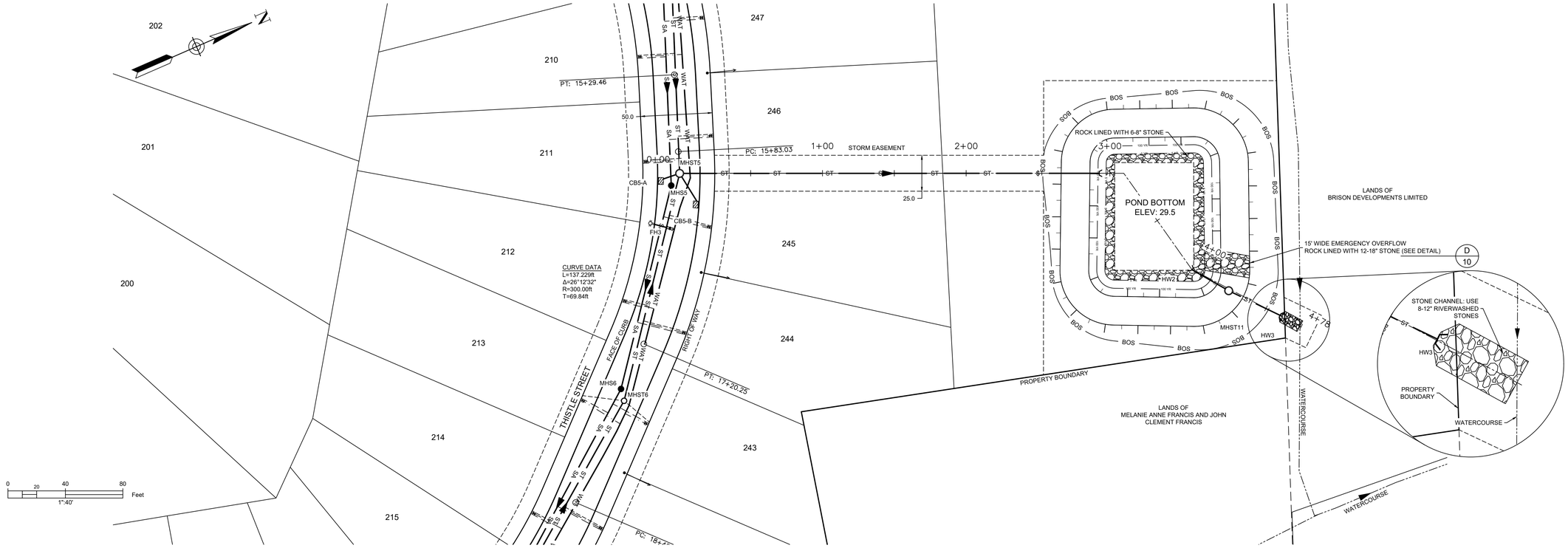
FALMOUTH, NOVA SCOTIA

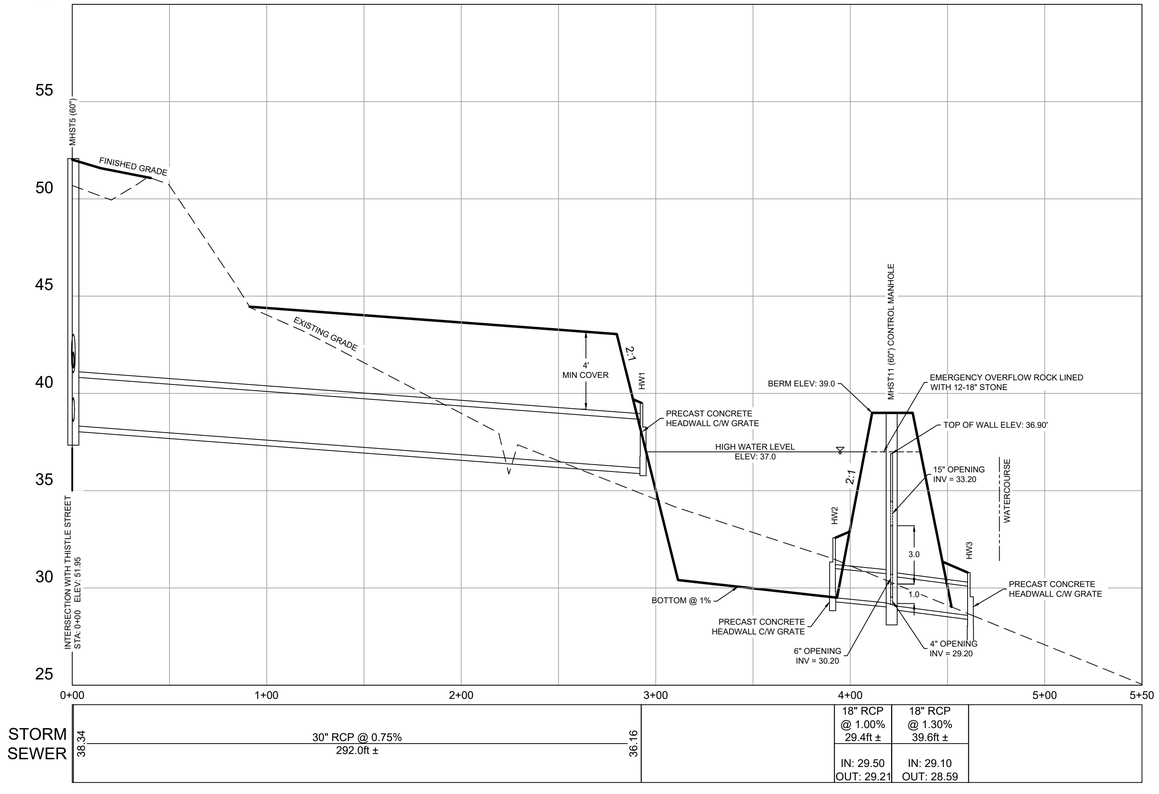
SHEET DESCRIPTION

PLAN / PROFILE

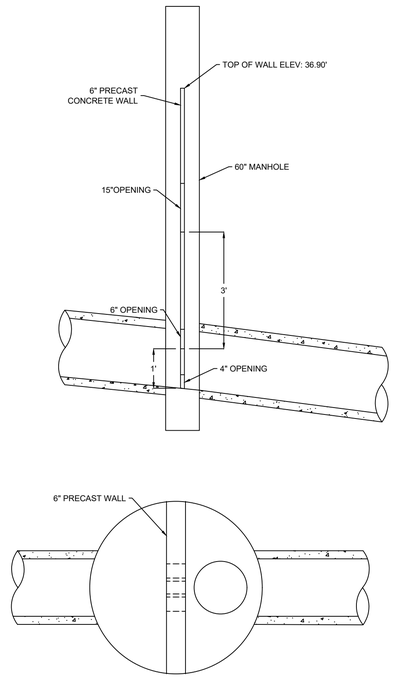
SHORT DRIVE
STA. 0+00 TO 3+00

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	5 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	





DETAIL FOR MHST11 (NTS)



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON
DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

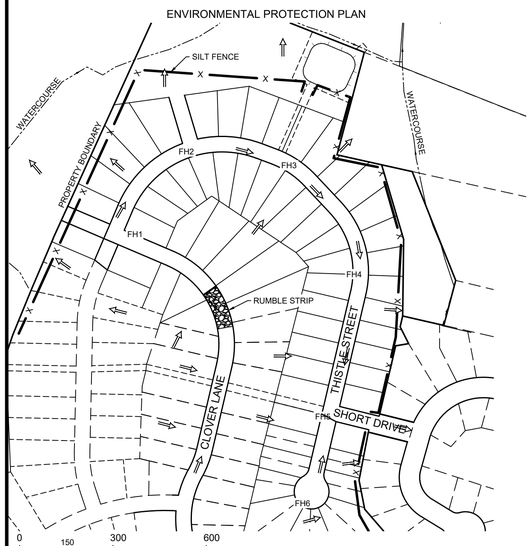
STORM OUTFALL
STA. 0+00 TO 5+50

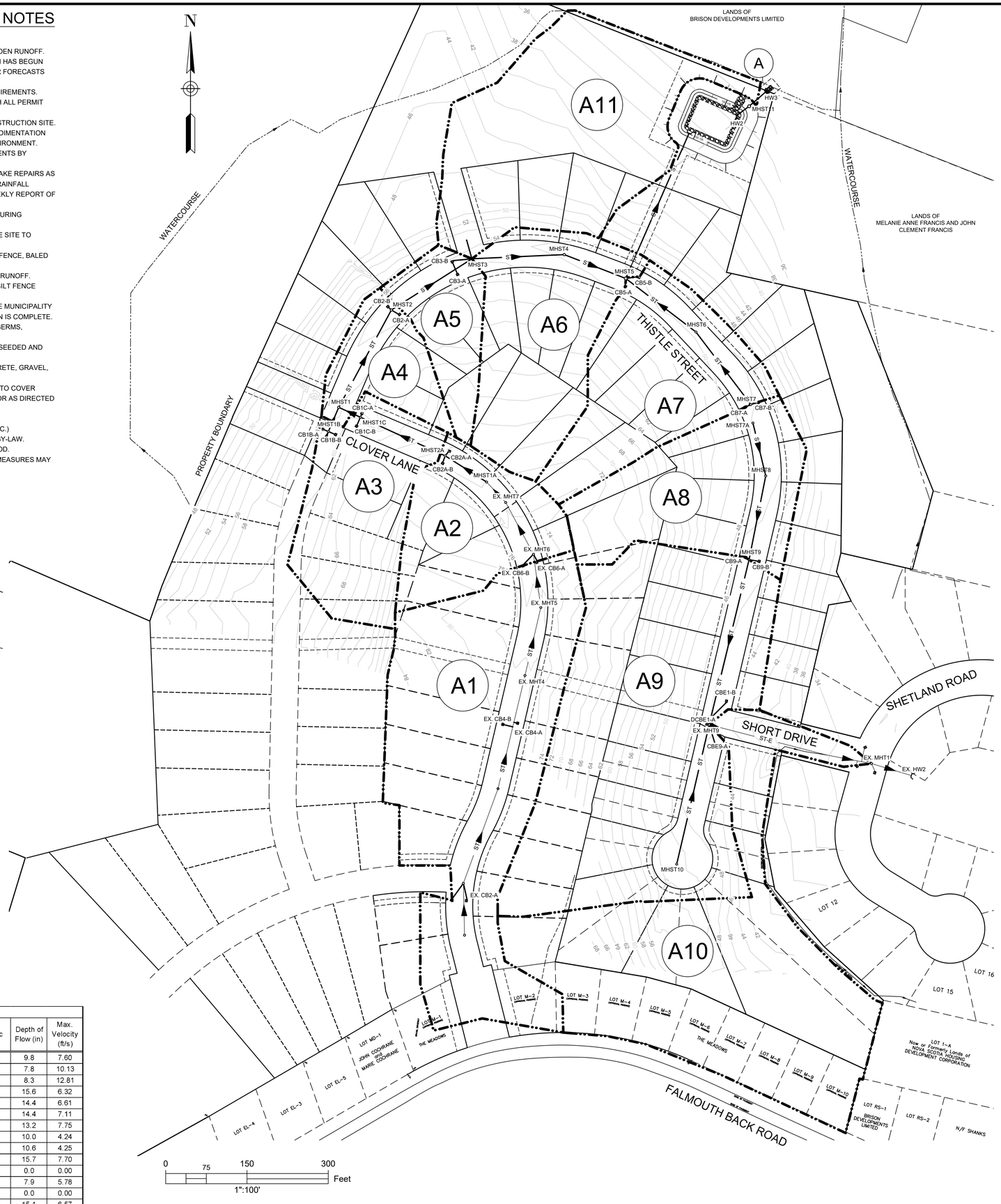
Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	6 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
6. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
13. SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

ENVIRONMENTAL PROTECTION PLAN





- DRAINAGE BOUNDARY
- STORM SEWER
- PRECAST HEADWALL
- A1 — TRIBUTARY AREA ID
- SILT FENCE
- MAJOR DRAINAGE ROUTE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

Catchment	Area (ac) ±	Catchment	Area (ac) ±
A1	4.75	A7	2.10
A2	1.47	A8	2.06
A3	1.75	A9	5.48
A4	0.81	A10	4.80
A5	0.83	A11	3.66
A6	2.16	Total	29.87

Storm	Flow to Point A (cfs)	
	Pre-Development	Post-Development
5 Year	6.20	5.87
10 Year	9.49	7.59
25 Year	14.7	11.72
50 Year	18.66	15.18
100 Year	22.84	18.95

Minor Piped Storm System Drainage Analysis - SCS Method (10 Year Return)

Upstream MH	Downstream MH	Tributary Area	Tributary Area +/- (Ac)	Qd - Design Flow (cfs)	Pipe Size (in)	Pipe Slope (%)	Qc - Pipe Capacity (cfs)	Qd/Qc	Depth of Flow (in)	Max. Velocity (ft/s)
EX. 7	1A	A1	4.75	7.55	18	1.50	12.89	0.59	9.8	7.60
1A	2A	A1	4.75	7.58	18	3.25	18.92	0.40	7.8	10.13
2A	1	A1-A2	6.23	10.29	18	4.95	23.38	0.44	8.3	12.81
1	2	A1-A3	7.98	12.63	21	0.70	13.26	0.95	15.6	6.32
2	3	A1-A4	8.78	14.02	24	0.70	18.91	0.74	14.4	6.61
3	4	A1-A5	9.61	15.36	24	0.80	20.20	0.76	14.4	7.11
4	5	A1-A5	9.61	15.36	24	1.00	22.65	0.68	13.2	7.75
6	5	A7	2.10	3.88	15	0.50	4.58	0.85	10.0	4.24
7	6	A7	2.10	3.95	15	0.50	4.57	0.86	10.6	4.25
5	Outfall	A1-A7	13.87	22.60	30	0.75	35.44	0.64	15.7	7.70
8	9	-	-	0.00	12	1.00	3.57	0.00	0.0	0.00
9	EX. 9	A8	2.06	3.83	15	1.10	6.78	0.57	7.9	5.78
10	EX. 9	-	-	0.00	12	1.85	4.85	0.00	0.0	0.00
EX. 9	EX. 1	A8-A9	7.54	13.83	24	0.68	18.59	0.74	15.1	6.57
EX. 1	Outfall	A8-A10	12.34	22.55	30	0.50	29.00	0.78	19.4	6.53

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

STORM DRAINAGE / ENVIRONMENTAL PROTECTION PLAN

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	7 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":100' H	14-033CBase.dwg	

N

WATERCOURSE

PROPERTY BOUNDARY

THISTLE STREET

CLOVER LANE

PHASE 2A

FUTURE DEVELOPMENT

EXISTING DEVELOPMENT

LANDS OF
BRISON DEVELOPMENTS LIMITED

LANDS OF
MELANIE ANNE FRANCIS AND JOHN
CLEMENT FRANCIS

STORM EASEMENT

FINISHED SURFACE TO
BE GRADED TO DIRECT
RUNOFF AROUND POND

END OF
ASPHALT

SANITARY LATERAL
INVERT (TYP.)

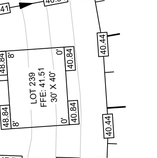
MINIMUM SANITARY
LATERAL INVERT
ELEVATION (TYP.)

END OF
EXISTING
ROAD

SWALE

0 20 40 80 Feet
1":40'

POND BERM DETAIL (NTS)



LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE A MINIMUM OF 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

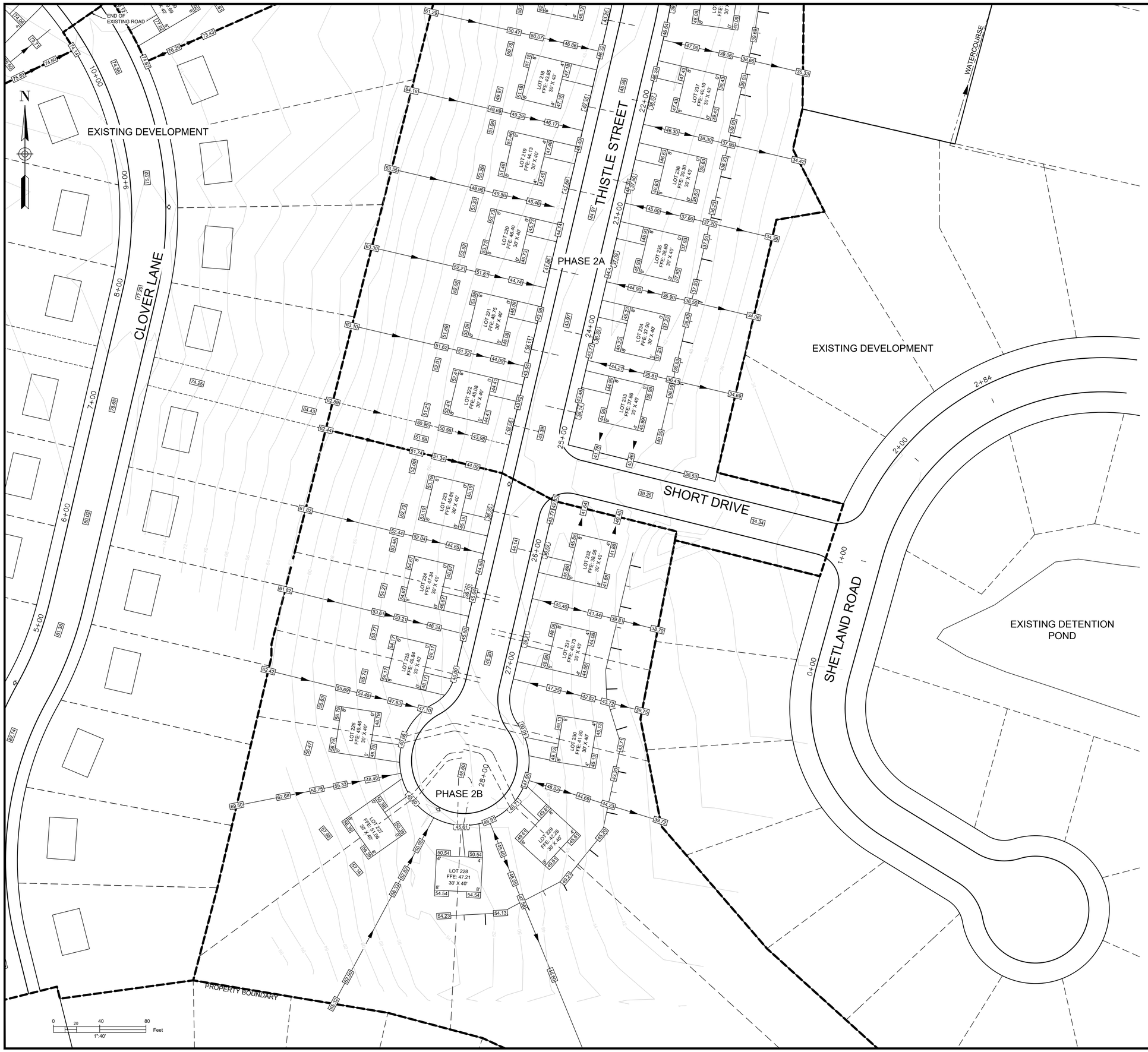
THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

GRADING PLAN - SHEET 1

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	8 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H	14-033CBase.dwg	



LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

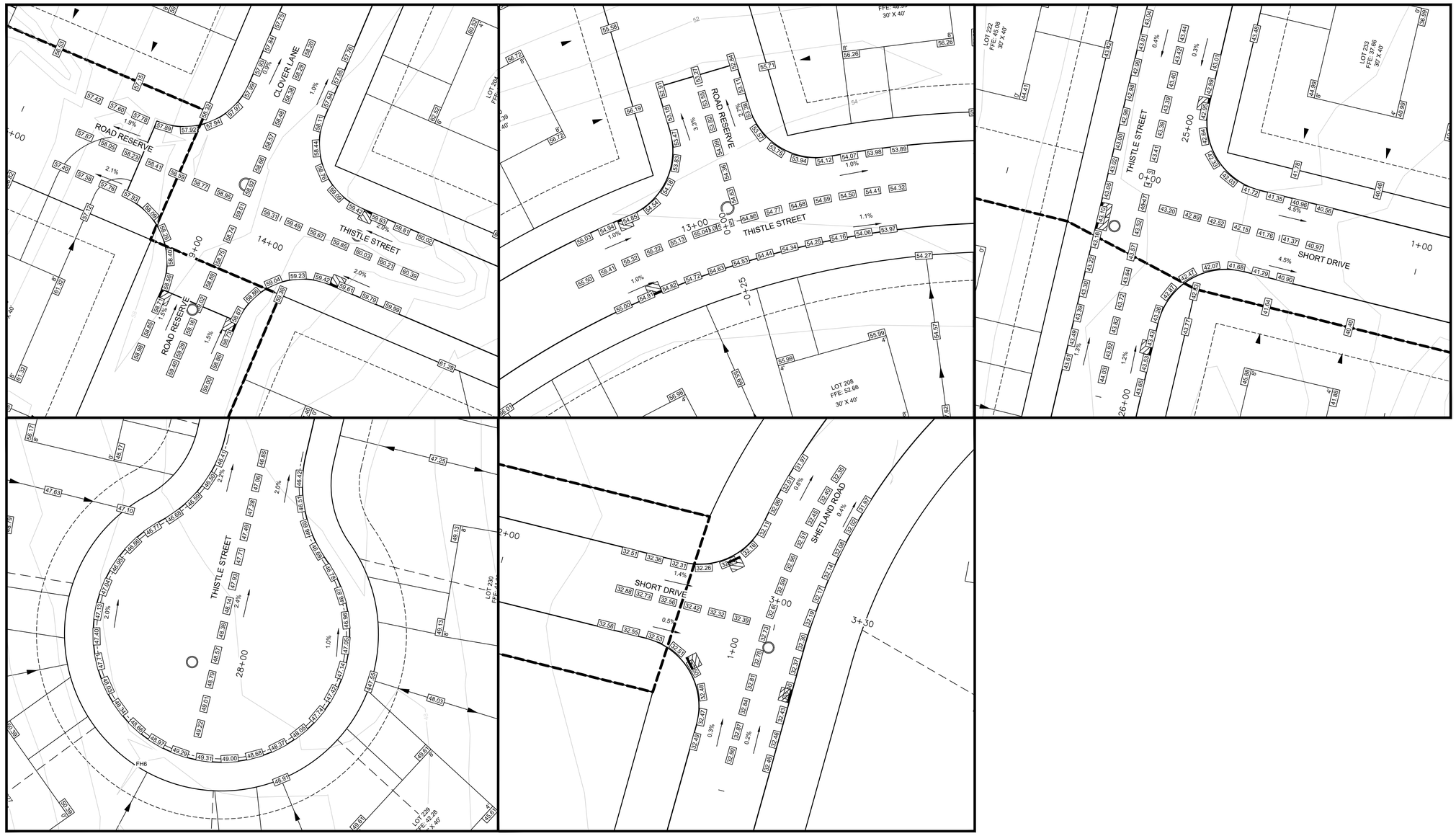
THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

GRADING PLAN - SHEET 2

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 9 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: 1":40' H	Filename: 14-033CBase.dwg	



N

LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE A MINIMUM OF 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

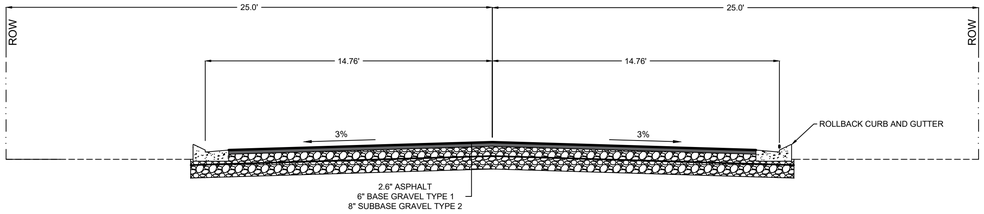
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

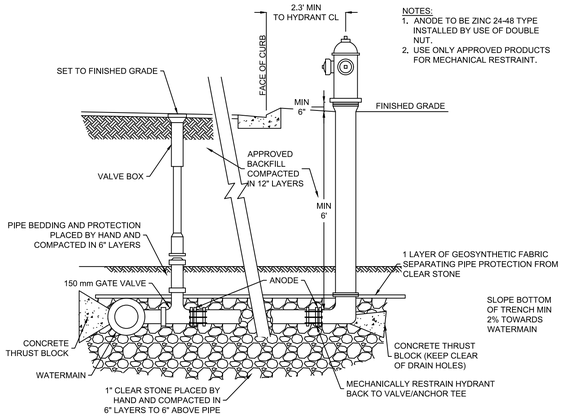
GRADING PLAN - SHEET 3

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 10 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: 1":20' H	Filename: 14-033CBase.dwg	

TYPICAL ROAD CROSS SECTION — A 11



STANDARD HYDRANT INSTALLATION — B 11

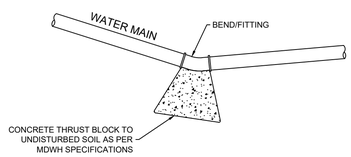


NOTES:
1. ANODE TO BE ZINC 24-48 TYPE INSTALLED BY USE OF DOUBLE NUT.
2. USE ONLY APPROVED PRODUCTS FOR MECHANICAL RESTRAINT.

GENERAL CONSTRUCTION NOTES:

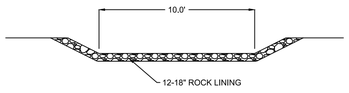
1. **SAFETY IS PARAMOUNT AND THE CONTRACTOR MUST USE SAFE WORK PRACTICES IN ACCORDANCE WITH THE NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY ACT.**
2. MDWH'S MUNICIPAL SERVICES SPECIFICATION MANUAL SHALL FORM PART OF THE DESIGN AND SHALL BE ADHERED TO AND THE CONTRACTOR SHALL HAVE A COPY OF THE MANUAL ON SITE DURING CONSTRUCTION.
3. ALL WORKS TO BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATION FOR MUNICIPAL SERVICES" PREPARED JOINTLY BY THE NOVA SCOTIA ROADBUILDERS ASSOCIATION AND THE CONSULTING ENGINEERS OF NOVA SCOTIA (CURRENT EDITION).
4. ALL WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF ALL PERMITS AND REGULATIONS AS ISSUED BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO NOTIFY DESIGNPOINT AND THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS REGARDING CONSTRUCTION SCHEDULING PRIOR TO COMMENCING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF NATURAL WATERCOURSES FROM DAMAGE DUE TO SILT LADEN RUNOFF FROM THE CONSTRUCTION SITE. ACCEPTABLE CONSTRUCTION PROCEDURES MAY BE OBTAINED FROM 'EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" (CURRENT EDITION), BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
7. ALL DISTURBED AREAS NOT STABILIZED BY GRAVEL, ASPHALT, CONCRETE, OR SOD ARE TO BE STABILIZED WITH HYDROSEED AND HAY. HYDROSEEDED AREAS THAT DO NOT SHOW ACTIVE GROWTH WITHIN THE FIRST GROWING SEASON TO BE RE-STABILIZED.
8. MATERIALS SHALL NOT BE SUBSTITUTED UNLESS PRIOR APPROVAL IS PROVIDED BY THE ENGINEER.
9. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORKS AND TO COMPLY WITH ALL PERMIT REQUIREMENTS AND CONDITIONS.
11. LOCATIONS OF EXISTING INFRASTRUCTURE IS BASED ON BEST AVAILABLE INFORMATION, INCLUDING RECORD INFORMATION. CONTRACTOR TO CONFIRM LOCATIONS OF EXISTING INFRASTRUCTURE AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR TO ALLOW A 1 WEEK REVIEW PERIOD BY THE ENGINEER.
12. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SUCH AS NOVA SCOTIA POWER, BELL ALIANT, EASTLINK, AND THE MUNICIPALITY. CONTRACTOR TO COORDINATE ALL WORK WITH THE NECESSARY UTILITIES.
13. PERMISSION FROM LANDOWNER(S) REQUIRED TO WORK ON PRIVATE PROPERTY.
14. ALL ELEVATIONS ARE IMPERIAL AND GEODETIC. TOPOGRAPHICAL SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTRACTOR TO CONTACT DESIGNPOINT FOR CONSTRUCTION LAYOUT CONTROL INFORMATION 2 WEEKS PRIOR TO CONSTRUCTION.
15. ALL EARTHWORK, TRENCH WORK, PIPE BEDDING, AND SURFACE TREATMENT TO BE REVIEWED AND CERTIFIED BY PROJECT GEOTECHNICAL ENGINEER.
16. DRAWINGS SUBJECT TO CONSTRUCTION APPROVAL BY THE APPLICABLE APPROVAL AGENCIES (i.e. THE MUNICIPALITY AND NOVA SCOTIA DEPARTMENT OF ENVIRONMENT) PRIOR TO CONSTRUCTION.
17. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES REQUIRED FOR THE PROJECT.
18. INSULATION TO BE 50 mm THICK HI40 RIGID STYROFOAM (ROAD AND TRAFFIC RATED).
19. CONTRACTOR MAY REQUEST GRADE ADJUSTMENTS SUBJECT TO REVIEW AND APPROVAL BY ENGINEER AND APPLICABLE APPROVAL AGENCIES. CONTRACTOR RESPONSIBLE FOR COSTS ASSOCIATED WITH DRAWING REVISIONS AND APPROVALS.
20. CATCHBASINS TO BE 42"Ø PRECAST CONCRETE. WATER MAIN TO BE PVC DR18 AND SANITARY MAIN TO BE PVC DR35. STORM TO BE PVC DR35 (8" - 15") AND REINFORCED CONCRETE TO CSA A257.2 (18" AND LARGER).
21. ALL STORM AND SANITARY SERVICE LATERALS TO HAVE A MINIMUM SLOPE OF 2%.
22. ALL MANHOLE FRAMES AND COVERS ARE TO BE IMP TYPE R60 (IMP R12 FOR PARKS AND EASEMENTS) AND WILL INCLUDE A 2" RISER AS MANUFACTURED BY IMP.

THRUST BLOCK DETAIL (NTS) — C 11

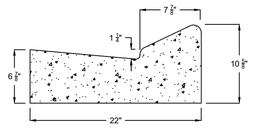


MEGALUG OR APPROVED EQUIVALENT MECHANICAL JOINT RESTRAINT AS PER WEST HANTS SPECIFICATIONS. MINIMUM OF TWO FULL PIPE LENGTHS ON EACH SIDE OF JOINT.

STORMWATER POND EMERGENCY OVERFLOW DETAIL (NTS) — D 11



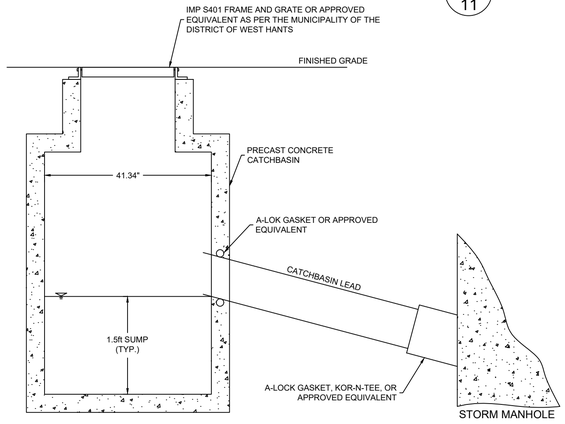
ROLLBACK CURB AND GUTTER DETAIL (NTS) — G 11



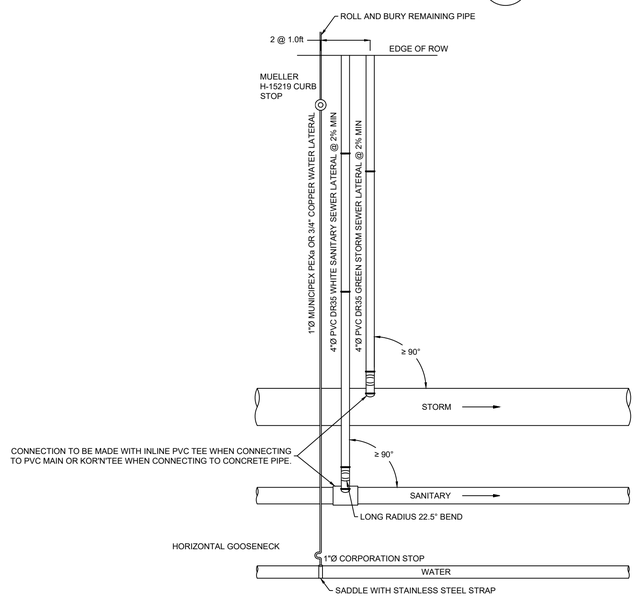
NOTE:

CURB AND GUTTER SHALL BE PLACED ON AN APPROVED GRANULAR BASE HAVING A MINIMUM DEPTH OF 6"

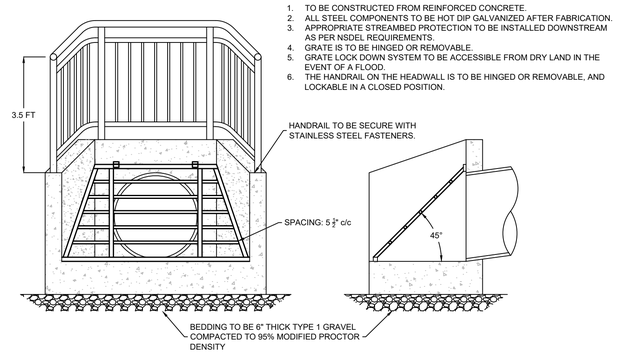
TYPICAL CATCHBASIN DETAIL (NTS) — E 11



SERVICE LATERAL DETAIL (NTS) SEE MDWH DETAIL #10 — F 11



STORM OUTFALL DETAIL (NTS) — F 11



NOTES:
1. TO BE CONSTRUCTED FROM REINFORCED CONCRETE.
2. ALL STEEL COMPONENTS TO BE HOT DIP GALVANIZED AFTER FABRICATION.
3. APPROPRIATE STREAMBED PROTECTION TO BE INSTALLED DOWNSTREAM AS PER NSDEL REQUIREMENTS.
4. GRATE IS TO BE HINGED OR REMOVABLE.
5. GRATE LOCK DOWN SYSTEM TO BE ACCESSIBLE FROM DRY LAND IN THE EVENT OF A FLOOD.
6. THE HANDRAIL ON THE HEADWALL IS TO BE HINGED OR REMOVABLE, AND LOCKABLE IN A CLOSED POSITION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
JUN. 12, 2019
G.S. WOODFORD
6078

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

CONSTRUCTION NOTES AND DETAILS

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 11 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: NTS	Filename: 14-033CBase.dwg	

April 1, 2020

Brison Developments
411 Gabriel Road
Falmouth, Nova Scotia B0P 1L0
Attention: Mitch Brison

RE: The Meadows Phase 2 – Storm Drainage System
DesignPoint Project #: 14-033

Further to our discussion, I understand that you are interested in changing the large 75 ft wide R1 lots to semi-detached, townhomes, or small R1 lots. The changes apply to The Meadows Phase 2 including Thistle Street, the extension of Clover Lane, and Short Drive.

The storm drainage system as designed in my latest drawing package for this project (dated June 12, 2019, Rev 3) is adequate to accommodate these changes to the development.

For reference, please refer to the Storm Drainage / Environmental Protection Plan, Sheet 7 of 11, Revision 3, dated June 12, 2019 (included with this letter).

If you have any questions, please feel free to contact me.

Thank you,
DesignPoint Engineering & Surveying Ltd.

Glenn Woodford, P.Eng.
Senior Engineer & Principal

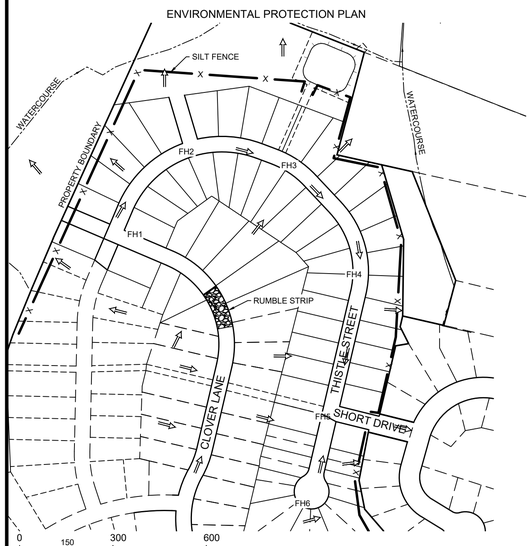
GSW/alc

Enclosures: Storm Drainage / Environmental Protection Plan

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
6. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
13. SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

ENVIRONMENTAL PROTECTION PLAN

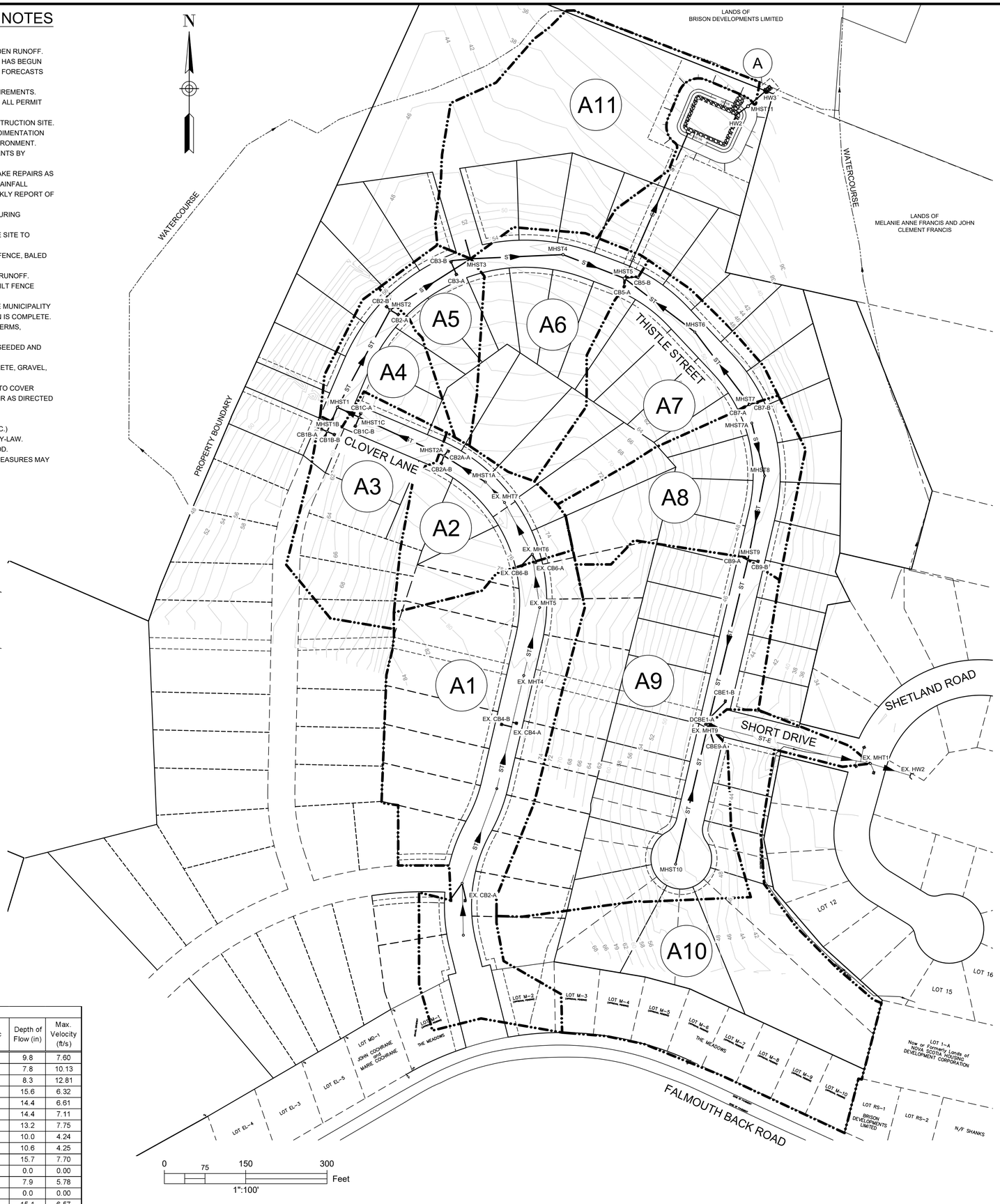


Catchment	Area (ac) ±	Catchment	Area (ac) ±
A1	4.75	A7	2.10
A2	1.47	A8	2.06
A3	1.75	A9	5.48
A4	0.81	A10	4.80
A5	0.83	A11	3.66
A6	2.16	Total	29.87

Storm	Flow to Point A (cfs)	
	Pre-Development	Post-Development
5 Year	6.20	5.87
10 Year	9.49	7.59
25 Year	14.7	11.72
50 Year	18.66	15.18
100 Year	22.84	18.95

Minor Piped Storm System Drainage Analysis - SCS Method (10 Year Return)

Upstream MH	Downstream MH	Tributary Area	Tributary Area +/- (Ac)	Qd - Design Flow (cfs)	Pipe Size (in)	Pipe Slope (%)	Qc - Pipe Capacity (cfs)	Qd/Qc	Depth of Flow (in)	Max. Velocity (ft/s)
EX_7	1A	A1	4.75	7.55	18	1.50	12.89	0.59	9.8	7.60
1A	2A	A1	4.75	7.58	18	3.25	18.92	0.40	7.8	10.13
2A	1	A1-A2	6.23	10.29	18	4.95	23.38	0.44	8.3	12.81
1	2	A1-A3	7.98	12.63	21	0.70	13.26	0.95	15.6	6.32
2	3	A1-A4	8.78	14.02	24	0.70	18.91	0.74	14.4	6.61
3	4	A1-A5	9.61	15.36	24	0.80	20.20	0.76	14.4	7.11
4	5	A1-A5	9.61	15.36	24	1.00	22.65	0.68	13.2	7.75
6	5	A7	2.10	3.88	15	0.50	4.58	0.85	10.0	4.24
7	6	A7	2.10	3.95	15	0.50	4.57	0.86	10.6	4.25
5	Outfall	A1-A7	13.87	22.60	30	0.75	35.44	0.64	15.7	7.70
8	9	-	-	0.00	12	1.00	3.57	0.00	0.0	0.00
9	EX_9	A8	2.06	3.83	15	1.10	6.78	0.57	7.9	5.78
10	EX_9	-	-	0.00	12	1.85	4.85	0.00	0.0	0.00
EX_9	EX_1	A8-A9	7.54	13.83	24	0.68	18.59	0.74	15.1	6.57
EX_1	Outfall	A8-A10	12.34	22.55	30	0.50	29.00	0.78	19.4	6.53



DRAINAGE BOUNDARY
STORM SEWER
PRECAST HEADWALL
A1 TRIBUTARY AREA ID
SILT FENCE
MAJOR DRAINAGE ROUTE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

STORM DRAINAGE / ENVIRONMENTAL PROTECTION PLAN

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	7 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":100' H	14-033CBase.dwg	

Attachment C
2021-04-27 Draft Development Agreement as revised by Council on March 23, 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this day of , 2021.

BETWEEN:

WEST HANTS REGIONAL MUNICIPALITY, a body corporate pursuant to the Municipal Government Act, having its chief place of business at 76 Morison Drive, Wentworth Creek, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the "Municipality")

OF THE FIRST PART

- and -

BRISON DEVELOPMENTS LIMITED, a body corporate, with a head office at 258 King Street, Windsor, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the "Owner")

OF THE SECOND PART

WHEREAS the Owner is the registered Owner of several lots located in Falmouth (PIDs 45371879, 45383379, 45371887, and 45383957), hereinafter referred to as the "Properties", which lands are more particularly described in Schedule A attached hereto; and

WHEREAS the Properties are designated Residential on the Generalized Future Land Use Map of the Municipality of the District of West Hants Municipal Planning Strategy (June 26, 2008) (the "Municipal Planning Strategy") and zoned Single Unit Residential (R-1) on the Zoning Map of the Municipality of the District of West Hants Land Use By-law (June 26, 2008) (the "Land Use By-law") and are in the Falmouth Growth Centre; and

WHEREAS the Owner requested that the Municipality discharge a development agreement registered on PID 45371879 on September 27, 2007 and enter into a new development agreement for PIDs 45371879, 45383379, 45371887, and 45383957 to permit two-unit residential development (the "Development"); and

WHEREAS Policy 5.4.4 of the Municipal Planning Strategy; and Section 6.1 (d) of the Land Use By-law enables Council to consider new comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement; and

WHEREAS the Council of the Municipality, at a meeting held on Date, approved this request and adopted this Agreement by policy subject to the execution of this development agreement by the parties hereto;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

PART 1 AGREEMENT CONTEXT

1.1 Definitions

In this Agreement, all words or phrases used shall carry their customary meaning unless otherwise set out in the Land Use By-law, except those defined as follows:

"Municipal Engineer" means the engineer of the West Hants Regional Municipality and includes a person acting under the supervision and direction of the engineer.

"Two-unit Dwelling" means a completely detached building containing only two (2) dwelling units.

1.2 Schedules

The following attached schedules shall form part of this Agreement:

- Schedule A - Legal Description
- Schedule B – Concept Plan
- Schedule C – Stormwater Management Plan

1.3 Municipal Planning Strategy, Land Use By-law, and Subdivision By-law

(a) *Municipal Planning Strategy* means the West Hants Municipal Planning Strategy, approved on May 13, 2008, as amended, or successor By-laws;

(b) *Land Use By-law* means the West Hants Land Use By-law, approved on May 13, 2008, as amended, or successor By-laws;

(c) *Subdivision By-law* means the West Hants Subdivision By-law, approved on May 13, 2008, as amended, or successor By-laws.

PART 2 DEVELOPMENT REQUIREMENTS

2.1 Use

The Parties agree that the uses on the Properties shall be limited to the following:

(a) those uses permitted by the underlying zoning in the Land Use By-law; and

(b) two-unit dwellings.

Except as otherwise provided in this Agreement, the provisions of the Land Use By-law and the Subdivision By-law apply to any development undertaken pursuant to this Agreement.

2.2 Development Location and Design

The development location and design shall conform to the following at all times:

(a) a minimum of 30 percent of the dwellings constructed must be single unit dwellings;

(b) maximum units per phase shall not exceed the numbers shown on the Unit Summary table on Schedule B;

(c) the development shall be constructed using any of the lot configurations or design elements shown in Schedule B; and

(d) the gross density of the development shall not exceed four and a half (4.5) dwelling units per acre. Where the gross density exceeds three (3) dwelling units per acre, at least 10 percent of the total area of the property shall be dedicated to the Municipality for parkland or open space purposes. This includes the 5% parkland dedication required in the Subdivision By-law. The Public Parkland outlined in the parkland agreements entered into by the Owner and the Municipality on August 22, 2011 and April 10, 2012 may be used as part of the parkland contribution requirement for this development.

2.3 Lot and Yard Requirements

All Single Unit dwellings shall conform to the following lot requirements:

Minimum Lot Area	6,000 ft^2 (557.40 m^2) 7,000 ft^2 (650.30 m^2) for corner lots
Minimum Lot Frontage	50 ft. (15.24 m)
Minimum Front Yard	25 ft. (7.62 m)
Minimum Flankage Yard	15 ft. (4.57 m)
Minimum Rear Yard	25 ft. (7.62 m)
Minimum Side Yard	6 ft. (1.83 m) on both sides
Maximum Height of Main Building	35 ft. (10.67 m)

All Two-unit dwellings shall be regulated under sections 9.2 and 9.3 of the Land Use By-law.

The Development Officer may grant a variance from one or more of the following subject to the requirements of the Municipal Government Act:

(a) minimum lot area and frontage;

(b) minimum yard dimensions;

(c) percentage of land that may be built upon;

(d) number of parking and loading spaces required;

(e) height of a structure;

(f) floor area occupied by a home-based business; and

(g) height and area of a sign.

2.4 Access and Egress

Before a development permit can be issued for the 100th residential unit within the area of the development agreement and/or prior to the commencement of any development in Phase 3 as shown on Schedule B, a Traffic Impact Study must be submitted to the Municipality and approved by Department of Transportation and Infrastructure Renewal, and all work required by the recommendations in the Ttraffic Impact Study must be completed. This requirement applies only to applications for development permits made following the effective date of this development agreement.

2.5 Roads and Municipal Services

Roads and Municipal Services in the development shall conform to the following:

(a) the layout of streets within the development shall be as generally shown on Schedule B. The Development Officer, in consultation with the Municipal Engineer, may give consideration to minor incidental changes to the street layout;

(b) all streets and municipal services within the development shall be designed and constructed in accordance with the requirements of the Municipal Services Specifications Manual. Detailed design plans of the street networks, water and sewer servicing and storm water systems shall be approved by the Municipal Engineer for each phase of the development prior to construction commencing for that phase; and

(c) the development of new streets not shown on Schedule B for the purpose of development shall be permitted provided all requirements of the Subdivision By-law are met.

2.6 Parking

Parking shall be provided in accordance with the requirements of section 5.31 of the Land Use By-law.

2.7 Signs and Lighting

Signage and illumination shall be regulated under sections 5.18 and 7.0 of the Land Use By-law which controls lighting, size, location, and number of signs. Exterior lighting for driveways, parking areas, signs or structures shall be shielded and

directed downward to minimize light spilling, glare or light cast over neighbouring properties or the street.

2.8 Maintenance

The Owner shall keep the Properties and buildings and any portion thereof clean and in good repair. Any driveways, fences, lawns, trees, shrubs, walkways and other landscaping elements shall be regularly maintained and kept in a tidy state and free from unkempt materials or matter of any kind.

2.9 Storm Drainage

The Owner shall ensure the Stormwater Management Plan, Schedule C, is implemented to ensure neighboring properties are not negatively impacted by storm drainage. The Development Officer, in consultation with the Municipal Engineer, may give consideration to minor incidental changes to the Stormwater Management Plan without requiring an amendment to this agreement.

The Owner may transfer ownership of the stormwater management system, and specifically the detention pond, to the Municipality provided all acceptance requirements in the Subdivision By-law are met. If the Owner wishes to enable alternative requirements for acceptance, the Owner may enter into a servicing agreement with the Municipality as outlined in the Subdivision By-law.

If the Owner wishes to retain ownership of the stormwater management system, and specifically the detention pond, the Owner must provide the Municipal Engineer evidence annually, or upon request of the Municipality, that the detention pond conforms to the performance expectations detailed in Schedule "C" of this agreement. All costs associated with addressing performance concerns will be at the sole expense of the owner and must be addressed by the Owner within six (6) months of notification. The Owner may be given an extension in writing by the Development Officer to complete the work for an equivalent period. Should the owner not address the concerns, the Municipality reserves the rights to make any repairs necessary and charge the Owner for the costs incurred.

PART 3 CHANGES AND DISCHARGE

3.1 The Owner shall not vary or change the use of the Properties from that provided for in *Section 2.1 Uses* of this Agreement unless a new agreement is entered into with the Municipality or this Agreement is amended.

3.2 Any matters in this Agreement which are not specified in Subsection 3.3 below are not substantive matters and may be changed with the written consent of Council without a public hearing provided that Council determines that the changes do not significantly alter the overall intended effect of this Agreement.

3.3 The following matters are substantive matters:

(a) the uses permitted on the Properties as listed in *Section 2.1 Use* of this Agreement;

(b) the location and design requirements for the Properties as listed in *Section 2.2 Development Location and Design*;

(c) the lot and yard requirements for the Properties as listed in *Section 2.3 Lot and Yard Requirements* of this Agreement; and

(d) the stormwater management plan for the Properties as described in *Section 2.9 Storm Drainage* of this Agreement.

3.5 Notwithstanding the foregoing, discharge of this agreement is not a substantive matter and this agreement may be discharged by Council without a public hearing.

3.6 Notice of Intent to Discharge this Agreement may be given by the Municipality to the Owner following a resolution of Council to give such Notice:

(a) as provided for in *Section 4.1 Commencement of Operation* of this Agreement; or

(b) at the discretion of the Municipality, with or without the concurrence of the Owner, where the Development has, in the reasonable opinion of Council on advice from the Development Officer, ceased operation for a period of at least forty-eight (48) months; or

(c) at any time upon the written request of the Owner, provided the use of the Properties is in accordance with the Land Use By-law or a new Agreement has been entered into.

3.7 Council may discharge this Agreement 30 days after a Notice of Intent to Discharge has been given.

PART 4 IMPLEMENTATION

4.1 Commencement of Operation

(a) The Owner may not commence any construction or use on the Properties related to this development until the Municipality has issued any development permit, building permit and/or occupancy permit that may be required.

(b) Development as provided in Part 2 of this Agreement shall commence not later than forty-eight (48) months from the date this Agreement is signed. If, in the opinion of the Development Officer, this time limit has not been met, this Agreement may be discharged at the option of the Municipality by resolution of Council 30 days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.

(c) If the Owner is bona fide delayed from commencing the development for reasons which are beyond the Owner's control, the determination of which shall be at the sole discretion of the Development Officer, then performance by the Owner is excused for the period of the delay and the time period for

the Owner to perform their obligations shall be extended by the Development Officer in writing for an equivalent period, without such an extension being deemed to be an amendment to this Agreement.

4.2 Material to be Provided

(a) The Owner shall provide record drawings to the Development Officer for any portion of the development for which an engineered design is required within ten (10) days of completion of any work which requires the engineered design.

(b) The Owner shall, upon written request, provide the Municipality with copies of any documentation, permits or approvals required by Provincial or Federal governments or agencies.

PART 5 ADMINISTRATION and COMPLIANCE

5.1 Compliance with Other By-laws and Regulations

(a) Nothing in this Agreement shall exempt the Owner from complying with Federal, Provincial and Municipal laws, by-laws and regulations in force or from obtaining any Federal, Provincial, or Municipal license, permission, permit, authority, or approval required thereunder.

(b) Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Properties (other than the Land Use By-law to the extent varied by this Agreement) or any statute or regulation, the higher or more stringent requirements shall prevail.

5.2 Severability of Provisions

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

5.3 Interpretation

(a) Where the context requires, the singular shall include the plural and the masculine gender shall include the feminine and neutral gender.

(b) Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

5.4 Municipal Responsibility

(a) The Municipality does not make any representations to the Owner about the suitability of the Properties for the development proposed by this agreement. The Owner assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the Development.

(b) Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Municipality may have and shall not

be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.

5.5 Breach of Terms or Conditions

Upon breach of any term or condition of this Agreement, the Municipality may notify the Owners in writing. In the event that the Owners have not cured any such breach or entered into arrangements with the Municipality related to such breach to the Municipality's satisfaction, acting reasonably, within six (6) months of such notice then the Municipality may rely upon the remedies contained in Section 264 of the *Municipal Government Act* and may enter the land and perform any of the terms contained in the Development Agreement, or take such remedial action as is considered necessary to correct a breach of the Agreement, including the removal or destruction of anything that contravenes the terms of the Agreement and including decommissioning the site. It is agreed that all reasonable expenses, whether arising out of the entry on the land or from the performance of the terms, are a first lien on the land that is the subject of the Development Agreement.

5.6 Costs

The Owner shall pay all costs associated with the costs of registering this Agreement and discharging any prior agreements encumbering the Properties, and all costs associated with any amendment thereof.

5.7 Development Agreement Bound to Land

(a) This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Municipality.

(b) This Agreement replaces and discharges the Development Agreement between the Municipality of the District of West Hants and the Owner dated August 7, 2007 and recorded at the Registry of Deeds in the Province of Nova Scotia on September 27, 2007 as Document No. 88923751.

5.8 Assignment of Agreement

The Owner may, at any time and from time to time, transfer or assign this Agreement and its rights hereunder and may delegate its obligations hereunder to an assign, successor, heir, or purchaser of the land bound by this Agreement.

5.9 Written Notice

(a) The Municipality may serve notice on the Owner personally or by ordinary mail which shall be deemed to have been received within three (3) business days of mailing, addressed to 258 King Street P.O. Box 2018 Windsor, NS, CA B0N 2T0, or at any other address provided by the Owner.

(b) The Owner may serve notice on the Municipality by registered mail addressed to the Chief Administrative Officer, West Hants Regional Municipality, 76 Morison Drive, P.O. Box 3000, Windsor, Nova Scotia, B0N 2T0.

5.10 Full Agreement

This Agreement constitutes the entire Agreement and contract entered into by the Municipality and the Owner. No other agreement or representation, oral or written, shall be binding.

IN WITNESS WHEREOF this Agreement was properly executed by the respective parties hereto on the day and year first above written.

SIGNED, SEALED AND DELIVERED
In the presence of:

WEST HANTS REGIONAL MUNICIPALITY

)
)
)
_____) Per: _____
Witness) Abraham Zebian, Mayor
)

_____) Per: _____
Witness) Rhonda Brown, Municipal Clerk
)

) **Brison Developments Limited**
)
)
_____) Per: _____
Witness) Mitchel Brison, President

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 **MITCHEL BRISON**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

AFFIDAVIT OF CLERK
WEST HANTS REGIONAL MUNICIPALITY

I, Rhonda Brown of _____, Hants County, Nova Scotia make oath and swear that:

1. I am the Clerk of the West Hants Regional Municipality (The "Municipality") and I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. The Municipality is a body corporate pursuant to the Municipal Government Act, S.N.S. 1988, c.18, as amended.

3. I acknowledge that the Municipality executed the attached Instrument by its proper designates duly authorized in that regard under seal on the date of this Affidavit pursuant to subsection 13(3) of the Municipal Government Act, S.N.S. 1988, c.18, as amended. This acknowledgement is made pursuant to subsection 31(a) of the Registry Act, R.S.N.S. 1989, c.392 and/or clause 79(1)(a) of the Land Registry Act, S.N.S. 2001, c.6, as amended, for the purpose of registering or recording the Instrument.

4. The Municipality is resident in Canada for the purposes of the Income Tax Act (Canada).

Sworn before me at _____, Nova Scotia,
this _____, 2021.

_____ _____
A BARRISTER/COMMISSIONER OF THE SUPREME COURT OF NOVA SCOTIA
Print name/affix seal

RHONDA BROWN

I CERTIFY that on this date Rhonda Brown personally came before me and swore under oath the foregoing Affidavit.

_____
A BARRISTER/COMMISSIONER OF THE SUPREME COURT OF NOVA SCOTIA
Print name/affix seal

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Mitchel Brison, Nova Scotia, make oath and say that:

1. I am Mitchel Brison of Brison Developments Limited, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Reglstration Act as the case may be.

3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.

4. The Corporation is a resident of Canada under the Income Tax Act (Canada).

5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this Month Day, 2021 the Deponent came before me, made oath, and swore the foregoing affidavit at_____, Nova Scotia.

Print Name:

Authority (e.g. Commissioner of Oaths):
Please affix seal

Schedule 'A'
Legal Description – PID 45371879

Place Name: FALMOUTH BACK ROAD FALMOUTH
Municipality/County: MUNICIPALITY OF THE DISTRICT OF HANTS WEST/HANTS COUNTY
Designation of Parcel on Plan: BLOCK 1-R
Title of Plan: SURVEY PARCEL PH-2, S/D PORTION BLOCK 1, LANDS OF MEADOWS DEVELOPMENT LTD, FALMOUTH BACK RD, AYLWARD RD & SHETLAND RD (PROPOSED), FALMOUTH, APP PARCEL PH-2 & BLOCK 1-R
Registration County: HANTS COUNTY
Registration Number of Plan: 88595377
Registration Date of Plan: 2007-08-16 13:49:14

SAVING and EXCEPTING Lot MD-1 as shown on registered Plan No. 91651050 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOTS M-1 to M-4, inclusive as shown on registered Plan No. 97335914 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOTS 114-121 inclusive, as shown on registered Plan No. 99835861 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 113 as shown on registered Plan No. 99835861 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 112 as shown on registered Plan No. 100545707 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 103 as shown on registered Plan No. 104799615 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 104 and LOT 105 as shown on registered Plan No. 105333000 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 109 as shown on registered Plan No. 106182976 at the Land Registration Office for Hants County.

SAVING AND EXCEPTING Lot 108 as shown on registered plan no. 107755051 recorded in the Land Registration Office for Hants County.

SAVING AND EXCEPTING Lot 106 as shown on registered plan no. 108175689 recorded in the Land Registration Office for Hants County.

SAVING and EXCEPTING Lot 107 as shown on registered Plan No. 108291684 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 110 as shown on registsred Plan No. 108314981 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 101 and LOT 102 as shown on registsred Plan No. 110487163 at the Land Registration Office for Hants County.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act
Registration District: HANTS COUNTY
Registration Year: 2017
Plan or Document Number: 110487163

The MGA compliance statement has been applied by SNSMR during the processing of Land Registration Plan.

Legal Description – PID 45383379

Registration County: HANTS COUNTY
Street/Place Name: FALMOUTH DYKE ROAD /FALMOUTH
Title of Plan: PLAN OF S/D OF LOT GE-2, LAND OF RICHARD ARNOLD ELDRIDGE, TO FORM LOT GE-2A & REMAINDER LOT GE-2B, FALMOUTH DYKE RD, FALMOUTH
Designation of Parcel on Plan: LOT GE-2A
Registration Number of Plan: 96299525
Registration Date of Plan: 2010-07-07 11:26:40

Legal Description – PID 45371887

Place Name: FALMOUTH BACK ROAD FALMOUTH
Municipality/County: MUNICIPALITY OF THE DISTRICT OF HANTS WEST/HANTS COUNTY
Designation of Parcel on Plan: PARCEL PH-2
Title of Plan: SURVEY PARCEL PH-2, S/D PORTION BLOCK 1, LANDS OF MEADOWS DEVELOPMENT LTD, FALMOUTH BACK RD, AYLWARD RD & SHETLAND RD (PROPOSED), FALMOUTH, APP PARCEL PH-2 & BLOCK 1-R
Registration County: HANTS COUNTY
Registration Number of Plan: 88595377
Registration Date of Plan: 2007-08-16 13:49:14

SAVING and EXCEPTING LOTS M-2 to M-10, inclusive as shown on registered Plan No. 97335914 at the Land Registration Office for Hants County.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Hants as plan or document number 97335914.

The MGA compliance statement has been applied by SNSMR during the processing of the abovementioned plan 97335914.

Legal Description – PID 45383957

Parcel Description
Registration County: HANTS COUNTY
Street/Place Name: FALMOUTH BACK ROAD /FALMOUTH
Title of Plan: PLAN OF SURVEY OF LOTS M-1 TO M-10, BEING A S/D AND CONSOLIDATION OF BLOCK 1-RA & PARCEL PH-2, LANDS OF BUCKWOOD INVESTMENTS LTD & LANDS CLAIMED BY BUCKWOOD INVESMENTS LTD, (THE OLD TOWNSHIP RD), FALMOUTH BACK RD, FALMOUTH
Designation of Parcel on Plan: LOT M-2
Registration Number of Plan: 97335914
Registration Date of Plan: 2010-12-02 13:22:33

Schedule 'B'
Concept Plan

PARKLAND
(4.8 acres)

PARKLAND CREDIT TO BE USED FROM PHASE 1

WATERCOURSE

PHASE 3 (16.8 acres)
(FUTURE DEVELOPMENT)

PHASE 1 (7.7 acres)
(EXISTING DEVELOPMENT)

CLOVER LANE

PHASE 2A
(16.2 acres)

DETENTION POND

THISTLE STREET

SHORT DRIVE

PHASE 2B
(5.1 acres)

SHETLAND RD

WATERCOURSE

TO TOWN ROAD

FALMOUTH BACK ROAD

TO WINDSOR

LEGEND

- Site Boundary
- Adjacent Property Boundary

UNIT SUMMARY		
	Area (acres)	Maximium Units
Phase 2A (R1)	16.2	36
Phase 2A (R2)		36
Phase 2B (R1)	5.1	10
Total	**21.3**	**82**

Phase 3 up to maximum of 75 units

SITE SUMMARY:

- Existing Zone: Multiple Residential
- Total Land Area: 56.7 acres

NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Plan based on DesignPoint Site Plan file: '14-033_Base_20200401.dwg'

SCALE:

0 15 30 75 150m

1 : 3,000 contour interval 2 feet

Zwicker Zareski architecture + planning
1 Canal Street, Dartmouth, NS B2Y 2W1 ZZap.ca

Site Plan : The Meadows

Falmouth, Nova Scotia

Version 104

Designer: K.WATTERS

Planner: C.MARKIDES

Date:
JUNE 08, 2020

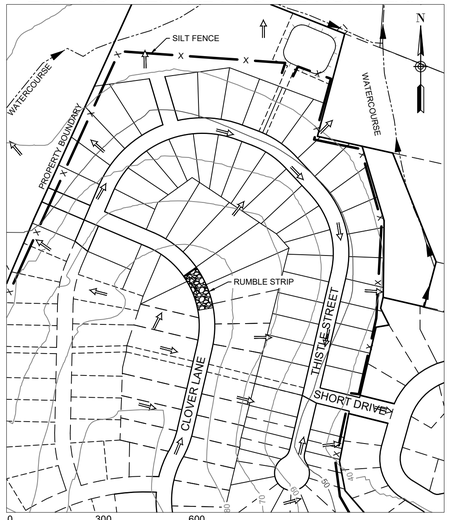
FILE: C:\Users\Ken\zzap.ca\Business Development - Documents\2020\027 Brison - Meadows\1_DWG\1_Site Plan\20-BD-027-SITE_PLAN-104.dwg SHEET: 11x17

GENERAL EROSION AND SEDIMENT CONTROL NOTES

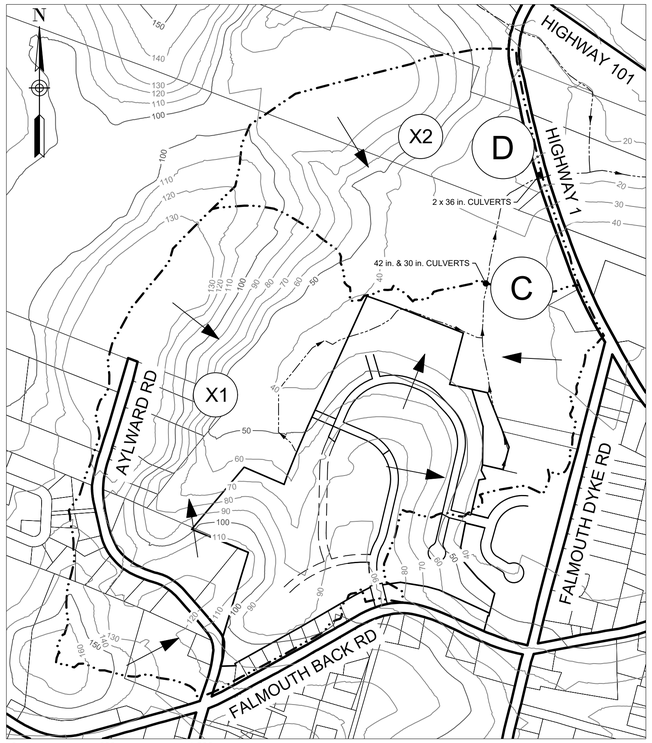
Schedule 'C'
Stormwater Management Plan

1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY NOVA SCOTIA ENVIRONMENT.
5. CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
6. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10 mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
13. SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

ENVIRONMENTAL PROTECTION PLAN



PRE-DEVELOPMENT DRAINAGE PLAN



CATCHMENT	AREA (ac) ±	CN
A1	4.75	77
A2	1.47	77
A3	1.75	77
A4	0.81	77
A5	0.83	77
A6	2.16	77
B1	2.10	77
C1	2.06	77
C2	5.48	77
C3	4.80	77
X1	152.31	63
X1A	131.85	63
X2	56.23	63

FLOWS ARE BASED ON RAINFALL DATA FROM ENVIRONMENT CANADA - KENTVILLE 24 HOUR STORM.

- 5-YEAR: 3.36 in.
- 10-YEAR: 3.84 in.
- 25-YEAR: 4.56 in.
- 50-YEAR: 5.04 in.
- 100-YEAR: 5.52 in.

APPROXIMATE POND/WATER ELEVATIONS (ft)	
BOTTOM	30.00
TOP	37.50
5-YR	32.84
10-YR	33.64
25-YR	34.34
50-YR	34.89

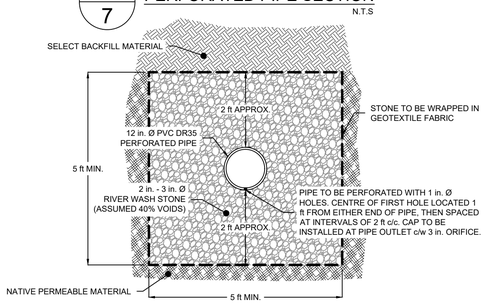
STORM	FLOW TO POINT A (cfs)		FLOW TO POINT B (cfs)		FLOW TO POINT C (cfs)		FLOW TO POINT D (cfs)	
	PRE DEVELOPMENT	POST DEVELOPMENT	PRE DEVELOPMENT	POST DEVELOPMENT	PRE DEVELOPMENT	POST DEVELOPMENT	PRE DEVELOPMENT	POST DEVELOPMENT
5-YEAR	6.20	5.83	0.87	0.89	20.01	20.18	24.64	24.83
10-YEAR	9.49	7.6	1.51	0.91	32.3	31.98	39.12	39.03
25-YEAR	14.7	10.13	2.56	0.91	52.6	52	63.07	62.68
50-YEAR	18.66	12.89	3.37	0.91	68.19	67.59	81.08	80.7
100-YEAR	22.84	16.54	4.24	0.91	84.71	83.72	99.92	99.28

MINOR PIPED STORM SYSTEM DRAINAGE ANALYSIS - SCS METHOD

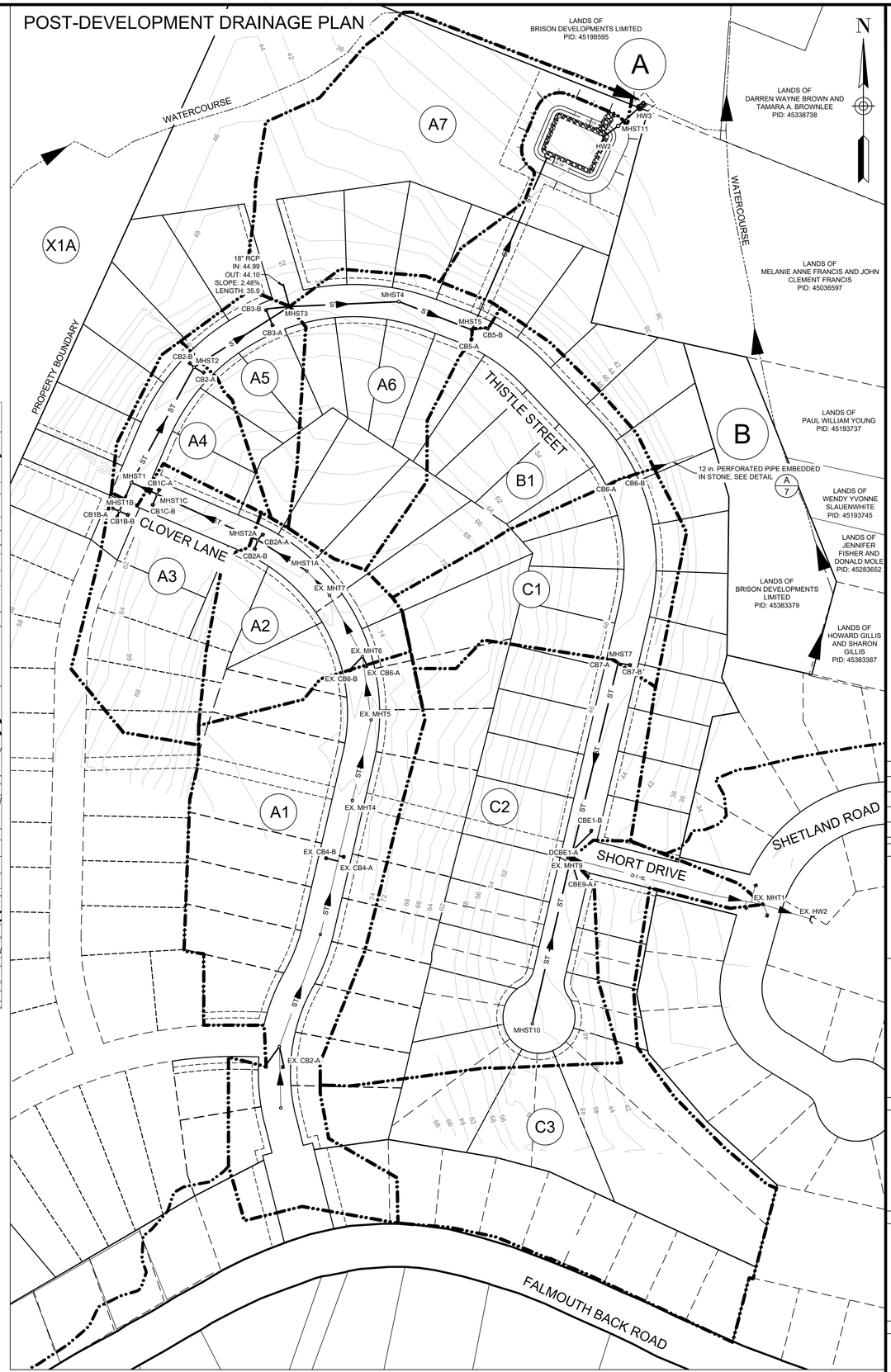
UPSTREAM MH	DOWNSTREAM MH	TRIBUTARY AREA	TRIBUTARY AREA (ac)	Qd - DESIGN FLOW (cfs)	PIPE SIZE (in.)	PIPE SLOPE (%)	Qc - PIPE CAPACITY (cfs)	Qd/Qc
EX. 7	1A	A1	4.75	8.77	18	1.50	12.90	0.68
1A	2A	A1	4.75	8.77	18	3.25	18.99	0.46
2A	1C	A1-A2	6.23	10.29	18	4.00	21.06	0.49
1C	1	A1-A2	6.23	10.29	18	4.16	21.48	0.48
1B	1	A3	1.75	3.03	18	2.50	16.65	0.18
1	2	A1-A3	7.98	12.63	21	0.70	13.29	0.95
2	3	A1-A4	8.78	14.02	24	0.70	18.98	0.74
3	4	A1-A5	9.61	15.36	24	0.80	20.29	0.76
4	5	A1-A5	9.61	15.36	24	1.00	22.68	0.68
5	OUTFALL	A1-A6	11.77	18.77	30	0.75	35.62	0.53
CB6-B	OUTFALL	B1	2.10	3.12	12	5.00	10.38	0.30
7	EX. 9	C1	2.06	3.83	15	1.10	6.79	0.56
EX. 9	EX. 1	C1-C2	7.54	13.83	24	0.75	19.64	0.70
EX. 1	OUTFALL	C1-C3	12.34	22.55	30	0.50	29.08	0.78

A/7 PERFORATED PIPE SECTION

N.T.S



POST-DEVELOPMENT DRAINAGE PLAN



PRE-DEVELOPMENT DRAINAGE BOUNDARY
POST-DEVELOPMENT DRAINAGE BOUNDARY
STORM SEWER
PRECAST HEADWALL
TRIBUTARY AREA ID
SILT FENCE
MAJOR DRAINAGE ROUTE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
4	JUL. 16, 2020	PERFORATED PIPE ADDED
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
DATE JUL. 16, 2020
Glen woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

STORM DRAINAGE / ENVIRONMENTAL PROTECTION PLAN

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	7 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	AS NOTED	14-033CBase.dwg	

June 22, 2020

West Hants Regional Municipality
100 King Street
Windsor, Nova Scotia B0N 2T0
Attention: Rick Sherrard, Manager of Technical Engineering Services

RE: The Meadows Phase 2A – Storm Drainage System Modification Request
DesignPoint Project #: 14-033

Further to our site meeting, I herein request that the Municipality allow the Developer to modify the storm drainage plan as follows:

1) Install an additional 250 mmØ PVC DR35 storm pipe from CB7-A and CB7-B to rear lot line between lots 240 and 242. This pipe will discharge water from area A7 only (2.1 acres). The discharge will be directed into the existing ditch/drainage route at the rear of the lots, the property at this location is owned by Brison Developments. This ditch drains to the same watercourse that the discharge from the drainage pond for the project discharges to.

2) Remove the deep storm sewer pipes from MHST7A to MHST9 and from MHST7 to MHST5, with CB7-A and CB7-B directed to the ditch as described above. The deep storm sewer pipes are not needed for CB7-A and CB7-B. The Developer has decided to build all homes as slab on grade and therefore a deep storm sewer for footing drains is not required.

We will be able to balance the pre and post development flows with oversized pipe or perforated pipe. This storm water design approach will provide adequate drainage for this project and will meet all regulatory requirements.

For reference, refer to attached design drawings for The Meadows Phase 2, sheets 1-11, revision 3, dated June 12, 2019, as signed by myself.

If this is acceptable to the Municipality, we will submit a revised design along with the storm drainage calculations.

If you have any questions, please feel free to contact me.

Thank you,
DesignPoint Engineering & Surveying Ltd.

Glenn Woodford

Glenn Woodford, P.Eng.
Senior Engineer & Principal

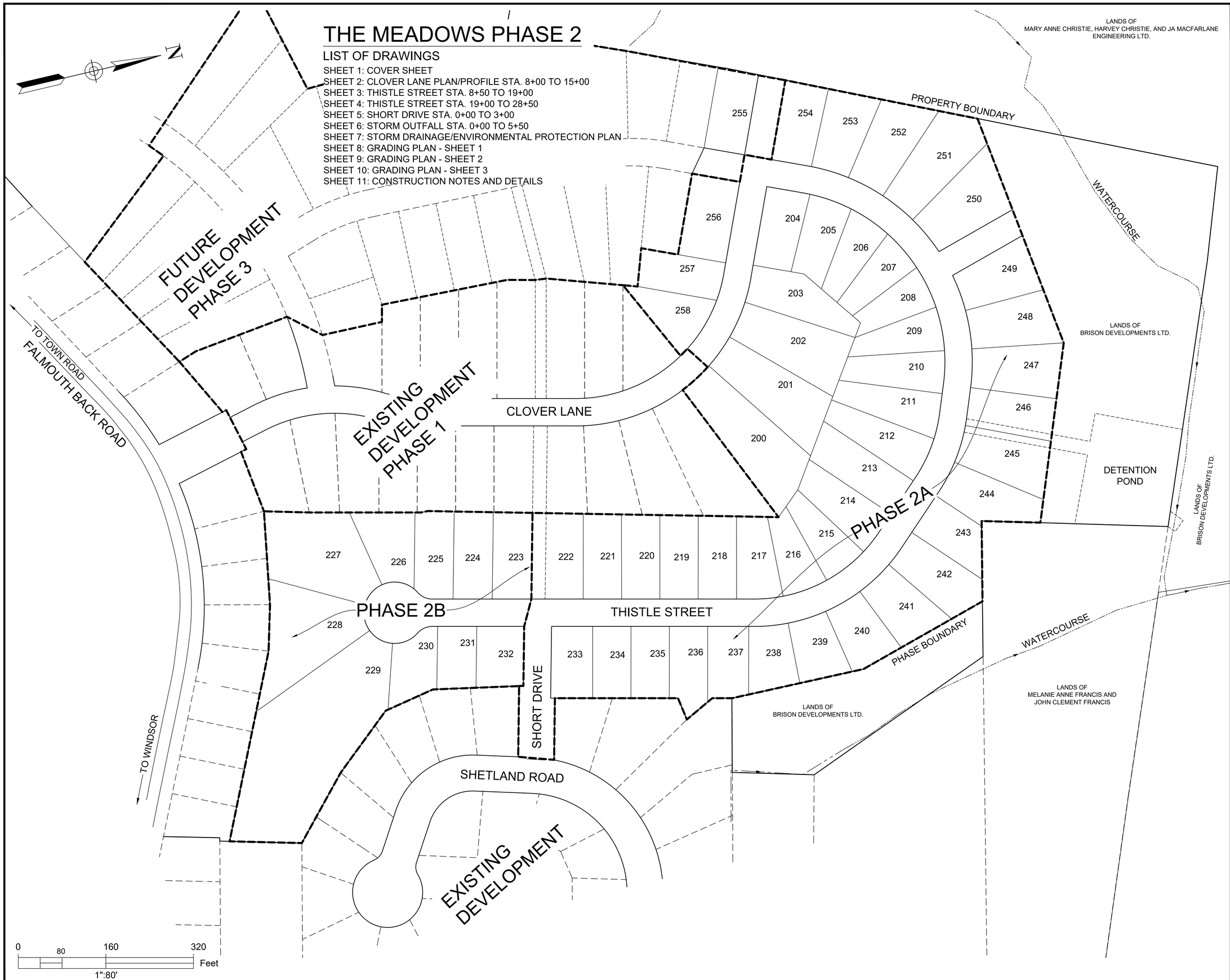
GSW/alc

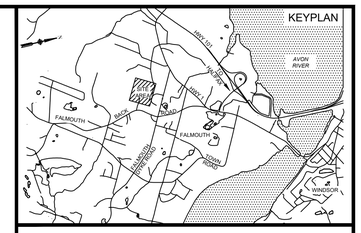
Enclosures: The Meadows Phase 2 Design Drawings

THE MEADOWS PHASE 2

LIST OF DRAWINGS

SHEET 1: COVER SHEET
SHEET 2: CLOVER LANE PLAN/PROFILE STA. 8+00 TO 15+00
SHEET 3: THISTLE STREET STA. 8+50 TO 19+00
SHEET 4: THISTLE STREET STA. 19+00 TO 28+50
SHEET 5: SHORT DRIVE STA. 0+00 TO 3+00
SHEET 6: STORM OUTFALL STA. 0+00 TO 5+50
SHEET 7: STORM DRAINAGE/ENVIRONMENTAL PROTECTION PLAN
SHEET 8: GRADING PLAN - SHEET 1
SHEET 9: GRADING PLAN - SHEET 2
SHEET 10: GRADING PLAN - SHEET 3
SHEET 11: CONSTRUCTION NOTES AND DETAILS





ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078

CLIENT

BRISON DEVELOPMENTS

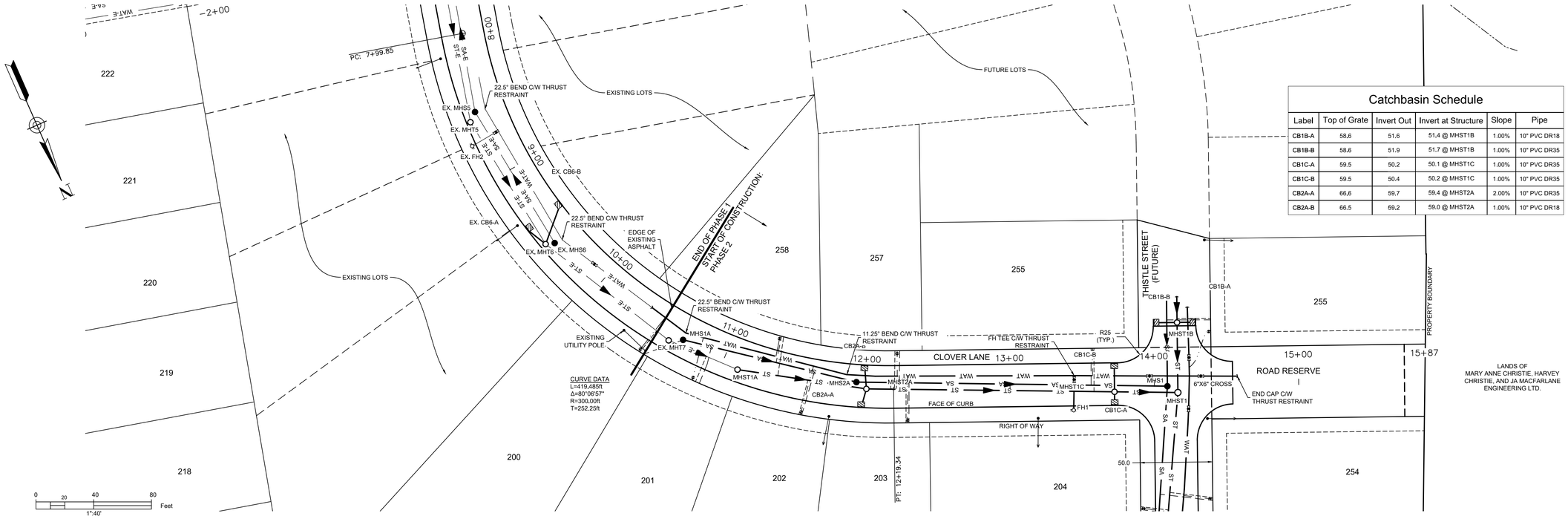
PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

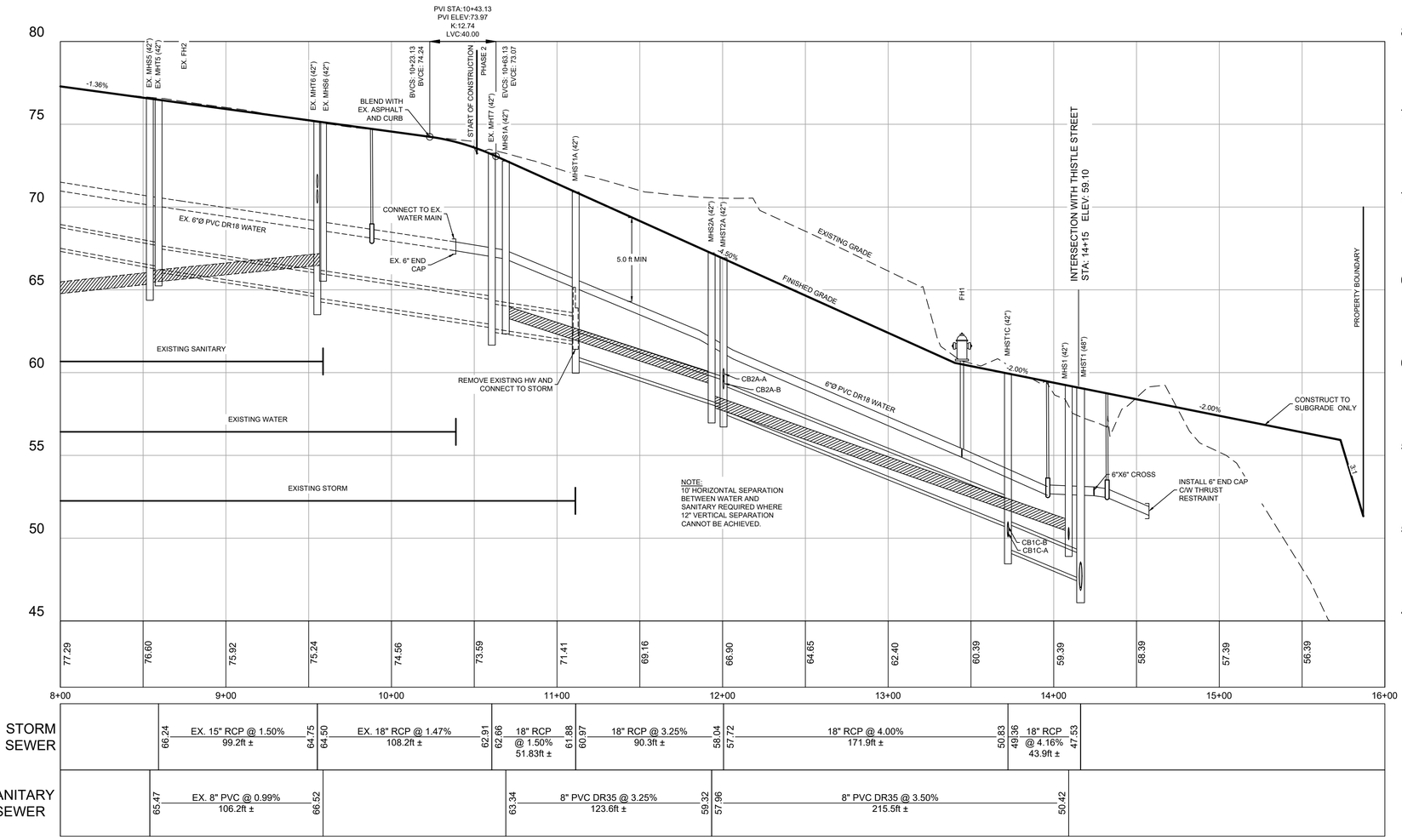
COVER SHEET

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	1 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":80' H	14-033CBase.dwg	

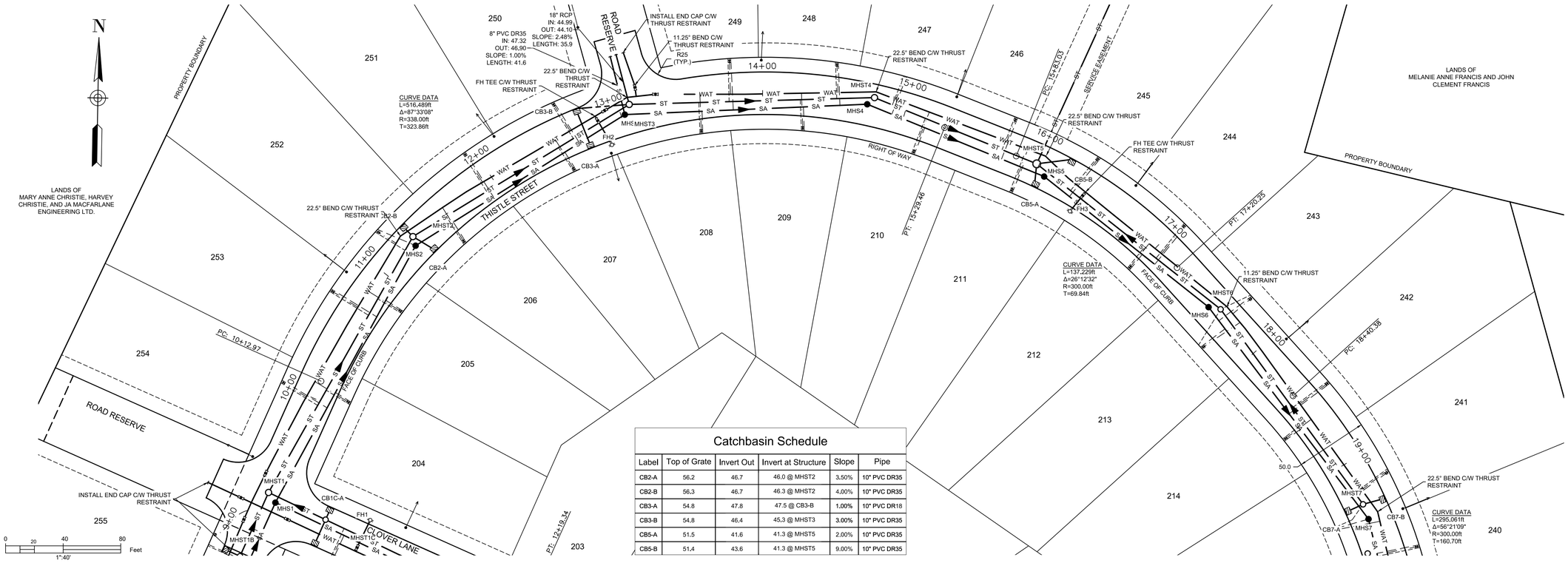


Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB1B-A	58.6	51.6	51.4 @ MHST1B	1.00%	10" PVC DR18
CB1B-B	58.6	51.9	51.7 @ MHST1B	1.00%	10" PVC DR35
CB1C-A	59.5	50.2	50.1 @ MHST1C	1.00%	10" PVC DR35
CB1C-B	59.5	50.4	50.2 @ MHST1C	1.00%	10" PVC DR35
CB2A-A	66.6	59.7	59.4 @ MHST2A	2.00%	10" PVC DR35
CB2A-B	66.5	59.2	59.0 @ MHST2A	1.00%	10" PVC DR18

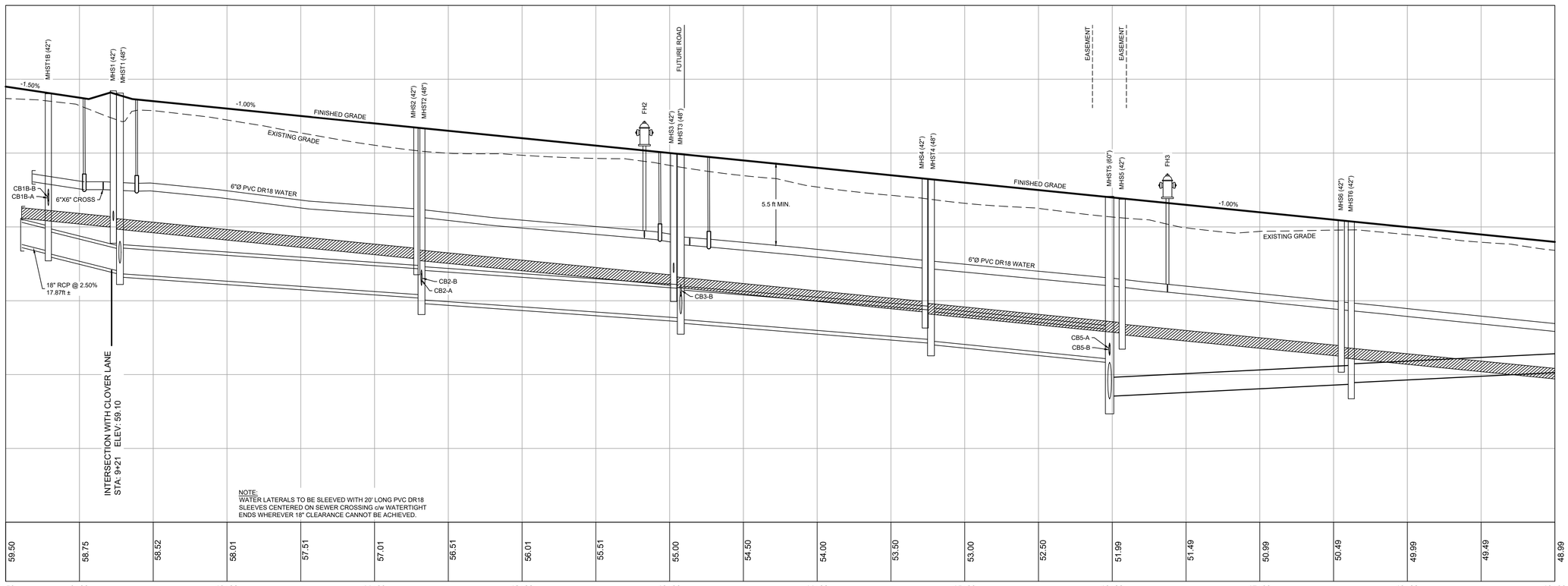


| | | |



Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB2-A	56.2	46.7	46.0 @ MHST2	3.50%	10" PVC DR35
CB2-B	56.3	46.7	46.3 @ MHST2	4.00%	10" PVC DR35
CB3-A	54.8	47.8	47.5 @ CB3-B	1.00%	10" PVC DR18
CB3-B	54.8	46.4	45.3 @ MHST3	3.00%	10" PVC DR35
CB5-A	51.5	41.6	41.3 @ MHST5	2.00%	10" PVC DR35
CB5-B	51.4	43.6	41.3 @ MHST5	9.00%	10" PVC DR35



STORM SEWER	48.81 / 48.36	18" RCP @ 2.50% 48.52ft ±	48.20 / 46.99	46.83	21" RCP @ 0.70% 204.1ft ±	45.40	45.06	24" RCP @ 0.70% 176.1ft ±	43.83	43.73	24" RCP @ 0.80% 170.5ft ±	42.37	42.27	24" RCP @ 1.00% 121.7ft ±	41.05	38.54	15" PVC DR35 @ 0.50% 162.9ft ±	39.36	39.46	15" PVC DR35 @ 0.50% 167.8ft ±	40.30
SANITARY SEWER	8" PVC DR35 @ 1.00% 61.79ft ± IN: 50.61 OUT: 49.99			49.89	8" PVC DR35 @ 1.00% 203.4ft ±	47.86	47.76	8" PVC DR35 @ 1.00% 171.5ft ±	46.04	45.94	8" PVC DR35 @ 1.00% 168.6ft ±	44.25	44.15	8" PVC DR35 @ 1.00% 132.8ft ±	42.82	42.72	8" PVC DR35 @ 1.00% 145.9ft ±	41.26	41.16	8" PVC DR35 @ 1.00% 184.5ft ±	39.32

LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON
DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

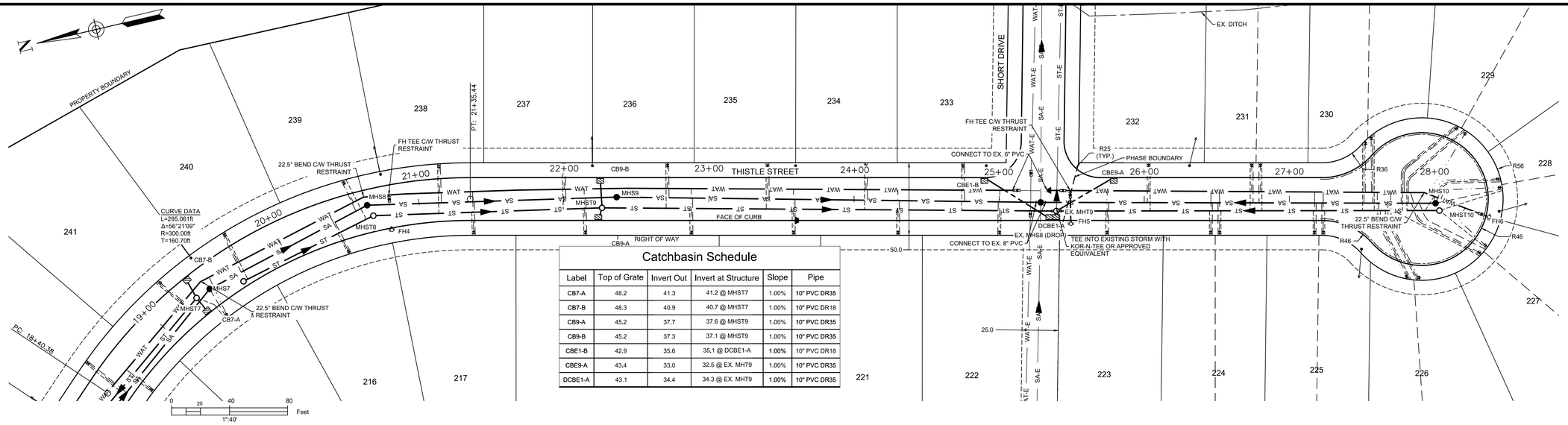
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

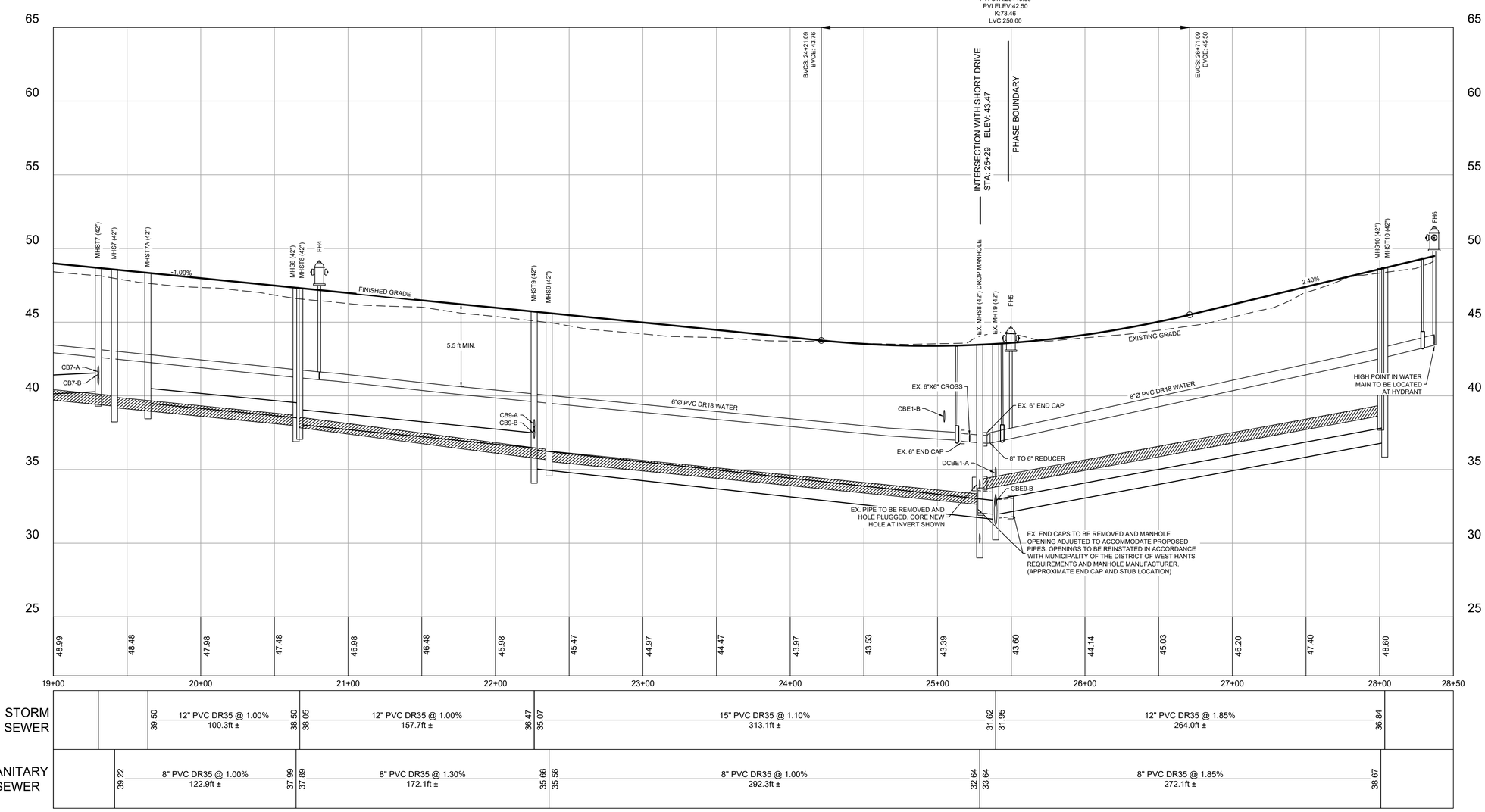
THISTLE STREET
STA. 8+50 TO 19+00

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	3 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	



Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB7-A	48.2	41.3	41.2 @ MHST7	1.00%	10" PVC DR35
CB7-B	48.3	40.9	40.7 @ MHST7	1.00%	10" PVC DR18
CB9-A	45.2	37.7	37.6 @ MHST9	1.00%	10" PVC DR35
CB9-B	45.2	37.3	37.1 @ MHST9	1.00%	10" PVC DR35
CBE1-B	42.9	35.6	35.1 @ DCBE1-A	1.00%	10" PVC DR18
CBE9-A	43.4	33.0	32.5 @ EX. MHT9	1.00%	10" PVC DR35
DCBE1-A	43.1	34.4	34.3 @ EX. MHT9	1.00%	10" PVC DR35



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
G.S. WOODFORD
6078
JUN. 12, 2019

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

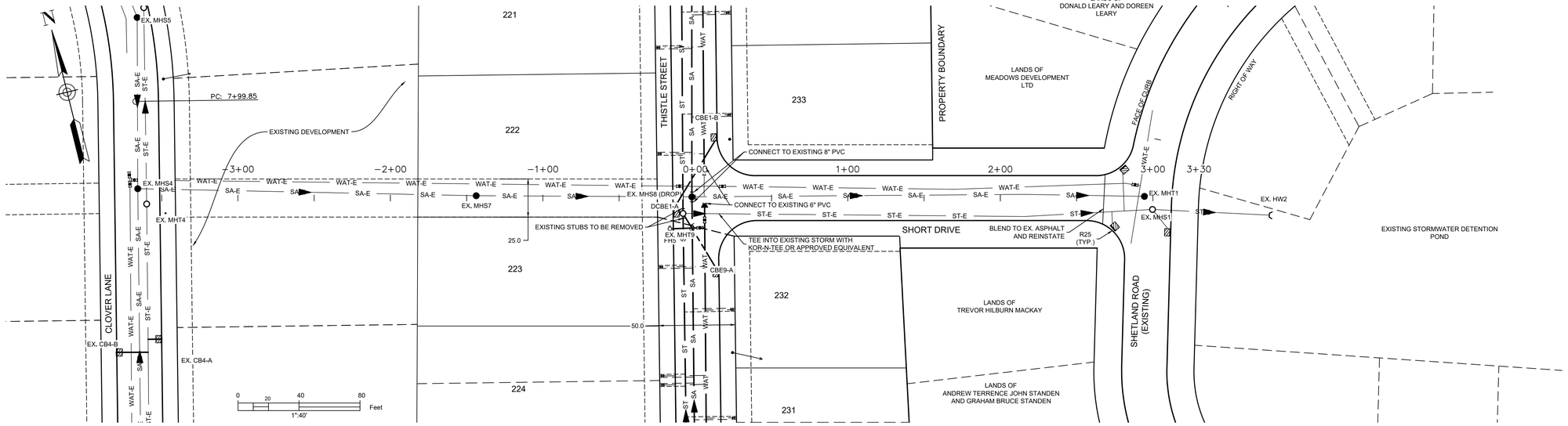
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

THISTLE STREET
STA. 19+00 TO 28+50

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	4 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS SA SA MHS
STORM LINE	MHST ST ST MHST
WATER LINE	WAT WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

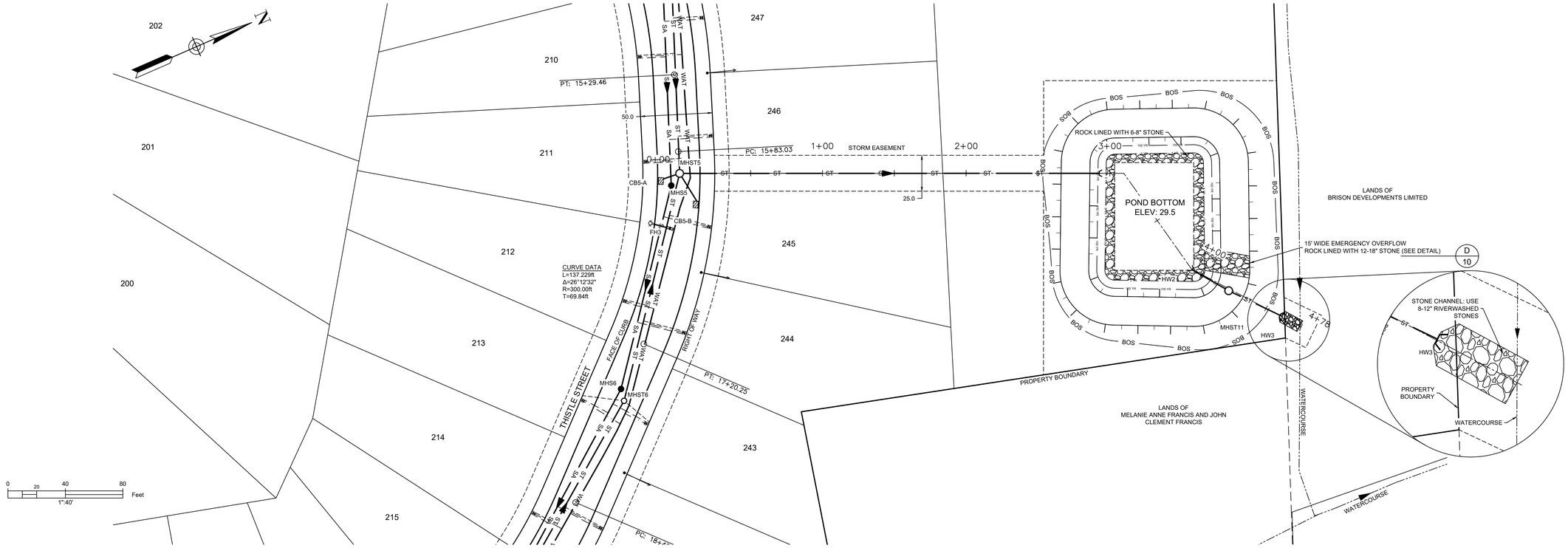
FALMOUTH, NOVA SCOTIA

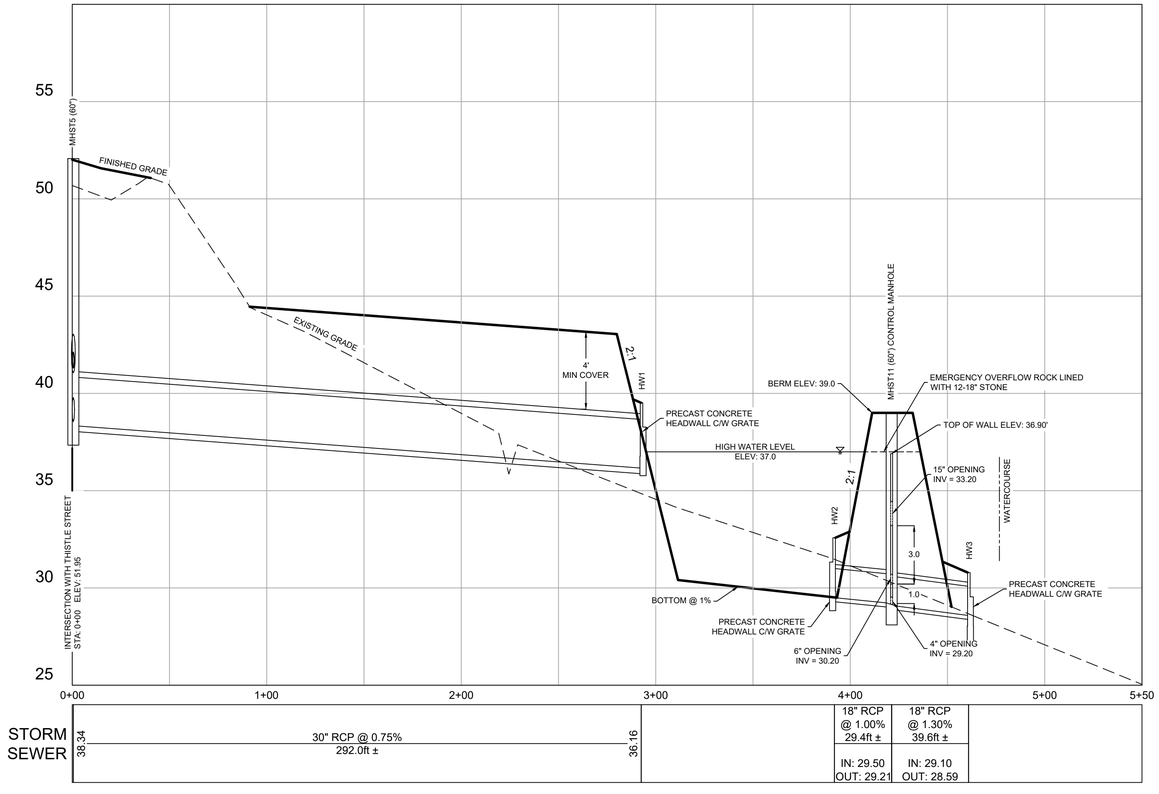
SHEET DESCRIPTION

PLAN / PROFILE

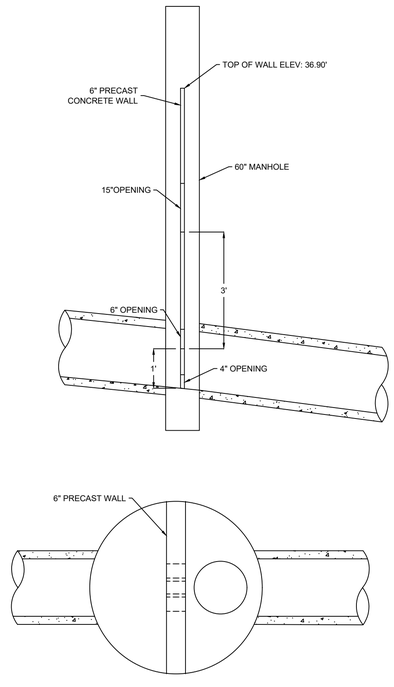
SHORT DRIVE
STA. 0+00 TO 3+00

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	5 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	





DETAIL FOR MHST11 (NTS)



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON
DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

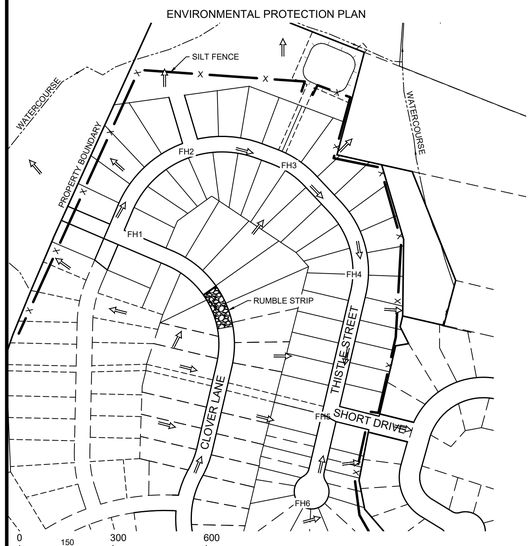
STORM OUTFALL
STA. 0+00 TO 5+50

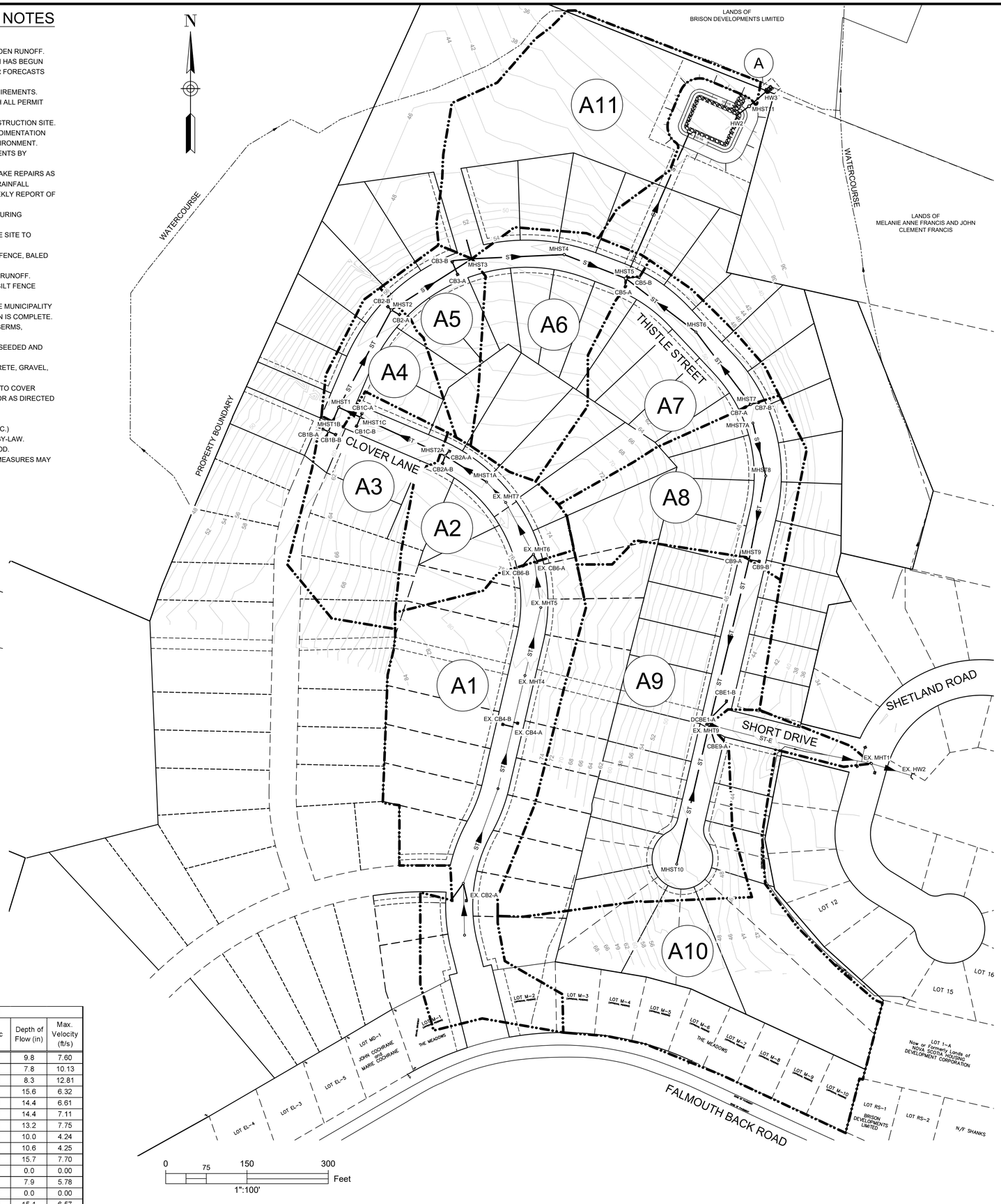
Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	6 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
6. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
13. SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

ENVIRONMENTAL PROTECTION PLAN





- DRAINAGE BOUNDARY
- STORM SEWER
- PRECAST HEADWALL
- A1 — TRIBUTARY AREA ID
- SILT FENCE
- MAJOR DRAINAGE ROUTE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

Catchment	Area (ac) ±	Catchment	Area (ac) ±
A1	4.75	A7	2.10
A2	1.47	A8	2.06
A3	1.75	A9	5.48
A4	0.81	A10	4.80
A5	0.83	A11	3.66
A6	2.16	Total	29.87

Storm	Flow to Point A (cfs)	
	Pre-Development	Post-Development
5 Year	6.20	5.87
10 Year	9.49	7.59
25 Year	14.7	11.72
50 Year	18.66	15.18
100 Year	22.84	18.95

Minor Piped Storm System Drainage Analysis - SCS Method (10 Year Return)

Upstream MH	Downstream MH	Tributary Area	Tributary Area +/- (Ac)	Qd - Design Flow (cfs)	Pipe Size (in)	Pipe Slope (%)	Qc - Pipe Capacity (cfs)	Qd/Qc	Depth of Flow (in)	Max. Velocity (ft/s)
EX. 7	1A	A1	4.75	7.55	18	1.50	12.89	0.59	9.8	7.60
1A	2A	A1	4.75	7.58	18	3.25	18.92	0.40	7.8	10.13
2A	1	A1-A2	6.23	10.29	18	4.95	23.38	0.44	8.3	12.81
1	2	A1-A3	7.98	12.63	21	0.70	13.26	0.95	15.6	6.32
2	3	A1-A4	8.78	14.02	24	0.70	18.91	0.74	14.4	6.61
3	4	A1-A5	9.61	15.36	24	0.80	20.20	0.76	14.4	7.11
4	5	A1-A5	9.61	15.36	24	1.00	22.65	0.68	13.2	7.75
6	5	A7	2.10	3.88	15	0.50	4.58	0.85	10.0	4.24
7	6	A7	2.10	3.95	15	0.50	4.57	0.86	10.6	4.25
5	Outfall	A1-A7	13.87	22.60	30	0.75	35.44	0.64	15.7	7.70
8	9	-	-	0.00	12	1.00	3.57	0.00	0.0	0.00
9	EX. 9	A8	2.06	3.83	15	1.10	6.78	0.57	7.9	5.78
10	EX. 9	-	-	0.00	12	1.85	4.85	0.00	0.0	0.00
EX. 9	EX. 1	A8-A9	7.54	13.83	24	0.68	18.59	0.74	15.1	6.57
EX. 1	Outfall	A8-A10	12.34	22.55	30	0.50	29.00	0.78	19.4	6.53

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

STORM DRAINAGE / ENVIRONMENTAL PROTECTION PLAN

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	7 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":100' H	14-033CBase.dwg	

N

WATERCOURSE

PROPERTY BOUNDARY

THISTLE STREET

CLOVER LANE

PHASE 2A

FUTURE DEVELOPMENT

EXISTING DEVELOPMENT

LANDS OF
BRISON DEVELOPMENTS LIMITED

LANDS OF
MELANIE ANNE FRANCIS AND JOHN
CLEMENT FRANCIS

STORM EASEMENT

FINISHED SURFACE TO
BE GRADED TO DIRECT
RUNOFF AROUND POND

END OF
ASPHALT

SANITARY LATERAL
INVERT (TYP.)

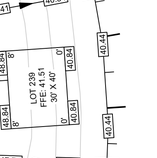
MINIMUM SANITARY
LATERAL INVERT
ELEVATION (TYP.)

END OF
EXISTING
ROAD

SWALE

0 20 40 80 Feet
1":40'

POND BERM DETAIL (NTS)



LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE A MINIMUM OF 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

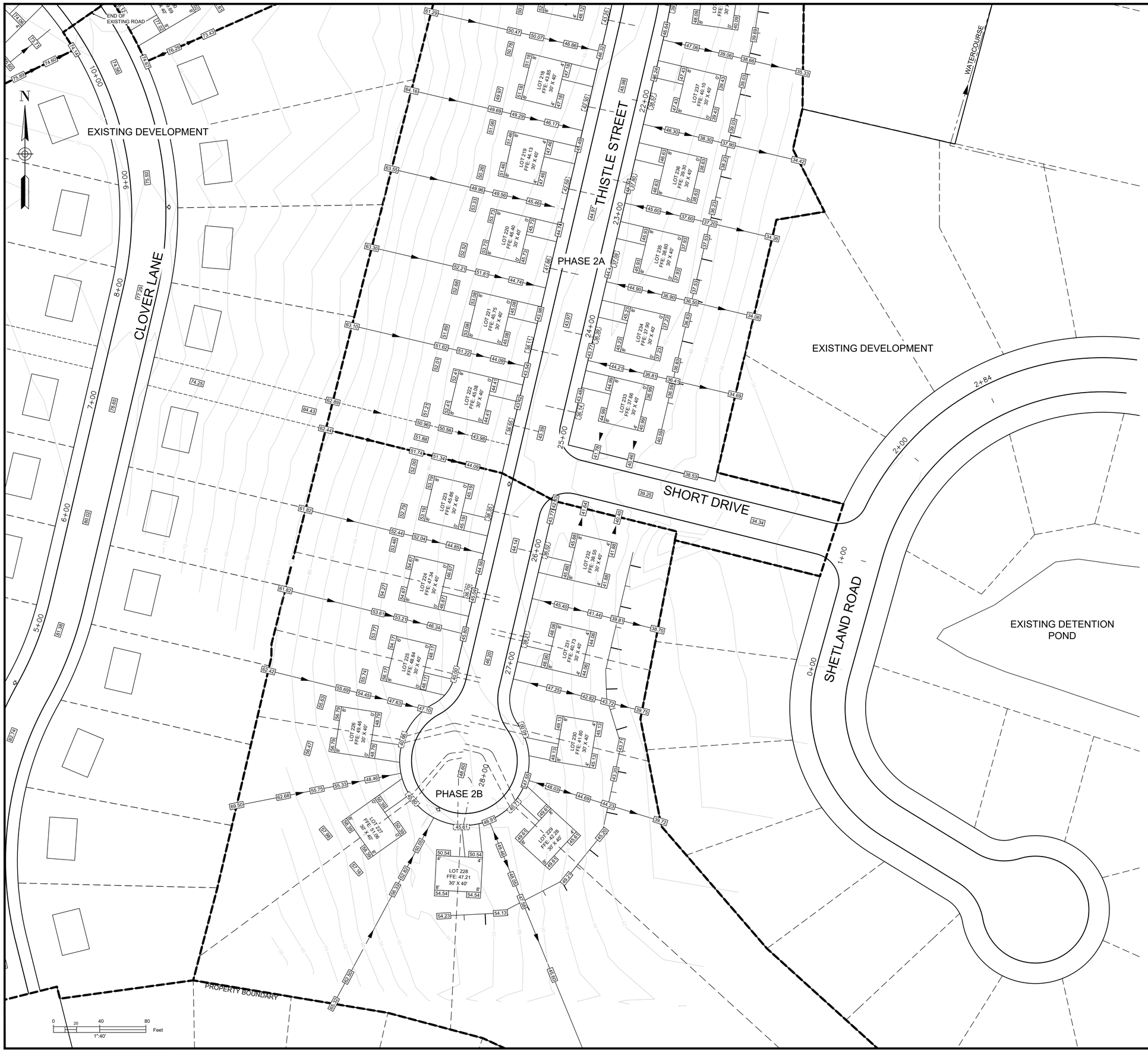
THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

GRADING PLAN - SHEET 1

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	8 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H	14-033CBase.dwg	



LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

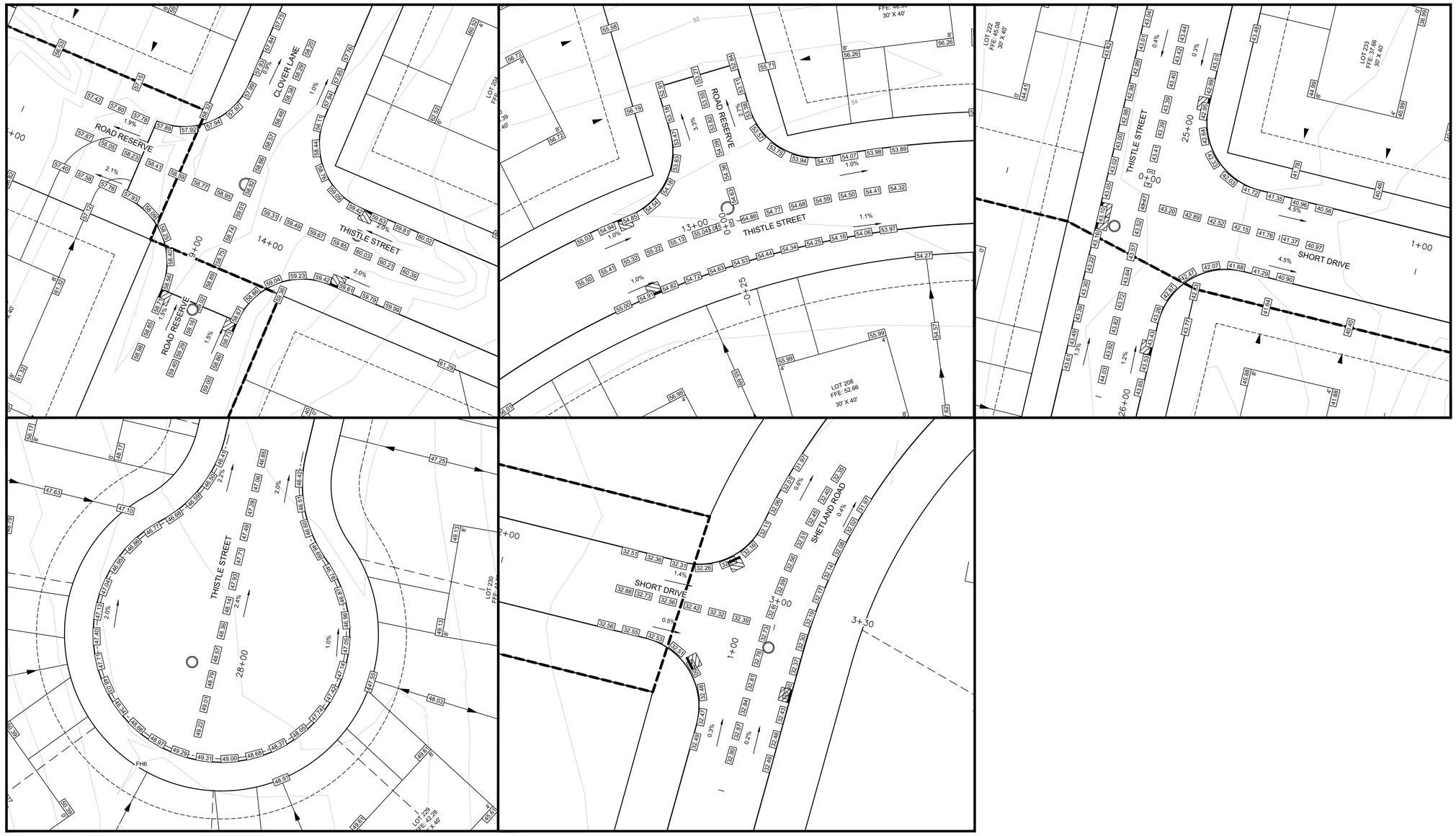
THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

GRADING PLAN - SHEET 2

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 9 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: 1":40' H	Filename: 14-033CBase.dwg	



N

LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE A MINIMUM OF 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

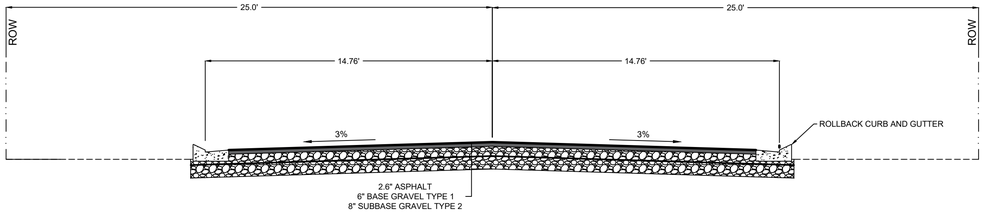
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

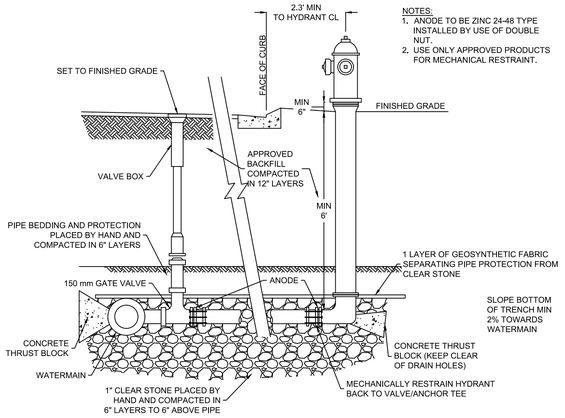
GRADING PLAN - SHEET 3

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 10 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: 1":20' H	Filename: 14-033CBase.dwg	

TYPICAL ROAD CROSS SECTION — A 11



STANDARD HYDRANT INSTALLATION — B 11

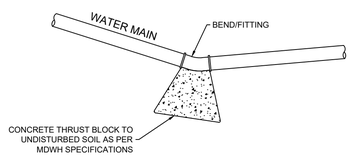


NOTES:
1. ANODE TO BE ZINC 24-48 TYPE INSTALLED BY USE OF DOUBLE NUT.
2. USE ONLY APPROVED PRODUCTS FOR MECHANICAL RESTRAINT.

GENERAL CONSTRUCTION NOTES:

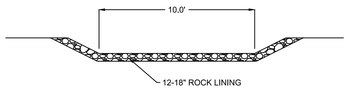
1. **SAFETY IS PARAMOUNT AND THE CONTRACTOR MUST USE SAFE WORK PRACTICES IN ACCORDANCE WITH THE NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY ACT.**
2. MDWH'S MUNICIPAL SERVICES SPECIFICATION MANUAL SHALL FORM PART OF THE DESIGN AND SHALL BE ADHERED TO AND THE CONTRACTOR SHALL HAVE A COPY OF THE MANUAL ON SITE DURING CONSTRUCTION.
3. ALL WORKS TO BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATION FOR MUNICIPAL SERVICES" PREPARED JOINTLY BY THE NOVA SCOTIA ROADBUILDERS ASSOCIATION AND THE CONSULTING ENGINEERS OF NOVA SCOTIA (CURRENT EDITION).
4. ALL WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF ALL PERMITS AND REGULATIONS AS ISSUED BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO NOTIFY DESIGNPOINT AND THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS REGARDING CONSTRUCTION SCHEDULING PRIOR TO COMMENCING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF NATURAL WATERCOURSES FROM DAMAGE DUE TO SILT LADEN RUNOFF FROM THE CONSTRUCTION SITE. ACCEPTABLE CONSTRUCTION PROCEDURES MAY BE OBTAINED FROM 'EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" (CURRENT EDITION), BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
7. ALL DISTURBED AREAS NOT STABILIZED BY GRAVEL, ASPHALT, CONCRETE, OR SOD ARE TO BE STABILIZED WITH HYDROSEED AND HAY. HYDROSEEDED AREAS THAT DO NOT SHOW ACTIVE GROWTH WITHIN THE FIRST GROWING SEASON TO BE RE-STABILIZED.
8. MATERIALS SHALL NOT BE SUBSTITUTED UNLESS PRIOR APPROVAL IS PROVIDED BY THE ENGINEER.
9. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORKS AND TO COMPLY WITH ALL PERMIT REQUIREMENTS AND CONDITIONS.
11. LOCATIONS OF EXISTING INFRASTRUCTURE IS BASED ON BEST AVAILABLE INFORMATION, INCLUDING RECORD INFORMATION. CONTRACTOR TO CONFIRM LOCATIONS OF EXISTING INFRASTRUCTURE AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR TO ALLOW A 1 WEEK REVIEW PERIOD BY THE ENGINEER.
12. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SUCH AS NOVA SCOTIA POWER, BELL ALIANT, EASTLINK, AND THE MUNICIPALITY. CONTRACTOR TO COORDINATE ALL WORK WITH THE NECESSARY UTILITIES.
13. PERMISSION FROM LANDOWNER(S) REQUIRED TO WORK ON PRIVATE PROPERTY.
14. ALL ELEVATIONS ARE IMPERIAL AND GEODETIC. TOPOGRAPHICAL SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTRACTOR TO CONTACT DESIGNPOINT FOR CONSTRUCTION LAYOUT CONTROL INFORMATION 2 WEEKS PRIOR TO CONSTRUCTION.
15. ALL EARTHWORK, TRENCH WORK, PIPE BEDDING, AND SURFACE TREATMENT TO BE REVIEWED AND CERTIFIED BY PROJECT GEOTECHNICAL ENGINEER.
16. DRAWINGS SUBJECT TO CONSTRUCTION APPROVAL BY THE APPLICABLE APPROVAL AGENCIES (i.e. THE MUNICIPALITY AND NOVA SCOTIA DEPARTMENT OF ENVIRONMENT) PRIOR TO CONSTRUCTION.
17. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES REQUIRED FOR THE PROJECT.
18. INSULATION TO BE 50 mm THICK HI40 RIGID STYROFOAM (ROAD AND TRAFFIC RATED).
19. CONTRACTOR MAY REQUEST GRADE ADJUSTMENTS SUBJECT TO REVIEW AND APPROVAL BY ENGINEER AND APPLICABLE APPROVAL AGENCIES. CONTRACTOR RESPONSIBLE FOR COSTS ASSOCIATED WITH DRAWING REVISIONS AND APPROVALS.
20. CATCHBASINS TO BE 42"Ø PRECAST CONCRETE. WATER MAIN TO BE PVC DR18 AND SANITARY MAIN TO BE PVC DR35. STORM TO BE PVC DR35 (8" - 15") AND REINFORCED CONCRETE TO CSA A257.2 (18" AND LARGER).
21. ALL STORM AND SANITARY SERVICE LATERALS TO HAVE A MINIMUM SLOPE OF 2%.
22. ALL MANHOLE FRAMES AND COVERS ARE TO BE IMP TYPE R60 (IMP R12 FOR PARKS AND EASEMENTS) AND WILL INCLUDE A 2" RISER AS MANUFACTURED BY IMP.

THRUST BLOCK DETAIL (NTS) — C 11

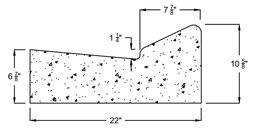


MEGALUG OR APPROVED EQUIVALENT MECHANICAL JOINT RESTRAINT AS PER WEST HANTS SPECIFICATIONS. MINIMUM OF TWO FULL PIPE LENGTHS ON EACH SIDE OF JOINT.

STORMWATER POND EMERGENCY OVERFLOW DETAIL (NTS) — D 11



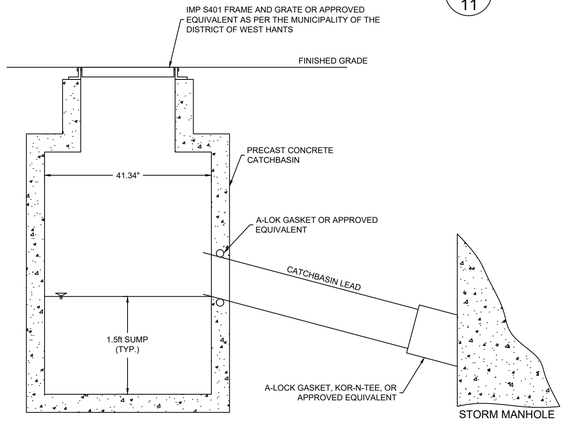
ROLLBACK CURB AND GUTTER DETAIL (NTS) — G 11



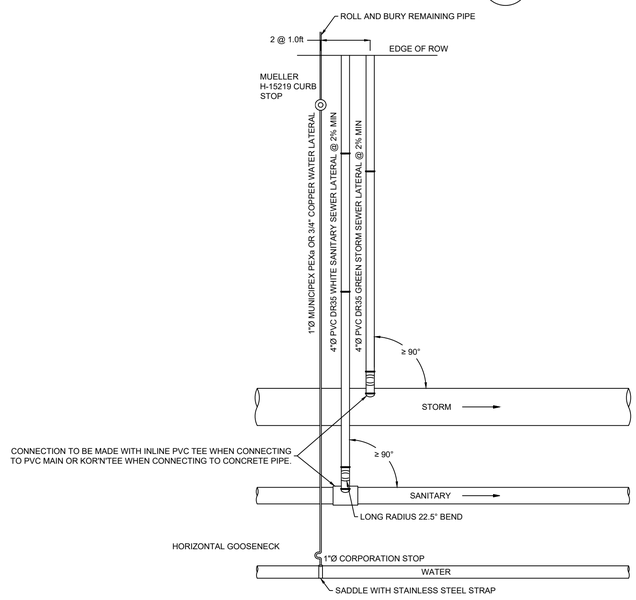
NOTE:

CURB AND GUTTER SHALL BE PLACED ON AN APPROVED GRANULAR BASE HAVING A MINIMUM DEPTH OF 6"

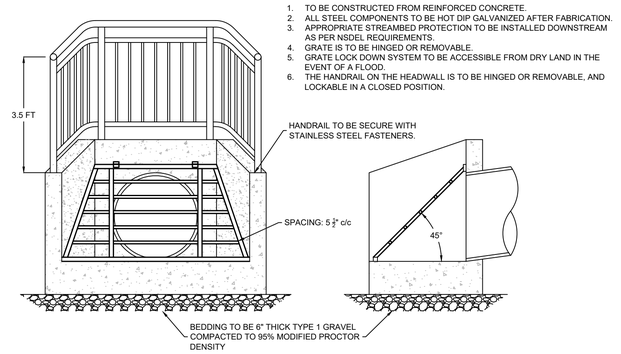
TYPICAL CATCHBASIN DETAIL (NTS) — E 11



SERVICE LATERAL DETAIL (NTS) SEE MDWH DETAIL #10 — F 11



STORM OUTFALL DETAIL (NTS) — F 11



NOTES:
1. TO BE CONSTRUCTED FROM REINFORCED CONCRETE.
2. ALL STEEL COMPONENTS TO BE HOT DIP GALVANIZED AFTER FABRICATION.
3. APPROPRIATE STREAMBED PROTECTION TO BE INSTALLED DOWNSTREAM AS PER NSDEL REQUIREMENTS.
4. GRATE IS TO BE HINGED OR REMOVABLE.
5. GRATE LOCK DOWN SYSTEM TO BE ACCESSIBLE FROM DRY LAND IN THE EVENT OF A FLOOD.
6. THE HANDRAIL ON THE HEADWALL IS TO BE HINGED OR REMOVABLE, AND LOCKABLE IN A CLOSED POSITION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
JUN. 12, 2019
G.S. WOODFORD
6078

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

CONSTRUCTION NOTES AND DETAILS

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 11 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: NTS	Filename: 14-033CBase.dwg	

April 1, 2020

Brison Developments
411 Gabriel Road
Falmouth, Nova Scotia B0P 1L0
Attention: Mitch Brison

RE: The Meadows Phase 2 – Storm Drainage System
DesignPoint Project #: 14-033

Further to our discussion, I understand that you are interested in changing the large 75 ft wide R1 lots to semi-detached, townhomes, or small R1 lots. The changes apply to The Meadows Phase 2 including Thistle Street, the extension of Clover Lane, and Short Drive.

The storm drainage system as designed in my latest drawing package for this project (dated June 12, 2019, Rev 3) is adequate to accommodate these changes to the development.

For reference, please refer to the Storm Drainage / Environmental Protection Plan, Sheet 7 of 11, Revision 3, dated June 12, 2019 (included with this letter).

If you have any questions, please feel free to contact me.

Thank you,
DesignPoint Engineering & Surveying Ltd.

Glenn Woodford, P.Eng.
Senior Engineer & Principal

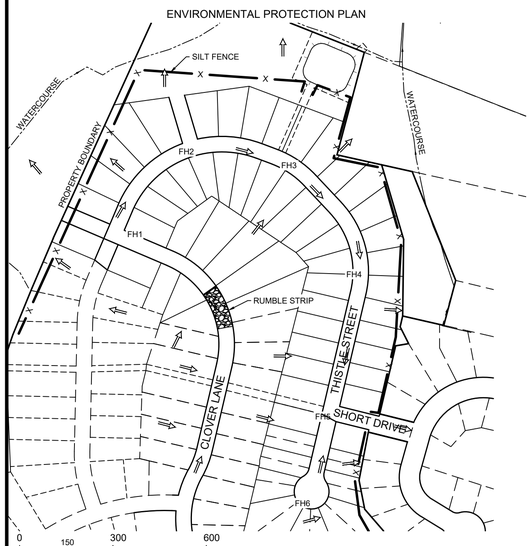
GSW/alc

Enclosures: Storm Drainage / Environmental Protection Plan

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
6. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
13. SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

ENVIRONMENTAL PROTECTION PLAN

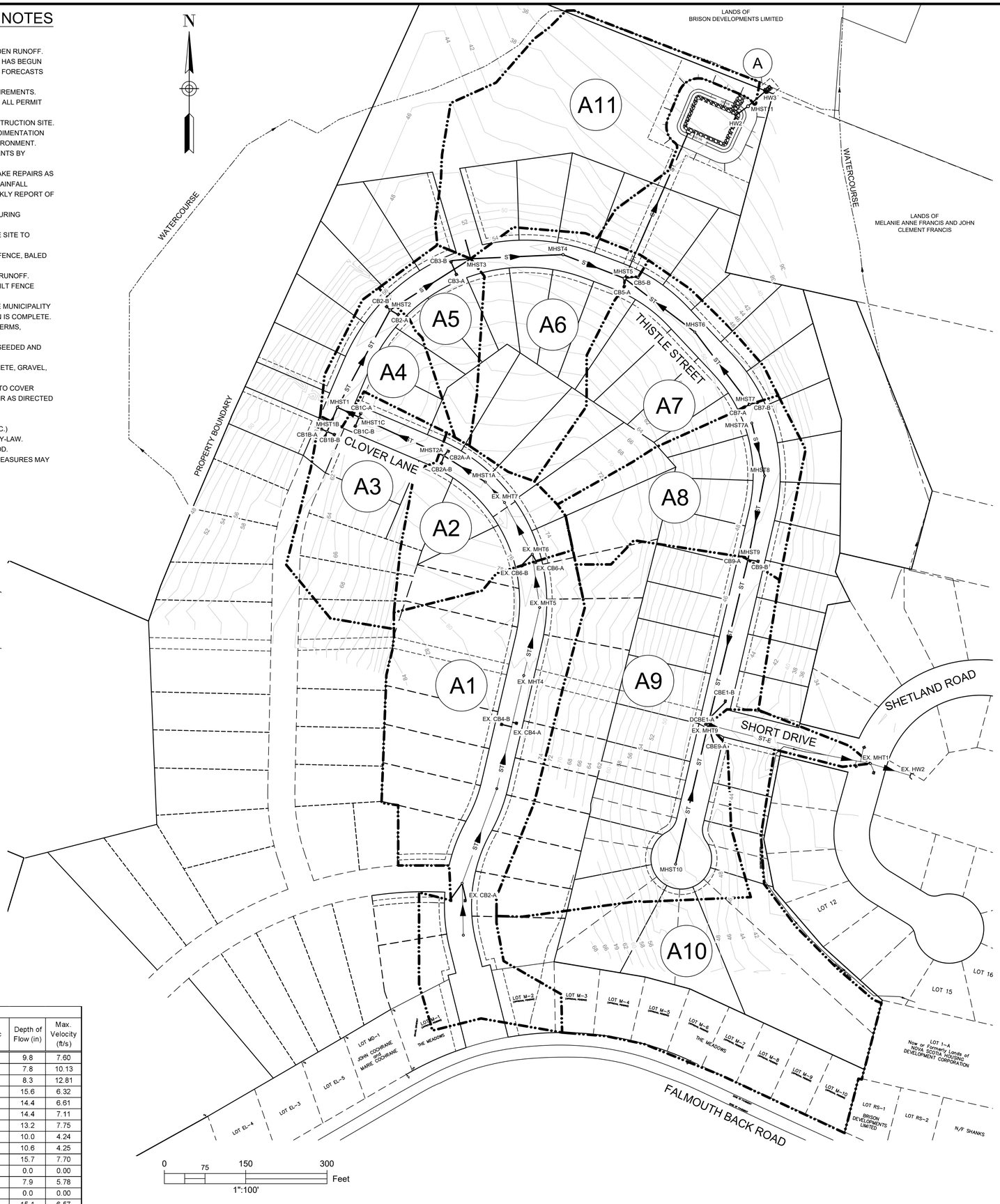


Catchment	Area (ac) ±	Catchment	Area (ac) ±
A1	4.75	A7	2.10
A2	1.47	A8	2.06
A3	1.75	A9	5.48
A4	0.81	A10	4.80
A5	0.83	A11	3.66
A6	2.16	Total	29.87

Storm	Flow to Point A (cfs)	
	Pre-Development	Post-Development
5 Year	6.20	5.87
10 Year	9.49	7.59
25 Year	14.7	11.72
50 Year	18.66	15.18
100 Year	22.84	18.95

Minor Piped Storm System Drainage Analysis - SCS Method (10 Year Return)

Upstream MH	Downstream MH	Tributary Area	Tributary Area +/- (Ac)	Qd - Design Flow (cfs)	Pipe Size (in)	Pipe Slope (%)	Qc - Pipe Capacity (cfs)	Qd/Qc	Depth of Flow (in)	Max. Velocity (ft/s)
EX_7	1A	A1	4.75	7.55	18	1.50	12.89	0.59	9.8	7.60
1A	2A	A1	4.75	7.58	18	3.25	18.92	0.40	7.8	10.13
2A	1	A1-A2	6.23	10.29	18	4.95	23.38	0.44	8.3	12.81
1	2	A1-A3	7.98	12.63	21	0.70	13.26	0.95	15.6	6.32
2	3	A1-A4	8.78	14.02	24	0.70	18.91	0.74	14.4	6.61
3	4	A1-A5	9.61	15.36	24	0.80	20.20	0.76	14.4	7.11
4	5	A1-A5	9.61	15.36	24	1.00	22.65	0.68	13.2	7.75
6	5	A7	2.10	3.88	15	0.50	4.58	0.85	10.0	4.24
7	6	A7	2.10	3.95	15	0.50	4.57	0.86	10.6	4.25
5	Outfall	A1-A7	13.87	22.60	30	0.75	35.44	0.64	15.7	7.70
8	9	-	-	0.00	12	1.00	3.57	0.00	0.0	0.00
9	EX_9	A8	2.06	3.83	15	1.10	6.78	0.57	7.9	5.78
10	EX_9	-	-	0.00	12	1.85	4.85	0.00	0.0	0.00
EX_9	EX_1	A8-A9	7.54	13.83	24	0.68	18.59	0.74	15.1	6.57
EX_1	Outfall	A8-A10	12.34	22.55	30	0.50	29.00	0.78	19.4	6.53



DRAINAGE BOUNDARY
STORM SEWER
PRECAST HEADWALL
A1 TRIBUTARY AREA ID
SILT FENCE
MAJOR DRAINAGE ROUTE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

STORM DRAINAGE / ENVIRONMENTAL PROTECTION PLAN

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	7 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":100' H	14-033CBase.dwg	

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Members of Planning Advisory Committee

Submitted by: _____
Saira Shah, Planner

Date: 2021-03-11

Subject: File 19-05 Meadows Development

LEGISLATIVE AUTHORITY

Municipal Government Act Section 229 and 230.

RECOMMENDATION

In order to allow the requested development and discharge the current development agreement, staff recommends that the Planning Advisory Committee (PAC) forward a positive recommendation by passing the following motion:

PAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow two-unit residential uses at PID 45371879, 45383379, 45371887, and 45383957, Falmouth, in a manner substantively the same as the draft set out in Appendix C of the report to the Planning Advisory Committee dated March 11, 2021, taking note that this development agreement will discharge and replace the development agreement for PID 45371879 recorded at the Registry of Deeds on September 27, 2007 as document 88923751.

BACKGROUND

An initial application was received on December 13, 2019 from Brison Developments Limited to permit two-unit residential development at PID 45371879, 45383379, 45371887, and 45383957, Falmouth, West Hants. All necessary material for the application was submitted on July 14, 2020.

On December 11, 2020 the applicant requested that staff consider three and four-unit dwellings in addition to the two-unit dwellings requested on December 13, 2019.

On February 23, 2021 the applicant withdrew their request for three and four-unit dwellings and asked that staff only consider the initial application request for two-unit

residential development. The change in application is further explained in the "Applicant Requests" section of this report.

The combined properties are approximately 49 acres and are all owned by Brison Developments Limited. There is a registered development agreement between Meadows Development Limited (former owners) and the Municipality on PID 45371887 in August 2007 to permit eight (8) semi-detached dwellings. Brison Developments Limited wishes to discharge that agreement as part of this application to ensure the same requirements apply to the entire development site.

DISCUSSION

All four (4) properties are designated Residential in the Falmouth Growth Centre on the Generalized Future Land Use Map of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1).

The properties are all zoned Single Unit Residential (R-1) on the Zoning Map of the West Hants Land Use By-law (WHLUB) (Figure 2). The properties are bound on almost all sides by properties zoned Single Unit Residential (R-1) except for PID 45371887 which neighbours a property zoned institutional (I) to the east and PID 45371879 which neighbours a property zoned Agricultural Priority 3 (Ar-3) to the north.

Only single unit dwellings, accessory apartments, and existing manufactured homes are permitted in the Single Unit Residential (R-1) zone. The applicant would like the opportunity to develop two-unit dwellings which are not permitted as-of-right.

Section 6.1 of the WHLUB, Development Agreements, states that *the following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:*

(d) comprehensively designed multiple residential development consisting of a mix of single unit, semi-detached, duplex and townhouse dwellings in the Falmouth Growth Centre in accordance with Policy 5.4.4 of the Municipal Planning Strategy;

A semi-detached dwelling is defined in the WHLUB as *a building that is divided vertically into two dwelling units, each of which has an independent entrance*. A duplex is defined in the WHLUB as *a building that is divided horizontally into two dwelling units, each of which has an independent entrance directly or through a common vestibule*. The current definitions for semi-detached and duplex are specific in terms of construction type and staff have discussed adopting more general definitions for two-unit dwellings as part of the plan review with PAC. Staff have added the two-unit dwelling definition accepted by the PAC for the plan review to the agreement and use the term two-unit dwelling instead of semi-detached or duplex in the agreement. This will give the applicant more flexibility in terms of construction type while still restricting the number of units per building to two (2) meeting the overall intention of Council in Section 6.1 (d) of the WHLUB.

Development Agreements

A development agreement is a legal contract between the Municipality and a property owner that describes the type of development permitted on a property. Development agreements provide an opportunity for Council to exercise a greater degree of control over aspects of a development proposal and allow Council to consider uses that would

otherwise not be permitted in the underlying zone. A development agreement is binding upon a property until the agreement is discharged by Council.

Applicant Requests

The applicant is proposing a mix of single and two-unit dwellings built over three phases: Phase 2A, 2B and 3. The draft development agreement, including the concept plan, can be found in Appendix C. Lot dimensions and street layout are established in the concept plan for Phase 2A and Phase 2B. However, the applicant has not provided those details for Phase 3 and wishes to have flexibility in terms of the layout. The agreement enables the applicant to use any lot configuration or design elements from Phase 2A and 2B in Phase 3 and the lot requirements are outlined in the text of the agreement. Any new streets not shown on the concept plan must meet the requirements of the Municipal Services Specifications Manual and the West Hants Subdivision By-law.

The applicant wishes to have flexibility in terms of the types of dwelling units permitted in Phase 3 to meet changing market demand. This included a request to list "dwelling types" as a non-substantive amendment to the development agreement. A non-substantive amendment would not require a Public Hearing by Council. Staff determined an amendment to add additional "dwelling types" to the list of uses permitted would have a major impact on the community and should not be considered a non-substantive amendment. However, staff have discussed alternative options to create flexibility for the applicant. The criteria that enables Council to consider this development agreement specifies that a minimum of 30 percent of the development must be single unit dwellings and the density of development must be limited to four and a half (4.5) dwelling units per acre. These requirements are included in the development agreement to reflect Council's intention for the area. The concept plan states a maximum of 75 units can be constructed in Phase 3. However, the specific number of two-unit dwellings permitted has not been specified in the concept plan or text of the development agreement for Phase 3 which will create flexibility for the applicant.

Policy 5.4.4 which enables Council to consider this application by development agreement includes criteria which requires the property (or development site) to have frontage on an arterial or collector street and be at least 25 acres. Staff told the applicant if they sell the property that provides the frontage or subdivide and sell several properties reducing the overall development site to under 25 acres future amendment applications for the agreement may not be recommended by staff as the development site would no longer meet the criteria. In December 2020, the applicant requested the addition of three and four-unit dwellings to be considered for Phase 3 of the development to avoid a future amendment application for the agreement. Staff sent out additional inquiries to receive comments on the criteria as the addition of three and four-unit dwellings was considered a major change to the application. The Department of Transportation and Infrastructure Renewal (DTIR) requested that a traffic impact study (TIS) be provided before a development permit could be issued. This was different than DTIR's initial request based on the initial application for two-unit dwellings. In the first request for comment DTIR asked for a traffic impact study after the 100th residential permit had been issued or any development commenced in Phase 3. When staff asked for clarification as the proposed maximum number of units permit had not changed DTIR stated *"The TIS is triggered by the number of trips generated as opposed to the actual number of structures. With the increased population density*

(from single and two-unit to the addition of three and four-unit dwellings), it is anticipated that the trip generation threshold will be met sooner than at 100 structures." The applicant was made aware of this requirement and on February 23, 2021 they withdrew their request for three and four-unit dwellings to proceed with the initial request for two-unit dwellings as the applicant felt the additional requirements from DTIR would place an unnecessary burden on them.

The applicant requested a reduced minimum lot frontage requirement for single-unit dwellings of 50 ft. and reduced side yard requirements of 6 ft. Staff have no concerns with these reductions as it will enable compact development that better utilizes municipal services and National Building Code requirements would still apply.

The applicant has entered into two (2) parkland agreements with the Municipality for development in the surrounding area. As a large area of parkland is dedicated in the agreements, staff have enabled the Development Officer to consider the Public Parkland outlined in the parkland agreements on August 22, 2011 and April 10, 2012 as part of the parkland contribution requirement for this development. If additional parkland is required to meet the requirements of the Subdivision By-law and the agreement the Development Officer can request additional land.

Sections of the development agreement related to storm drainage and ownership of the detention pond required extensive consultation with the Director of Public Works, the applicant, and the Chief Administrative Officer. Staff have determined the requirements of the Subdivision By-law and the Municipal Services Specifications Manual for West Hants are sufficient. However, if the owner wishes to maintain ownership of the detention pond, the owner will need to submit confirmation of performance on an annual basis and fix any issues that arise.

WHMPS Specific Criteria

Policy 5.4.4 of the WHMPS establishes Council's intention to consider proposals for comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement. The above policy establishes the criteria to be considered by Council, which are examined in detail in Appendix A. In summary, the criteria are met since:

- the development agreement has specific stipulations for density and ensures that a minimum of 30 percent of the total number of dwelling units will be single unit dwellings;
- a traffic impact study will be required before the 100th residential unit development permit can be issued or before any development can start in Phase 3 and all work required by the recommendations in the traffic impact study must be completed;
- the reduced setback requirements will enable a planned compact community that makes efficient use of streets and municipal infrastructure; and
- the stormwater management plan is considered satisfactory by the Municipal Engineer.

WHMPS General Criteria

Policy 16.3.1 of the WHMPS states general criteria for any development agreement considered in West Hants. These criteria are examined in detail in Appendix B. In summary:

- the proposal is not premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Manager of Building and Fire Inspections Services, Director of Public Works and Department of Transportation and Infrastructure Renewal have no major concerns which have not been address in the draft development agreement.

Request for Discharge

West Hants entered into a development agreement with Meadows Development Limited in 2007 to permit eight (8) semi-detached dwellings on PID 45371887. To include this property in the new agreement, staff recommend discharging the current agreement.

Section 229 (2) of the MGA states *A council may discharge a development agreement, in whole or in part, in accordance with the terms of the agreement or with the concurrence of the property owner*.

The applicant has indicated they agree to a discharge of the previoys agreement. Clause 5.7 (b) of the draft development agreement would discharge the existing development agreement for PID 45371887.

Municipal Climate Change Action Plan

Based on the Municipal Climate Change Action Plan (MCCAP) Inland Flooding and Coastal Flooding maps there may be a risk of inland and coastal flooding in close vicinity to the properties but not directly on the properties as shown in Figure 3 and 4. The Falmouth Stormwater Management Plan (Falmouth SWMP) shows similar flooding potential downstream from the development site (Figure 5). The Municipal Engineer is satisfied that the stormwater management ponds will reduce the post-development flows by 10% to 23% compared to the pre-development flows to the downstream area based on the stormwater model presented.

NEXT STEPS

As noted above, the proposed development has been considered within the context of both the specific and general policies of the WHMPS and is consistent with the intent, objectives and policies of the WHMPS. The development meets the specific and general criteria for development agreements as outlined in the WHMPS. As a result, it is reasonable to consider approving the development agreement to allow two-unit dwellings at PID 45371879, 45383379, 45371887, and 45383957 in Falmouth.

Approval Process

Staff Review

▼

Public Information Meeting

▼

Planning Advisory Committee receives staff report and PIM Notes
Planning Advisory Committee Review and Recommendation

▼

Regional Council First Reading

▼

Public Hearing held and adjourned to next meeting of Council

▼

Council completes Public Hearing and holds Second Reading

▼

Notice of Approval in Local Paper

▼

14-day Appeal Period

FINANCIAL IMPLICATIONS

There would be an increase in households using water, sewer, and waste disposal services in the area. However, the increased services are expected to be paid for, at least in part, by new residents moving to the development.

ALTERNATIVES

In response to the application, PAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the Development Agreement as drafted or as specifically revised by direction of PAC;
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	Generalized Future Land Use Map
Figure 2	Existing Zoning Map
Figure 3	MCCAP Inland Flooding Map (Falmouth)
Figure 4	MCCAP Coastal Flooding Map (Falmouth)
Figure 5	Falmouth SWMP 1 In 100 Year Flooding Extent with Climate Change Map
Appendix A	Specific Criteria for Development Agreement
Appendix B	General Criteria for Development Agreement
Appendix C	Draft Development Agreement

Report Reviewed by: _____

Madelyn LeMay, Director of Planning and Development

FIGURE 1
GENERALIZED FUTURE LAND USE MAP

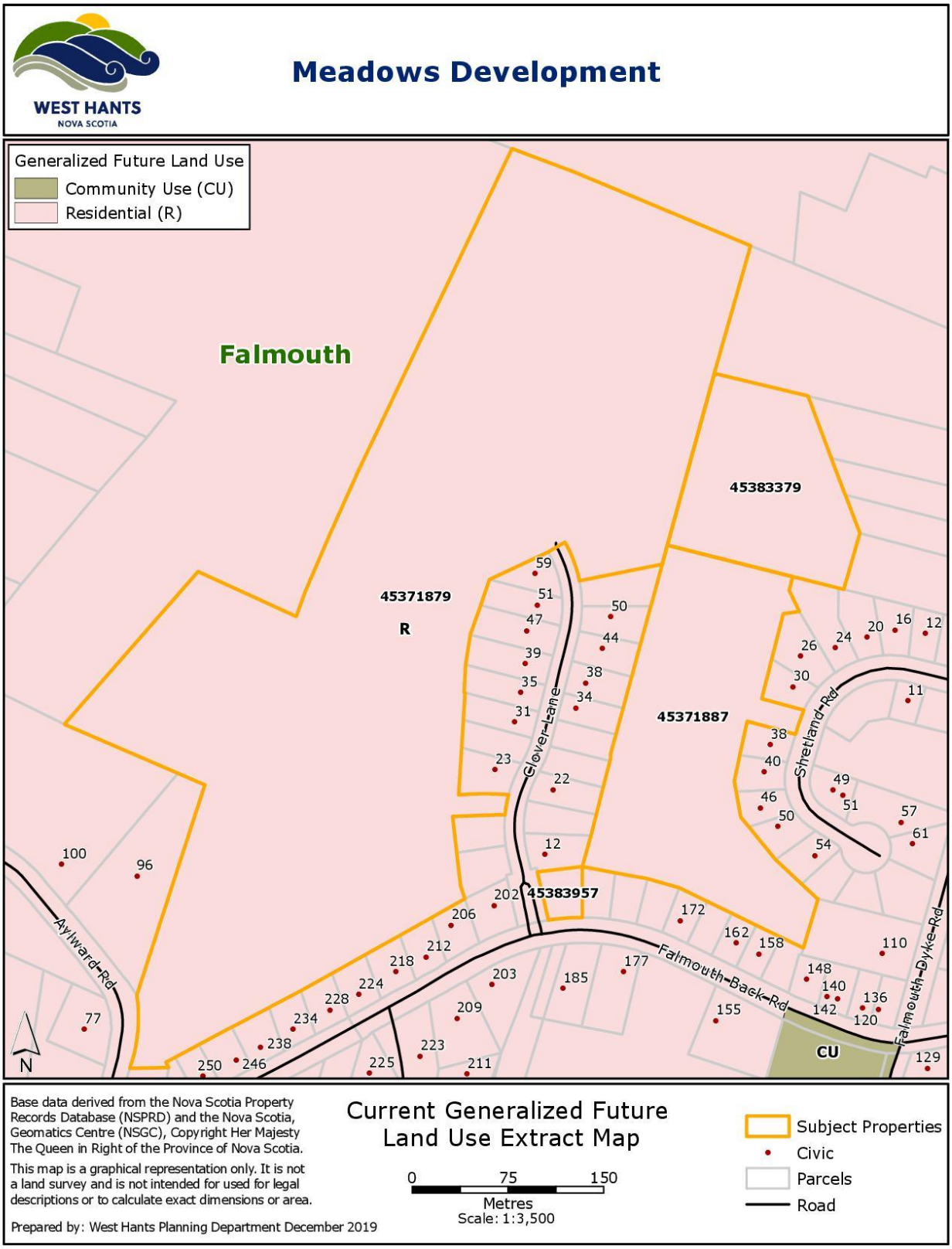


FIGURE 2
EXISTING ZONING MAP

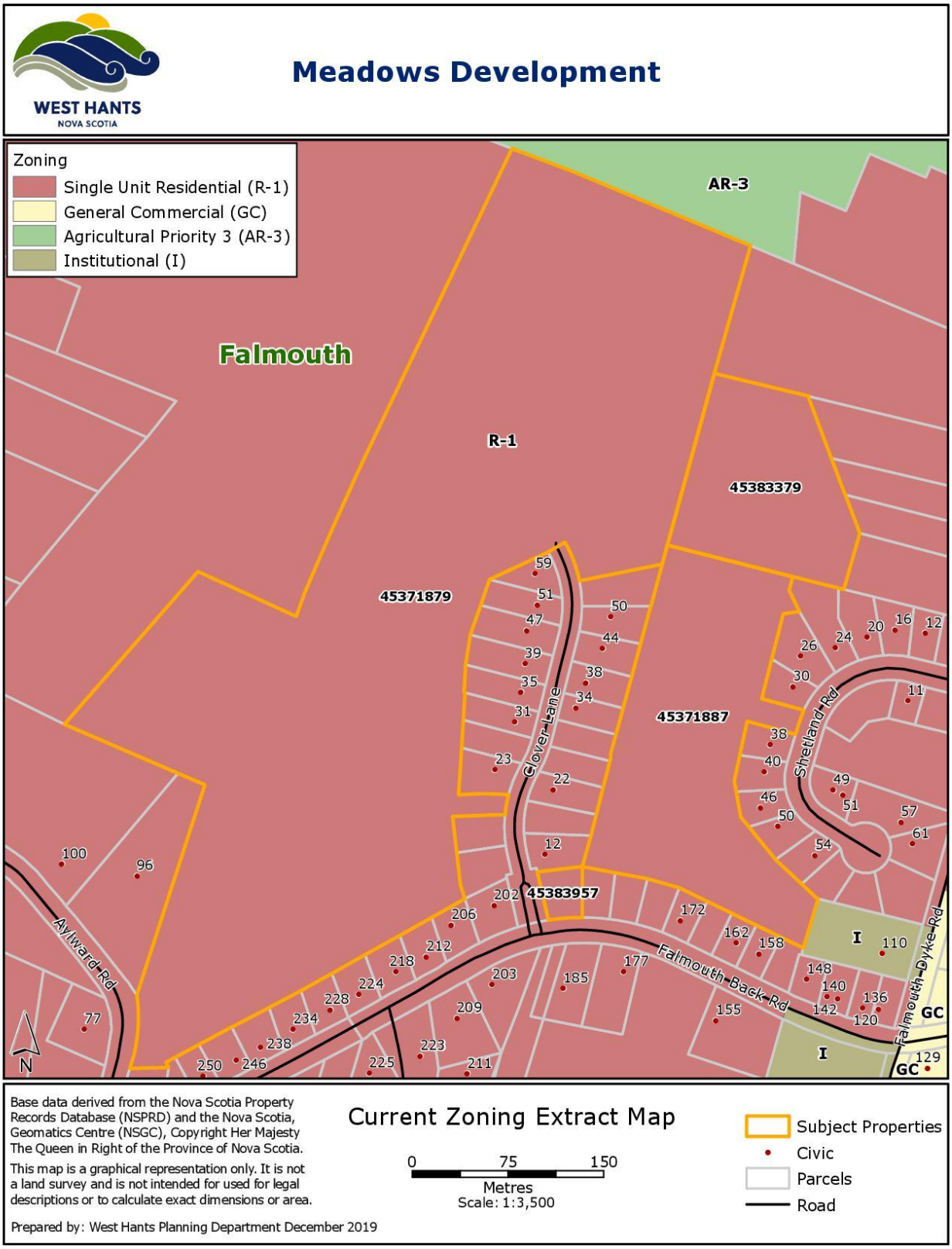
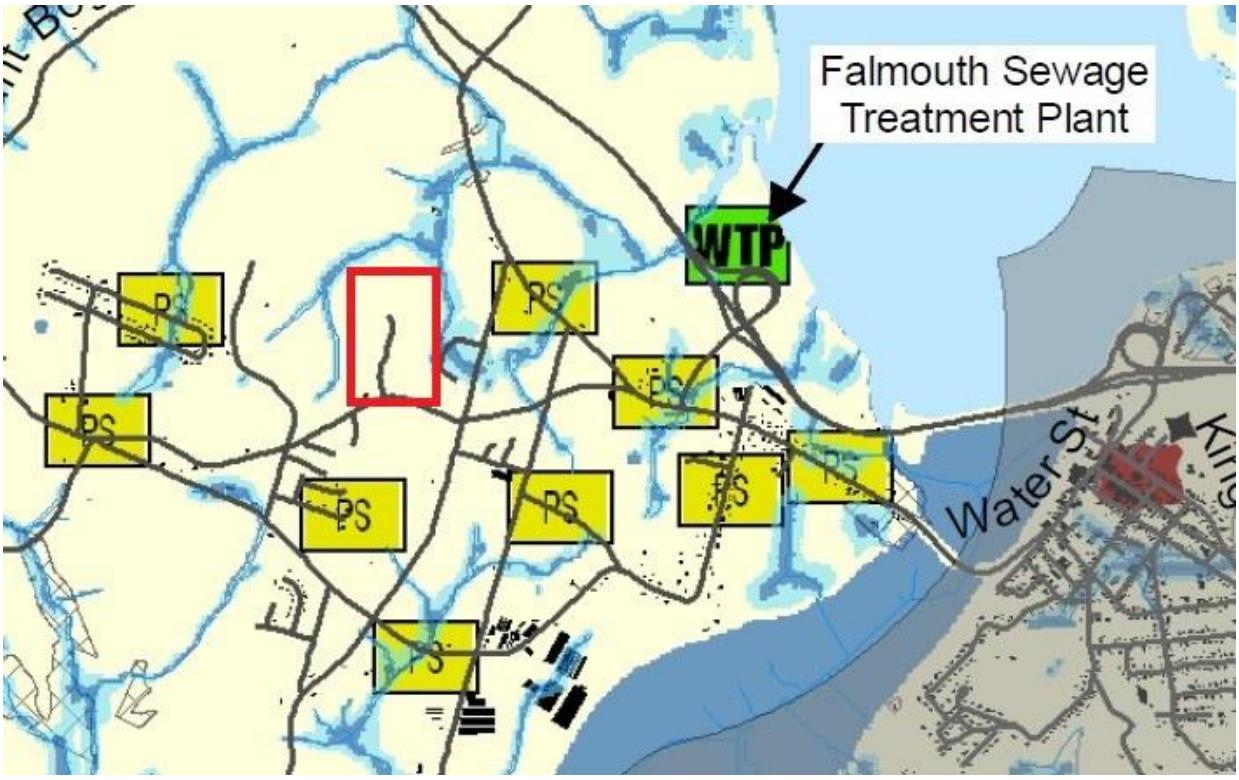


FIGURE 3
MCCAP INLAND FLOODING MAP (FALMOUTH)



Town of Windsor
Roads
Flow Accumulation

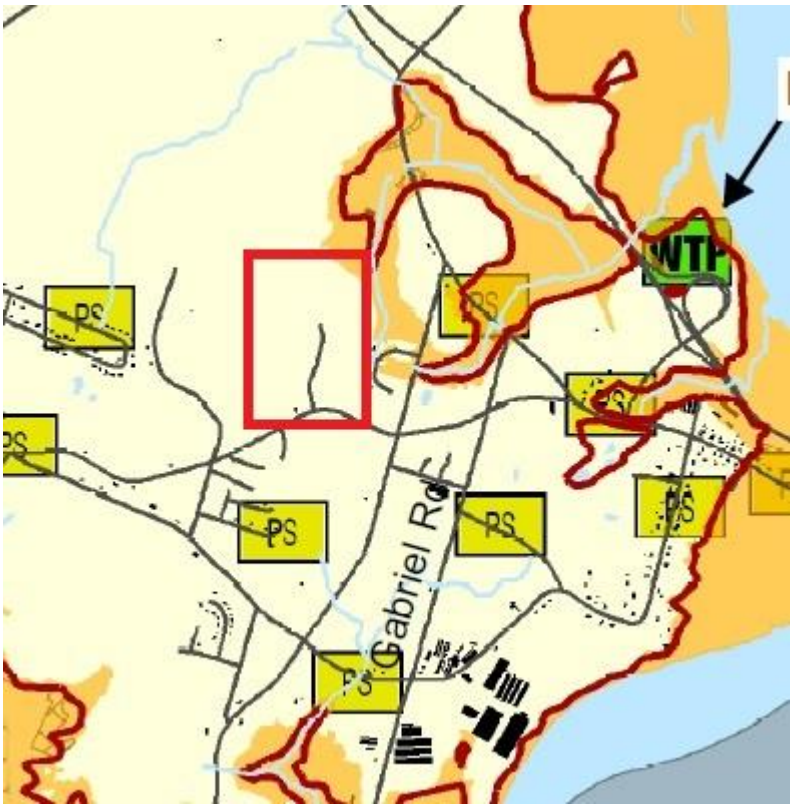
Depth to Water Table

Depth (metres)

0 - 0.10m
0.11 - 0.50m
Buildings
Emergency Services - Paramedic
Fire Department
Hospital
Municipal Building
Pumping Station
Rural RCMP
Town of Windsor/RCMP
Water Treatment Plant
Variance
Watersheds
Municipality of West Hants

Development site

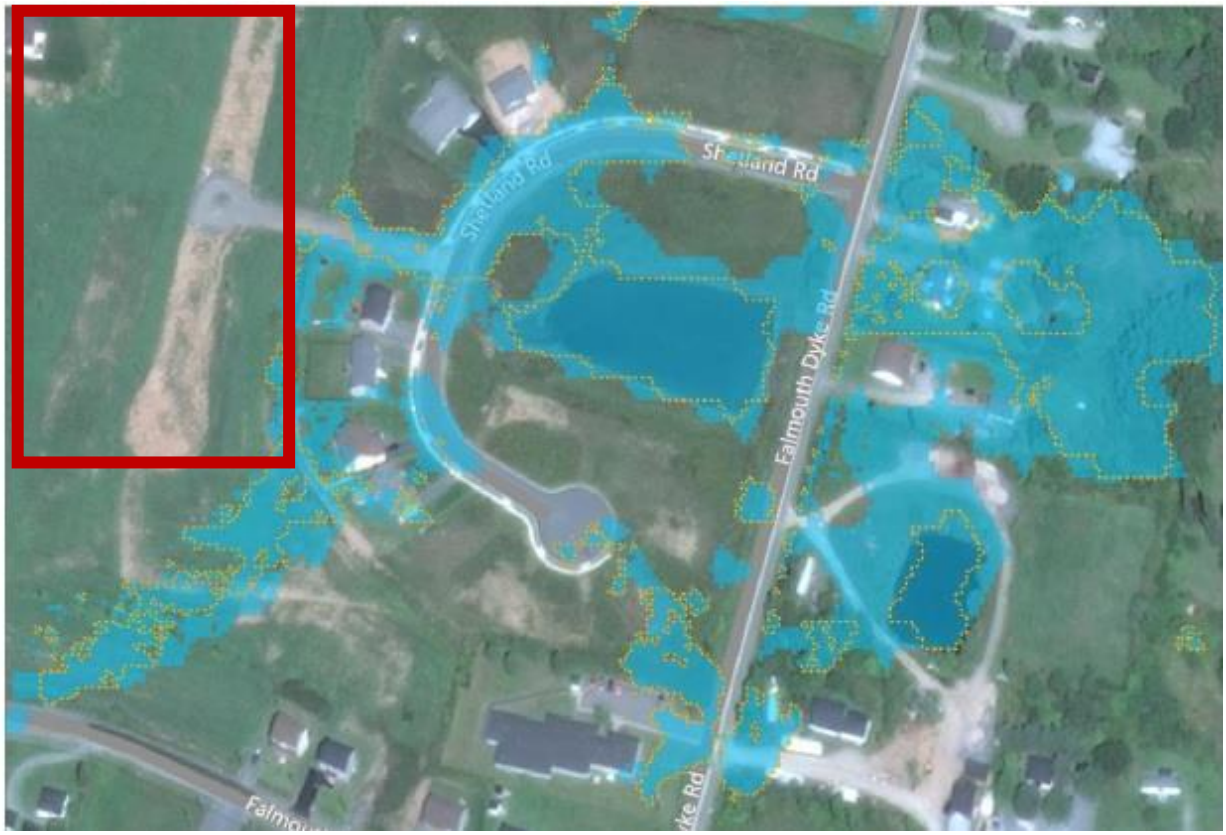
FIGURE 4
MCCAP COASTAL FLOODING MAP (FALMOUTH)



Development site

- Town of Windsor
- Rivers
- 10 m Contour
- Roads
- Sea Level 10 m
- Buildings
- Water
- Emergency Services - Paramedic
- Fire Department
- Hospital
- Municipal Building
- Pumping Station
- Rural RCMP
- Town of Windsor/RCMP
- Water Treatment Plant
- Variance
- Watersheds
- Municipality of West Hants

FIGURE 5
Falmouth SWMP 1 IN 100 YEAR FLOODING EXTENT
WITH CLIMATE CHANGE MAP



Legend

1 in 100 Year Flooding Extent with Additional Detention Pond

1 in 100 Year Flooding Extent without Additional Detention Pond

Development site

APPENDIX A
SPECIFIC CRITERIA FOR DEVELOPMENT AGREEMENT

Policy 5.4.4 *It shall be the policy of Council to consider proposals for comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement subject to the following:*

CRITERIA	**COMMENT**
(a) the development consists of a mix of housing types where:	
(i) a minimum of 30 percent of the total number of dwelling units shall be single unit dwellings; and	Clause 2.2 (a) of the development agreement addresses this requirement.
(ii) the remaining dwelling units may include any combination of townhouse dwellings along with semi-detached or duplex dwellings, provided that not more than four dwelling units shall be permitted per building or attached structure;	In Section 2.1 *Uses* of the development agreement two-unit dwellings are the largest dwellings permitted which means no building will have more than two (2) dwelling units meeting the intent of this criterion.
(b) the property:	
(i) is at least 25 acres (10.12 ha) in size;	As the development site is a combination of multiple properties that will be subdivided into individual residential lots, staff are not requiring the applicant to consolidate the four (4) properties into one (1) property and are considering the development site the "property" for policy criteria. The development site is 49 acres.
(ii) is serviced, or is capable of being serviced, by both municipal water and sewer; and (Amendment WHMPS 14-01 Effective January 22, 2015)	The Director of Public Works has confirmed that portions of the development site are currently serviced with potable water and central sewer services and the remaining portions of the development site are capable of being serviced.
(iii) has frontage on an arterial or collector street designated on the Transportation Map (Map 2);	The development site has frontage on an arterial street (Falmouth Back Road) designated on the Transportation Map. This criterion does not specify that direct access to an arterial street is necessary. The development site will have access to Falmouth Back Road though Clover Lane.
(c) the development exhibits comprehensive site planning and design with an emphasis on the conservation of significant natural	The concept plan exhibits comprehensive planning and design with conservation of existing watercourses. Staff considered the landscaping and buffering

features of the site, provision of open space and recreational areas, and landscaping and buffering to screen views of the development from existing developed properties;	requirements based on potential land use conflicts. Staff will not require landscaping and buffering for the existing agricultural and institutional uses. The concept plan shows significant distance between the proposed residential uses and existing farm operations. PID 45371887 is adjacent to an institutional use (senior's complex) which is surrounded by existing residential uses. The Development Officer has confirmed there have not been any land use conflicts between the existing institutional use and adjacent residential uses. In the Development Officer's experience, they have not witnessed a conflict between any institutional use and residential uses in West Hants. The remainder of the existing developed properties are designated and zoned residential and the proposed development is not expected to create potential land use conflicts.
(d) the gross density of the development shall not exceed 4.5 dwelling units per acre; where the gross density exceeds 3 dwelling units per acre, at least 10 percent of the total area of the property shall be dedicated to the Municipality for parkland or open space purposes;	Clause 2.2 (d) of the development agreement addresses this requirement.
(e) the Multiple Residential (R-3) zone standards are used as a guide for minimum lot area, frontage and yards; however, Council may consider reduced lot requirements where the proposed development is a planned compact community that makes efficient use of streets and municipal infrastructure;	The Single Unit Residential (R-1) and Two Unit Residential (R-2) zone requirements in the West Hants Land Use By-law will apply to single and two-unit dwellings with the exception of the minimum lot frontage and side yard requirements for single-unit dwellings which have been reduced at the applicant's request. These reductions will enable a planned compact community that makes efficient use of streets and Municipal infrastructure.
(f) existing and proposed streets are adequate to support the development and existing streets will not require major infrastructure improvements as a result of the development; a traffic impact study may be required in accordance with Section 14.6 of this Strategy;	DTIR has requested a Traffic Impact Study be submitted before the 100th development permit can be issued for a residential unit or before development starts in Phase 3. Section 2.4 of the development agreement addresses this request.

(g) the development is compatible with the surrounding area in terms of building height, scale and architectural design;	The building height and scale requirements will be the same as the requirements in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones in Falmouth. There are no architectural design requirements. The applicant has provided photos to illustrate the architectural style of the development.
(h) a stormwater management plan shall be submitted, satisfactory to the Municipal Engineer, that shows the development will not adversely affect receiving watercourses and downstream properties;	The Municipal Engineer is satisfied with the stormwater management plan submitted and has stated that *"the retention ponds will reduce the post-development flows by 10% to 23% less than the pre-developed flows to the downstream area based on the stormwater model presented."* In addition, DTIR has reviewed the stormwater management plan in relation to the Provincial road network and find the proposed system to be acceptable.
(i) the application is accompanied by:	
(i) a site plan showing the proposed number, location and type of buildings, lot coverage, parking areas, vehicular and pedestrian circulation systems within the development, access to the site and open space and recreational areas;	The site plan which forms part of the Development Agreement as the concept plan shows all relevant information required.
(ii) other supporting maps showing the topography of the lot including contours at five meter intervals, and significant natural features such as watercourses, wetlands and unique habitat or vegetation; and	Topography and significant natural features such as watercourses are shown on the concept plan.
(iii) photo examples, plans or drawings showing the exterior design of the proposed buildings;	Photos were included in the application showing the style of the buildings.
(j) any other matter which may be addressed by development agreement; and	No other matter has been raised.
(k) Policy 16.3.1.	Please see Appendix B for further details.

APPENDIX B
GENERAL CRITERIA FOR DEVELOPMENT AGREEMENT

Policy 16.3.1 *In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:*

CRITERIA	**COMMENT**
(a) whether the proposal is considered premature or inappropriate in terms of:	
(i) the adequacy of sewer and water services;	Please see 5.4.4 (b) (ii) for further details.
(ii) the adequacy of school facilities;	The Director of Operations for the Annapolis Valley Regional Centre for Education has stated they have no concerns as schools in West Hants are projected to decreased in enrollment over the next ten years.
(ii) the adequacy of fire protection and other emergency services;	The Manager, Building and Fire Inspection and Fire Chief for the area have no concerns with regards to fire protection and emergency services.
(iii) the adequacy of road networks adjacent to, or leading to the development; and	Please see 5.4.4 (f) for further details.
(iv) the financial capacity of the Municipality to absorb any costs relating to the development.	There would be an increase in households using water, sewer, and waste disposal services in the area. New residents moving to the development would be expected to cover some of the increased costs for the Municipality.
(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;	Please see 5.4.4 (b) (ii) for further details.
(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;	Please see 5.4.4 (f) for further details. All new roads must be built to the standards in the Municipal Services Specifications Manual and West Hants Subdivision By-law.
(d) the adequacy of the dimensions and shape of the lot for the intended use;	The lot dimensions and shape will be regulated in section *2.3 Setbacks and Buffering* of the development agreement.
(e) the pattern of development which the proposal might create;	Policy 5.1.1 encourages concentrated residential development in designated

	Growth Centres. Two-unit dwellings are in line with this policy.
(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses or wetlands, and susceptibility of flooding;	Based on a preliminary visual assessment there are no evident concerns in terms of steepness of grade, soil, geological conditions, and location of water courses or wetlands. In terms of flooding, the MCCAP Inland and Coastal Flooding maps show there may be a risk of inland and coastal flooding in close vicinity to the properties but not directly on the properties. The Falmouth Stormwater Management Plan shows flooding potential downstream from the development site. Please see 5.4.4 (h) for comments from the Municipal Engineer regarding stormwater management. The applicant will be responsible if any issues arise in terms of the suitability of the area for the proposed uses.
(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by laws and regulations; and	The proposed amendment meets all relevant municipal, provincial and federal regulations.
(h) any other matter required by relevant policies of this Strategy.	Please see Appendix A for further details.

APPENDIX C
DRAFT DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this day of , 2021.

BETWEEN:

WEST HANTS REGIONAL MUNICIPALITY, a body corporate pursuant to the Municipal Government Act, having its chief place of business at 76 Morison Drive, Wentworth Creek, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the "Municipality")

OF THE FIRST PART

- and -

BRISON DEVELOPMENTS LIMITED, a body corporate, with a head office at 258 King Street, Windsor, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the "Owner")

OF THE SECOND PART

WHEREAS the Owner is the registered Owner of several lots located in Falmouth (PIDs 45371879, 45383379, 45371887, and 45383957), hereinafter referred to as the "Properties", which lands are more particularly described in Schedule A attached hereto; and

WHEREAS the Properties are designated Residential on the Generalized Future Land Use Map of the Municipality of the District of West Hants Municipal Planning Strategy (June 26, 2008) (the "Municipal Planning Strategy") and zoned Single Unit Residential (R-1) on the Zoning Map of the Municipality of the District of West Hants Land Use By-law (June 26, 2008) (the "Land Use By-law") and are in the Falmouth Growth Centre; and

WHEREAS the Owner requested that the Municipality discharge a development agreement registered on PID 45371879 on September 27, 2007 and enter into a new development agreement for PIDs 45371879, 45383379, 45371887, and 45383957 to permit two-unit residential development (the "Development"); and

WHEREAS Policy 5.4.4 of the Municipal Planning Strategy; and Section 6.1 (d) of the Land Use By-law enables Council to consider new comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement; and

WHEREAS the Council of the Municipality, at a meeting held on Date, approved this request and adopted this Agreement by policy subject to the execution of this development agreement by the parties hereto;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

PART 1 AGREEMENT CONTEXT

1.1 Definitions

In this Agreement, all words or phrases used shall carry their customary meaning unless otherwise set out in the Land Use By-law, except those defined as follows:

"Municipal Engineer" means the engineer of the West Hants Regional Municipality and includes a person acting under the supervision and direction of the engineer.

"Two-unit Dwelling" means a completely detached building containing only two (2) dwelling units.

1.2 Schedules

The following attached schedules shall form part of this Agreement:

- Schedule A - Legal Description
- Schedule B – Concept Plan
- Schedule C – Stormwater Management Plan

1.3 Municipal Planning Strategy, Land Use By-law, and Subdivision By-law

(a) *Municipal Planning Strategy* means the West Hants Municipal Planning Strategy, approved on May 13, 2008, as amended, or successor By-laws;

(b) *Land Use By-law* means the West Hants Land Use By-law, approved on May 13, 2008, as amended, or successor By-laws;

(c) *Subdivision By-law* means the West Hants Subdivision By-law, approved on May 13, 2008, as amended, or successor By-laws.

PART 2 DEVELOPMENT REQUIREMENTS

2.1 Use

The Parties agree that the uses on the Properties shall be limited to the following:

(a) those uses permitted by the underlying zoning in the Land Use By-law; and

(b) two-unit dwellings.

Except as otherwise provided in this Agreement, the provisions of the Land Use By-law and the Subdivision By-law apply to any development undertaken pursuant to this Agreement.

2.2 Development Location and Design

The development location and design shall conform to the following at all times:

(a) a minimum of 30 percent of the dwellings constructed must be single unit dwellings;

(b) maximum units per phase shall not exceed the numbers shown on the Unit Summary table on Schedule B;

(c) the development shall be constructed using any of the lot configurations or design elements shown in Schedule B; and

(d) the gross density of the development shall not exceed four and a half (4.5) dwelling units per acre. Where the gross density exceeds three (3) dwelling units per acre, at least 10 percent of the total area of the property shall be dedicated to the Municipality for parkland or open space purposes. This includes the 5% parkland dedication required in the Subdivision By-law. The Public Parkland outlined in the parkland agreements entered into by the Owner and the Municipality on August 22, 2011 and April 10, 2012 may be used as part of the parkland contribution requirement for this development.

2.3 Lot and Yard Requirements

All Single Unit dwellings shall conform to the following lot requirements:

Minimum Lot Area	6,000 ft^2 (557.40 m^2) 7,000 ft^2 (650.30 m^2) for corner lots
Minimum Lot Frontage	50 ft. (15.24 m)
Minimum Front/Flankage Yard	25 ft (7.62 m)
Minimum Rear Yard	25 ft (7.62 m)
Minimum Side Yard	6 ft. (1.83 m) on both sides
Maximum Height of Main Building	35 ft (10.67 m)

All Two-unit dwellings shall be regulated under sections 9.2 and 9.3 of the Land Use By-law.

The Development Officer may grant a variance from one or more of the following subject to the requirements of the Municipal Government Act:

(a) minimum lot area and frontage;

(b) minimum yard dimensions;

(c) percentage of land that may be built upon;

(d) number of parking and loading spaces required;

(e) height of a structure;

(f) floor area occupied by a home-based business; and

(g) height and area of a sign.

2.4 Access and Egress

Before a development permit can be issued for the 100th residential unit within the area of the development agreement and/or prior to the commencement of any development in Phase 3 as shown on Schedule B, a Traffic Impact Study must be submitted to the Municipality and approved by Department of Transportation and Infrastructure Renewal, and all work required by the recommendations in the Ttraffic Impact Study must be completed. This requirement applies only to applications for development permits made following the effective date of this development agreement.

2.5 Roads and Municipal Services

Roads and Municipal Services in the development shall conform to the following:

(a) the layout of streets within the development shall be as generally shown on Schedule B. The Development Officer, in consultation with the Municipal Engineer, may give consideration to minor incidental changes to the street layout;

(b) all streets and municipal services within the development shall be designed and constructed in accordance with the requirements of the Municipal Services Specifications Manual. Detailed design plans of the street networks, water and sewer servicing and storm water systems shall be approved by the Municipal Engineer for each phase of the development prior to construction commencing for that phase; and

(c) the development of new streets not shown on Schedule B for the purpose of development shall be permitted provided all requirements of the Subdivision By-law are met.

2.6 Parking

Parking shall be provided in accordance with the requirements of section 5.31 of the Land Use By-law.

2.7 Signs and Lighting

Signage and illumination shall be regulated under sections 5.18 and 7.0 of the Land Use By-law which controls lighting, size, location, and number of signs. Exterior lighting for driveways, parking areas, signs or structures shall be shielded and directed downward to minimize light spilling, glare or light cast over neighbouring properties or the street.

2.8 Maintenance

The Owner shall keep the Properties and buildings and any portion thereof clean and in good repair. Any driveways, fences, lawns, trees, shrubs, walkways and other landscaping elements shall be regularly maintained and kept in a tidy state and free from unkempt materials or matter of any kind.

2.9 Storm Drainage

The Owner shall ensure the Stormwater Management Plan, Schedule C, is implemented to ensure neighboring properties are not negatively impacted by storm drainage.

The Owner may transfer ownership of the stormwater management system, and specifically the detention pond, to the Municipality provided all acceptance requirements in the Subdivision By-law are met. If the Owner wishes to enable alternative requirements for acceptance, the Owner may enter into a servicing agreement with the Municipality as outlined in the Subdivision By-law.

If the Owner wishes to retain ownership of the stormwater management system, and specifically the detention pond, the Owner must provide the Municipal Engineer evidence annually, or upon request of the Municipality, that the detention pond conforms to the performance expectations detailed in Schedule "C" of this agreement. All costs associated with addressing performance concerns will be at the sole expense of the owner and must be addressed by the Owner within six (6) months of notification. The Owner may be given an extension in writing by the Development Officer to complete the work for an equivalent period. Should the owner not address the concerns, the Municipality reserves the rights to make any repairs necessary and charge the Owner for the costs incurred.

PART 3 CHANGES AND DISCHARGE

3.1 The Owner shall not vary or change the use of the Properties from that provided for in *Section 2.1 Uses* of this Agreement unless a new agreement is entered into with the Municipality or this Agreement is amended.

3.2 Any matters in this Agreement which are not specified in Subsection 3.3 below are not substantive matters and may be changed with the written consent of Council without a public hearing provided that Council determines that the changes do not significantly alter the overall intended effect of this Agreement.

3.3 The following matters are substantive matters:

(a) the uses permitted on the Properties as listed in *Section 2.1 Use* of this Agreement;

(b) the location and design requirements for the Properties as listed in *Section 2.2 Development Location and Design*;

(c) the lot and yard requirements for the Properties as listed in *Section 2.3 Lot and Yard Requirements* of this Agreement; and

(d) the stormwater management plan for the Properties as described in Section 2.9 Storm Drainage of this Agreement.

3.5 Notwithstanding the foregoing, discharge of this agreement is not a substantive matter and this agreement may be discharged by Council without a public hearing.

3.6 Notice of Intent to Discharge this Agreement may be given by the Municipality to the Owner following a resolution of Council to give such Notice:

(a) as provided for in *Section 4.1 Commencement of Operation* of this Agreement; or

(b) at the discretion of the Municipality, with or without the concurrence of the Owner, where the Development has, in the reasonable opinion of Council on advice from the Development Officer, ceased operation for a period of at least forty-eight (48) months; or

(c) at any time upon the written request of the Owner, provided the use of the Properties is in accordance with the Land Use By-law or a new Agreement has been entered into.

3.7 Council may discharge this Agreement 30 days after a Notice of Intent to Discharge has been given.

PART 4 IMPLEMENTATION

4.1 Commencement of Operation

(a) The Owner may not commence any construction or use on the Properties related to this development until the Municipality has issued any development permit, building permit and/or occupancy permit that may be required.

(b) Development as provided in Part 2 of this Agreement shall commence not later than forty-eight (48) months from the date this Agreement is signed. If, in the opinion of the Development Officer, this time limit has not been met, this Agreement may be discharged at the option of the Municipality by resolution of Council 30 days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.

(c) If the Owner is bona fide delayed from commencing the development for reasons which are beyond the Owner's control, the determination of which shall be at the sole discretion of the Development Officer, then performance by the Owner is excused for the period of the delay and the time period for the Owner to perform their obligations shall be extended by the Development Officer in writing for an equivalent period, without such an extension being deemed to be an amendment to this Agreement.

4.2 Material to be Provided

(a) The Owner shall provide record drawings to the Development Officer for any portion of the development for which an engineered design is required within ten (10) days of completion of any work which requires the engineered design.

(b) The Owner shall, upon written request, provide the Municipality with copies of any documentation, permits or approvals required by Provincial or Federal governments or agencies.

PART 5 ADMINISTRATION and COMPLIANCE

5.1 Compliance with Other By-laws and Regulations

(a) Nothing in this Agreement shall exempt the Owner from complying with Federal, Provincial and Municipal laws, by-laws and regulations in force or from obtaining any Federal, Provincial, or Municipal license, permission, permit, authority, or approval required thereunder.

(b) Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Properties (other than the Land Use By-law to the extent varied by this Agreement) or any statute or regulation, the higher or more stringent requirements shall prevail.

5.2 Severability of Provisions

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

5.3 Interpretation

(a) Where the context requires, the singular shall include the plural and the masculine gender shall include the feminine and neutral gender.

(b) Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

5.4 Municipal Responsibility

(a) The Municipality does not make any representations to the Owner about the suitability of the Properties for the development proposed by this agreement. The Owner assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the Development.

(b) Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Municipality may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.

5.5 Breach of Terms or Conditions

Upon breach of any term or condition of this Agreement, the Municipality may notify the Owners in writing. In the event that the Owners have not cured any such breach or entered into arrangements with the Municipality related to such breach to the Municipality's satisfaction, acting reasonably, within six (6) months of such notice then the Municipality may rely upon the remedies contained in Section 264 of the *Municipal Government Act* and may enter the land and perform any of the terms contained in the Development Agreement, or take such remedial action as is considered necessary to correct a breach of the Agreement, including the removal or destruction of anything that contravenes the terms of the Agreement and including decommissioning the site. It is agreed that all reasonable expenses, whether arising out of the entry on the land or from the performance of the terms, are a first lien on the land that is the subject of the Development Agreement.

5.6 Costs

The Owner shall pay all costs associated with the costs of registering this Agreement and discharging any prior agreements encumbering the Properties, and all costs associated with any amendment thereof.

5.7 Development Agreement Bound to Land

(a) This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Municipality.

(b) This Agreement replaces and discharges the Development Agreement between the Municipality of the District of West Hants and the Owner dated August 7, 2007 and recorded at the Registry of Deeds in the Province of Nova Scotia on September 27, 2007 as Document No. 88923751.

5.8 Assignment of Agreement

The Owner may, at any time and from time to time, transfer or assign this Agreement and its rights hereunder and may delegate its obligations hereunder to an assign, successor, heir, or purchaser of the land bound by this Agreement.

5.9 Written Notice

(a) The Municipality may serve notice on the Owner personally or by ordinary mail which shall be deemed to have been received within three (3) business days of mailing, addressed to 258 King Street P.O. Box 2018 Windsor, NS, CA B0N 2T0, or at any other address provided by the Owner.

(b) The Owner may serve notice on the Municipality by registered mail addressed to the Chief Administrative Officer, West Hants Regional Municipality, 76 Morison Drive, P.O. Box 3000, Windsor, Nova Scotia, B0N 2T0.

5.10 Full Agreement

This Agreement constitutes the entire Agreement and contract entered into by the Municipality and the Owner. No other agreement or representation, oral or written, shall be binding.

IN WITNESS WHEREOF this Agreement was properly executed by the respective parties hereto on the day and year first above written.

SIGNED, SEALED AND DELIVERED
In the presence of:

WEST HANTS REGIONAL MUNICIPALITY

)
)
)
_____) Per: _____
Witness) Abraham Zebian, Mayor
)

_____) Per: _____
Witness) Rhonda Brown, Municipal Clerk
)

) **Brison Developments Limited**
)
)
_____) Per: _____
Witness) Mitchel Brison, President

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

ON THIS day of , A.D. 2021, 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 **MITCHEL BRISON**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

_____

A Commissioner of the Supreme Court of Nova Scotia

AFFIDAVIT OF CLERK
WEST HANTS REGIONAL MUNICIPALITY

I, Rhonda Brown of _____, Hants County, Nova Scotia make oath and swear that:

1. I am the Clerk of the West Hants Regional Municipality (The "Municipality") and I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. The Municipality is a body corporate pursuant to the Municipal Government Act, S.N.S. 1988, c.18, as amended.

3. I acknowledge that the Municipality executed the attached Instrument by its proper designates duly authorized in that regard under seal on the date of this Affidavit pursuant to subsection 13(3) of the Municipal Government Act, S.N.S. 1988, c.18, as amended. This acknowledgement is made pursuant to subsection 31(a) of the Registry Act, R.S.N.S. 1989, c.392 and/or clause 79(1)(a) of the Land Registry Act, S.N.S. 2001, c.6, as amended, for the purpose of registering or recording the Instrument.

4. The Municipality is resident in Canada for the purposes of the Income Tax Act (Canada).

Sworn before me at _____, Nova Scotia,
this _____, 2021.

_____ _____
A BARRISTER/COMMISSIONER OF THE SUPREME COURT OF NOVA SCOTIA
Print name/affix seal

RHONDA BROWN

I CERTIFY that on this date Rhonda Brown personally came before me and swore under oath the foregoing Affidavit.

_____
A BARRISTER/COMMISSIONER OF THE SUPREME COURT OF NOVA SCOTIA
Print name/affix seal

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Mitchel Brison, Nova Scotia, make oath and say that:

1. I am Mitchel Brison of Brison Developments Limited, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Reglstration Act as the case may be.

3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.

4. The Corporation is a resident of Canada under the Income Tax Act (Canada).

5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this Month Day, 2021 the Deponent came before me, made oath, and swore the foregoing affidavit at_____, Nova Scotia.

Print Name:

Authority (e.g. Commissioner of Oaths):
Please affix seal

Schedule 'A'
Legal Description – PID 45371879

Place Name: FALMOUTH BACK ROAD FALMOUTH
Municipality/County: MUNICIPALITY OF THE DISTRICT OF HANTS WEST/HANTS COUNTY
Designation of Parcel on Plan: BLOCK 1-R
Title of Plan: SURVEY PARCEL PH-2, S/D PORTION BLOCK 1, LANDS OF MEADOWS DEVELOPMENT LTD, FALMOUTH BACK RD, AYLWARD RD & SHETLAND RD (PROPOSED), FALMOUTH, APP PARCEL PH-2 & BLOCK 1-R
Registration County: HANTS COUNTY
Registration Number of Plan: 88595377
Registration Date of Plan: 2007-08-16 13:49:14

SAVING and EXCEPTING Lot MD-1 as shown on registered Plan No. 91651050 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOTS M-1 to M-4, inclusive as shown on registered Plan No. 97335914 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOTS 114-121 inclusive, as shown on registered Plan No. 99835861 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 113 as shown on registered Plan No. 99835861 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 112 as shown on registered Plan No. 100545707 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 103 as shown on registered Plan No. 104799615 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 104 and LOT 105 as shown on registered Plan No. 105333000 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 109 as shown on registered Plan No. 106182976 at the Land Registration Office for Hants County.

SAVING AND EXCEPTING Lot 108 as shown on registered plan no. 107755051 recorded in the Land Registration Office for Hants County.

SAVING AND EXCEPTING Lot 106 as shown on registered plan no. 108175689 recorded in the Land Registration Office for Hants County.

SAVING and EXCEPTING Lot 107 as shown on registered Plan No. 108291684 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 110 as shown on registsred Plan No. 108314981 at the Land Registration Office for Hants County.

SAVING and EXCEPTING LOT 101 and LOT 102 as shown on registsred Plan No. 110487163 at the Land Registration Office for Hants County.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act
Registration District: HANTS COUNTY
Registration Year: 2017
Plan or Document Number: 110487163

The MGA compliance statement has been applied by SNSMR during the processing of Land Registration Plan.

Legal Description – PID 45383379

Registration County: HANTS COUNTY
Street/Place Name: FALMOUTH DYKE ROAD /FALMOUTH
Title of Plan: PLAN OF S/D OF LOT GE-2, LAND OF RICHARD ARNOLD ELDRIDGE, TO FORM LOT GE-2A & REMAINDER LOT GE-2B, FALMOUTH DYKE RD, FALMOUTH
Designation of Parcel on Plan: LOT GE-2A
Registration Number of Plan: 96299525
Registration Date of Plan: 2010-07-07 11:26:40

Legal Description – PID 45371887

Place Name: FALMOUTH BACK ROAD FALMOUTH
Municipality/County: MUNICIPALITY OF THE DISTRICT OF HANTS WEST/HANTS COUNTY
Designation of Parcel on Plan: PARCEL PH-2
Title of Plan: SURVEY PARCEL PH-2, S/D PORTION BLOCK 1, LANDS OF MEADOWS DEVELOPMENT LTD, FALMOUTH BACK RD, AYLWARD RD & SHETLAND RD (PROPOSED), FALMOUTH, APP PARCEL PH-2 & BLOCK 1-R
Registration County: HANTS COUNTY
Registration Number of Plan: 88595377
Registration Date of Plan: 2007-08-16 13:49:14

SAVING and EXCEPTING LOTS M-2 to M-10, inclusive as shown on registered Plan No. 97335914 at the Land Registration Office for Hants County.

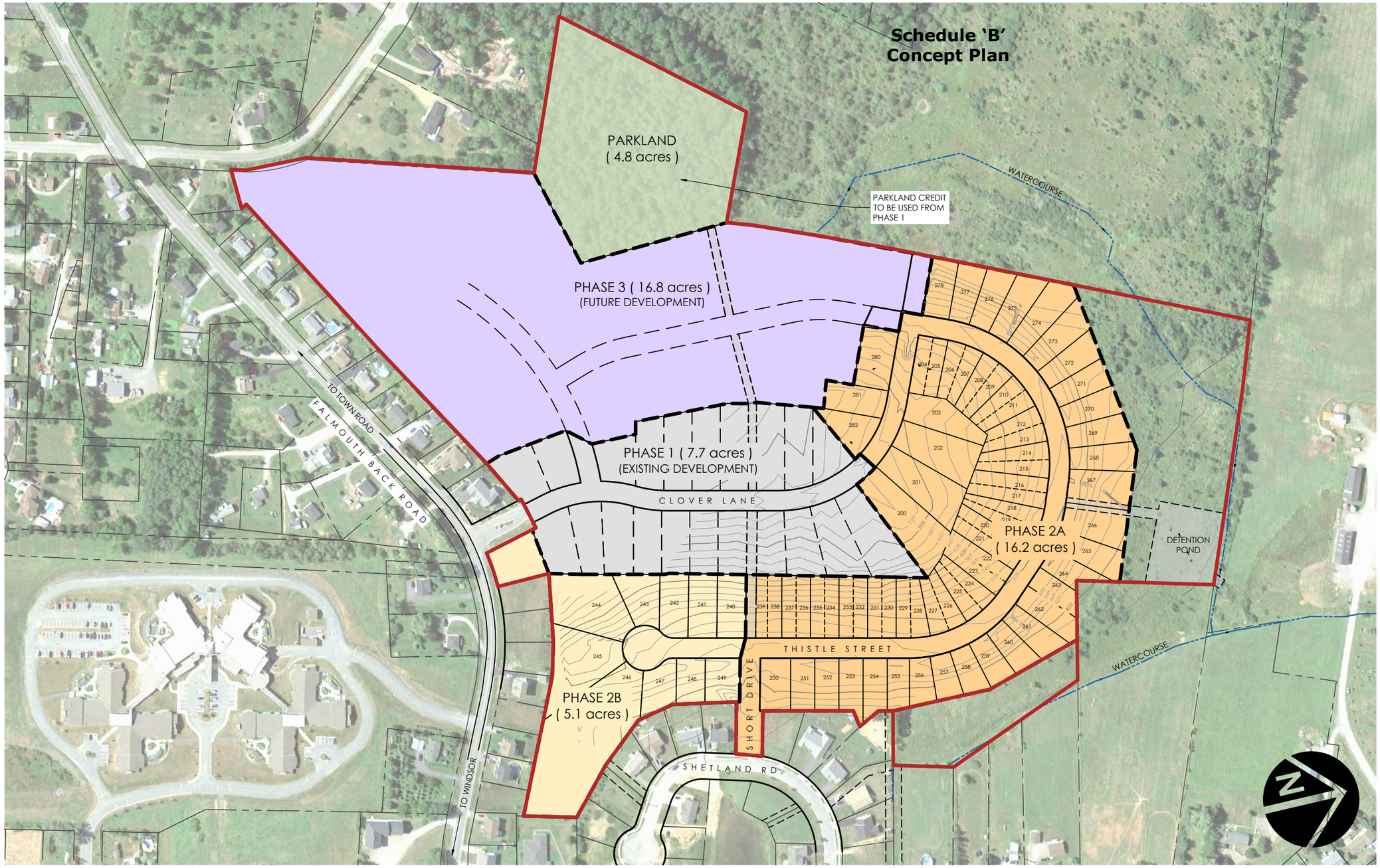
The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Hants as plan or document number 97335914.

The MGA compliance statement has been applied by SNSMR during the processing of the abovementioned plan 97335914.

Legal Description – PID 45383957

Parcel Description
Registration County: HANTS COUNTY
Street/Place Name: FALMOUTH BACK ROAD /FALMOUTH
Title of Plan: PLAN OF SURVEY OF LOTS M-1 TO M-10, BEING A S/D AND CONSOLIDATION OF BLOCK 1-RA & PARCEL PH-2, LANDS OF BUCKWOOD INVESTMENTS LTD & LANDS CLAIMED BY BUCKWOOD INVESMENTS LTD, (THE OLD TOWNSHIP RD), FALMOUTH BACK RD, FALMOUTH
Designation of Parcel on Plan: LOT M-2
Registration Number of Plan: 97335914
Registration Date of Plan: 2010-12-02 13:22:33

Schedule 'B'
Concept Plan



LEGEND

- Site Boundary
- Adjacent Property Boundary

UNIT SUMMARY		
	Area (acres)	Maximum Units
Phase 2A (R1)	16.2	36
Phase 2A (R2)		36
Phase 2B (R1)	5.1	10
Total	**21.3**	**82**

Phase 3 up to maximum of 75 units

SITE SUMMARY:

- Existing Zone: Multiple Residential
- Total Land Area: 56.7 acres

NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Plan based on DesignPoint Site Plan file: '14-033_Base_20200401.dwg'

SCALE:

0 15 30 75 150m

1 : 3,000 contour interval 2 feet

Zwicker Zareski architecture + planning

1 Canal Street, Dartmouth, NS B2Y 2W1 ZZap.ca

Site Plan : The Meadows

Falmouth, Nova Scotia

Version 104

Designer: K.WATTERS

Planner: C.MARKIDES

Date: JUNE 08, 2020

FILE: C:\Users\Ken\zzap.ca\Business Development - Documents\2020\027 Brison - Meadows\1_DWG\1_Site Plan\20-BD-027-SITE_PLAN-104.dwg SHEET: 11x17

June 22, 2020

West Hants Regional Municipality
100 King Street
Windsor, Nova Scotia B0N 2T0
Attention: Rick Sherrard, Manager of Technical Engineering Services

RE: The Meadows Phase 2A – Storm Drainage System Modification Request
DesignPoint Project #: 14-033

Further to our site meeting, I herein request that the Municipality allow the Developer to modify the storm drainage plan as follows:

1) Install an additional 250 mmØ PVC DR35 storm pipe from CB7-A and CB7-B to rear lot line between lots 240 and 242. This pipe will discharge water from area A7 only (2.1 acres). The discharge will be directed into the existing ditch/drainage route at the rear of the lots, the property at this location is owned by Brison Developments. This ditch drains to the same watercourse that the discharge from the drainage pond for the project discharges to.

2) Remove the deep storm sewer pipes from MHST7A to MHST9 and from MHST7 to MHST5, with CB7-A and CB7-B directed to the ditch as described above. The deep storm sewer pipes are not needed for CB7-A and CB7-B. The Developer has decided to build all homes as slab on grade and therefore a deep storm sewer for footing drains is not required.

We will be able to balance the pre and post development flows with oversized pipe or perforated pipe. This storm water design approach will provide adequate drainage for this project and will meet all regulatory requirements.

For reference, refer to attached design drawings for The Meadows Phase 2, sheets 1-11, revision 3, dated June 12, 2019, as signed by myself.

If this is acceptable to the Municipality, we will submit a revised design along with the storm drainage calculations.

If you have any questions, please feel free to contact me.

Thank you,
DesignPoint Engineering & Surveying Ltd.

Glenn Woodford

Glenn Woodford, P.Eng.
Senior Engineer & Principal

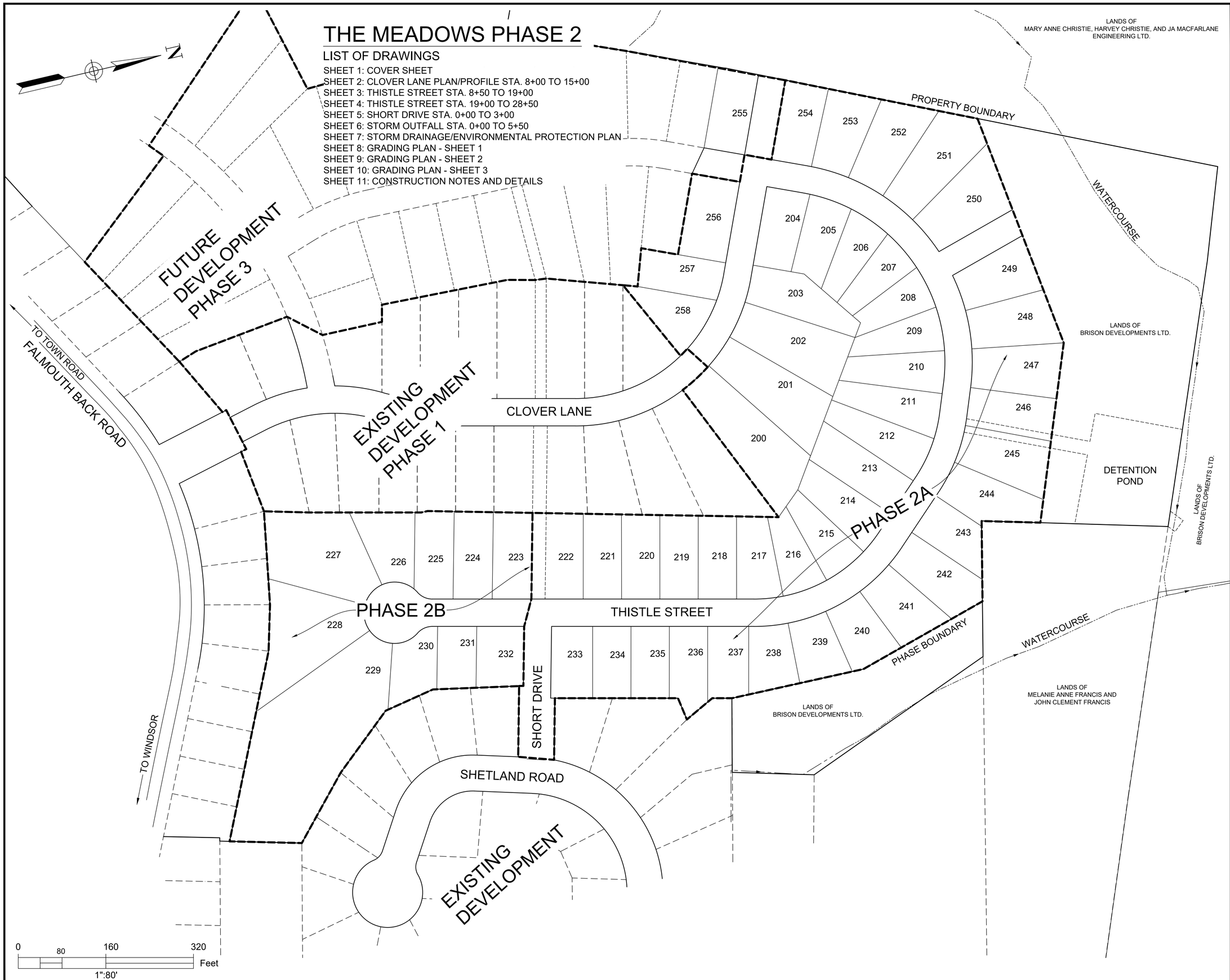
GSW/alc

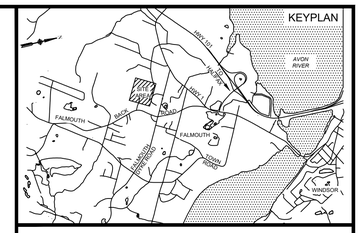
Enclosures: The Meadows Phase 2 Design Drawings

THE MEADOWS PHASE 2

LIST OF DRAWINGS

SHEET 1: COVER SHEET
SHEET 2: CLOVER LANE PLAN/PROFILE STA. 8+00 TO 15+00
SHEET 3: THISTLE STREET STA. 8+50 TO 19+00
SHEET 4: THISTLE STREET STA. 19+00 TO 28+50
SHEET 5: SHORT DRIVE STA. 0+00 TO 3+00
SHEET 6: STORM OUTFALL STA. 0+00 TO 5+50
SHEET 7: STORM DRAINAGE/ENVIRONMENTAL PROTECTION PLAN
SHEET 8: GRADING PLAN - SHEET 1
SHEET 9: GRADING PLAN - SHEET 2
SHEET 10: GRADING PLAN - SHEET 3
SHEET 11: CONSTRUCTION NOTES AND DETAILS





ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078

CLIENT

BRISON DEVELOPMENTS

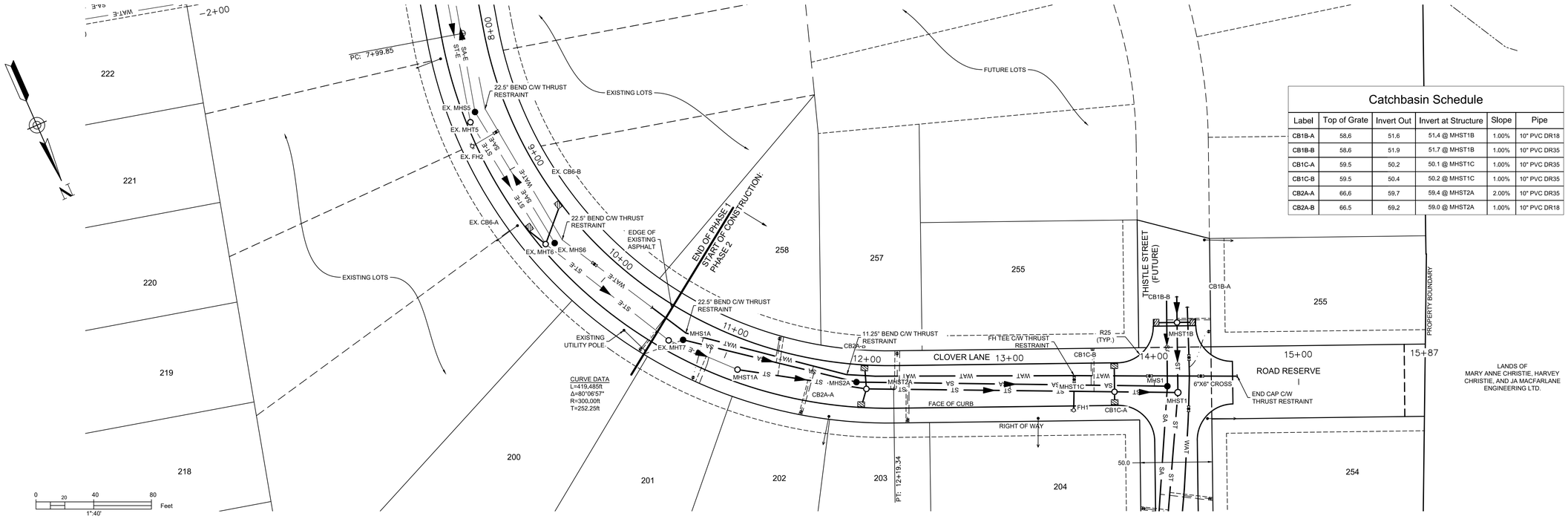
PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

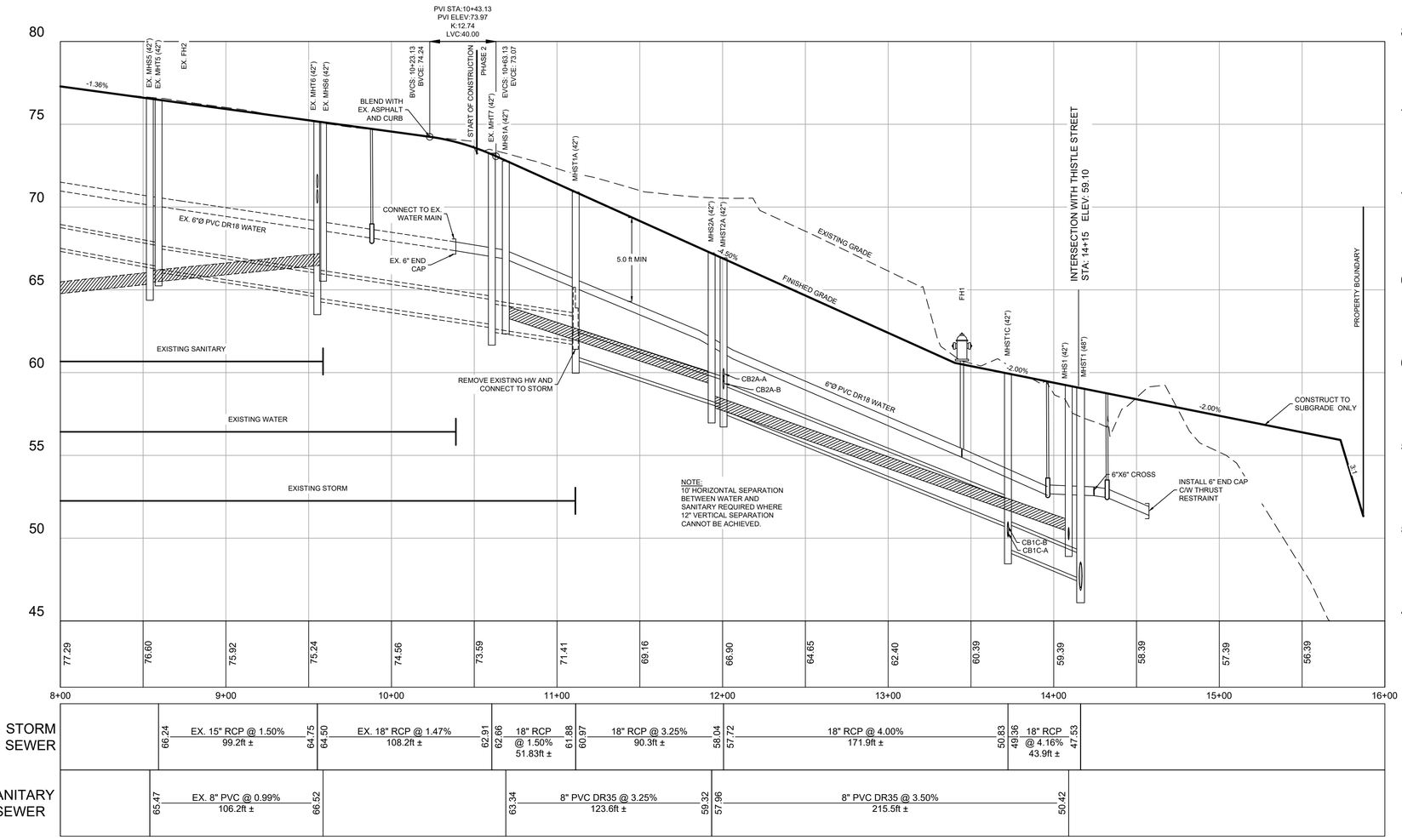
COVER SHEET

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	1 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":80' H	14-033CBase.dwg	

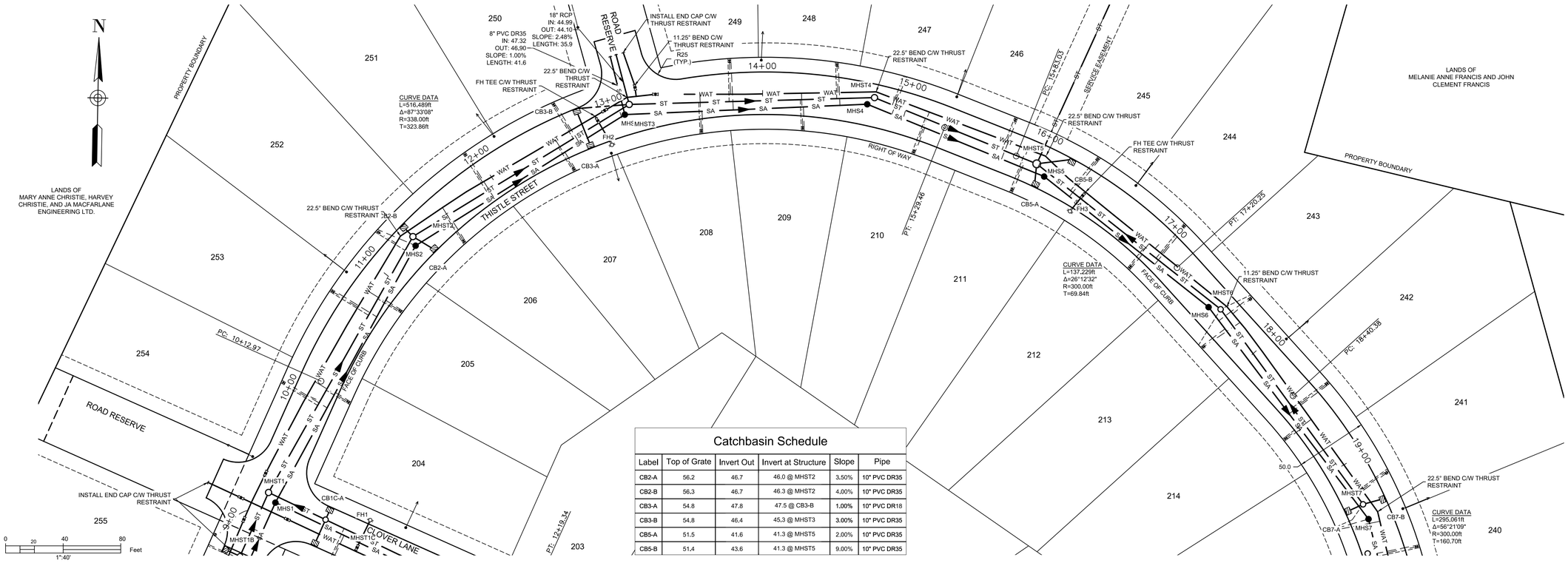


Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB1B-A	58.6	51.6	51.4 @ MHST1B	1.00%	10" PVC DR18
CB1B-B	58.6	51.9	51.7 @ MHST1B	1.00%	10" PVC DR35
CB1C-A	59.5	50.2	50.1 @ MHST1C	1.00%	10" PVC DR35
CB1C-B	59.5	50.4	50.2 @ MHST1C	1.00%	10" PVC DR35
CB2A-A	66.6	59.7	59.4 @ MHST2A	2.00%	10" PVC DR35
CB2A-B	66.5	59.2	59.0 @ MHST2A	1.00%	10" PVC DR18

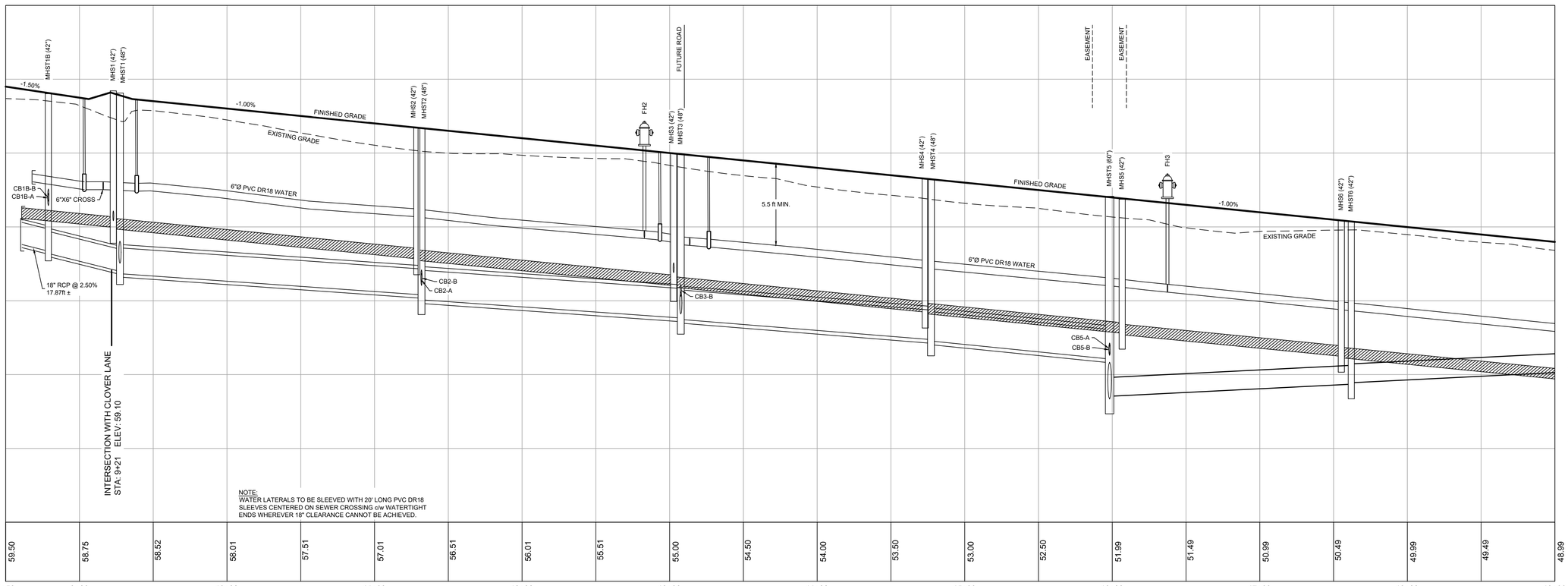


| | | |



Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB2-A	56.2	46.7	46.0 @ MHST2	3.50%	10" PVC DR35
CB2-B	56.3	46.7	46.3 @ MHST2	4.00%	10" PVC DR35
CB3-A	54.8	47.8	47.5 @ CB3-B	1.00%	10" PVC DR18
CB3-B	54.8	46.4	45.3 @ MHST3	3.00%	10" PVC DR35
CB5-A	51.5	41.6	41.3 @ MHST5	2.00%	10" PVC DR35
CB5-B	51.4	43.6	41.3 @ MHST5	9.00%	10" PVC DR35



STORM SEWER	48.81 / 48.36	18" RCP @ 2.50% 48.52ft ±	48.20 / 46.99	46.83	21" RCP @ 0.70% 204.1ft ±	45.40	45.06	24" RCP @ 0.70% 176.1ft ±	43.83	43.73	24" RCP @ 0.80% 170.5ft ±	42.37	42.27	24" RCP @ 1.00% 121.7ft ±	41.05	38.54	15" PVC DR35 @ 0.50% 162.9ft ±	39.36	39.46	15" PVC DR35 @ 0.50% 167.8ft ±	40.30
SANITARY SEWER	8" PVC DR35 @ 1.00% 61.79ft ± IN: 50.61 OUT: 49.99			49.89	8" PVC DR35 @ 1.00% 203.4ft ±	47.86	47.76	8" PVC DR35 @ 1.00% 171.5ft ±	46.04	45.94	8" PVC DR35 @ 1.00% 168.6ft ±	44.25	44.15	8" PVC DR35 @ 1.00% 132.8ft ±	42.82	42.72	8" PVC DR35 @ 1.00% 145.9ft ±	41.26	41.16	8" PVC DR35 @ 1.00% 184.5ft ±	39.32

LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON
DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

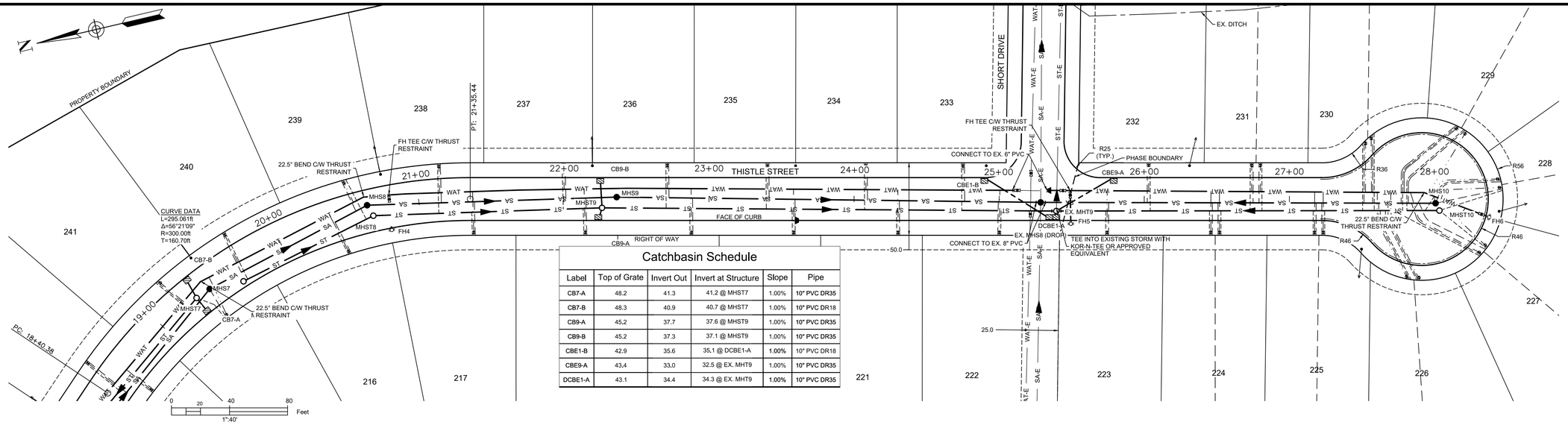
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

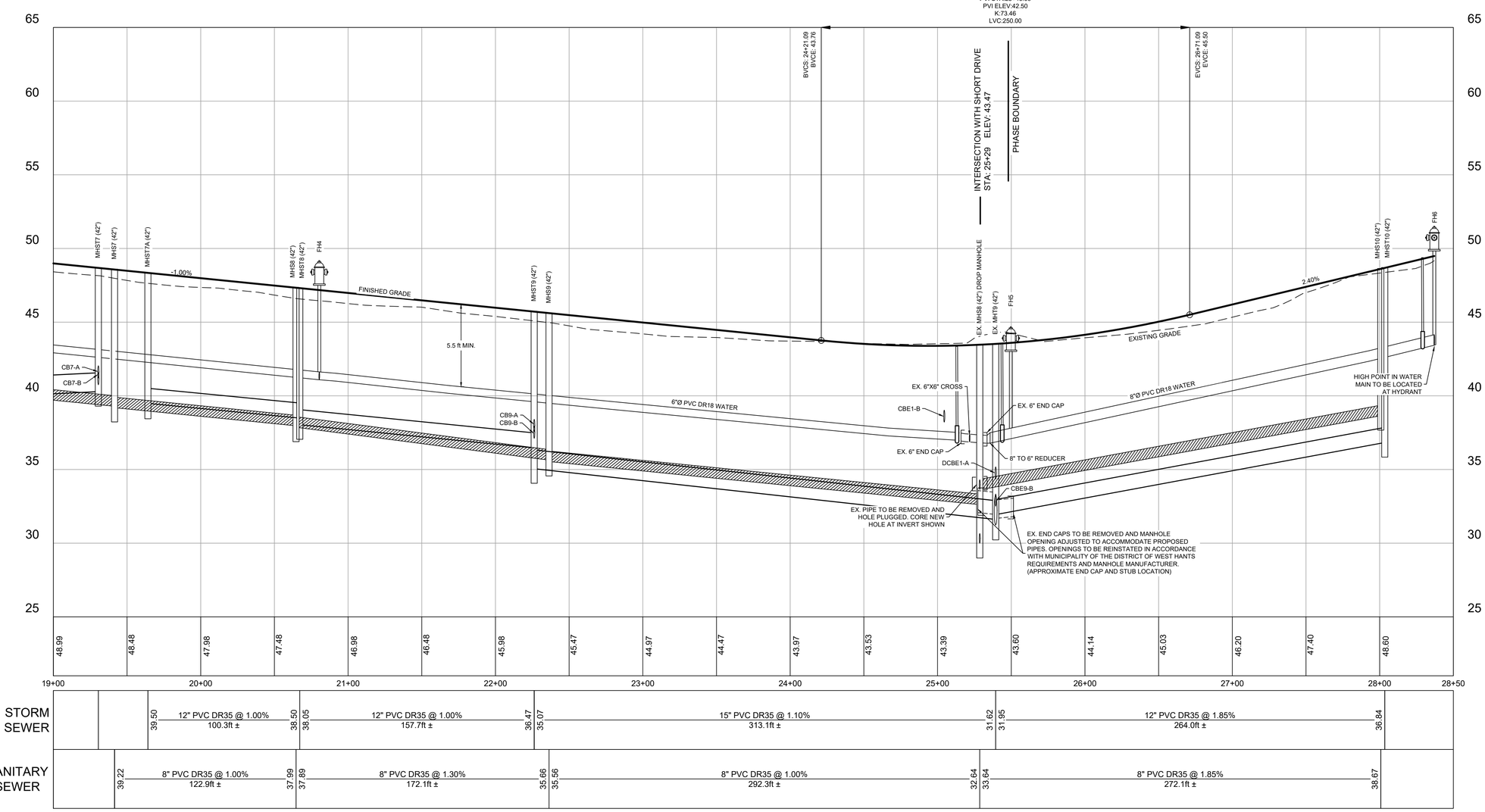
THISTLE STREET
STA. 8+50 TO 19+00

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	3 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	



Catchbasin Schedule

Label	Top of Grate	Invert Out	Invert at Structure	Slope	Pipe
CB7-A	48.2	41.3	41.2 @ MHST7	1.00%	10" PVC DR35
CB7-B	48.3	40.9	40.7 @ MHST7	1.00%	10" PVC DR18
CB9-A	45.2	37.7	37.6 @ MHST9	1.00%	10" PVC DR35
CB9-B	45.2	37.3	37.1 @ MHST9	1.00%	10" PVC DR35
CBE1-B	42.9	35.6	35.1 @ DCBE1-A	1.00%	10" PVC DR18
CBE9-A	43.4	33.0	32.5 @ EX. MHT9	1.00%	10" PVC DR35
DCBE1-A	43.1	34.4	34.3 @ EX. MHT9	1.00%	10" PVC DR35



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
G.S. WOODFORD
6078
JUN. 12, 2019

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

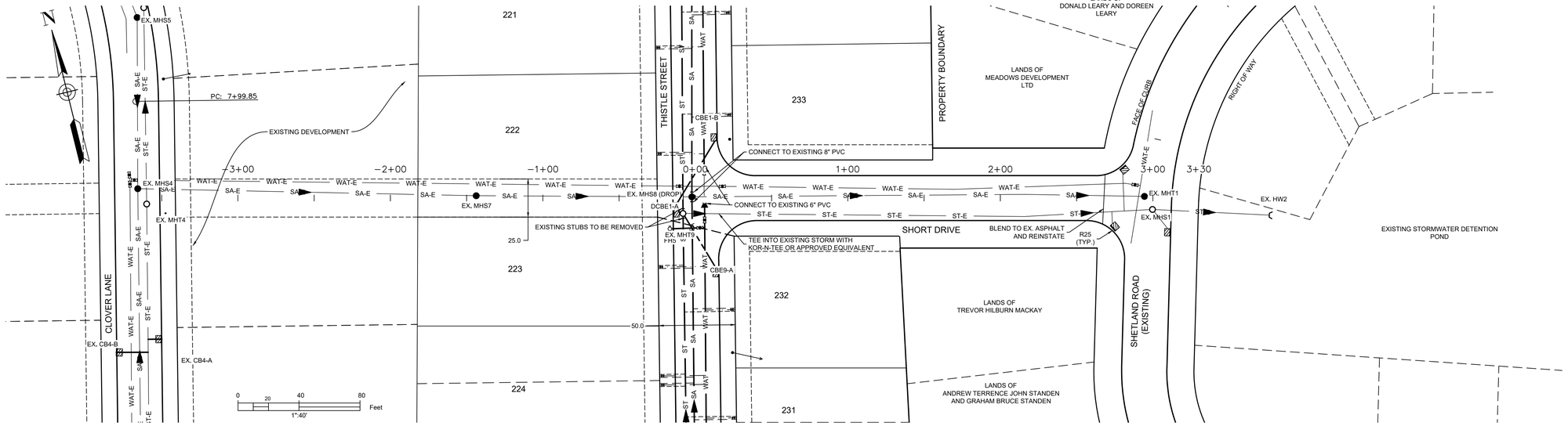
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

THISTLE STREET
STA. 19+00 TO 28+50

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	4 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS SA SA MHS
STORM LINE	MHST ST ST MHST
WATER LINE	WAT WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

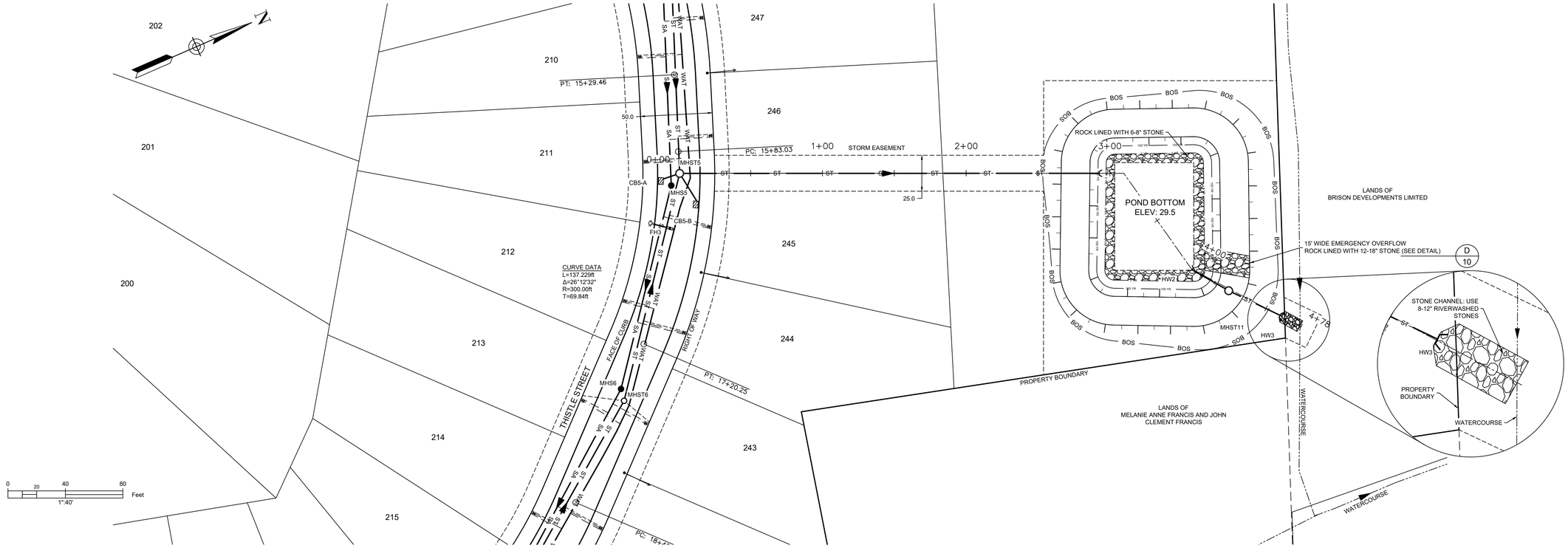
FALMOUTH, NOVA SCOTIA

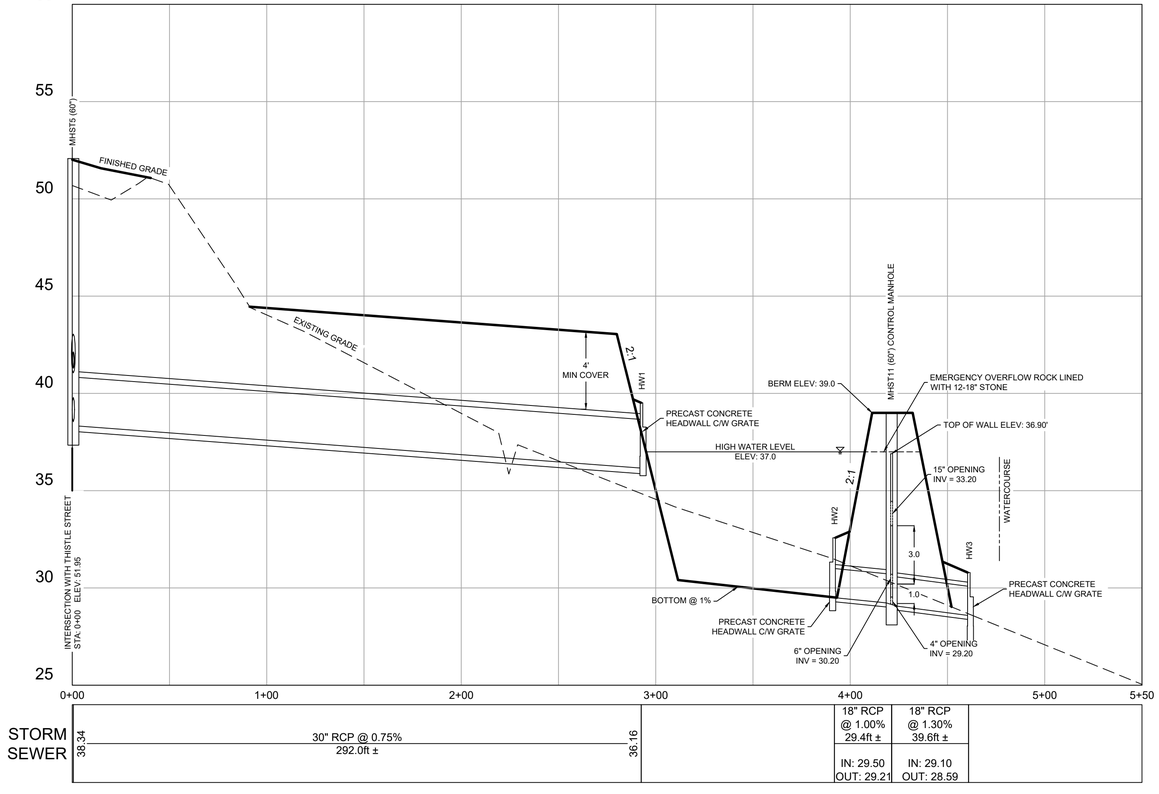
SHEET DESCRIPTION

PLAN / PROFILE

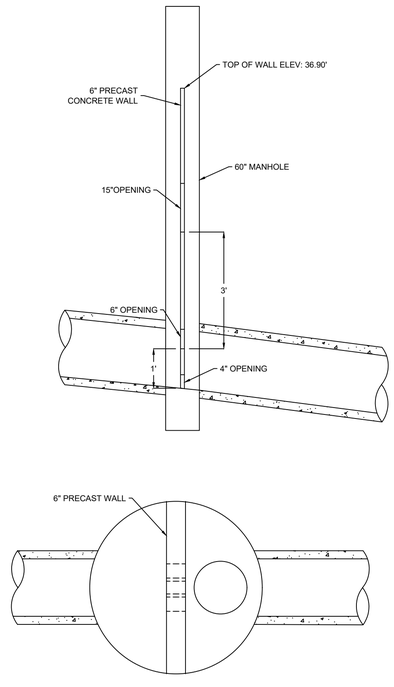
SHORT DRIVE
STA. 0+00 TO 3+00

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	5 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	





DETAIL FOR MHST11 (NTS)



LEGEND

DESIGN GRADE	
EXISTING GRADE	
CENTERLINE	
RIGHT OF WAY	
CURB	
EASEMENT	
PROPERTY BOUNDARY	
SANITARY LINE	MHS — SA — SA — MHS
STORM LINE	MHST — ST — ST — MHST
WATER LINE	WAT — WAT
SANITARY LATERAL	
STORM LATERAL	
WATER LATERAL	
STORM EASEMENT	
OVERHEAD UTILITY	OH — OH
WATER VALVE	FIRE HYDRANT
CURB STOP	UTILITY POLE
CATCHBASIN	PRECAST HEADWALL

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON
DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

PLAN / PROFILE

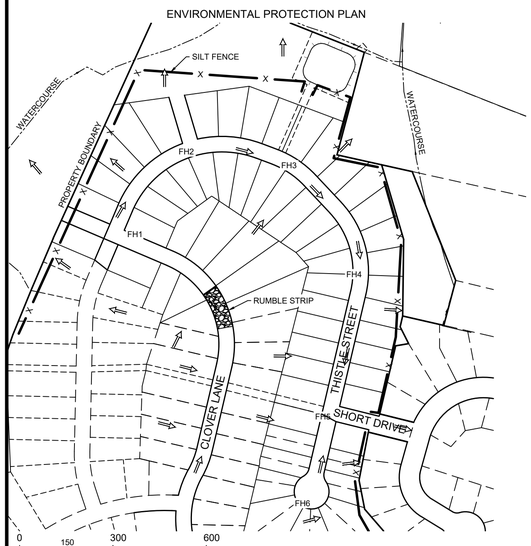
STORM OUTFALL
STA. 0+00 TO 5+50

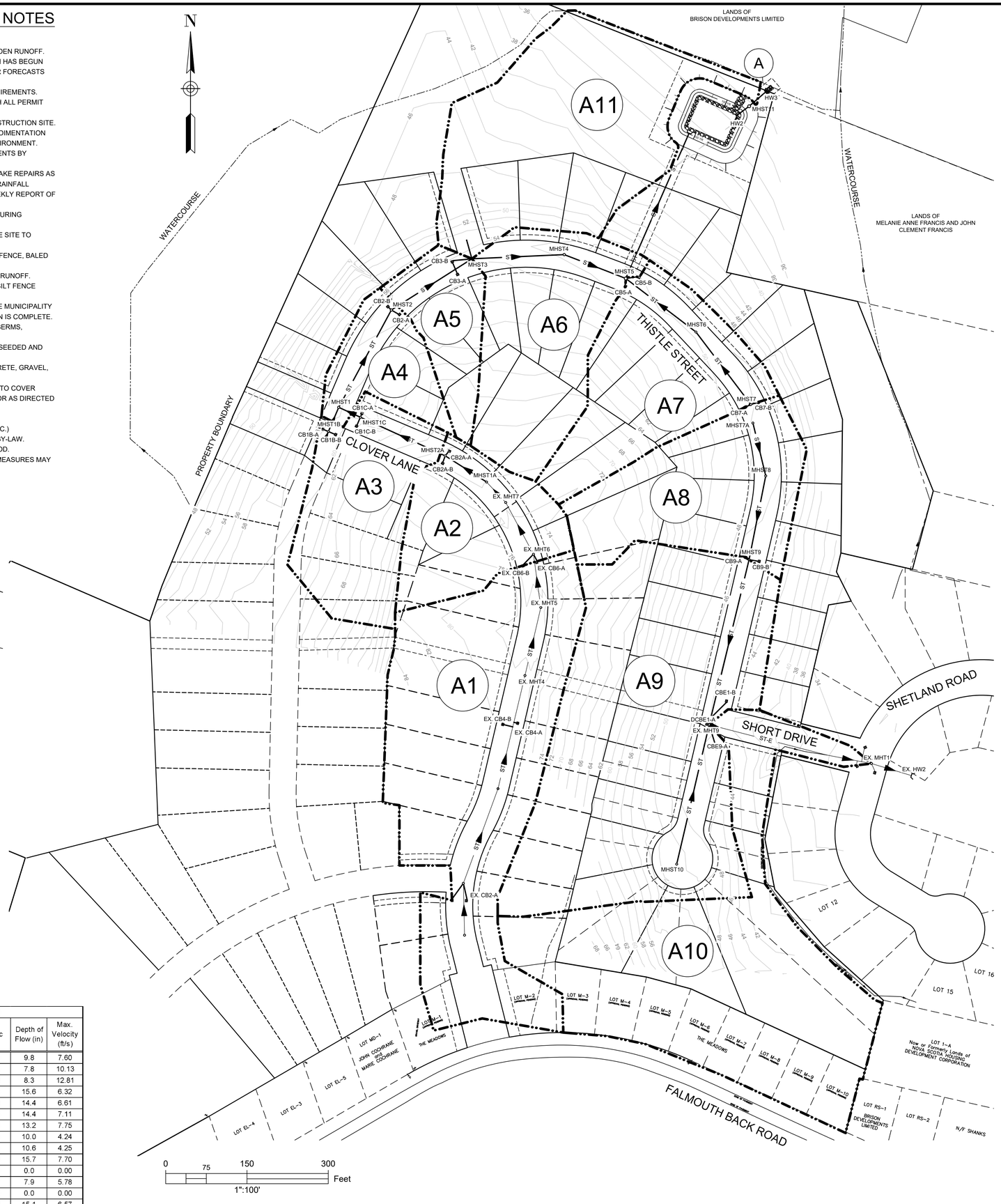
Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	6 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H, 1":4' V	14-033CBase.dwg	

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
6. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
13. SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

ENVIRONMENTAL PROTECTION PLAN





Catchment	Area (ac) ±	Catchment	Area (ac) ±
A1	4.75	A7	2.10
A2	1.47	A8	2.06
A3	1.75	A9	5.48
A4	0.81	A10	4.80
A5	0.83	A11	3.66
A6	2.16	Total	29.87

Storm	Flow to Point A (cfs)	
	Pre-Development	Post-Development
5 Year	6.20	5.87
10 Year	9.49	7.59
25 Year	14.7	11.72
50 Year	18.66	15.18
100 Year	22.84	18.95

Minor Piped Storm System Drainage Analysis - SCS Method (10 Year Return)

Upstream MH	Downstream MH	Tributary Area	Tributary Area +/- (Ac)	Qd - Design Flow (cfs)	Pipe Size (in)	Pipe Slope (%)	Qc - Pipe Capacity (cfs)	Qd/Qc	Depth of Flow (in)	Max. Velocity (ft/s)
EX. 7	1A	A1	4.75	7.55	18	1.50	12.89	0.59	9.8	7.60
1A	2A	A1	4.75	7.58	18	3.25	18.92	0.40	7.8	10.13
2A	1	A1-A2	6.23	10.29	18	4.95	23.38	0.44	8.3	12.81
1	2	A1-A3	7.98	12.63	21	0.70	13.26	0.95	15.6	6.32
2	3	A1-A4	8.78	14.02	24	0.70	18.91	0.74	14.4	6.61
3	4	A1-A5	9.61	15.36	24	0.80	20.20	0.76	14.4	7.11
4	5	A1-A5	9.61	15.36	24	1.00	22.65	0.68	13.2	7.75
6	5	A7	2.10	3.88	15	0.50	4.58	0.85	10.0	4.24
7	6	A7	2.10	3.95	15	0.50	4.57	0.86	10.6	4.25
5	Outfall	A1-A7	13.87	22.60	30	0.75	35.44	0.64	15.7	7.70
8	9	-	-	0.00	12	1.00	3.57	0.00	0.0	0.00
9	EX. 9	A8	2.06	3.83	15	1.10	6.78	0.57	7.9	5.78
10	EX. 9	-	-	0.00	12	1.85	4.85	0.00	0.0	0.00
EX. 9	EX. 1	A8-A9	7.54	13.83	24	0.68	18.59	0.74	15.1	6.57
EX. 1	Outfall	A8-A10	12.34	22.55	30	0.50	29.00	0.78	19.4	6.53

DRAINAGE BOUNDARY
STORM SEWER
PRECAST HEADWALL
TRIBUTARY AREA ID
SILT FENCE
MAJOR DRAINAGE ROUTE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

STORM DRAINAGE / ENVIRONMENTAL PROTECTION PLAN

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	7 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":100' H	14-033CBase.dwg	

N

WATERCOURSE

PROPERTY BOUNDARY

THISTLE STREET

CLOVER LANE

PHASE 2A

FUTURE DEVELOPMENT

EXISTING DEVELOPMENT

LANDS OF
BRISON DEVELOPMENTS LIMITED

LANDS OF
MELANIE ANNE FRANCIS AND JOHN
CLEMENT FRANCIS

STORM EASEMENT

FINISHED SURFACE TO
BE GRADED TO DIRECT
RUNOFF AROUND POND

END OF
ASPHALT

SANITARY LATERAL
INVERT (TYP.)

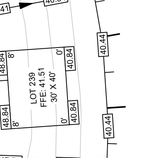
MINIMUM SANITARY
LATERAL INVERT
ELEVATION (TYP.)

END OF
EXISTING
ROAD

SWALE

0 20 40 80 Feet
1":40'

POND BERM DETAIL (NTS)



LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE A MINIMUM OF 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

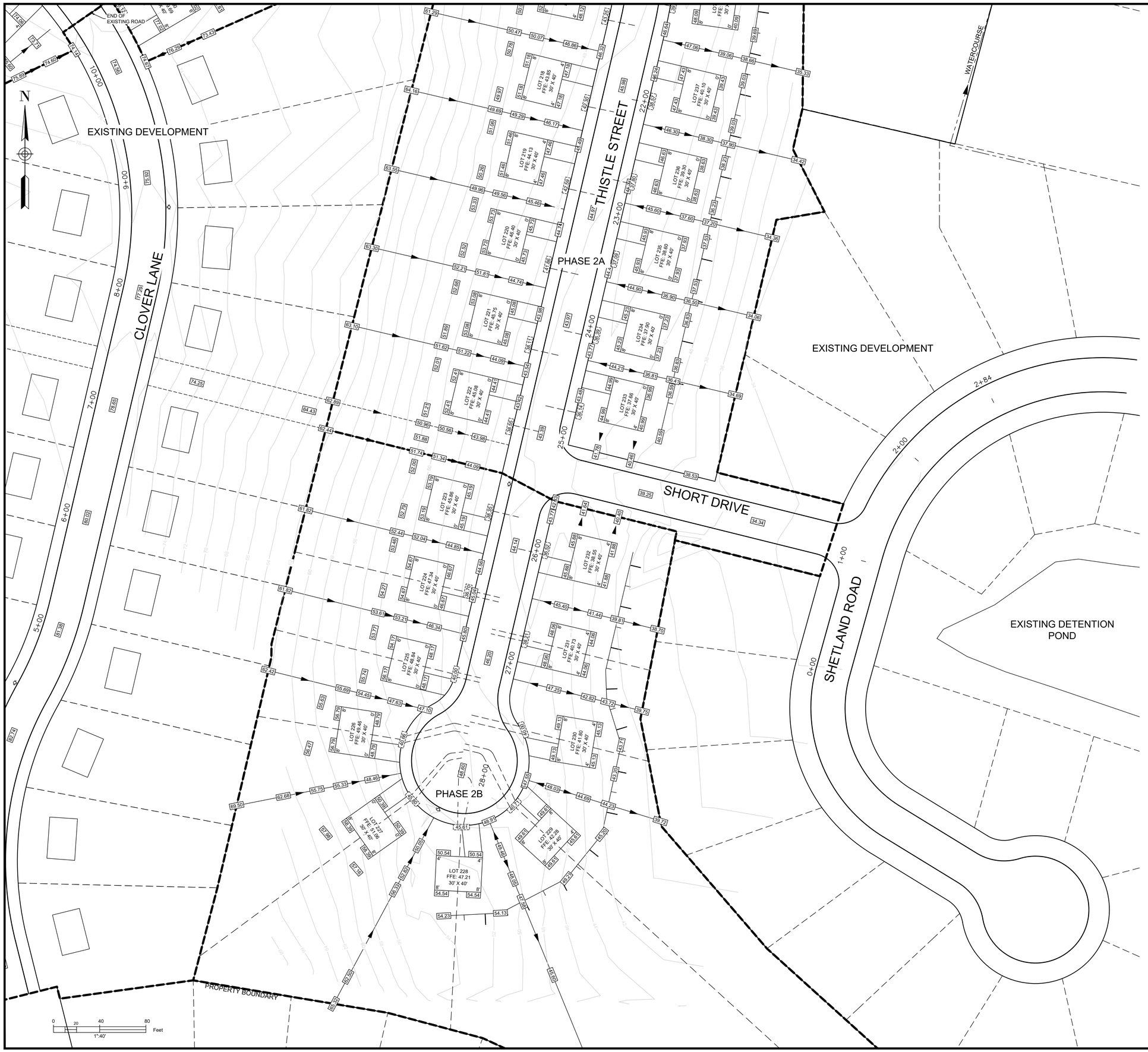
THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

GRADING PLAN - SHEET 1

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	8 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":40' H	14-033CBase.dwg	



LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

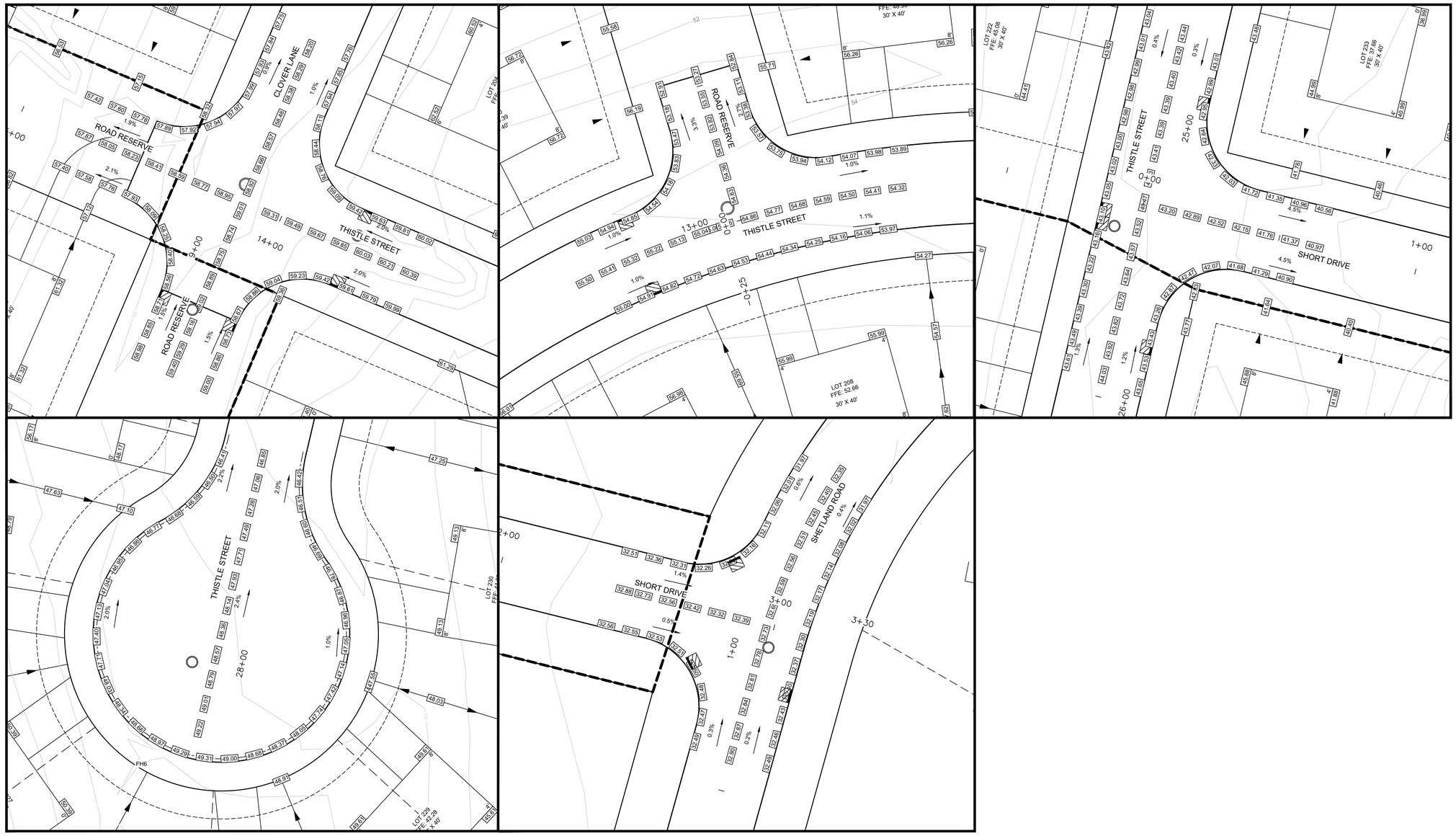
THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

GRADING PLAN - SHEET 2

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 9 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: 1":40' H	Filename: 14-033CBase.dwg	



N

LEGEND

CONTOUR	38		
CURB			
PROPERTY LINE WITH FLOW ARROW			
TOP OF SLOPE			
BOTTOM OF SLOPE	BOS	BOS	
UTILITY POLE		FIRE HYDRANT	
FINISHED GRADE	42.00	SANITARY LATERAL INVERT	42.00

NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTOUR INTERVAL = 2FT.
2. MINIMUM LOT GRADE TO BE 2%.
3. MAXIMUM LOT GRADE TO BE 3:1.
4. INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS BUILT CONDITIONS.
5. FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS BUILT LATERAL LOCATIONS.
6. FOUNDATION DRAIN INVERT ELEVATIONS AT BUILDING TO BE A MINIMUM OF 1' BELOW FFE.
7. FOUNDATION DRAIN INVERT ELEVATIONS TO BE MINIMUM 2' ABOVE THE STORM MAIN CROWN AT THE POINT OF CONNECTION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

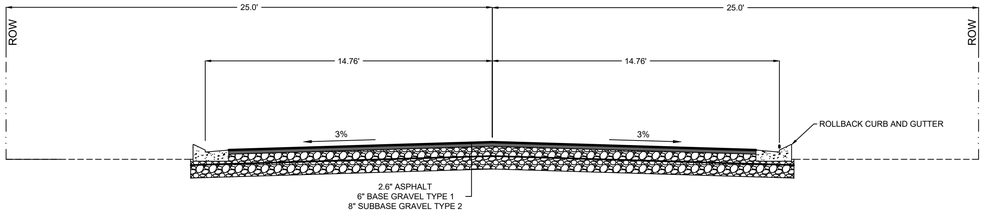
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

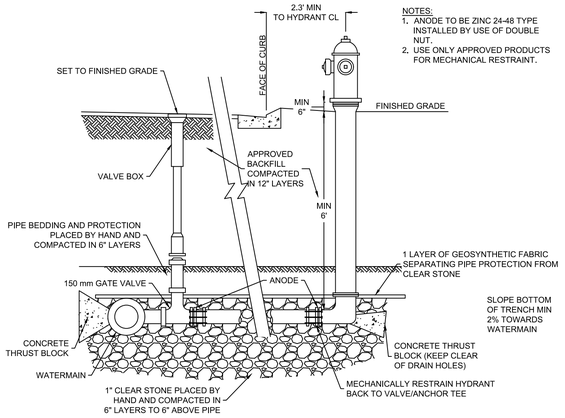
GRADING PLAN - SHEET 3

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 10 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: 1":20' H	Filename: 14-033CBase.dwg	

TYPICAL ROAD CROSS SECTION — A 11



STANDARD HYDRANT INSTALLATION — B 11

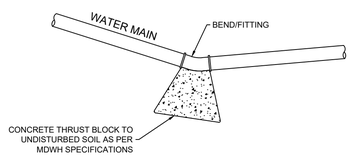


NOTES:
1. ANODE TO BE ZINC 24-48 TYPE INSTALLED BY USE OF DOUBLE NUT.
2. USE ONLY APPROVED PRODUCTS FOR MECHANICAL RESTRAINT.

GENERAL CONSTRUCTION NOTES:

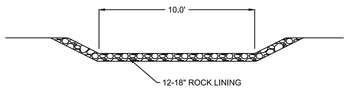
1. **SAFETY IS PARAMOUNT AND THE CONTRACTOR MUST USE SAFE WORK PRACTICES IN ACCORDANCE WITH THE NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY ACT.**
2. MDWH'S MUNICIPAL SERVICES SPECIFICATION MANUAL SHALL FORM PART OF THE DESIGN AND SHALL BE ADHERED TO AND THE CONTRACTOR SHALL HAVE A COPY OF THE MANUAL ON SITE DURING CONSTRUCTION.
3. ALL WORKS TO BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATION FOR MUNICIPAL SERVICES" PREPARED JOINTLY BY THE NOVA SCOTIA ROADBUILDERS ASSOCIATION AND THE CONSULTING ENGINEERS OF NOVA SCOTIA (CURRENT EDITION).
4. ALL WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF ALL PERMITS AND REGULATIONS AS ISSUED BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO NOTIFY DESIGNPOINT AND THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS REGARDING CONSTRUCTION SCHEDULING PRIOR TO COMMENCING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF NATURAL WATERCOURSES FROM DAMAGE DUE TO SILT LADEN RUNOFF FROM THE CONSTRUCTION SITE. ACCEPTABLE CONSTRUCTION PROCEDURES MAY BE OBTAINED FROM 'EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" (CURRENT EDITION), BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
7. ALL DISTURBED AREAS NOT STABILIZED BY GRAVEL, ASPHALT, CONCRETE, OR SOD ARE TO BE STABILIZED WITH HYDROSEED AND HAY. HYDROSEEDED AREAS THAT DO NOT SHOW ACTIVE GROWTH WITHIN THE FIRST GROWING SEASON TO BE RE-STABILIZED.
8. MATERIALS SHALL NOT BE SUBSTITUTED UNLESS PRIOR APPROVAL IS PROVIDED BY THE ENGINEER.
9. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORKS AND TO COMPLY WITH ALL PERMIT REQUIREMENTS AND CONDITIONS.
11. LOCATIONS OF EXISTING INFRASTRUCTURE IS BASED ON BEST AVAILABLE INFORMATION, INCLUDING RECORD INFORMATION. CONTRACTOR TO CONFIRM LOCATIONS OF EXISTING INFRASTRUCTURE AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR TO ALLOW A 1 WEEK REVIEW PERIOD BY THE ENGINEER.
12. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SUCH AS NOVA SCOTIA POWER, BELL ALIANT, EASTLINK, AND THE MUNICIPALITY. CONTRACTOR TO COORDINATE ALL WORK WITH THE NECESSARY UTILITIES.
13. PERMISSION FROM LANDOWNER(S) REQUIRED TO WORK ON PRIVATE PROPERTY.
14. ALL ELEVATIONS ARE IMPERIAL AND GEODETIC. TOPOGRAPHICAL SURVEY CONDUCTED BY DESIGNPOINT ON NOVEMBER 20, 2014. CONTRACTOR TO CONTACT DESIGNPOINT FOR CONSTRUCTION LAYOUT CONTROL INFORMATION 2 WEEKS PRIOR TO CONSTRUCTION.
15. ALL EARTHWORK, TRENCH WORK, PIPE BEDDING, AND SURFACE TREATMENT TO BE REVIEWED AND CERTIFIED BY PROJECT GEOTECHNICAL ENGINEER.
16. DRAWINGS SUBJECT TO CONSTRUCTION APPROVAL BY THE APPLICABLE APPROVAL AGENCIES (i.e. THE MUNICIPALITY AND NOVA SCOTIA DEPARTMENT OF ENVIRONMENT) PRIOR TO CONSTRUCTION.
17. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES REQUIRED FOR THE PROJECT.
18. INSULATION TO BE 50 mm THICK HI40 RIGID STYROFOAM (ROAD AND TRAFFIC RATED).
19. CONTRACTOR MAY REQUEST GRADE ADJUSTMENTS SUBJECT TO REVIEW AND APPROVAL BY ENGINEER AND APPLICABLE APPROVAL AGENCIES. CONTRACTOR RESPONSIBLE FOR COSTS ASSOCIATED WITH DRAWING REVISIONS AND APPROVALS.
20. CATCHBASINS TO BE 42"Ø PRECAST CONCRETE. WATER MAIN TO BE PVC DR18 AND SANITARY MAIN TO BE PVC DR35. STORM TO BE PVC DR35 (8" - 15") AND REINFORCED CONCRETE TO CSA A257.2 (18" AND LARGER).
21. ALL STORM AND SANITARY SERVICE LATERALS TO HAVE A MINIMUM SLOPE OF 2%.
22. ALL MANHOLE FRAMES AND COVERS ARE TO BE IMP TYPE R60 (IMP R12 FOR PARKS AND EASEMENTS) AND WILL INCLUDE A 2" RISER AS MANUFACTURED BY IMP.

THRUST BLOCK DETAIL (NTS) — C 11

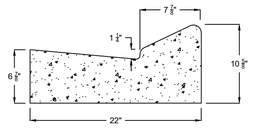


MEGALUG OR APPROVED EQUIVALENT MECHANICAL JOINT RESTRAINT AS PER WEST HANTS SPECIFICATIONS. MINIMUM OF TWO FULL PIPE LENGTHS ON EACH SIDE OF JOINT.

STORMWATER POND EMERGENCY OVERFLOW DETAIL (NTS) — D 11



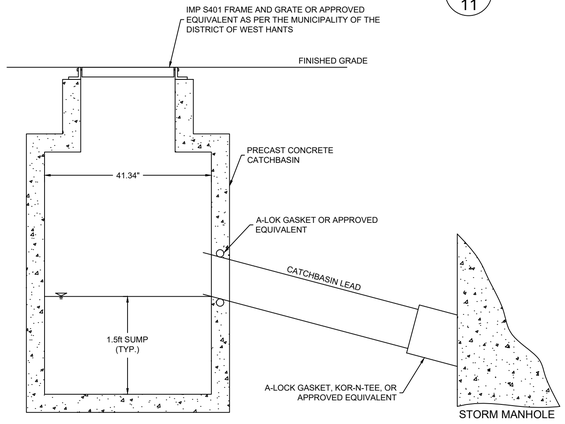
ROLLBACK CURB AND GUTTER DETAIL (NTS) — G 11



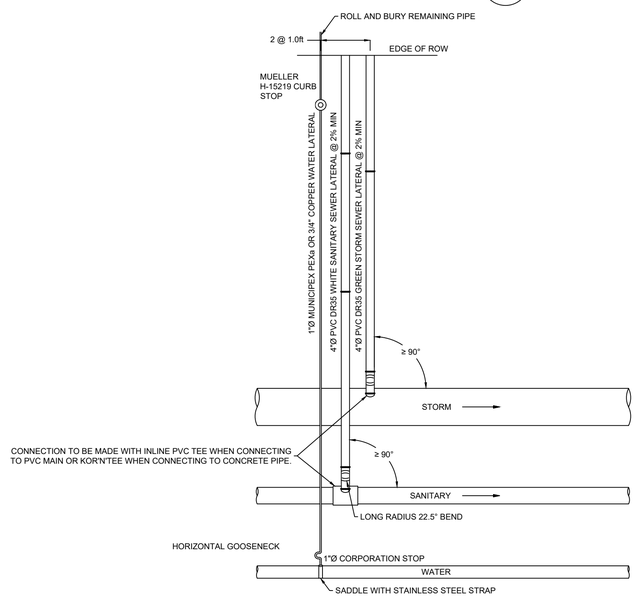
NOTE:

CURB AND GUTTER SHALL BE PLACED ON AN APPROVED GRANULAR BASE HAVING A MINIMUM DEPTH OF 6"

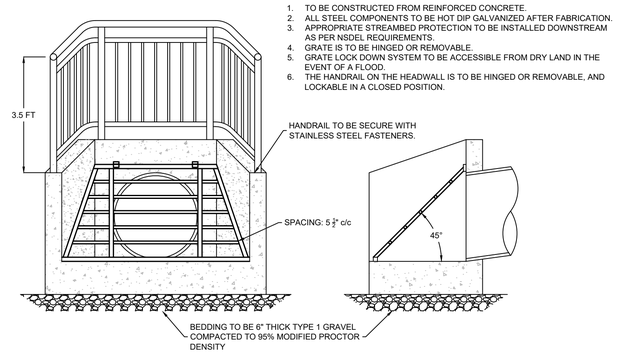
TYPICAL CATCHBASIN DETAIL (NTS) — E 11



SERVICE LATERAL DETAIL (NTS) SEE MDWH DETAIL #10 — F 11



STORM OUTFALL DETAIL (NTS) — F 11



NOTES:
1. TO BE CONSTRUCTED FROM REINFORCED CONCRETE.
2. ALL STEEL COMPONENTS TO BE HOT DIP GALVANIZED AFTER FABRICATION.
3. APPROPRIATE STREAMBED PROTECTION TO BE INSTALLED DOWNSTREAM AS PER NSDEL REQUIREMENTS.
4. GRATE IS TO BE HINGED OR REMOVABLE.
5. GRATE LOCK DOWN SYSTEM TO BE ACCESSIBLE FROM DRY LAND IN THE EVENT OF A FLOOD.
6. THE HANDRAIL ON THE HEADWALL IS TO BE HINGED OR REMOVABLE, AND LOCKABLE IN A CLOSED POSITION.

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
JUN. 12, 2019
G.S. WOODFORD
6078

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS PHASE 2

FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

CONSTRUCTION NOTES AND DETAILS

Drawn: A. SKETCHLEY	Engineer: G. WOODFORD	Project No.: 14-033	Drawing No.: 11 of 11
Date of 1st Issue: MAR. 27, 2015	Scale: NTS	Filename: 14-033CBase.dwg	

April 1, 2020

Brison Developments
411 Gabriel Road
Falmouth, Nova Scotia B0P 1L0
Attention: Mitch Brison

RE: The Meadows Phase 2 – Storm Drainage System
DesignPoint Project #: 14-033

Further to our discussion, I understand that you are interested in changing the large 75 ft wide R1 lots to semi-detached, townhomes, or small R1 lots. The changes apply to The Meadows Phase 2 including Thistle Street, the extension of Clover Lane, and Short Drive.

The storm drainage system as designed in my latest drawing package for this project (dated June 12, 2019, Rev 3) is adequate to accommodate these changes to the development.

For reference, please refer to the Storm Drainage / Environmental Protection Plan, Sheet 7 of 11, Revision 3, dated June 12, 2019 (included with this letter).

If you have any questions, please feel free to contact me.

Thank you,
DesignPoint Engineering & Surveying Ltd.

Glenn Woodford, P.Eng.
Senior Engineer & Principal

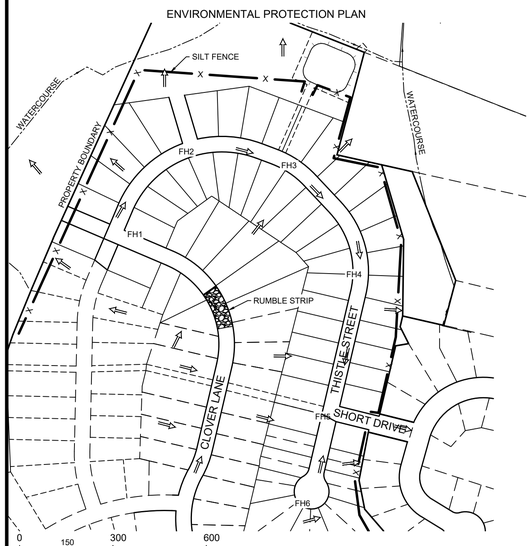
GSW/alc

Enclosures: Storm Drainage / Environmental Protection Plan

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
5. CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
6. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
13. SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY TOPSOIL BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

ENVIRONMENTAL PROTECTION PLAN

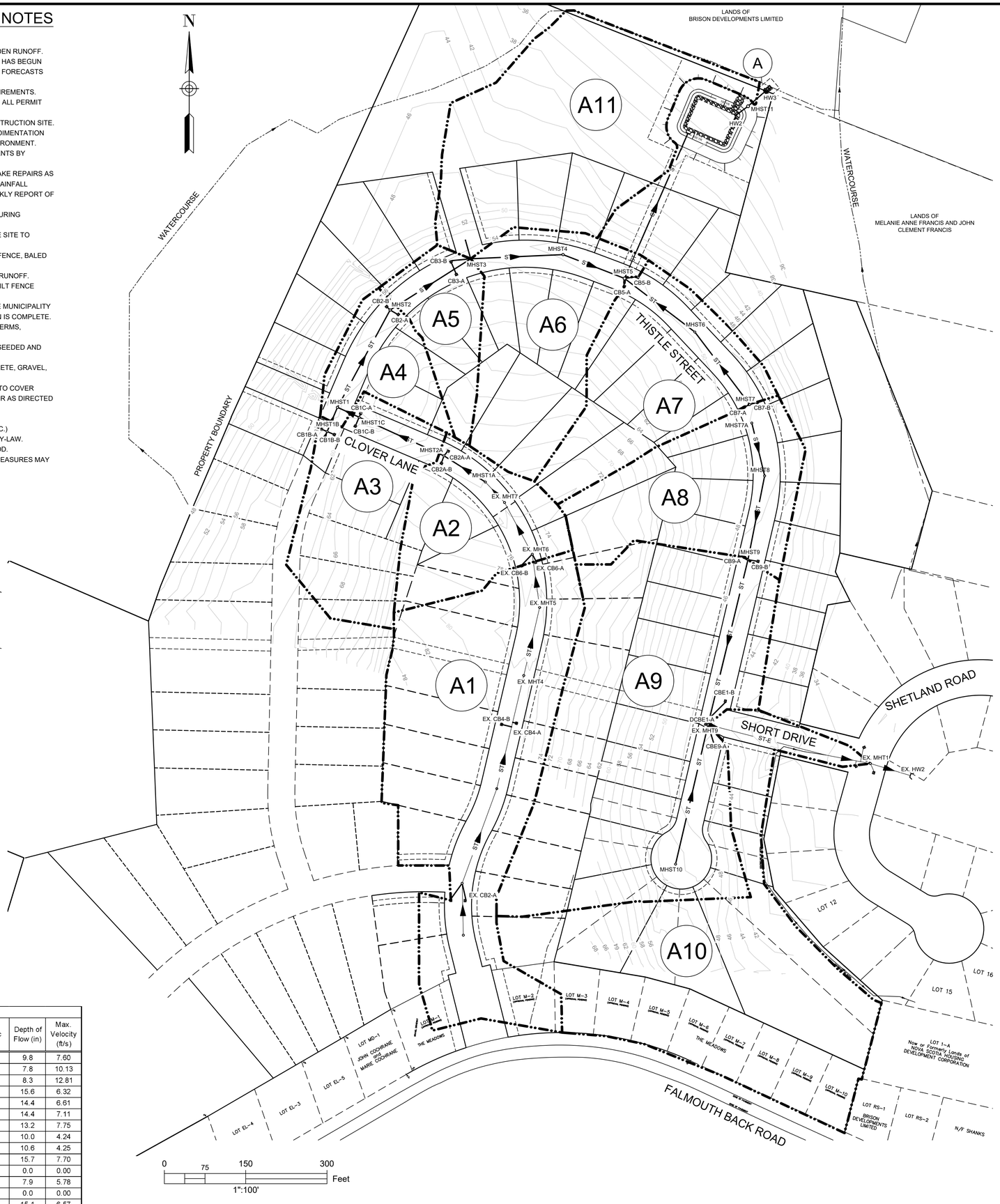


Catchment	Area (ac) ±	Catchment	Area (ac) ±
A1	4.75	A7	2.10
A2	1.47	A8	2.06
A3	1.75	A9	5.48
A4	0.81	A10	4.80
A5	0.83	A11	3.66
A6	2.16	Total	29.87

Storm	Flow to Point A (cfs)	
	Pre-Development	Post-Development
5 Year	6.20	5.87
10 Year	9.49	7.59
25 Year	14.7	11.72
50 Year	18.66	15.18
100 Year	22.84	18.95

Minor Piped Storm System Drainage Analysis - SCS Method (10 Year Return)

Upstream MH	Downstream MH	Tributary Area	Tributary Area +/- (Ac)	Qd - Design Flow (cfs)	Pipe Size (in)	Pipe Slope (%)	Qc - Pipe Capacity (cfs)	Qd/Qc	Depth of Flow (in)	Max. Velocity (ft/s)
EX_7	1A	A1	4.75	7.55	18	1.50	12.89	0.59	9.8	7.60
1A	2A	A1	4.75	7.58	18	3.25	18.92	0.40	7.8	10.13
2A	1	A1-A2	6.23	10.29	18	4.95	23.38	0.44	8.3	12.81
1	2	A1-A3	7.98	12.63	21	0.70	13.26	0.95	15.6	6.32
2	3	A1-A4	8.78	14.02	24	0.70	18.91	0.74	14.4	6.61
3	4	A1-A5	9.61	15.36	24	0.80	20.20	0.76	14.4	7.11
4	5	A1-A5	9.61	15.36	24	1.00	22.65	0.68	13.2	7.75
6	5	A7	2.10	3.88	15	0.50	4.58	0.85	10.0	4.24
7	6	A7	2.10	3.95	15	0.50	4.57	0.86	10.6	4.25
5	Outfall	A1-A7	13.87	22.60	30	0.75	35.44	0.64	15.7	7.70
8	9	-	-	0.00	12	1.00	3.57	0.00	0.0	0.00
9	EX_9	A8	2.06	3.83	15	1.10	6.78	0.57	7.9	5.78
10	EX_9	-	-	0.00	12	1.85	4.85	0.00	0.0	0.00
EX_9	EX_1	A8-A9	7.54	13.83	24	0.68	18.59	0.74	15.1	6.57
EX_1	Outfall	A8-A10	12.34	22.55	30	0.50	29.00	0.78	19.4	6.53



DRAINAGE BOUNDARY
STORM SEWER
PRECAST HEADWALL
A1 TRIBUTARY AREA ID
SILT FENCE
MAJOR DRAINAGE ROUTE

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
3	JUN. 12, 2019	REVISED AS PER MDWH COMMENTS
2	NOV. 04, 2015	REVISED AS PER MDWH COMMENTS
1	MAR. 27, 2015	ISSUED FOR REGULATORY REVIEW

CONSULTANT

DESIGN POINT
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JUN. 12, 2019
Glenn Woodford
G.S. WOODFORD
6078
PROVINCE OF NOVA SCOTIA

CLIENT

BRISON DEVELOPMENTS

PROJECT DESCRIPTION

THE MEADOWS
PHASE 2
FALMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

STORM DRAINAGE / ENVIRONMENTAL PROTECTION PLAN

Drawn	Engineer	Project No.	Drawing No.
A. SKETCHLEY	G. WOODFORD	14-033	7 of 11
Date of 1st Issue	Scale	Filename	
MAR. 27, 2015	1":100' H	14-033CBase.dwg	

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Sara Poirier, Planner

Date: 2021-04-27

Subject: File # 20-28 D: WHLUB Text Amendment: 234 Mountain Rd, Three Mile Plains; PID 45213758

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210.

POSSIBLE MOTION

Should Council wish to approve the text amendment to allow mobile homes in the Two Unit Residential (R-2) zone of the Three Mile Plains Growth Centre following completion of the Public Hearing, the following motion would be in order:

…that Council gives Second Reading to and approves amending the text of the West Hants Land Use By-law to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone in a manner substantively the same as the draft set out in Attachment A of the Planning and Heritage Advisory Committee report regarding File#20-28 dated March 11, 2021.

BACKGROUND

An application was received from Mr. Jack Lantz and Ms. Aletha Lantz to permit mobile homes in the Two Unit Residential (R-2) zone of the Three Mile Plains Growth Centre which would allow the applicants to apply for development and occupancy permits for the mobile home they have placed on their property at 234 Mountain Road, Three Mile Plains.

A Public Information Meeting (PIM) was held virtually and broadcast live on the Municipal Facebook page on February 18, 2021 to consider the requested amendment (Appendix A).

On March 11, 2021 staff presented a recommendation report to the Planning Advisory Committee / Heritage Advisory Committee (PAC/HAC) (Appendix B). The PAC/HAC recommended in favour of the amendment.

Council held first reading on March 23, 2021.

NEXT STEPS

Staff Review

▼

Public Information Meeting – February 18

▼

PAC/HAC Review and Recommendation – March 11

▼

Council First Reading – March 23

▼

Public Hearing – April 27

▼

Council completes Public Hearing and holds Second Reading – May 25*

▼

Notice of Approval in Paper

▼

14 Day Appeal period

*anticipated dates; final dates will be set by Council

APPENDICIES

Appendix A	2021-02-18 Public Information Meeting Notes – File 20-28 A
Appendix B	2021-03-11 Staff Report – Land Use By-law Text Amendment: 234 Mountain Rd, Three Mile Plains; PID 45213758; File #20-28

Report Prepared by: _____
Sara Poirier, Planner

Report Reviewed by: _____
Madelyn LeMay, Director of Planning and Development

Report Approved by: _____
Mark Phillips, CAO

Attachment A

Public Information Meeting Notes
February 18, 2021
File 20-28 A
234 Mountain Road, Three Mile Plains; Land Use By-law Text Amendment, Mobile Homes in the Three Mile Plains Growth Centre

Meeting date and time	A virtual Public Information Meeting was held on February 18, 2021 beginning at 6:00 p.m. The meeting was live broadcast on the Municipal Facebook page.
Attending	In attendance: One (1) Councillor: • Councillor Francis Three (3) members of staff: • Director LeMay • Planner Shah • Planner Poirier Doug Symonds (Resident) As this meeting was held virtually other members of the public viewed the meeting on Facebook.
Applicant Overview	Planner Poirier outlined the request from Mr. Jack Lantz and Ms. Aletha Lantz to permit mobile homes in the Two Unit Residential (R-2) zone of the Three Mile Plains Growth Centre which would allow the applicants to apply for development and occupancy permits for the mobile home they have placed on their property at 234 Mountain Road, Three Mile Plains.
Comments	Comments from the public could be submitted to Planner Poirier by mail, e-mail and telephone. Twelve (12) residents provided written comments. Emails and letters are attached. Staff responses are included in purple. Five (5) Facebook comments and three (3) verbal comments were received from the public. All five (5) Facebook comments were in favour of the application. Two (2) of the verbal comments received were in favour of the application; one (1) was against the application citing that this amendment would not be in the best interest for the community. Questions from the public included:

	• What are they using for sewer and water? If the amendment is approved and mobile homes are permitted in Three Mile Plains Growth Centre, the property owner would apply to be connected to municipal water and sewer, unless they already have an approved on-site system. • Are they paying any taxes to West Hants? If this change were to be made, how would these mobile homes be taxed? Every property owner in West Hants pays property taxes to the Municipality based on the assessed value of the property. If the amendment is approved, and a resident of the Three Mile Plains Growth Centre places a mobile home on-site, Property Valuation Services Corporation (PVSC) would assess the property value based on the residential use (e.g., going from a vacant lot to placing a mobile home on-site) and they would be taxed according to that assessment. • I was just wondering if the comments regarding the proposed changes in Three Mile Plains can come from anyone or just residents of the area? Any resident in West Hants Regional Municipality is welcome to comment on the proposed amendment in Three Mile Plains. • Are you able to explain what this amendment means? Would people who currently own property in Three Mile Plains be putting mobile homes on their land and renting them out? The Two Unit Residential (R-2) zone in West Hants (excluding Hantsport and Windsor) currently permits single unit dwellings, two-unit dwellings, mini homes, accessory apartments and existing manufactured homes (which includes existing mobile homes and mini homes). The proposal being considered for Three Mile Plains is to add "mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone. If the amendment is approved it would permit anyone with a vacant lot in Three Mile Plains that is zoned Two Unit Residential (R-2) to place a mobile home on site. This would not allow anyone with an existing dwelling on a lot

	zoned Two Unit Residential (R-2) in Three Mile Plains to put a mobile home on site unless the lot is large enough to be subdivided; this is based on other policies that we have regarding one main building on the lot in residential zones. • I am also curious as to the reasoning to not allow mobile homes. Is it an aesthetics issue? There is currently no reason given in the text of the West Hants Municipal Planning Strategy as to why mobile homes were not permitted in the Two Unit Residential (R-2) zone but mini homes were, other than Council wanting to consider mobile homes in mobile home parks in the Growth Centers (Falmouth and Three Mile Plains) by development agreement. • There was a mobile on the property for 30+ years, wouldn't this fall under the grandfather clause? The property was purchased as a vacant lot by the property owner in 2019. They have confirmed that the lot was vacant for at least the last 6-8 years. The Land Use By-law currently permits "mini homes" and "existing manufactured homes" which includes existing mini homes and existing mobile homes in the Two Unit Residential (R-2) Zone. This means that new mini homes are permitted to be placed on site but new mobile homes are not. As this mobile home was newly placed on the Mountain Road property in 2020 it would not be permitted as per the current planning documents. This is the reason the property owner has applied to amend the current planning documents to have Council consider adding "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) Zone. Discussion points included: • Housing affordability and accessibility • Aesthetics • Current background statements for the Three Mile Plains Growth Centre stating mobile homes should be considered by development agreement in a manufactured home park

	• Property values • Municipal Services • Taxes
Adjournment	The presentation portion of the Public Information Meeting ended at 6:08 p.m.; comments could be submitted by mail, e-mail, telephone, or be dropped-off to the Municipal Office to Planner Poirier between February 18 and March 10, 2021.

Public Email Responses Submitted for the Application PIM

From Doug Symonds - February 14 and February 19, 2021

Dear Sara Poirier:

I saw this on the WWH website: "We would like your input on a proposed West Hants Land Use By-law text amendment to consider adding "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone"

Could you please direct me to the text of this proposed amendment?

It is unclear to me how mobile homes would fit into the R-2 zoning.

If the proposed change means that someone can buy a lot in the Three Mile Plains R-2 zone and put a "mobile" home on it, I am totally opposed.

I do not belong to Facebook. Can I still participate in the Virtual Public Hearing - 6:00pm Tues, Feb 23, 2021?

Thank you.

Doug Symonds, Three Mile Plains

Hi Sara:

I just finished watching the "PIM – Mobile Homes in Three Mile Plains" presentation via Zoom.

As I understand from the presentation, the owner(s) of the property at 234 Mountain Road put a mobile home on their property without the required permits (in violation of the R-2 zoning bylaw).

I am against having mobile homes added to the R-2 zoning for the Three Mile Plains growth centre as I think that they could potentially devalue existing properties. I think that prospective property purchasers in the Three Mile Plains area (or any other area) would be put off by the presence of bow-truss roofed trailers with tow hitches, ready to be moved at a moment's notice. It would definitely affect the "curb appeal" of the area. There are many vacant lots scattered along the main streets in the area, and if these lots were occupied by an influx of cheap trailers, it could have a significant negative impact on property values.

The owners at 234 Mountain Road should be required to move the illegal mobile home off the property. Also, what are they using for sewer and water? Are they paying any taxes to West Hants?

If this change were to be made, how would these mobile homes be taxed?

I'm not trying to be an elitist by any means, but I bought my house under the terms of the existing R-2 zoning, which is quite reasonable. A change like this to the zoning could have many negative effects.

Thank you for the work that you are doing.

Yours truly,

Doug Symonds, Three Mile Plains

Hi Sara:

The West Hants Municipal Planning Strategy, Section 5.3 (last revised December 25, 2018) specifically prohibits mobile homes, except as noted in the Section.

"5.3 Three Mile Plains Growth Centre – Residential Policies

A range of housing types and densities is considered appropriate for the Three Mile Plains Growth Centre. To allow for this, three residential zones will be applied: Single Unit Residential; Two Unit Residential; and Multiple Residential.
The majority of residential land in the Three Mile Plains Growth Centre will be zoned Two Unit Residential (R-2) which permits one and two unit dwellings and mini homes. Mobile homes will not be permitted except in manufactured home parks which will be considered by development agreement. As in the previous planning documents, only the Hillcrest Drive and Kendall Lane areas will be zoned solely for single detached dwellings. New multiple residential development will be considered through rezoning."

I would suggest that Municipal Planning Strategy, as approved by the Minister of Service Nova Scotia & Municipal Relations, is a good plan and should be followed.

Thanks,

Doug Symonds, Three Mile Plains

From Cody Lantz - February 22 and March 4, 2021

Hello I hope you are having a great day so far. I was emailing to say that I am ok with Aletha lantz living in that trailer on mountain road. Thanks

---

Hello Cody,

I just wanted to clarify your comment on the application for 234 Mountain Road, Three Mile Plains. The amendment would be to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone. Are you okay with the potential for any property owner with a vacant property zoned Two Unit Residential in the Three Mile Plains Growth Centre putting a mobile home on site?

Thanks again for your comments.

All the best,

Sara

Yes, that would be fine.

From Jenn Upshaw - February 22, 2021

Good morning Sara,

I was just wondering if the comments regarding the proposed changes in Three Mile Plains can come from anyone or just residents of the area? I live in the growth area and I am for the proposed change. I am also working with a few groups looking to see what we can do to help with the housing situation right now. I am sure many of those people would support the proposed change as well but I do not want to ask them to comment if it will not count.

Thanks
Jenn Upshaw, Three Mile Plains

From Kayla Todd - February 22, 2021

Hi Sara,

I've been talking with Jennifer Upshaw and she mentioned an amendment currently taking place for Three Mile Plains regarding mobile homes. I'm wondering if you're able to explain what this means? Would people who currently own property in Three Mile Plains be putting mobile homes on their land and renting them out? I just want to be sure I understand as best I can. Also if people are for or against this do they send their emails directly to you?

Any and all information would be greatly appreciated.

Thanks and kind regards,

Kayla

Hi Kayla,

Thank you for your email. The Two Unit Residential (R-2) zone in West Hants (excluding Hantsport and Windsor) currently permits single unit dwellings, two-unit dwellings, mini homes, accessory apartments and existing manufactured homes (which includes existing mobile homes and mini homes). The proposal being considered for Three Mile Plains is to add "mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone. If the amendment is approved it would permit anyone with a vacant lot in Three Mile Plains that is zoned Two Unit Residential (R-2) to place a mobile home on site. This would not allow anyone with an existing dwelling on a lot zoned Two Unit Residential (R-2) in Three Mile Plains to put a mobile home on site unless the lot is large enough to be subdivided; this is based on other policies that we have regarding one main building on the lot in residential zones.

Yes, individuals can reach out to me either via email or phone until March 10. I will include all the comments I receive regarding this application in the Public Information Meeting notes for the Planning Advisory Committee meeting on March 11, 2021. I would ask that individuals include their name and street or community within the municipality at the end of the email or even over the phone. This provides Council a context for the comment. Prior to COVID-19, when the meetings were in person, we would be asking the individual to state their name and community before or after their comment/question.

Please let me know if you have any further questions.

All the best,
Sara

From Rob Kehoe - February 22, 2021

To whom it may concern,

I am in favor of the mobile home in TMP. I am also curious as to the reasoning to not allow mobile homes. Is it an aesthetics issue? Because I think a 74 year old woman not being able to live there because some people don't like the looks of mobile homes is absolutely ridiculous.

Hello Rob,

Thank you for your email. I will ensure your comments are included in the Public Information Meeting notes for the Planning Advisory Committee meeting on March 11, 2021.

There is currently no reason given in the text of the West Hants Municipal Planning Strategy as to why mobile homes were not permitted in the Two Unit Residential (R-2) zone but mini homes were, other than Council wanting to consider mobile homes in mobile home parks in the Growth Centers (Falmouth and Three Mile Plains) by development agreement.

All the best,

Sara

From Shawn Johnson - February 22, 2021

Hello,

I want to write in response to the information session the other evening.

The mobile home amendment in Three Mile plains.

I am voicing my concern and do not agree with the change for the following:

1) Stress on municipal services

2) Potential for trailer parks which I do not support. We have that already at the crossing.

3) Making the change for that would not benefit the community and by-laws do not need to be changed.

For the property highlighted you should just have a development agreement. Not a full zoning change. Site specific going further if need be.

Does not need to be a zoning change for 1 property. Moving forward these issues should be case by case respecting the current outlines already in place.

Thank you

Shawn Johnson, Three Mile Plains

From Brenda Church - February 23 and March 3, 2021

Hello,

I am more than fine with Aletha Lantz living in a trailer on Mountain Road.

Thank you for your time and attention to this matter,

Brenda Church

Hello Brenda,

I just wanted to clarify your comment on the application for 234 Mountain Road, Three Mile Plains. The amendment would be to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone. Are you okay with the potential for any property owner with a vacant property zoned Two Unit Residential in the Three Mile Plains Growth Centre putting a mobile home on site?

Thanks again for your comments.

All the best,

Sara

Yes, that would be fine.

From Rose Hawboldt - February 24, March 4 and 8, 2021

I am for this, there is no reason it can't be on the property.

Thank you
Rose Hawboldt

Hello Rose,

I just wanted to clarify your comment on the application for 234 Mountain Road, Three Mile Plains. The amendment would be to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone. Are you okay with the potential for any property owner with a vacant property zoned Two Unit Residential in the Three Mile Plains Growth Centre putting a mobile home on site?

Thanks again for your comments.

All the best,

Sara

Absolutely I am you okay with the potential for any property owner with a vacant property zoned Two Unit Residential in the Three Mile Plains Growth Centre putting a mobile home on site.

Thank you

Also there was a mobile on the property for 30+ years. wouldn't this fall under the grandfathers clause?

Hi Rose,

The property was purchased as a vacant lot by the property owner in 2019. They have confirmed that the lot was vacant for at least the last 6-8 years. The Land Use

By-law currently permits "mini homes" and "existing manufactured homes" which includes existing mini homes and existing mobile homes in the Two Unit Residential (R-2) Zone. This means that new mini homes are permitted to be placed on site but new mobile homes are not. As this mobile home was newly placed on the Mountain Road property in 2020 it would not be permitted as per the current planning documents. This is the reason the property owner has applied to amend the current planning documents to have Council consider adding "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) Zone.

Please let me know if you have any additional questions.

All the best,

Sara

From Emilie Smith – March 9, 2021

West Hants Regional Municipality
76 Morison Drive
PO Box 3000
Windsor, NS B0N 2T0

To Whom It May Concern;

I am writing to express support of the proposed amendment to the Three Mile Plains growth centre to allow mobile homes as private dwellings. I am a social worker who lives and works in West Hants. Affordable housing has been an ongoing issue faced by families I have worked with throughout my career. Over the past several years this issue has been growing and I have experienced families needing to leave this community because they are unable to find any housing, regardless of affordability. Permitting mobile homes allows for further housing options which are significantly more affordable than new home construction and also timelier in their installation. It is a human right to have shelter. Prohibiting dwellings that are affordable is nothing short of discrimination. In an article written about social inequality regarding mobile home residents, Katherine MacTavish (2007) discusses development in rural areas and that wealth, rather than reputation is becoming measures of character and deciding who does, and thus, who does not, belong. Growth is tightening rural housing markets, particularly in areas that are within a commutable distance to urban centres. Housing ownership is challenging and right now we know that we are in a seller's market. Home prices are at an all-time high.

Rental properties are basically at a zero vacancy rate and rent prices have surpassed affordability for so many people. Those of us who are fortunate enough to be adequately housed should not be afforded the luxury to make things more difficult for those who are not.

Sincerely,

Emilie Smith MSW, RSW

From Jennifer McCulloch – March 9, 2021

To Whom It May Concern;

I am writing to express support of the proposed amendment to the Three Mile Plains growth centre to allow the use of mobile homes as private dwellings. I live in the Three Mile Plains Growth Centre and work in West Hants. I work for Department of Community Services and affordable housing is an ongoing issue faced by the many families I work with. Throughout my career, spanning several years, the issue of attaining affordable housing has been increasing at an alarming rate and I have first hand experience of families needing to leave this community because they are unable to find any housing, regardless of affordability. When I was younger buying land and placing a mobile home on it to reside in was very common. Families would do this and then save to be able to build a home. This is an important step in homeownership, due to the skyrocketing prices of houses it may be the only way some families will be able to own a home.

Since December of 2019 I have been a member of a housing coalition formed by concerned service providers in Hants County due to the ongoing concerns being recognized in our community through the groups various service roles. The West Hants Housing Coalition is a group of professional community partners who recognize there is a direct need for increased opportunities for individuals in the area to have opportunities to access safe and affordable homes.

Permitting mobile homes to be used, allows for a larger expansion of housing options in the area which can be more affordable than new home construction and be placed for occupancy quickly and efficiently.

It is a basic human right to have shelter. Prohibiting dwellings that are possibly more affordable is nothing short of discrimination to the cohort of society in which would greatly benefit from the amendment to allow mobile homes as private dwellings for the area of Three Mile Plains in the county of West Hants. In an article written about social inequality regarding home residents, Katherine MacTavish (2007) discusses development in rural areas and that wealth, rather than reputation is becoming measures of character and deciding who does, and

thus, who does not, belong. Growth is tightening rural housing markets, again particularly in areas that are within a commutable distance to urban centres. Housing ownership is challenging and right now we know that we are in a seller's market. Home prices are at an all-time high. Rental properties are basically at a zero vacancy rate and rent prices have surpassed affordability for so many people. Those of us who are fortunate enough to be adequately housed should not be afforded the luxury to make things more difficult for those who are not.

Jennifer McCulloch,

Income Assistance and Employment Support Services Caseworker

DCS Windsor

From Kelly McGregor – March 9, 2021

To Whom It May Concern;

I am writing to express support of the proposed amendment to the Three Mile Plains growth centre to allow the use of mobile homes as private dwellings. I am a housing locator for the Annapolis Valley and West Hants is part of my catchment. Affordable housing is an ongoing issue faced by all of the clients I work with. .

Since 2020 I have been a member of concerned service providers in Hants County who of necessity, formed a housing coalition due to the ongoing concerns being recognized in our community through the groups various service roles. The West Hants Housing Coalition is a group of professional community partners who recognize there is a direct need for increased opportunities for individuals in the area to have opportunities to access safe and affordable homes.

Permitting mobile homes to be used, allows for a larger expansion of housing options in the area which can be more affordable than new home construction and be placed for occupancy quickly and efficiently.

It is a basic human right to have shelter. Prohibiting dwellings that are possibly more affordable is nothing short of discrimination to the cohort of society in which would greatly benefit from the amendment to allow mobile homes as private dwellings for the area of Three Mile Plains in the county of West Hants. In an article written about social inequality regarding home residents, Katherine MacTavish (2007) discusses development in rural areas and that wealth, rather than reputation is becoming measures of character and deciding who does, and thus, who does not, belong. Growth is tightening rural housing markets, again particularly in areas that are within a commutable distance to urban centres.

Housing ownership is challenging and right now we know that we are in a seller's market. Home prices are at an all-time high. Rental properties are basically at a zero vacancy rate and rent prices have surpassed affordability for so many people. Those of us who are fortunate enough to be adequately housed should not be afforded the luxury to make things more difficult for those who are not.

Regards,

Kelly McGregor

From Kimm Kent – March 9, 2021

HI Sara,

I am writing in support of the land use by law amendment permitting mobile homes in Three Mile Plains Growth center. I am writing this as a citizen in West Hants and also in my professional capacity, witnessing the current housing crisis facing citizens of our community.

Thank you.

Peace,

Kimm Kent

Co-Founder / Manager / Facilitator

Peer Outreach Support Services & Education (POSSE) - MetroWorks

Family Resource Centre of West Hants
61 Morison Drive
P.O. Box 2847
Windsor, NS
B0N 2T0
Email: frcowh@gmail.com
Phone: 902-798-5961

March 9th, 2021.

West Hants Regional Municipality
76 Morison Drive
PO Box 3000
Windsor NS B0N 2T0

To Whom It May Concern,

I am writing to express my support of the proposed amendment to the Three Mile Plains Growth Centre to allow the use of mobile homes to be added to the list of permitted uses in the Two Unit Residential (R-2) zone, permitting anyone with a vacant lot in Three Mile Plains that is zoned Two Unit Residential (R-2) to place a mobile home on site.

I am a Housing Support Worker who lives and works in West Hants. The lack of affordable housing in this area is an ongoing issue that majority of my clients are dealing with daily, which is why they need additional support from someone such as myself.

When I took on the role of Housing Support Worker, I also accepted the role of re-launching the West Hants Housing Coalition, a group of professional community partners formed in December 2019, who recognize that there is a need for safe, affordable housing to be more accessible in our area.

In an article published in the Chronicle Herald by Nicole Munro on March 4, 2021, Halifax MP Andy Filmore was interviewed regarding a parking lot in the north end of Halifax being converted into affordable housing units. Filmore speaks about how Halifax much like the rest of the province continues to grow and develop with

an increased population, and notes that affordable housing is struggling to keep up. “Here in Halifax as our city has grown, we’ve seen access to affordable housing struggle to keep pace with the population increase.” (Munro, 2021) He goes on to say, “The situation has become even more dire with the current pandemic. As we’ve sheltered in place to stop the spread of COVID-19, our homes have become a place of safety and refuge, but in a time of crisis the hardest hit are often the most vulnerable.” (Munro, 2021) Those of us that are fortunate enough to be housed, can do our part to help prevent the spread of the global pandemic known as COVID-19. But what about those who are struggling to find housing? Their safety and well-being is just as important.

Mobile homes are a more cost efficient and timelier way to offer housing opportunities to those who need it the most. In a blog post published by Remax Commercial the average cost to build a home in Halifax, Nova Scotia is between $90-$150 a square foot. (Remax Commercial, 2020) Given that a mobile home would contain significantly less square footage than a multi level house, the cost to develop these would be considerably less, thus making mobile homes available at a more affordable rate.

According to the results of Canada Mortgage and Housing Corporation’s Rental Market Survey conducted in October 2019, the Halifax CMA vacancy rate was 1% versus 1.6% in October 2018. (CMHC 2020) By increasing the number of affordable housing options in the West Hants Municipality, we can do our part to help increase the vacancy rate in our area and decrease the number of people suffering from or at risk of homelessness.

Sincerely,

Kayla Todd
Housing Support Worker
Family Resource Centre of West Hants

Munro, N. (2021, March 4). *57 Affordable Housing Units To Replace Parking Lot in North-end Halifax.* The Chronicle Herald https://www.thechronicleherald.ca/news/local/57-affordable-housing-units-to-replace-parking-lot-in-north-end-halifax-559772/

Remax Commercial (2020, September 29th). *How Much Does It Cost To Build A Home in Ontario, Canada (2020)?* https://blog.remax.ca/how-much-does-it-cost-to-build-a-house/

Canada Mortgage and Housing Corporation (2020). *Rental Market Report – Halifax CMA* https://assets.cmhc-schl.gc.ca/sites/cmhc/data-research/publications-reports/rental-market-reports/2019/rental-market-reports-halifax-64387-2020-a01-en.pdf?rev=2797a15c-e25b-48a6-b4d1-a26964484bbd

Attachment B

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Members of Planning and Heritage Advisory Committee

Submitted by: _____
Sara Poirier, Planner

Date: 2021-03-11

Subject: WHLUB Amendment: 234 Mountain Rd, Three Mile Plains; PID 45213758; File #20-28

LEGISLATIVE AUTHORITY

Section 210 of the Municipal Government Act.

RECOMMENDATION

To allow the requested development, staff recommends that the PAC/HAC forward a positive recommendation by passing the following motion:

that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text of the West Hants Land Use By-law to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone in a manner substantively the same as the draft set out in Attachment A of the report to the Planning and Heritage Advisory Committee report #20-28 dated March 11, 2021.

BACKGROUND

A completed application was received on December 24, 2020 from Jack and Aletha Lantz to consider permitting a mobile home on the lot at 234 Mountain Road, Three Mile Plains (PID 45213758). The lot is owned by Mr. Jack Richard Lantz; Ms. Aletha Lantz is his mother.

The subject lot is zoned Two Unit Residential (R-2) and within the Residential designation and the Three Mile Plains Growth Centre. The lot is approximately 15,000 sq. ft. (0.34 acres) in size. A survey plan of the lot from 1988 shows that a mobile home was located

on the lot. The owner purchased the then-vacant lot in October 2019. Mr. Lantz stated that he believes the lot has been vacant for at least the last 6-8 years.

A mobile home was placed on the lot in November 2020 without first receiving development and occupancy permits. Only single and two-unit dwellings, mini homes, accessory apartments and existing manufactured homes are permitted in the Two Unit Residential (R-2) zone, as per the West Hants Land Use By-law. Therefore, the Development Officer could not issue a permit for the mobile home that was placed on site and the resident was advised to apply to have Council consider the addition of mobile homes to the list of permitted uses in the Two Unit Residential (R-2) zone in Three Mile Plains.

DISCUSSION

The subject lot is located on Mountain Road in Three Mile Plains. The lot is designated Residential on the Generalized Future Land Use Map (Figure 1) of the West Hants Municipal Planning Strategy (WHMPS) and is within the Three Mile Plains Growth Centre. Part 5.3 of the WHMPS contains the overall intention for properties designated Residential within the Three Mile Plains Growth Centre in West Hants.

The lot is zoned Two Unit Residential (R-2) on the Zoning Map of the West Hants Land Use By-law (WHLUB) (Figure 2). As noted above only single and two-unit dwellings, mini homes, accessory apartments and existing manufactured homes are permitted in the Two Unit Residential (R-2) zone. The lot abuts properties zoned Two Unit Residential (R-2) and designated Residential within the Three Mile Plains Growth Centre.

The applicant requested that Council consider amending the text of the West Hants Land Use By-law (WHLUB) to permit "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone. If the application is approved, any vacant lot within the Three Mile Plains Growth Centre would be permitted to place a mobile home on the lot (Figure 3), subject to receiving the required development and building permits.

Mobile Homes

A mobile home is a type of manufactured home incorporating a bow-truss roof and designed for transportation on its own frame. Table 1 outlines the definitions for mobile homes, mini homes and manufactured home as per the current West Hants Land Use By-law and as per the list of definitions accepted by the Planning Advisory Committee on September 10, 2020 for incorporation in the Regional planning documents.

The Manager of Building and Fire Inspection Services has confirmed that there is no difference in terms of building or fire codes between mobile homes and mini homes as per the National Building Code of Canada and added that mobile homes are just an older style factory built home.

Table 1: Definition of Mobile Home, Mini Home and Manufactured Home

Term	Description
Mobile Home	*means a manufactured home incorporating a bow-truss roof and designed for transportation on its own frame;* (Definition from the West Hants Land Use By-law and approved for incorporation in the Regional documents) Identifiers: • bow-truss roof • designed for transportation on its own frame  Website: https://toughnickel.com/real-estate/Tips-on-Buying-and-Older-Mobile-Home  Mobile home placed on site at 234 Mountain Rd., Three Mile Plains
Mini Home	*means a manufactured home incorporating a pitched roof;* (Definition from the West Hants Land Use By-law) *means a dwelling unit built as a manufactured home to a CSA standard which meets or exceeds a length to width ratio of 3:1 and incorporates pitched roof;* (Definition approved for incorporation in the Regional documents) Identifiers: • meets or exceeds a length to width ratio of 3:1 • incorporates pitched roof  Website: http://www.havillsminihomes.com  Website: https://heatherhomes.co/new-3-bdrm-mini-homes/

Manufactured Home	*means a dwelling unit manufactured in a factory and designed for transportation after fabrication, whether on its own wheels or a trailer, which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy (except for minor unpacking and assembling operations to place the building on an acceptable foundation), and having a width of not more than 6 m (20 ft), but does not include a travel trailer or recreational vehicle. Manufactured home includes a mobile home and a mini home, but does not include a modular or sectional home transported in two or more sections and assembled on site;* (Definition from the West Hants Land Use By-law and approved for incorporation in the Regional documents)

DOCUMENT REVIEW

The Province of Nova Scotia has six (6) *Statements of Provincial Interests* which form part of the *Municipal Government Act* and provide municipalities guidance on certain aspects of development in the Province: drinking water, flood risk areas, agricultural land, infrastructure, housing and the development of the Nova Centre. The *Statement of Provincial Interest* related to housing specifies that the goal is to "provide housing opportunities to meet the needs of all Nova Scotians" by incorporating housing policies into the municipal planning documents which address affordable housing, special-needs housing, rental accommodation, and providing for manufactured housing. All of the planning documents for the Region have housing policies and discuss residential development in specific communities. Staff reviewed the planning documents for Hantsport, West Hants and Windsor to determine where mobile homes are permitted in the Region (Table 2).

Table 2: Zones where Mobile Homes are Permitted in the Regional Municipality

Hantsport	West Hants	Windsor
Mini Home Park Zone permits "Mini homes"; this zone is not used anywhere in Hantsport.	**Single Unit Residential (R-1) Zone** permits "Existing manufactured homes" **Two Unit Residential (R-2) Zone** permits "Mini homes" but not mobile or manufactured homes; and permits "Uses permitted in the R-1 zone subject to the R-1 zone requirements" **Rural Residential (R-4), Manufactured Home Park (MHP), Agricultural Priority Two (AR-2), General Resource (GR)**	No discussion on mobile or mini homes in Windsor.

	and **Mineral Resource (MR) Zones** permit "Manufactured homes" **General Commercial (GC) Zone** permits "Single unit dwellings or mini homes on existing vacant lots under 10,000 ft2 in area, subject to the R-1 zone requirements" **Agricultural Priority Three (AR-3) Zone** permits "Manufactured homes" however "21.3 (b) mobile homes shall not be permitted on properties zoned AR-3 in a Growth Centre or Village designation." **Resource Industrial (M-1)** and **Hamlet Industrial (M-2) Zones** permit "One dwelling unit in conjunction with a permitted industrial use, either located in the same building or as a single unit dwelling or manufactured home on the same lot"	

West Hants Municipal Planning Strategy

As the application to permit a mobile home came from a resident in Three Mile Plains, staff concentrated on the housing policies in the West Hants Municipal Planning Strategy for guidance and direction.

An excerpt from Section 4.11, *Housing*, of the West Hants Municipal Planning Strategy outlines Councils intention for housing in West Hants by stating *"Council feels it is important to encourage the provision of housing that is inclusive of all citizens of West Hants regardless of socio-economic status, age or physical or mental disability".* Policy 4.11.1 outlines that Council will *"encourage the provision of housing adequate to meet the needs of all citizens of West Hants. Affordable housing, special-needs housing and rental accommodation shall be encouraged to develop in a manner that is sensitive to the needs of the community and those being served"* and Policy 4.11.2 states that Council shall *"provide for the development of a range of housing types in West Hants".*

Manufactured Home Parks

Section 4.15 of the West Hants Municipal Planning Strategy General Land Use Policies describes the policies for the creation of manufactured home parks where "residents may own, lease or rent their homes, but do not own the land". Policy 4.15.1 specifies that a Manufactured Home Park (MHP) Zone will be created and applied to existing manufactured home parks, and Policy 4.15.2 specifies that new manufactured home parks will be considered by development agreement only in the Growth Centres.

The specific sections for the Falmouth and Three Mile Plains Growth Centres also outline a corresponding policy which allows manufactured home parks to be considered by development agreement (Policy 5.3.9 and 5.4.6). To determine if stand alone mobile homes are permitted in specific areas of the municipality the specific policies for each community were reviewed.

Falmouth

Some of the general development objectives of the Falmouth Growth Centre are to provide for predominantly residential development, accommodate rural lifestyle activities that are compatible with moderate density residential development, and to monitor the extension of services to ensure the capacity of the municipal sewer and water system is not exceeded. Section 5.4 of the West Hants Municipal Planning Strategy discusses the residential policies for the Falmouth Growth Centre. Policy 5.4.7 specifically states that *"It shall be the policy of Council to prohibit the development of mobile homes on separate lots which are not part of a manufactured home park in the Falmouth Growth Centre."*.

Staff are not recommending any changes that would permit mobile homes on individual lots in the Falmouth Growth Centre.

Brooklyn

The general development objectives for the community of Brooklyn are to maintain the quiet, village atmosphere and continue its role as a commercial and institutional service centre for surrounding communities. Section 6.2 of the West Hants Municipal Planning Strategy discusses the residential policies for the community of Brooklyn, currently referred to as a Village in the planning documents. Policy 6.2.2 specifically states that *"It shall be the policy of Council to apply Two Unit Residential (R-2) zoning to the majority of residential land outside the Village Core area of Brooklyn. Within the Village designation, the R-2 zone will permit one and two unit dwellings and mini homes; however, mobile homes will not be permitted."*

Staff are not recommending any changes that would permit mobile homes on individual lots in the community of Brooklyn.

Three Mile Plains

Some of the general development objectives of the Three Mile Plains Growth Centre are to accommodate the majority of future commercial growth in West Hants, permit an urban residential growth pattern which includes higher density development, and allow the development of small lots to make better use of existing infrastructure. Section 5.3 of the West Hants Municipal Planning Strategy discusses residential policies for the Three Mile Plains Growth Centre. The background statement for the residential policies in the Three Mile Plains Growth Centre states "*The majority of residential land in the Three Mile Plains Growth Centre will be zoned Two Unit Residential (R-2) which permits one and two unit dwellings and mini homes. Mobile homes will not be permitted except in manufactured home parks which will be considered by development agreement".* Unlike the sections of the West Hants Municipal Planning Strategy for Falmouth and Brooklyn,

there is no policy that corresponds with this background statement to prohibit stand alone mobile homes in Three Mile Plains. Therefore, staff are requesting Council consider the request to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) Zone.

Two Unit Residential (R-2) Zone

Staff investigated where else in West Hants the Two Unit Residential (R-2) zone is permitted. The Two Unit Residential (R-2) zone is one of the residential zones in the communities of Three Mile Plains, Brooklyn, Currys Corner, Garlands Crossing and Falmouth (Figure 3). The Three Mile Plains Growth Centre incorporates the land zoned Two Unit Residential (R-2) in the communities of Currys Corner, Garlands Crossing and Three Mile Plains (Figure 4).

As the amendment to the list of permitted uses in the Two Unit Residential (R-2) zone would be written specifically as "Mobile homes in the Three Mile Plains Growth Centre", this use would not be permitted on any other lot zoned Two Unit Residential (R-2) outside of the Three Mile Plains Growth Centre. This amendment would be consistent with the policies described earlier.

WHMPS Specific Criteria

There are no specific criteria for this text amendment.

WHMPS General Criteria

The proposed amendment will meet the general criteria for amendments and development agreements set out in WHMPS Policy 16.3.1. These criteria are examined in detail in Attachment B. In summary:

- the proposal is not premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated;
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Director of Public Works, Manager of Public Works Operations, and Area Manager for the Department of Transportation and Infrastructure Renewal have no concerns.

West Hants Land Use By-law

Section 5.23 of the West Hants Land Use By-law states that "where manufactured homes are permitted by this By-law, the following conditions shall be met:

(a) No wheels, hitches or other transport attachments shall be visible; and

(b) The structure shall be skirted within 30 days of placement on the lot."

The applicants would be required to follow these regulations if this application is approved.

Text Amendment

To permit the requested use, an amendment to the text of the West Hants Land Use By-law (WHLUB) would be required. The proposed amendment is to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone (Attachment A).

Map Amendment

As the subject lot is currently zoned Two Unit Resdiential (R-2), a map amendment is not required as part of this application.

MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan (MCCAP) for West Hants (2013) identifies that overtopping of the Lebreau Creek Brook has caused flooding of homes adjacent to the brook along Highway 1, near Panuke Road, and in Three Mile Plains. Map 2B shows that some properties along Highway 14 and the Windsor Back Road may experience flooding in the future due to sea level rise, and Appendix B, the Inland Flooding Map, shows some areas in Three Mile Plains that may face inland flooding in the future.

The Three Mile Plains Stormwater Management Study (2019) completed a series of simulations to identify areas that may be potentially vulnerable to flooding. Specific Lebreau Creek Brook crossings at Old Shanks Road, Mountain Road and Panuke Road in Three Mile Plains were identified as areas that may be vulnerable to flooding. Other flood vulnerable areas in Three Mile Plains include: Alexander Drive, Denise Drive, Windsor Back Road, Highway 1, and Three Mile Plains Cross Road.

As this is a general text amendment and not a map amendment for a specific lot, any property owner within the Three Mile Plains Growth Centre should review the MCCAP and Three Mile Plains Stormwater Management Study to be aware of any potential flood risk to their lot prior to developing.

NEXT STEPS

As noted above, the proposed amendment has been considered within the context of the general policies of the WHMPS and is consistent with the intent, objectives and policies of the WHMPS. The amendment meets the general criteria for amendment to the WHLUB. As a result, it is reasonable to amend the text of the West Hants Land Use By-law to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone.

Approval Process

Staff Review

▼

Public Information Meeting

▼

Planning Advisory Committee receives staff report and PIM Notes
Planning Advisory Committee Review and Recommendation

▼

Regional Council First Reading

▼

Public Hearing held and adjourned to
next meeting of Council

▼

Council completes Public Hearing and

holds Second Reading

▼

Ministerial Approval or Appeal Period

▼

Notice of Approval in Local Paper

FINANCIAL IMPLICATIONS

There are no anticipated costs to the Municipality in regard to this development.

ALTERNATIVES

In response to the application, PAC may recommend that Council:

- recommend that Council hold First Reading and authorize a Public Hearing to approve the WHLUB amendment as drafted or as specifically revised by direction of PAC;
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	West Hants GFLUM Extract
Figure 2	West Hants Zoning Map Extract
Figure 3	West Hants Zoning Map Extract - Two Unit Residential (R-2) Zone
Figure 4	West Hants Zoning Map Extract - Two Unit Residential (R-2) Zone within the Three Mile Plains Growth Centre
Attachment A	Draft Amendments to the West Hants Land Use By-law
Attachment B	General Criteria for Amendment

Report Reviewed by: _____

Madelyn LeMay, Director of Planning and Development

Figure 1
West Hants GFLUM Extract

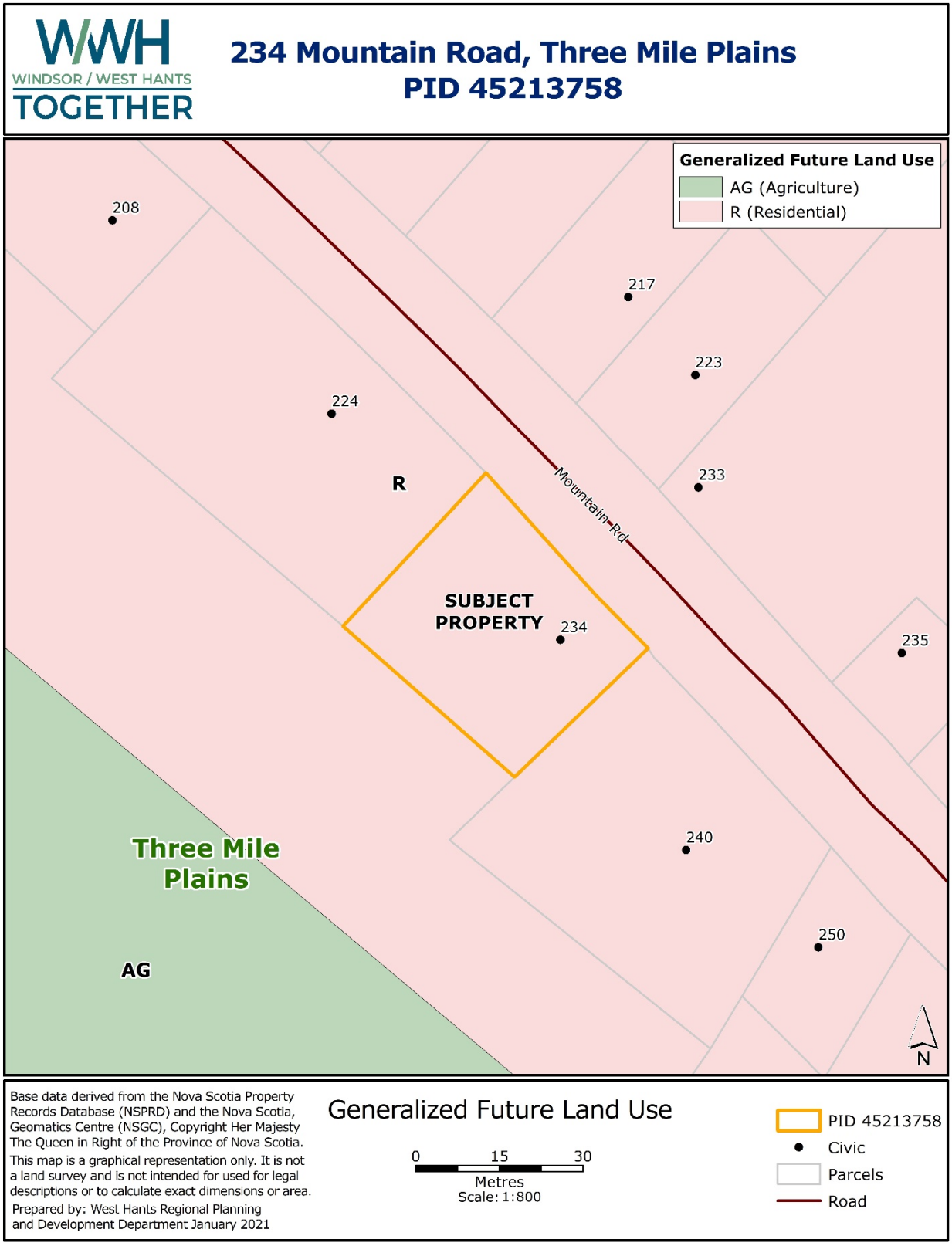


Figure 2
West Hants Zoning Map Extract

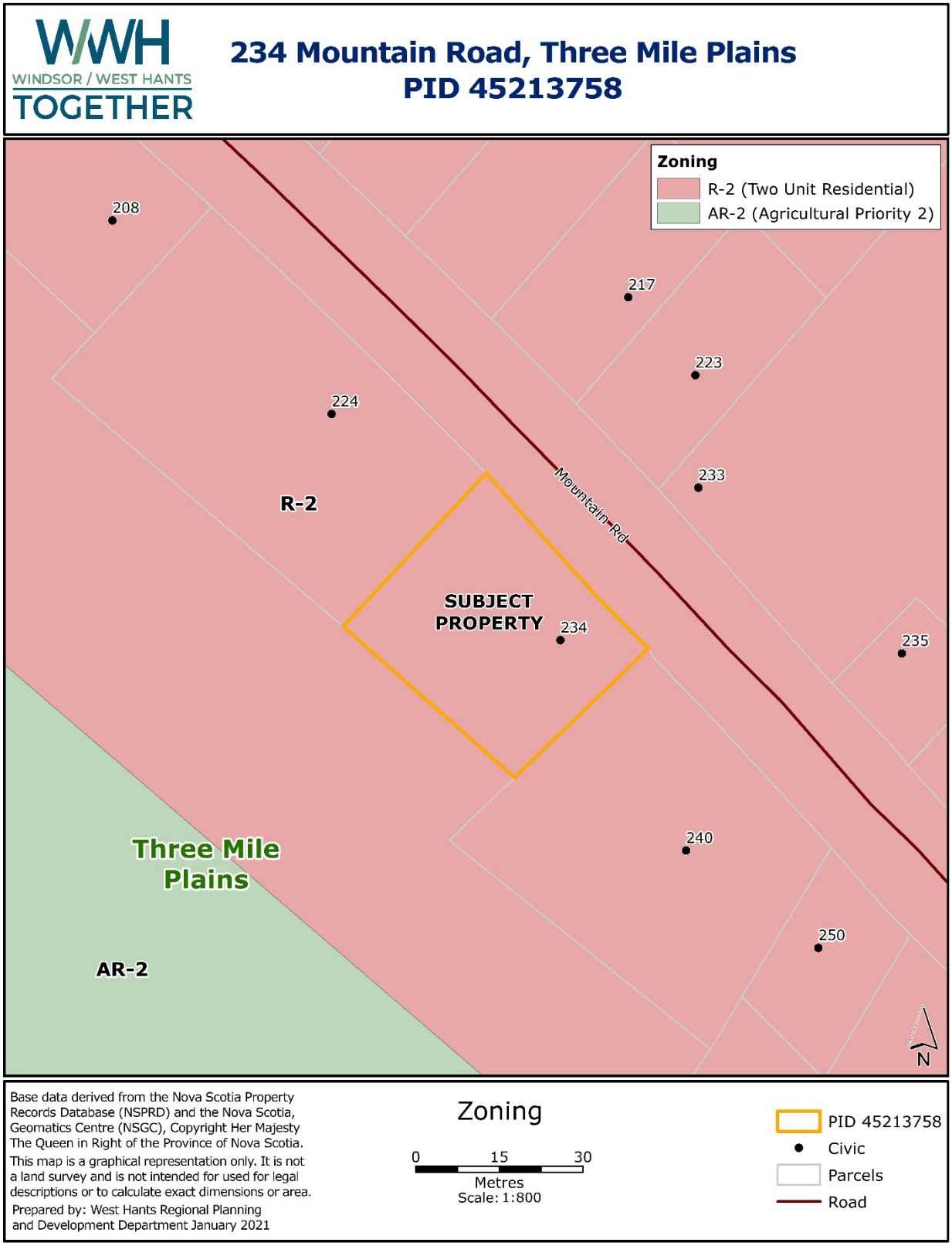


Figure 3
West Hants Zoning Map Extract
Two Unit Residential (R-2) Zone

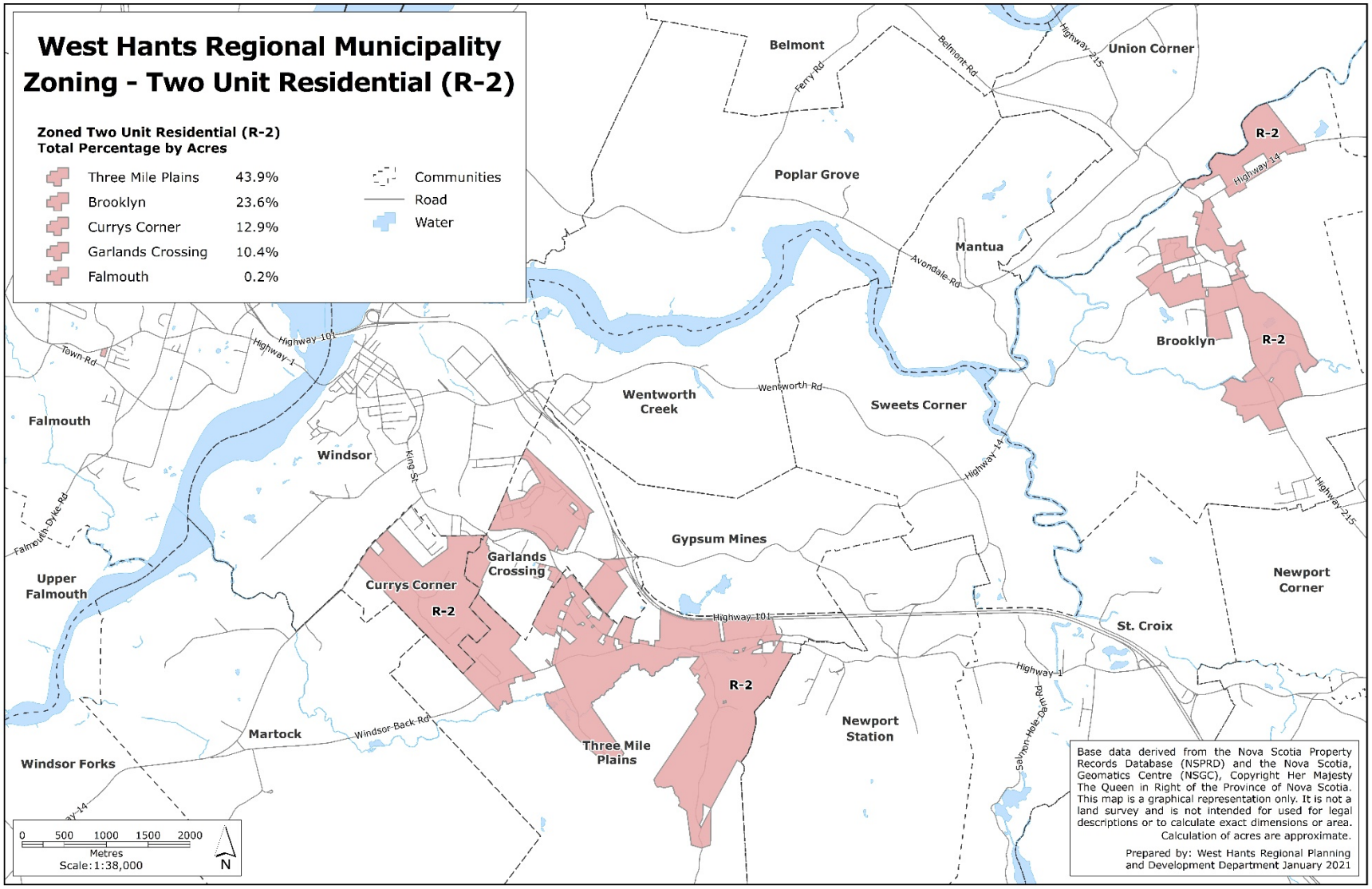
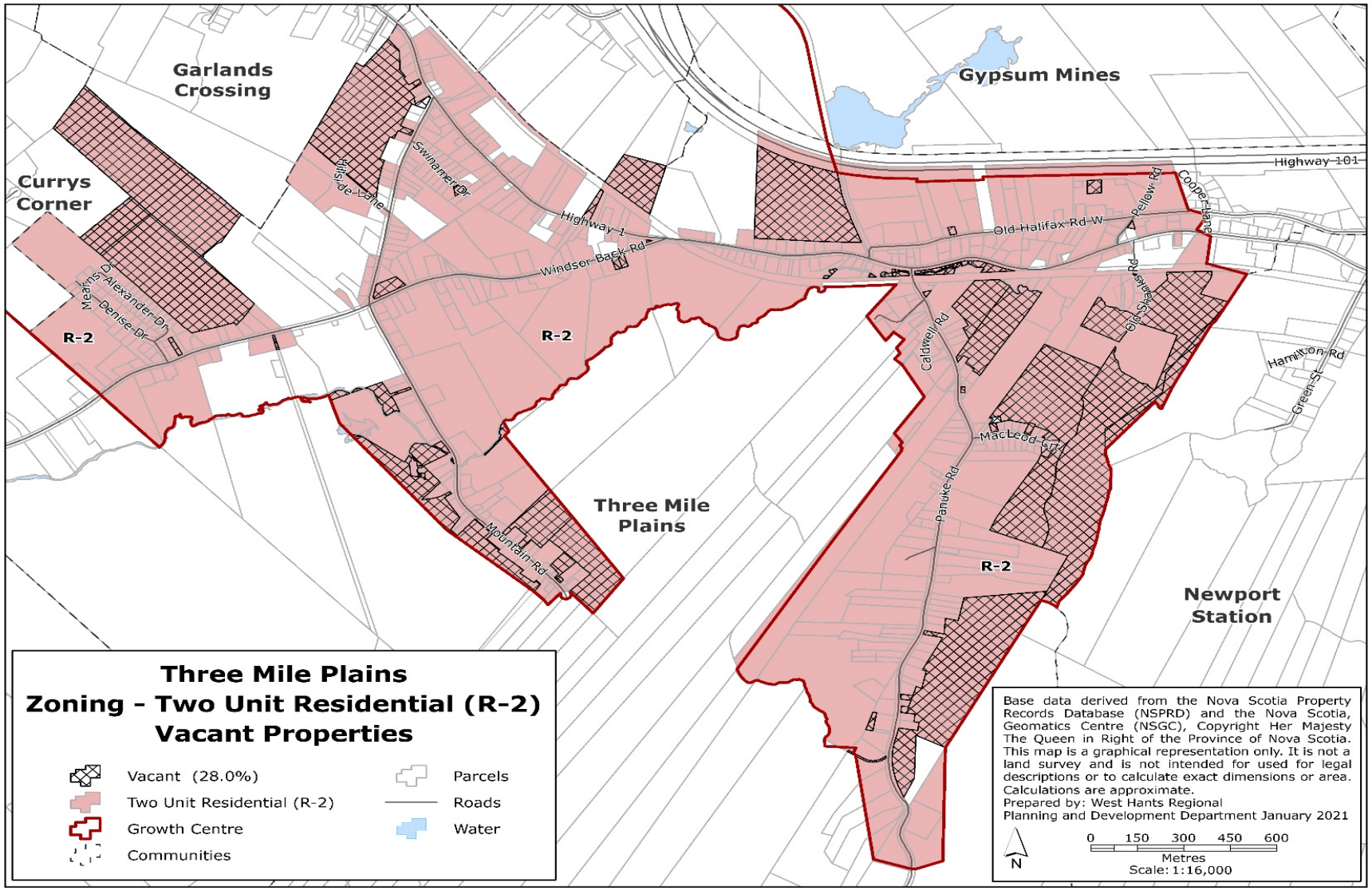


Figure 4
West Hants Zoning Map Extract
Two Unit Residential (R-2) within the Three Mile Plains Growth Centre



Attachment A
Draft Amendments to the West Hants Land Use By-law

A text amendment to the list of permitted uses in the Two Unit Residential (R-2) Zone in the West Hants Land Use By-law to permit mobile homes in the Three Mile Plains Growth Centre.

In Part 9.0 of the West Hants Land Use By-law, *Two Unit Residential (R-2)*:

1. **Amend Part 9.1 *Permitted Uses* to include mobile homes in the Three Mile Plains Growth Centre to the list of permitted uses by adding "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses; and**
2. **Amend the lot specification chart in Part 9.2 to require the same lot specifications for mobile homes as mini homes by adding "Mobile homes", so that it reads as follows:**

9.0 TWO UNIT RESIDENTIAL (R-2)

Permitted Uses

9.1 The following uses shall be permitted in the Two Unit Residential (R-2) zone:

- Two-unit dwellings
- Mini homes
- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Mobile homes in the Three Mile Plains Growth Centre

9.2 In the R-2 zone, no development permit shall be issued except in conformity with the following:

	Mobile homes and Mini homes		**Two-unit dwellings**	
	with municipal services	**with on-site services**	**with municipal services**	**with on-site services**
Minimum lot area	6,000 ft^2 (557.40 m^2); 7,000 ft^2 (650.30 m^2) for corner lots	29,000 ft^2 (2,694.10 m^2)	3,500 ft^2 (325.15 m^2)/unit	29,000 ft^2 (2,694.10 m^2)/unit
Minimum lot frontage	50 ft (15.24 m)	100 ft (30.48 m)	30 ft (9.14 m) / unit	100 ft (30.48 m) / unit
Minimum front yard	15 ft (7.62 m)			

Minimum rear yard		25 ft (7.62 m)
Minimum side yard	**one side**	6 ft (1.83 m)
	other side	6 ft (3.05 m)
Max. height of main building		35 ft (10.67 m)

(Amendment GC2LUB 17-01 Effective March 7, 2018)

Subdivision of Semi-detached Units

9.3 Semi-detached dwelling units located on an approved water and sewer serviced lot may be subdivided into lots provided each dwelling unit has separate service connections and provided all applicable provisions of the West Hants Subdivision By-law and this By-law are met. No side yard shall be required along the common lot boundary dividing a semi-detached dwelling.

Attachment B
General Criteria for Amendment

Policy 16.3.1 In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:

CRITERIA	**COMMENT**
(a) whether the proposal is considered premature or inappropriate in terms of:	
(i) the adequacy of sewer and water services;	The Director of Public Works has stated that adding mobile homes in the Three Mile Plains Growth Centre to the list of permitted uses in the Two Unit Residential (R-2) zone would have no negative impact related to the adequacy of municipal services in these serviced areas. They also noted that some of the areas shown on the map (Figure 3) may not have access to municipal water / wastewater services.
(ii) the adequacy of school facilities;	No impact on school facilities is anticipated.
(iii) the adequacy of fire protection and other emergency services;	In response to an inquiry, the local Fire Chief stated "I do not have any fire resource or hazard concerns with these structures being permitted in the county. There are many of these that are older models and we do definitely adjust our approach to them, but none that would refuse them being allowed in bylaws." The Manager of Building and Fire Inspection Services stated that "under the Building & Fire Codes, there is no difference between Mini Homes & Mobile Homes. Mobile Homes are just an older style factory built home". They have no issues with this change with regard to fire safety.
(iv) the adequacy of road networks adjacent to, or leading to the development; and	The Area Manager for the Department of Transportation and Infrastructure Renewal stated that "the Department does not anticipate an impact to the adequacy of the Provincial road network with the proposed changes to the West Hants Land Use By-law." The Manager of Public Works Operations stated they would not anticiapte any

	impact or have any concerns related to transportation of the mobile homes on the West Hants Regional Municipality road network by permitting mobile homes in the Two Unit Residential (R-2) zone of the West Hants Land Use By-law.
(v) the financial capacity of the Municipality to absorb any costs relating to the development.	There are no anticipated costs to the Municipality related to this development agreement amendment.
(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;	The Director of Public Works noted that some areas on the map (Figure 3) may not have access to municipal water / wastewater services. This would be assessed as permits are requested for specific properties.
(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;	The Area Manager for the Department of Transportation and Infrastructure Renewal stated that "the Department has no transportation concerns with respect to permitting mobile homes in the Two Unit Residential (R-2) zone." The Manager of Public Works Operations stated they would not anticiapte any impact or have any concerns related to transportation of the mobile homes on the West Hants Regional Municipality road network by permitting mobile homes in the Two Unit Residential (R-2) zone of the West Hants Land Use By-law. There are no anticipated impacts to rail or pedestrian traffic by permitting mobile homes in the Three Mile Plains Growth Centre.
(d) the adequacy of the dimensions and shape of the lot for the intended use;	The dimensions and shape of the lot for a mobile home would have to meet the Two Unit Residential (R-2) zone requirements. This would be assessed as permits are requested for specific properties.
(e) the pattern of development which the proposal might create;	One of the Development Officer stated that they do not have any issues or concerns allowing mobile homes in the Two Unit Residential (R-2) zone as they may provide a more affordable housing option for residents. However, they did note that mobile homes are encouraged in Mobile Home Parks by Development Agreement and are not encouraged in

	Falmouth and Brooklyn as per policy based on public input. They stated that if mobile homes were permitted in Falmouth and Brooklyn the general public may be opposed. The proposed amendments to the documents would only allow mobile homes on properties zoned Two Unit Residential (R-2) in the Three Mile Plains Growth Centre. The other Development Officer added that "Mobile homes provide an affordable housing option. Mobile homes are sometimes a first step in an effort to find affordable housing and quite often leads to a future investment in a mini home, single unit dwelling, etc. Although they may not be appropriate in all R2 zones, I do not have a problem in permitting them in the R2 zones in the Three Mile Plains Growth Centre as the area is already the location for many mobile homes. As the availability of mobile homes due to decreasing production over time will become a factor and with the increase in popularity of mini homes, it can be expected the number of mobile homes will greatly be reduced. Allowing mobile homes in the R2 zones of the Three Mile Plains Growth Centre I don't believe would create a pattern of development negatively affecting other areas."
(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses or wetlands, and susceptibility of flooding;	The suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses or wetlands, and susceptibility of flooding would have to be assessed as permits are requested for specific properties. The lot for a mobile home would have to meet the Two Unit Residential (R-2) zone requirements. This would be assessed as permits are requested for specific properties.
(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by laws and regulations; and	All Municipal, Provincial and Federal regulations will have to be met.

(h) any other matter required by relevant policies of this Strategy.	All other matters have been addressed elsewhere in this report.

WINDSOR / WEST HANTS TOGETHER

Emergency Management By-law

Public Hearing

April 27, 2021

Authority for an Emergency Management By-law

- The *Emergency Management Act* 1990 c. 8 as amended (Act) states every Municipality must :
  - establish and maintain a municipal emergency by-law;
  - establish and maintain a municipal emergency management organization;
  - appoint a Coordinator of the emergency management organization and prescribe such duties to the Coordinator, which include the preparation and coordination of emergency management plans for the municipality;
  - have an advisory committee with respect to developing the emergency management plan; and
  - prepare and approve emergency management plans.

History

- In accordance with the Act, the former Town of Windsor, Town of Hantsport and Municipality of the District of West Hants created a Regional Emergency Management Organization (REMO) and REMO By-law in 2003. REMO consisted of the
- The REMO Advisory Committee, REMO Planning Committee and REMO Coordinator.
- Each participating Municipality separately approves the By-law, emergency management plans and budget for REMO.



History - Continued

- In 2007 the REMO By-law of the former Town of Hantsport and Municipality of the District of West Hants was amended. It is believed the former Town of Windsor also amended their REMO By-law; however, this can not be confirmed.
- After the dissolution of the Town of Hantsport into the Municipality of the District of West Hants, the Towns REMO By-law was repealed.
- On April 1, 2020 the Town of Windsor and Municipality of the District of West Hants consolidated to form the West Hants Regional Municipality.
- As all former Municipalities which formed REMO are now one municipal unit, the Emergency Management Organization is no longer considered “Regional”.

Proposed Emergency Management By-law, RE-002.



- The proposed Emergency Management By-law creates a new Municipal Emergency Management Organization outlining:
  - The establishment of the Emergency Management Advisory Committee, Emergency Management Coordinator and Emergency Management Planning Committee;
  - Sets the Committee of the Whole as the Emergency Management Advisory Committee;
  - Outlines the responsibilities of the Emergency Management Coordinator;
  - Outlines the membership and duties of the Emergency Management Planning Committee;

Proposed Emergency Management By-law, RE-002 - Continued

- Provides the ability to enter into agreements for the development, implementation of emergency plans and response to an emergency;
- Outlines the duties of Council;
- Outlines the duties of Councillors, staff and agents during an emergency.

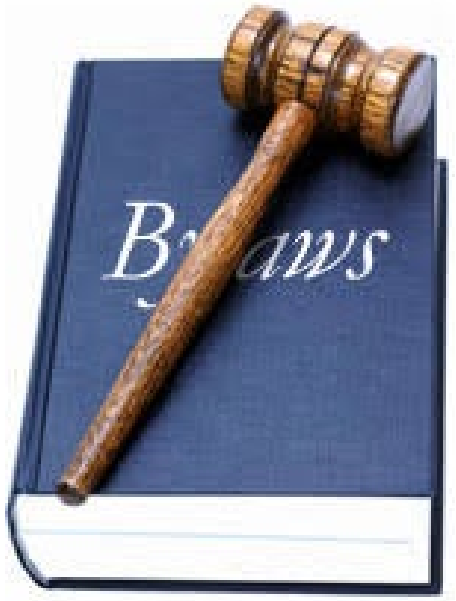
- The By-law also repeals the Regional Emergency Management By-laws of the former Town of Windsor and Municipality of the District of West Hants.

Other Information

- The *Emergency Management Act* details the procedure to declare or terminate a State of Local Emergency.
- Under the *Act* all municipalities must inform the Department of Municipal Affairs of any anticipated event or emergency that could impact the health, safety, property or environment of Nova Scotians.



By-law Approval Process



- *Municipal Government Act*, Section 168
  - By-law must be read twice.
  - Notice of Councils intent to approve a by-law is published in the newspaper 14 days before the Second Reading, which states the date & time of when the by-law will be considered and where it may be inspected.
  - That Council may by policy determine other procedures to be followed.
- Meeting and Committee Procedural Policy, Section 15.5 a)
  - Requires all by-laws to have Public Hearing before Second Reading.
- Other notifications may be required dependent on the by-law.

Process Timeline

The Public Hearing was advertised in the Valley Journal Advertiser on April 6, 2021 as well as on the Regional website and Facebook.

Regional Council First Reading - March 23, 2021

Advertisements and Notifications – April 6, 2021

Public Hearing – April 27, 2021

Regional Council Second Reading – April 27, 2021

Ministerial Approval

Notice of Approval in Local Paper

Questions and Comments

- Residents and members of the public can submit all questions and comments related to this proposed by-law to Rhonda Brown by 3 pm, April 26, 2021.
  - E-mail: rbrown@westhants.ca
  - Phone: 902-798-8391 ext. 110
  - Drop Off At: 76 Morison Dr., Windsor
  - Mail: Rhonda Brown, c/o West Hants Regional Municipality
    PO Box 3000, Windsor, NS B0N 2T0



Questions and Comments Received

- The following questions and comments were received: (this section will be completed after April 26, 2021)

1) XX
2) XX
3) XX

WWH

WINDSOR / WEST HANTS

TOGETHER

Recommendation

Should Council wish to proceed with the Emergency Management By-law, RE-002, after the Public Hearing and consideration of any comments made by the public, the recommended motion would be:

- **...that Council give Second Reading and approves the Emergency Management By-law, RE-002, which includes the repeal of previous Regional Emergency Management By-laws, substantively the same as that presented to Committee of the Whole on March 9, 2021.**

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Mayor Zebian and members of Committee of the Whole

Submitted by: Rhonda Brown

Rhonda Brown, Municipal Clerk

Date: March 9, 2021

Subject: Emergency Management By-law, RE-002

LEGISLATIVE AUTHORITY

Emergency Management Act 1990 c.8 as amended.

RECOMMENDATION or DECISION REQUEST

…That Committee of the Whole recommends that Council give First Reading and proceed to a Public Hearing and Second Reading for the Emergency Management By-law, RE-002, which includes the repeal of previous Regional Emergency Management By-laws, as presented to Committee of the Whole on March 9, 2021.

BACKGROUND

Property X	Public Opinion☐	Environment☐	Social☐	Economic☐	Councillor Activity ☐

In accordance with Section 10 of the Emergency Management Act, every municipality must:

- establish and maintain a municipal emergency by-law;
- establish and maintain a municipal emergency management organization;
- appoint a Coordinator of the emergency management organization and prescribe such duties to the Coordinator, which include the preparation and coordination of emergency management plans for the municipality;
- have an advisory committee with respect to developing the emergency management plan; and

- prepare and approve emergency management plans.

The Act allows municipalities to enter arrangements for a common organization plan or program. In 2003 the former Town of Windsor, Town of Hantsport, and Municipality of the District of West Hants created a Regional Emergency Management By-law and organization; the By-law was passed separately by each unit. After the dissolution of the Town of Hantsport in 2016, Hantsport's Regional Emergency Management By-law was repealed.

The former Regional Emergency Management Organization (REMO) consisted of a REMO Advisory Committee, REMO Planning Committee and Coordinator. The REMO Advisory Committee consisted of two councillors from each participating Municipality, the purpose was to recommend emergency plans and budget to Council for approval. The REMO Planning Committee consisted of staff and agency representatives that helped prepare emergency plans and implemented the emergency plans during emergencies.

On April 1, 2020, the Town of Windsor and Municipality of the District of West Hants became a single municipal unit.

DISCUSSION

There are currently two Regional Emergency Management By-laws, the term "regional" in these by-laws are reflective of multiple municipal units which agreed to work as one municipal emergency management organization. As the three former municipalities are now one unit, the municipal emergency management organization is no longer considered regional, therefore a new by-law for the West Hants Regional Municipality (WHRM) is required to be consistent with the new municipal structure.

As WHRM is one municipal unit and all Councillors already sit on the Committee of the Whole, a separate Advisory is not required. The proposed draft by-law identifies the Committee of the Whole to act as the required Advisory Committee, this has already been approved in the Regional Municipality's Meeting and Committee Procedural Policy RCOGE-003.00, Section 2.2(c).

The proposed Emergency Management By-law repeals the former Regional Emergency Management By-laws and creates a new organization by outlining the following:

- establishes the committees and persons who form the new emergency management organization;
- sets the Committee of the Whole as the Emergency Management Advisory Committee;
- outlines the responsibilities of the Emergency Management Coordinator;
- outlines the membership and duties of the Emergency Management Planning Committee;

- provides the ability to enter into agreements for the development, implementation of emergency plans and response to an emergency;
- outlines the duties of Council including approval of emergency plans, requesting assistance from other levels of government, declaring and terminating a State of Local Emergency, and spending of money for emergencies; and
- outlines the duties of Councillors, staff and agents during an emergency.

Under the Act, municipalities must inform the Department of Municipal Affairs any real or anticipated event or emergency that could impact the health, safety, property or environment of Nova Scotians. The Act and its' Regulations also detail the procedure to declare or terminate a State of Local Emergency.

NEXT STEPS

The proposed steps for approval of the Emergency Management By-law are:

Staff Review
▼
Committee of the Whole Review and Recommendation
▼
Regional Council First Reading (March 23, 2021)
▼
Public Hearing
(notice in local paper once)
▼
Regional Council Public Hearing and Second Reading
(April 23, 2021)
▼
Notice to Municipal Affairs
▼
Notice of Approval in Local Paper
▼

FINANCIAL IMPLICATIONS

As with the approval process for all by-laws, there are mandated advertisements which will cost less than $500.00, such costs are included in the annual budget. There are no other financial implications associated with the approval of the Emergency Management By-law.

ALTERNATIVES

Committee of the Whole could recommend changes to the draft By-law before going to First Reading. Such changes may need to be reviewed to ensure they meet the

requirements of the Act.

ATTACHMENTS

1. Draft Emergency Management By-law, RE-002
2. Regional Emergency Management By-law, dated March 13, 2007 of the Municipality of the District of West Hants (current)
3. Regional Emergency Measures By-law, dated February 28, 2003 of the former Town of Windsor (current)

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Report Prepared by: _____
Rhonda Brown, Municipal Clerk

Report Reviewed by: _____
Shelleena Thornton, Administrative Supervisor

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

In accordance with the Emergency Management Act R.S.N.S. 1990 c.8 s.10, the Council of the West Hants Regional Municipality enacts the following:

Short Title

1. This By-law shall be known as the "Emergency Management By-law."

Interpretation

2. In this By-law,
   a) "Act" means Emergency Management Act, R.S.N.S. 1990, c.8 or successor legislation and references to the Act or to regulations made under the Act are to be interpreted as meaning the Act or regulations as they may be amended from time to time;
   b) "agent" means a person, persons, company or any other organization employed or contracted to act on behalf of the Municipality;
   c) "Chief Administrative Officer" means the Chief Administrative Officer of the Municipality;
   d) "Committee of the Whole" means the committee of Council consisting of all Councillors;
   e) "Council" means the Council of the Municipality;
   f) "Councillor" means a member of Council;
   g) "Emergency" has the meaning prescribed by the Act;
   h) "Emergency Management Coordinator" means the person appointed by the Municipality to fulfill the functions prescribed by the Act, regulations made under the Act, or by this By-law;
   i) "Emergency Management Advisory Committee" means the advisory committee appointed by the Municipality to fulfill the functions prescribed by the Act, regulations made under the Act, or by this By-law;
   j) "Emergency Management Planning Committee" means the planning committee established pursuant to this By-law;
   k) "emergency management plan(s)" has the meaning prescribed by the Act;
   l) "employee" means a person employed either part or full time by the Municipality;
   m) "Mayor" means the Mayor of the Municipality or a Councillor lawfully acting in the stead of the Mayor;
   n) "Municipal Emergency Management Organization" means the organization established pursuant to this By-law;

DRAFT

o) "Municipality" means the West Hants Regional Municipality;

p) "State of Local Emergency" means a state of local emergency declared by Council or Mayor pursuant to the Act or renewed by the Municipality pursuant to the Act and regulations made under the Act.

Municipal Emergency Management Organization

3. The Council hereby establishes a Municipal Emergency Management Organization.

4. The Municipal Emergency Management Organization shall consist of the following persons and committees:

   a) The Emergency Management Advisory Committee;

   b) The Emergency Management Coordinator; and

   c) The Emergency Management Planning Committee.

DRAFT

Emergency Management Advisory Committee

5. The Committee of the Whole shall act as the Emergency Management Advisory Committee.

6. The Emergency Management Advisory Committee shall:

   a) Advise Council on the development and maintenance of emergency management plans;

   b) Present emergency management plans to Council;

   c) Prepare and recommend the annual operating budget to Council for approval;

   d) Brief Council on developments during a Local State of Emergency; and

   e) Perform such other duties as may be required by the Council or by the Act or regulations made under the Act or by this by-law.

Emergency Management Coordinator

7. The Emergency Management Coordinator reports to the Chief Administrative Officer and shall be responsible, through the Emergency Management Advisory Committee for:

   a) Act as chair of the Emergency Management Planning Committee;

   b) Coordinate and prepare emergency management plans, training and exercises;

   c) Be responsible for on-going public self-help education programs related to emergency preparedness;

d) Following activation of the Municipality's emergency management plan or declaration of a State of Local Emergency, prescribe as necessary the duties to be fulfilled by municipal departments or agencies, employees and agents of the Municipality;

e) Perform such duties in accordance with the emergency management plan, and carry out any lawful directives of the Mayor, a Councillor lawfully acting in the stead of the Mayor, the Chief Administrative Officer, the Emergency Management Advisory Committee or Council.

Emergency Management Planning Committee

8. Emergency Management Planning Committee members shall include:

a) Emergency Management Coordinator

b) Chief Administrative Officer

c) Directors or representatives of every Municipal department or agency which has been assigned emergency related functions under the Municipality's emergency management plan, including those responsible for providing the following services during an emergency:

i. Law enforcement

ii. Search and rescue

iii. Fire control

iv. Hazardous material control

v. Transportation

vi. Health Care

vii. Communication

viii. Public Information

ix. Utilities

d) Directors or representatives of such of the following provincial departments or agencies as are willing to participate:

i. Nova Scotia Emergency Management Office

ii. Lands and Forestry

iii. Education

iv. Community Services

v. Health and Wellness

vi. Transportation and Active Transit

DRAFT

9. The Emergency Management Coordinator shall chair the Emergency Management Planning Committee.

10. The Emergency Management Planning Committee shall:

    a) Assist the Emergency Management Coordinator in the preparation and coordination of emergency management plans;

    b) Advise the Emergency Management Advisory Committee on the development of emergency management plans;

    c) Upon request, assist the Emergency Management Advisory Committee in the annual presentation of emergency management plans to Council;

    d) Following activation of the Municipality's emergency management plan or a declaration of State of Local Emergency, fulfill the duties as prescribed in the emergency management plans;

    e) Perform such other duties as may be required by the Mayor, a Councillor lawfully acting in the stead of the Mayor, Emergency Management Advisory Committee or Council.

Agreements

11. The Municipality may enter into agreements with the Government of Canada, the Province of Nova Scotia, another municipal unit, or any other person or organization, for the provision of services in the development and implementation of emergency management plans.

12. Except as otherwise limited by Council or by the Chief Administrative Officer, following activation of the Municipality's emergency management plan or a declaration of a State of Local Emergency, the Emergency Management Coordinator has authority to bind the Municipality to contracts made for the purpose of responding to emergency conditions.

Duties of Council

13. Review and approve emergency management plans presented to it by the Emergency Management Advisory Committee.

14. Specify additional duties to be fulfilled by the Emergency Management Advisory Committee, Emergency Management Coordinator and the Emergency Management Planning Committee.

15. Request assistance from the Province of Nova Scotia and/or Government of Canada in accordance with established guidelines.

DRAFT

16. Declare a State of Local Emergency, in accordance with the Act, and communicate it to the public.

17. Extend or terminate a State of Local Emergency in accordance with the Act.

18. The Council may appropriate and expend monies:
    a) To pay reasonable expenses of members of the Emergency Management Advisory Committee, Emergency Management Coordinator and the Emergency Management Planning Committee;
    b) To fulfill the terms and conditions of an agreement made pursuant to this by-law; and
    c) To respond to emergency conditions following activation of the Municipality's emergency management plan or a declaration of a State of Local Emergency.

Duties During an Emergency

19. Following activation of the Municipality's emergency management plan or a declaration of a State of Local Emergency, and for the duration of the emergency:
    a) Every Councillor shall advise the Mayor as to their whereabouts and how they may be contacted;
    b) Every employee and agent of the Municipality who has a designated role in an emergency as identified in emergency management plans staff list shall:
        i. Advise the Emergency Management Coordinator of their whereabouts and how they may be contacted; and
        ii. Fulfill such duties as may be prescribed by the Emergency Management Plan or as may be lawfully directed by the Council, the Chief Administrative Officer or the Emergency Management Coordinator.

Repeal

20. The Regional Emergency Management By-law of the former Municipality of the District of West Hants dated March 13, 2007; the Regional Emergency Management By-law of the former Town of Windsor dated January 28, 2003; and all other Emergency Management By-laws of the Municipality of the District of West Hants and Town of Windsor are hereby repealed.

DRAFT

I, Rhonda Brown, Municipal Clerk of the West Hants Regional Municipality, the Province of Nova Scotia, do hereby certify that this is a true copy of the By-law as adopted by the Council of the West Hants Regional Municipality at a meeting duly called and held on the _____day of _____(month), _____(year).

_____

R.N. Brown
Municipal Clerk

By-law Adoption	
First Reading:	*date*
Notice Published:	*date*
Second Reading & Approval	*date*
Final Publication	*date*
Notice to Municipal Affairs	*date*
Description: Initial approval of the Emergency Management By-law, RE-002.	

DRAFT

REGIONAL EMERGENCY MANAGEMENT BY-LAW

A By-law to Provide for a Prompt and Coordinated Response to a State of Local Emergency.

The Council of the Municipality of the District of West Hants, under the authority vested in it by the ***Municipal Government Act***, Stats. N.S., 1998, C. 18, and the ***Emergency Management Act***, Stats. N.S., 1990, C. 8, enacts as follows:

SHORT TITLE

1. This by-law may be cited as the "Regional Emergency Management By-law".

INTERPRETATION

2. In this by-law,

   a. "Act" means the ***Emergency Management Act***, Stats. N.S., 1990, C. 8;

   b. "Agreement" means the agreement among the Town of Windsor, the Town of Hantsport and the Municipality of the District of West Hants pursuant to the Act;

   c. "Council" means the Council of the Municipality of the District of West Hants;

   d. "Councils" means the Councils of the Municipality of the District of West Hants, the Town of Windsor and the Town of Hantsport;

   e. "Councillor" means a member of the Council;

   f. "Emergency" means a present or imminent event in respect of which the Minister of Municipality, as the case may be, believes prompt coordination of action or regulation of persons or property must be undertaken to protect property or the health, safety or welfare of people in the Province;

   g. "Emergency Management Office" means the Emergency Management Office

established pursuant to the ***Public Service Act***;

h. "Emergency Management Plan" means any plan, program or procedure prepared by the Province or Municipality, as the case may be, that is intended to mitigate the effects of an emergency or disaster and to provide for the safety, health or welfare of civil population and the protection of property in the event of such an occurrence;

i. "Fire Marshall" means the Fire Marshall appointed pursuant to the ***Fire Prevention Act***;

j. "Mayor or Warden" includes a Councillor acting in the stead of the Mayor or Warden, as the case may be;

k. "Minister" means the Minister of Emergency Management;

l. "Municipality" means the city, an incorporated town or a municipality of a county or district;

m. "Police Officer" means a member of the Royal Canadian Mounted Police and a police officer of a Municipality;

n. "Regional Emergency Management Advisory Committee" means a committee established by agreement to plan for and be responsible for the direction and management of emergency activities;

o. "Regional Emergency Management Coordinator" means the person and their alternate appointed by the participating parties of REMO;

p. "Regional Emergency Management Organization" means the organization established as per the agreement;

q. "Regional Emergency Management Planning Committee" means the committee responsible to recommend policy to the Regional Emergency Management Advisory Committee;

r. "State of Emergency" means a state of emergency declared by the Minister or renewed by the Minister pursuant to this Act;

s. "State of Local Emergency" means a state of local emergency declared by a

Municipality or renewed by it pursuant to this Act;

REGIONAL EMERGENCY MANAGEMENT ORGANIZATION

3. The Council hereby agrees to the establishment of a Regional Emergency Management Organization in accordance with the Agreement.

4. The Regional Emergency Management Organization shall consist of the following persons and Committees:

   a. a Regional Emergency Management Advisory Committee;

   b. a Regional Emergency Management Coordinator;

   c. a Regional Emergency Management Planning Committee.

REGIONAL EMERGENCY MANAGEMENT ADVISORY COMMITTEE

5. Council shall appoint representatives to the Regional Emergency Management Advisory Committee in accordance with the agreement from its members for such term as the agreement provides.

6. Council's representation on the Regional Emergency Management Advisory Committee shall at all times be no fewer than three members of the Council or as required by the agreement.

7. The Regional Emergency Management Advisory Committee shall:

   a. be responsible for the development of Regional Emergency Management plans;

   b. brief Council on the development of these plans;

   c. prepare and recommend the annual operating budget to respective Councils for approval.

REGIONAL EMERGENCY MANAGEMENT COORDINATOR

8. A Regional Emergency Management Coordinator shall be appointed in accordance

with the agreement.

9. The Regional Emergency Management Coordinator shall receive an honorarium in accordance with the agreement.

10. The Regional Emergency Management Coordinator shall:

    a. chair the Regional Emergency Management Planning Committee;

    b. coordinate and prepare Regional Emergency Management plans;

    c. perform such duties as provided for in the agreement.

REGIONAL EMERGENCY MANAGEMENT PLANNING COMMITTEE

11. Each party shall appoint representatives to the Regional Emergency Management Planning Committee as the agreement provides.

12. The Regional Emergency Management Planning Committee shall include, but not be limited to, persons responsible during an emergency to provide:

    a. law enforcement;

    b. fire control;

    c. engineering services;

    d. health services;

    e. community services;

    f. transportation;

    g. communications;

    h. public information;

    i. utilities;

j. hospital;

k. financial services;

l. legal services.

13. The Regional Emergency Management Planning Committee shall:

a. assist the Regional Emergency Management Coordinator in the preparation and coordination of the Regional Emergency Management plans;

b. advise the Regional Emergency Management Advisory Committee on the development of Regional Emergency Management plans;

c. upon request, assist the Regional Emergency Management Advisory Committee in the briefing of Councils on the development of Regional Emergency Management plans;

d. perform such other duties as may be required by the Regional Emergency Management Advisory Committee or the agreement.

AGREEMENTS

14. The Regional Emergency Management Advisory Committee may enter into agreements with the Government of Canada, the Province of Nova Scotia, a municipality, city, town, or any other agency or any person, subject to approval of each Council.

DUTY OF COUNCIL

15. The Council may appropriate and expend monies:

a. to pay the cost of operations and reasonable expenses of members of the Regional Emergency Management Advisory Committee, the Regional Emergency Management Coordinator and the Regional Emergency Management Planning Committee; and

b. to fulfill the terms and conditions of any agreements as per Section 14.

DUTIES DURING A STATE OF LOCAL EMERGENCY

16. Following the issuance of a declaration, and or the duration of the state of local emergency:

    a. every Councillor shall keep the Warden posted respecting their whereabouts;

    b. every employee, servant and agent of the Municipality who has a key role to play in such emergencies as identified in the Regional Emergency Management plans shall:

        i. advise the Regional Emergency Management Coordinator of their whereabouts; and

        ii. fulfill such duties as may be prescribed by the Regional Emergency Management Plan.

REPEAL

17. The Regional Emergency Measures By-law passed by Municipal Council on the 8th day of April, A.D., 2003, with Second Reading on the 8th day of April, A.D., 2003, be and is hereby repealed.

THIS IS TO CERTIFY that the By-law of which the foregoing is a true copy was duly passed at a duly called meeting of the Municipal Council of the Municipality of the District of West Hants duly held on the 13 day of March, A.D., 2007.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the Municipality of the District of West Hants this 21 day of March, A.D., 2007.

Ora Bennett

MUNICIPAL CLERK

TOWN OF WINDSOR
BYLAW # 22
REGIONAL EMERGENCY MEASURES BYLAW

A By-law to Provide for a Prompt and Coordinated Response to a State of Local Emergency.

The Council of the Town of Windsor, under the authority vested in it by the *Municipal Government Act*, R.S.N.S. 1999, and the *Emergency Measures Act*, R.S.N.S. 1990, C.8, s.10, enacts as follows:

SHORT TITLE

22.01 This By-law may be cited as the "Regional Emergency Measures By-law".

INTERPRETATION

22.02 In this By-law,

(a) "Act" means the *Emergency Measures Act,* R.S.N.S. 1990, c. 8;

(b) "Agreement" means the agreement among the Town of Windsor, the Town of Hantsport and the Municipality of the District of West Hants **pursuant to Section 10(2) of the Act, dated July 31, 1990,** and as amended from time to time.

(c) "Council" means the Council of the Town of Windsor;

(d) "Councils" means the councils of the Town of Windsor, the Town of Hantsport and the Municipality of the District of West Hants;

(e) "Councillor" means a member of the Council;

(f) "Director" means the Director of the Nova Scotia Emergency Measures Organization;

(g) "Emergency" means a present or imminent event which requires the prompt co-ordination of action or regulation of persons or property to be undertaken to protect property or the health, safety or welfare of people;

(h) "Mayor" means the Mayor of the Town of Windsor or a councillor acting in the stead of the Mayor;

(i) "Minister" means the member of the Executive Council to whom is assigned the administration of the Act and regulations;

(j) “Emergency Measures Plans” means plans, programs or procedures prepared by the Regional Emergency Measures Organization (REMO) that are intended to mitigate the effects of any emergency or disaster and to provide for the safety, health or welfare of civil population and the protection of property in the event of such an occurrence;

(k) “Regional Emergency Measures Advisory Committee” means a committee established by the agreement to plan for and be responsible for the direction and management of emergency activities;

(l) “Regional Emergency Measures Coordinator”, means the person and their alternate appointed by the participating parties of REMO;

(m) “Regional Emergency Measures Organization” means the organization established as per the agreement;

(n) “Regional Emergency Measures Planning Committee” means the committee responsible to recommend policy to the Regional Emergency Measures Advisory Committee;

(o) “State of Emergency Regulations” means regulations approved by the Governor in Council by Order in Council 92-61, Regulation 17/92, as amended from time to time;

(p) “State of Local Emergency” means a state of local emergency declared by the Mayor pursuant to the Act or renewed by the Mayor pursuant to the Act and Regulations made pursuant thereto and this By-law.

REGIONAL EMERGENCY MEASURES ORGANIZATION

22.03 The Council hereby agrees to the establishment of a Regional Emergency Measures Organization in accordance with the Agreement.

22.04 The Regional Emergency Measures Organization shall consist of the following persons and Committees

(a) a Regional Emergency Measures Advisory Committee;

(b) a Regional Emergency Measures Coordinator;

(c) a Regional Emergency Measures Planning Committee.

REGIONAL EMERGENCY MEASURES ADVISORY COMMITTEE

22.05 Council shall appoint representatives to the Regional Emergency Measures Advisory Committee in accordance with the agreement from its members for such term as the agreement provides.

22.06 Council’s representation on the Regional Emergency Measures Advisory Committee shall at all times be no fewer than three members of the Council or as required by the agreement.

22.07 The Regional Emergency Measures Advisory Committee shall:

(a) be responsible for the development of Regional Emergency Measures plans;

(b) brief Council on the development of these plans;

REGIONAL EMERGENCY MEASURES COORDINATOR

22.08 A Regional Emergency Measures Coordinator shall be appointed in accordance with the agreement.

22.09 The Regional Emergency Measures Coordinator shall receive an honorarium in accordance with the agreement.

22.10 The Regional Emergency Measures Coordinator shall:

(a) Chair the Regional Emergency Measures Planning Committee;

(b) Coordinate and prepare Regional Emergency Measures plans;

(c) Perform such duties as provided for in the Agreement.

REGIONAL EMERGENCY MEASURES PLANNING COMMITTEE

22.11 Each party shall appoint representatives to the Regional Emergency Measures Planning Committee as the Agreement provides.

22.12 The Regional Emergency Measures Planning Committee shall: include, but not be committed to, persons responsible during an emergency to provide:

(i) law enforcement;

(ii) fire control;

(iii) engineering services;

(iv) health services;

(v) community services;

(vi) transportation;

(vii) communications;

(viii) public information;

(ix) utilities;

(x) hospital;

(xi) financial services;

(xii) legal services.

22.13 The Regional Emergency Measures Planning Committee shall:

(a) assist the Regional Emergency Measures Coordinator in the preparation and coordination of Regional Emergency Measures plans;

(b) advise the Regional Emergency Measures Advisory Committee on the development of Regional Emergency Measures plans;

(c) upon request, assist the Regional Emergency Measures Advisory Committee in the briefing of Councils on the development of Regional Emergency Measures plans;

(d) perform such other duties as may be required by the Regional Emergency Measures Advisory Committee or the agreement.

AGREEMENTS

22.14 The Council hereby agrees that the Regional Emergency Measures Advisory Committee may enter into agreements with the Government of Canada, the Province of Nova Scotia, a municipality, city, town, or any other agency or any person.

DUTY OF COUNCIL

22.15 The Council may appropriate and expend monies:

(a) to pay reasonable expenses of members of the Regional Emergency Measures Advisory Committee, the Regional Emergency Measures Coordinator and the Regional Emergency Measures Planning Committee; and

(b) to fulfill the terms and conditions of any agreements as per Section 14.

DUTIES DURING A STATE OF LOCAL EMERGENCY

22.16 Following the issuance of a declaration, and or the duration of the state of local emergency:

(a) every Councillor shall keep the Mayor posted respecting their whereabouts;

(b) every employee, servant and agent of the Town of Windsor who has a key role to play in such emergencies as identified in the Regional Emergency Measures plans shall:

(i) advise the Regional Emergency Measures Coordinator of their whereabouts; and

(ii) fulfill such duties as may be prescribed by the Regional Emergency Measures Plan.

REPEAL

22.17 The Emergency Measures By-law of the Town of Windsor approved by the Minister of Municipal Affairs on May 13, 1993 is hereby repealed.

Clerk's Annotation for Official By-Law Book

Date of first reading of by-law: Nov. 26, 2002

Date of advertisement of Notice of Intent to Consider: January 8, 22/03

Date of second reading of by-law: January 28, 2003

***Date of advertisement of Passage of By-Law:** February 5, 2003

Date of mailing to Minister a certified copy of By-Law: February 13, 2003

I certify that this REGIONAL EMERGENCY MEASURES ORGANIZATION BY-LAW was adopted by Council and published as indicated above.

Lawrence A. Armstrong

Lawrence A. Armstrong
Town Clerk & Administrator

Feb. 18, 2003
Date

Service Nova Scotia and Municipal Relations
Recommended for approval of the Minister
C. O'Grady
Department Solicitor
APPROVED this 1st day of April, 20 03
Minister of Service Nova Scotia and Municipal Relations

EMERGENCY MEASURES ORGANIZATION
Recommended for approval of the Minister
Ex. Director
Approved this 17th day of March 2003
Minister of EMO (NS)

WEST HANTS REGIONAL MUNICIPALITY
Mayor's Report

To: **West Hants Regional Municipality Council**

Submitted by: **Mayor Zebian**

Date: **April 27, 2021**

With budget '21 on the horizon, things have never been busier. A lot of requests for grants, a strong 2020-year end, unprecedented investment coming into the Municipality, and projects getting done. Consolidation has proved to be successful for West Hants Regional Municipality the first-year in.

During the last month, I have had many conversations about diversity and inclusion and what it may look like going forward in West Hants. There is great optimism within our community from all groups and they are happy we are having these conversations.

Parks and Recreation had another successful Easter Bunny Hunt this year at Irishmans Road Recreation Site. Over 200 kids came out to find bunnies and have fun. It was cold but it didn't stop anyone. A great many thanks for all the volunteers, staff, and Councillor Francis for helping put a smile on many faces.

We are deep into the new branding for the Municipality. We have a great working committee who really care about the new look and slogans. I'm very excited and confident we are going to hit a home run with the final product.

I have been on a couple of NS Federation of Municipalities (NSFM) calls with Dept of Municipal Affairs & Housing (DMAH), Dr. Strang, and the Deputy Minister of DMAH. The vaccine rollout is in full gear with many new appointments opening all

over the Province. By June, every Nova Scotian will have at least one shot of the vaccine.

The Valley Regional Enterprise Network (VREN) working group is meeting every 3 weeks now and the Liaison committee has met a few times. Hearing the updates from our partner Municipalities, I can honestly say that West Hants Regional Municipality is in FANTASTIC shape, financially healthy, very budget conscious, and stable. The strong fiscal policies in place such as reserves policy, grants and contributions policy, and remuneration policy set our Municipality up for continued success. Our long-term future outlook, especially in regards to asset management, will ensure our residents have the confidence in our continued service levels and infrastructure.

I have started once again on my business tour, this time highlighting any new businesses to our community. I'm in the process of identifying new businesses. If anyone knows of any, either store front, home based, or internet, please let me know. I will also be doing a farm tour which we postponed last year due to Covid. We have so many great agricultural producers here in West Hants from dairy, meat, grapes, crops, and many others. Let's keep promoting all the great assets we have here.

We are once again recognizing the outstanding volunteers that make our community great. I just want to highlight our Business Volunteer of the Year, Avon Valley Floral for their great contributions to our community. Also, our Provincial Volunteer of the Year award went to the Newport and District Rink Commission for their continued dedication and service to our community. A huge congratulations to all our individual recipients this year. You are all the epitome of greatness! We thank each and every one of you.

I continue to meet with the external Diversity and Inclusion citizen committee. Our last meeting was held at the Panuke Road Park. They have the energy and desire to revamp the park and make it a hub for recreational activities. I have nothing but admiration for this group who truly care about making our community more welcoming and diverse.

Once again, the hottest topic on people's minds is the twinning of Highway 101 and the causeway/aboiteau project. I have supported Council's neutral stance and have had a lot of hard conversations on the subject. A lot of residents are digging in, taking one side over another. I have to speak on this and express this is wrong. As a community, we should be looking out for what is in the best interest for our community and the health of the Municipality. To do this, Council needs to know facts and have the data that our upper levels of government have. Council has the duty to ensure the Municipality is protected and healthy, regardless of our personal opinions. We represent all residents of West Hants Regional Municipality, from Walton to Brooklyn, Ellershouse to Windsor, and Vaughan to Hantsport. We manage a budget of over $26 million that is comprised of mainly tax revenue. Any negative effects on our assessed properties will have a negative effect on Council's ability to continue to offer the level of service our residents have become accustomed to. I will ask Council to start asking questions and make sure the Municipality and its tax base is protected into the very long-term future.

It is an honour working with you all.

Mayor Zebian

Committee of the Whole Excerpts
April 13, 2021

Appointment to Planning Advisory-Heritage Advisory Committee

Council has approved a new composition of the Planning Advisory/Heritage Advisory Committee (PAC/HAC) which includes seven (7) resident members and six (6) members of Council. Resident members were solicited by sending letters to current resident members on PAC/HAC and the dissolved Area Advisory Committees for Windsor and Hantsport, as well as by placing ads on the Municipal website and Municipal Facebook page.

A total of twelve (12) applications were received from the following areas: two (2) from Hantsport, three (3) from Windsor, and seven (7) from communities in the remainder of the Municipality.

Council must still appoint six (6) Councillors to PAC/HAC.

The recommended motions were:

... that Council appoints Jane Davis and Bill Preston as Hantsport resident representatives on the Planning Advisory/Heritage Advisory Committee until October 31, 2022.

... that Council appoints Shelley Bibby and Jamie O'Hanlon as Windsor resident representatives on the Planning Advisory/Heritage Advisory Committee until October 31, 2022.

... that Council appoints Lisa Bland, Tasha Rogers, and Jennifer Nicholls as resident representatives for the remainder of the Region on the Planning Advisory/Heritage Advisory Committee until October 31, 2022.

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐

To: Mayor Zebian and Members of Committee of the Whole

Submitted by: Rhonda Brown

Rhonda Brown, Municipal Clerk

Date: April 13, 2021

Subject: Appointments to Planning Advisory/Heritage Advisory Committee

AUTHORITY

Municipal Government Act

- Section 24 – Standing, Special and Advisory Committees
- Section 200 – Planning Advisory Committee

West Hants Regional Municipality Meeting and Committee Procedural Policy, RCOGE-003.00

RECOMMENDATION or DECISION REQUEST

… that Committee of the Whole recommends that Council appoints Jane Davis and Bill Preston as Hantsport resident representatives on the Planning Advisory/Heritage Advisory Committee until October 31, 2022.

… that Committee of the Whole recommends that Council appoints Shelley Bibby and Jamie O'Hanlon as Windsor resident representatives on the Planning Advisory/Heritage Advisory Committee until October 31, 2022.

… that Committee of the Whole recommends that Council appoints Lisa Bland, Tasha Rogers, Jennifer Nicholls as resident representatives for the remainder of the Region on the Planning Advisory/Heritage Advisory Committee until October 31, 2022.

BACKGROUND

Property☒	Public Opinion☐	Environment☐	Social☐	Economic☐	Councillor Activity ☐

At the March 23, 2021 Council passed amendments to the Meeting and Committee Procedural Policy which dissolved the Hantsport and Windsor Area Advisory Committees and changed the structure of the Planning Advisory/Heritage Advisory Committee (PAC/HAC). The new composition of PAC/HAC is as follows:

The Committee will consist of thirteen (13) members as follows:

- six (6) members of Council;
- two (2) resident members of Windsor;
- two (2) resident members of Hantsport; and
- three (3) members who are resident in the remainder of the Region and who are not members of Council or Municipal employees.

The membership of PAC/HAC established prior to March 23, 2021 would remain until the members of the newly structured PAC/HAC had been appointed.

DISCUSSION

Based on discussions held at Committee of the Whole on March 9, 2021, letters were sent to resident representatives appointed to the Hantsport and Windsor Area Advisory Committees and PAC/HAC on March 12, 2021 notifying them of the intended changed and encouraging them to apply to be representatives on the new PAC/HAC.

Public advertisement for PAC/HAC representatives was also placed on the Municipal website March 15, 2021 and on the Municipal Facebook page. Applications to be a resident representative on PAC/HAC were accepted until Noon April 6, 2021.

There were twelve (12) applications received; two (2) applicants were from Hantsport, three (3) were from Windsor, and seven (7) were from communities in the remainder of the Municipality.

NEXT STEPS

Once approved by Council on April 27, 2021, all resident representative applicants will be contacted to notify them of the appointment made and any additional information needed by those appointed.

At the Council meeting on April 27, 2021, Council will also need to appoint 6 members of Council to PAC/HAC.

FINANCIAL IMPLICATIONS

Resident members appointed to a Committee of Council will receive remuneration in accordance with the Council Remuneration Policy, which is identified in the annual Operating Budget.

ALTERNATIVES

Committee of the Whole could choose to go in-camera to review the applications in detail and select alternative resident representatives.

ATTACHMENTS

None.

CHIEF ADMINISTRATIVE OFFICER REVIEW

The following report is in keeping with the position of Council and I support the recommendation of the appointments.

Report Prepared by: _____
Rhonda Brown, Municipal Clerk

Report Reviewed by: _____
Shelleena Thornton, Administrative Supervisor

Report Approved by: _____
Mark Phillips, CAO

WINDSOR / WEST HANTS TOGETHER

Committee of the Whole Excerpts
April 13, 2021

Avon River Causeway

Residents copied the Municipality on letters sent to Federal and Provincial departments about the Order by Department of Fisheries and Oceans (DFO) to open the aboiteau gates. Residents are concerned about the impacts of any new aboiteau design with regard to fisheries and fresh water users, the letters called for more information.

The Constitution, Fisheries Act and Rights of First Nation all impacts what takes place regarding Avon River and aboiteau. More information from DFO and Provincial Department is needed about all options. However, detailed information may not be available yet regarding a new aboiteau, the impact on the Avon River and any mitigation plans. Lake Pesaquid is drained each year, but the timing and duration has increased over the years.

The Municipality supports every member of community and does not discriminate based on livelihood; the Municipality respects and acknowledges Indigenous rights. The position of Council is the position of the Municipality, regardless of what individual members may say.

The recommended motion was:

... that Council request immediate notification from the Department of Fisheries and Oceans (DFO) about its' intentions to regulate the flow of the Avon River and should the measures dictated by DFO lead to the incursion of saltwater into the river system or cause flooding of lands currently protected by aboiteaux that DFO provide clarification how the Government of Canada will mitigate against changes to the watershed and compensate those sectors of the community depended on the current supply of fresh water including farmers, municipal fire services, home owners, recreational users, businesses, and many other organizations directly or indirectly affected by the Ministerial Order by DFO dated April 1, 2021 and any additional orders issued in the future.

Avon River Causeway Correspondence

(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Danny	Dill	2020-06-30	2020-07-14 COTW
Quentin	Davison	2020-07-06	2020-07-14 COTW
Alyson	Bremner	2020-07-07	2020-07-14 COTW
Cecil	Rolfe	2020-07-13	2020-07-14 COTW
Pat	Porter	2020-07-13	2020-07-14 COTW
Nikki-Marie	Lloyd	2020-08-02	2020-09-08 COTW
Heather	Boylan (Martock)	2020-09-01	2020-09-08 COTW
Greg	O'Leary	2020-09-03	2020-09-08 COTW
Dr. Abby	Kirumira	2020-09-02	2020-09-08 COTW
Dean	Manning	2020-09-08	2020-09-08 COTW
David & Michelle	Rideout	2020-09-08	2020-09-08 COTW
Colleen	Walsh-Bouman	2020-09-08	2020-09-08 COTW
Nicholas & Alyson	Juurlink/Bremner (Linked Farms)	2020-09-08	2020-09-22 Council
Tasha	Rogers	2020-09-08	2020-09-22 Council
Brad	Carrigan	2020-09-23	2020-10-13 COTW
Karen	Carrigan	2020-09-23	2020-10-13 COTW
Elaine	Morehouse	2020-09-24	2020-10-13 COTW
Gary	Morehouse	2020-09-24	2020-10-13 COTW
Dr. A	Kirumira	2020-09-24	2020-10-13 COTW
Blake	Sarsfield	undated	2020-10-13 COTW
Greg	Webster	2020-10-01	2020-10-13 COTW
Bobby	Kidston	2020-10-02	2020-10-13 COTW
NSTIR	(Province of NS)	2021-01-13	2021-01-26 Council
Darren	Porter	2021-03-19	2021-03-23 Council
Rylan	Carrigan	2021-03-29	2021-04-13 COTW
Robin	Bremner-Popma (Hants Co Fed of Agri)	2021-03-29	2021-04-13 COTW
Roslyn	MacDuff	2021-03-29	2021-04-13 COTW
Darlene	Taylor	2021-03-23	2021-04-13 COTW
Daniel	Oulton	2021-03-26	2021-04-13 COTW
Karen	Carrigan	2021-03-26	2021-04-13 COTW
Marie & Andrew	Connolly	2021-03-26	2021-04-13 COTW
Robin	Thomson (Atlantic Division Canoe Kayak Canada)	2021-03-30	2021-04-13 COTW
Barbara	Hughes	2021-03-29	2021-04-13 COTW
Laura	Fisher	2021-04-01	2021-04-13 COTW
Nikki-Marie	Lloyd	2021-04-06	2021-04-13 COTW
Ken	Donnelly (Hwy 101 Twinning CLC)	2021-04-01	2021-04-13 COTW

Avon River Causeway Correspondence

(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

Darren	Porter	2021-04-06	2021-04-13 COTW
Karen	Lynch	2021-04-09	2021-04-13 COTW

WEST HANTS REGIONAL MUNICIPLAITY

INFORMATION REPORT

To: **Members of West Hants Regional Council**

Submitted by: **Abraham Zebian, Mayor**

Date: April 27, 2021

Subject: Avon River Causeway

LEGISLATIVE AUTHORITY

N/A

BACKGROUND

At the April 13, 2021 West Hants Regional Municipality COTW meeting, Councillor Jannasch made a motion to send Department of Fisheries and Oceans Canada (DFO) Minister, Bernadette Jordan a letter requesting information regarding the Ministerial Order that's been issued. The motion was passed by COTW and will be before Council April 27, 2021 for final approval.

The recommended motion was: ... that Council request immediate notification from the Department of Fisheries and Oceans (DFO) about its' intentions to regulate the flow of the Avon River and should the measures dictated by DFO lead to the incursion of saltwater into the river system or cause flooding of lands currently protected by aboiteaux that DFO provide clarification from the Government of Canada will mitigate against changes to the watershed and compensate those sectors of the community depended on the current supply of fresh water including farmers, municipal fire services, home owners, recreational users, businesses, and many other organizations directly or indirectly affected by the Ministerial Order by DFO dated April 1, 2021 and any additional orders issued in the future.

DISCUSSION

I believe the motion was a solid first step for Council. While a neutral stance is an easy political stance to take, its not necessarily the best stance for the community's best interests. While decisions on the causeway are made at the Provincial and Federal levels, West Hants Regional Council has a duty to understand the issue fully and how all scenarios affect the community at large. Council also has a duty to

request all information that is being used at the upper levels of government in regard to decisions that are being made that affect our communities. The causeway issue has created much divide and unnecessary confrontations that could be mitigated with better communication and understanding. The Avon River Causeway issue is unlike any other, even though it has been compared to the Petitcodiac River in New Brunswick. It is very different.

It is the duty of Council to look after the Community it represents. We can listen to various opinions from outside the community, we can be presented with information from outside of our Province, we can educate ourselves on Mi'kmaq rights, and we can listen to information from our local stakeholders and residents, all with respect and patience. Ultimately, we are responsible for the residents in our community and the current and future health of the Municipality. The Fisheries Act is very clear in speaking to Mi'kmaq rights and knowledge, fisheries and fish habitat, fisheries management, mitigation of the death of fish, and any factor the Minister considers relevant, meaning information or effects on the local community).

NEXT STEPS

I would strongly encourage Council to respectfully ask the following of Federal DFO Minister, Bernadette Jordan in relation to the existing causeway and gate system:

1. Has DFO considered the investments made by West Hants Regional Municipality, the Province of Nova Scotia, and the Government of Canada on the Windsor waterfront or whether it's decisions could impact or restrict current/future development and recreation in the area or residential assessments (particularly on Falls Lake/ Mockingee Lake)?
2. Since the causeway has been in place since 1970 and there has remained an active fish population on the Avon River, why are Ministerial Orders being issued recently? What has changed or was wrong with the existing approach?
3. Has DFO consulted a Hydrologist or the Province of Nova Scotia to understand the availability of freshwater aquifers in the Avon River Valley and how Ministerial decisions could impact future development and existing stakeholders?
4. What compensation, if any, is available to businesses, non-profits, individuals, and the Municipality who would be adversely impacted because of decisions made by the Government of Canada in relation to decisions made by DFO on the Avon River?
5. Has there been any adverse impact on the commercial fisheries in regard to the causeway? Specifically, have fishers who hold licenses within proximity of the Avon River suffered a decline in landings?
6. What ability does DFO have to accommodate commercial license holders who may be impacted by the construction of the new twinned highway project?
7. Has DFO been conducting measurements of the amount of salinity on the freshwater side of the Windsor causeway? Who has been conducting these measurements? How far upstream has salt-water been detected in the river? And at what part of salt/part per million?

8. Has DFO been made aware of any saltwater intrusion into any wells on residential or commercial properties along the Avon River? If this were to occur is the Government of Canada prepared to compensate these properties in order to rectify the loss of potable or pre-existing water qualities?
9. Beyond fish passage, what considerations do you have to consider in regard to stakeholders concerns and to weigh other benefits to the community?
10. Has consideration been given to consult with the Municipality before Ministerial Orders are issued with no advanced notice?

I'd also ask Council to respectfully request a meeting with the Minister, at her convenience, to discuss the situation and concerns of the community.

FINANCIAL IMPLICATIONS

No financial implications in regard to requests in this report.

ATTACHMENTS

N/A

Report Prepared by: Abraham Zebian, Mayor

Report Reviewed by: 

Mark Phillips, Chief Administrative Officer

Committee of the Whole Excerpts
April 13, 2021

Sidewalk Café Fees

The Sidewalk Café Policy of the former Town of Windsor requires those businesses wanting to have a sidewalk café in Windsor during the summer to obtain and pay for a permit and sidewalk rental fees, in addition to other required permits. Sidewalk cafés increase the area and visibility of a business and in 2020 were a means to increase the footprint of a business to allow for the physical distancing requirements.

Fees for sidewalk cafés were waived by Council in 2020. A new fee structure for sidewalk cafés is being developed but the report will not be ready for the 2021 applications already submitted.

The recommended motion was:

... that Council waive all permit fees and sidewalk rental fees associated with sidewalk cafés for the year 2021 due to the economic situation created by the COVID-19 pandemic, noting that development permits are still required.

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: COTW

Submitted by: _____
Madelyn LeMay, Director, Planning and Development

Date: 2021-04-13

Subject: Sidewalk Café: Waiver of Fees for 2021 Season

LEGISLATIVE AUTHORITY

MGA S. 49 *Power to Make Policies*

RECOMMENDATION

… that Council waive all permit fees and sidewalk rental fees associated with sidewalk cafés for the year 2021 due to the economic situation created by the COVID-19 pandemic, noting that development permits are still required.

BACKGROUND

Property X	Public Opinion☐	Environment☐	Social☐	Economic X	Councillor Activity ☐

A 2003 Windsor Sidewalk Café Policy sets out Council's requirements for a business to have a sidewalk café. Businesses in Windsor need to apply each year for permits for a sidewalk café, and fees are charged for both the permit application and sidewalk rentals. Other permits such as an Encroachment license may be required.

Sidewalk Café are used in the warmer weather by several businesses in Windsor to increase the area and visibility of the business. In 2020, they also were used as a means of increasing the footprint of a business so that patrons could be accommodated while respecting physical distancing requirements.

Fees charged for rental of sidewalk space used for Sidewalk Cafés were waived by motion of Council on May 26, 2020.

DISCUSSION

Staff are reviewing the fees and fee structure; the report will not be completed prior to applications being received for Sidewalk Cafés. Two inquiries for Sidewalk Cafés have been received within the past several weeks.

NEXT STEPS

N/A

FINANCIAL IMPLICATIONS

Waiving fees will result in a decrease in revenue of less than $5,000.00 based on the usual number and types of applications.

ALTERNATIVES

Council may decide to impose the fees for 2021.

ATTACHMENTS

N/A

CHIEF ADMINISTRATIVE OFFICER REVIEW

I concur with the Director's position. If approved by Council this would be the second year the Municipality would show this level of support to the business community during these unprecedented times. This report is also in alignment with the more recent discussion by Council regarding the administration of sidewalk cafes, mobile canteens and vending.

Report Prepared by: _____
Madelyn LeMay, Director of Planning and Development

Report Approved by: 
Mark Phillips, Chief Administrative Officer

Committee of the Whole Excerpts
April 13, 2021

Sports Complex Walking Track

The track surface at the West Hants Sports Complex was removed from the original build proposal as it was based on a single proposal that did not include all installation requirement and industry standards for the track. A Request for Proposal was issued 'in January 2021 for the track surface which resulted in two options for Council's consideration.

The proposed Elastiplus 7+3 High Strength track would provide additional programing and use options for the area and would cover the entire width of the track corridor to prevent tripping hazards and easier cleaning. This would include all installation requirements and would have a 10-year limited warranty for manufacturer defects. The track surface would be like that found in the Acadia Sports Complex and would not require special cleaning equipment.

This would be a pre-approval for the project to be funded through Gas Tax as the 2021-22 budget has not been set. The proposed estimated balance of the Gas Tax Fund is $3.8 Million with an annual allocation of $900,000 or more to be received in 2021-22.

Cracks in the cement floor of the walking track area are being confirmed with the contractor as cosmetic and not structural; the Project Engineer is not concerned. The proposed track surface is better for residents using the track than only cement. After the installation, time will also be needed for off-gassing of the flooring.

The recommended motion was:

... that Council approves the upgrade to the West Hants Sports Complex track and further awards tender RFP#WWHCD21-01 to Creative Sports Solutions (Elastiplus 7+3 High Strength), for maximum total capital budget of $252,611.24 which includes a 10% contingency value, additions and applicable taxes to be funded through the Gas Tax Reserve; once notification of surface cracks in the walking area are finalized with the builder.

April 26th, 2021

Municipality of the District of West Hants
76 Morison Dr,
Windsor, NS B0N 2T0
(902) 798-8391

Attention: **Kathy Kehoe, Director of Community Development**

Reference: **West Hants Sports Complex**
Windsor, Nova Scotia
Response to Question on Track Cracking

Dear Ms. Kehoe:

We are writing in response to your April communications regarding concrete cracks observed in the walking track surface only.

Lindsay recently conducted a site inspection of the track structure. Various cracks were observed in the track surface, all of which were noted as typical and falling within the anticipated range for this type of assembly. The cracks are not posing an impediment to the intended usage and do not pose a structural risk.

Note that the walking track is structurally supported by a steel deck below the concrete wearing surface. The steel deck resists all tensile forces exerted on the floor assembly even when the concrete surface is cracked throughout its full depth. The slab was reinforced with welded wire mesh reinforcement as per guidelines provided by the Steel Deck Institute, which has been the industry standard for many decades. The welded wire mesh reinforcement is intended to mitigate against temperature and shrinkage effects in the concrete.

Note that shrinkage cracks can typically be repaired but if they are movement cracks due to temperature changes they will likely re-open. The structure itself expands and contracts with change in temperature so any repair procedures must take this into account.

Should you have any further questions or concerns, please do not hesitate to contact us.

Respectfully yours,

Lindsay Construction Limited

Geoff Jamieson, P.Eng., M.A.Sc.
Engineering Manager



c.c. Calvin Knowles, P.Eng

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐

To: West Hants Regional Municipality Council

Submitted by: _____
Bekah Craik, Active Living Coordinator

Date: April 8, 2021

Subject: Indoor Walking Track Project for the West Hants Sports Complex

---

LEGISLATIVE AUTHORITY

Municipal Government Act, Part IV Finance, Section 65

RECOMMENDATION or DECISION REQUEST

Recommend that...

OPTION #1

Council approves the upgrade to the West Hants Sports Complex track and further awards tender RFP#WWHCD21-01 to Creative Sports Solutions (Elastiplus 7+2 Standard System), for maximum total capital budget of $223,357.90 which includes a 10% contingency value, additions and applicable taxes to be funded through the Gas Tax Reserve.

OPTION #2

Council approves the upgrade to the West Hants Sports Complex track and further awards tender RFP#WWHCD21-01 to Creative Sports Solutions (Elastiplus 7+3 High Strength), for maximum total capital budget of $252,611.24 which includes a 10% contingency value, additions and applicable taxes to be funded through the Gas Tax Reserve.

BACKGROUND

Property☐	Public Opinion☐	Environment☐	Social☒	Economic☒	Councillor Activity ☐

The walking track is approximately 200-meters, located on the second floor of the building, and the surface is currently bare concrete. In November of 2020, the

newly constructed West Hants Sports Complex opened to the public and, to date, the facility averages approximately 100+ users on the track per day.

The installation of a synthetic flooring system on the walking track was a requested "add-on" or change order to the original construction project scope of the new sports complex by Council in the winter of 2020. The preliminary single sourced quote obtained by Lindsay Construction for $78,489.60 included the supply and install of a synthetic flooring system on 386.01 square meters of surface, which would have been a width of 0.965 meters per lane – the recommended industry standard for track lane width is 1.22 meters per lane. The cost per square meter for this quote was $203.34. It is critical to note that this quote excluded: a) concrete slab preparation, leveling, and shot blasting, b) painting of floor markings and, c) moisture testing and vapour barrier.

The COVID-19 pandemic created a Canada-wide slowdown and an inability to complete some projects within the complex in a timely manner. In consultation with Lindsay Construction the Municipality chose to remove the track install from the original contract and agreed to source it independently due to the exclusion of essential project scope components and the lack of price comparisons.

DISCUSSION

In January 2021, a public request for proposal (RFP) was released for the West Hants Sports Complex Indoor Walking/Running Surface with the goal of providing a low-impact surface for multi-use activities (e.g. walking, running, strollers, walking assists, wheelchairs). The RFP outlined the following scope of work:

- Supply and install a two (2) Colour Synthetic Elastomeric Sports Flooring System with two (2) lanes (minimum width 1.22 meters and approximately 200 meters in length) and distance markers suitable for use as an Indoor Running / Walking Track.
- Prepare and level existing floors as required prior to applying sub-floor treatment, including grinding, abrading, shot-blasting as required.
- Provide sub-floor treatment for all flooring finishes.
- Provision of future maintenance suggestions to ensure long life of the indoor walking / running surface

Within the document, requests were included for optional alternative pricing and proposals for:

- Synthetic floor coverage of entire width of track corridor and access points (e.g. into and around the corners, out to the exterior wall, around the viewing and access to arena seating, entrance/exit to warm room and elevator, etc.)

- Indicators for crossings between the warm room and the community room to give a visual cue of high traffic area.
- A "Spike Proof" or "Spike Resistant" flooring system which can be used for athlete training.
- A flooring system that can be used for rollerskating and in-line skating
- Three-lane modification on arena seating (South East) straightaway side of the track to allow for athlete training.
- Extended starting lines beginning from both straightaways sides on the Warm Room end of the track (approximately 1.5 metres away from the wall to accommodate starting blocks)

Five proposals were received in response to RFP#WWHCD21-01 for the supply and install of a sports flooring system with two lanes. The two-part tender defined the bid scoring process to be used; that combined both a weighted technical criteria component as well as a weighted financial component. Proposals were reviewed and evaluated independently by the members of the evaluation working group, with the average of the evaluation scores shown below.

Only four out of the five proposals met the 80% minimum pass rate in the Technical Scoring and proceeded to the second stage for Financial Scoring. The results from the technical and price scores for the top two vendors were extremely close.

Proponent Name	Technical Score	Financial Score	Total Score
Advantage Sports	59.375/80	N/A*	N/A
Carpell Surfaces	66.375/80	10.92/20	77.3
Centaur Products Inc.	63.625/80	17.35/20	81.0
Creative Sport Solutions	68.75/80	20/20	88.8
Beynon/Playteck	71.75/80	17.68/20	89.4

***N/A:** not opened as Technical Score did not pass the minimum pass rate of 80%.

WINDSOR / WEST HANTS TOGETHER

Proponent Name	Description of Uses		Cost Per Square Meters	Full Coverage Bid Price (excluding HST & 10% Contingency)
Original Lindsays Construction Quote (Omnisports 7.1 mm)	Running Walking Rollator/Wheelchair	Nordic Poles Strollers	$203.34 (See 'Background' Section for full breakdown)	Quote for full coverage not provided and bid excluded essential project scope components
Creative Sport Solutions (Elastiplus 7+2 Standard System)	Running Walking Rollator/Wheelchair	Nordic Poles Strollers	$182.24	$194,700.00
Creative Sport Solutions (Elastiplus 7+3 High Strength)	Running Walking Rollator/Wheelchair Nordic Poles	Strollers Roller Blades/Skates Team Sports Flea Markets/Trade Shows	$206.10	$220,200.00
Beynon/Playteck (Spike Proof)	Running Walking Rollator/Wheelchair Nordic Poles	Strollers Roller Blades/Skates Team Sports Spiked Running Shoes Flea Markets/Trade Shows	$217.68	$227,906.00
Centaur Products Inc. (Pulastic Classic 90 [7+2])	Running Walking Rollator/Wheelchair Nordic Poles	Strollers Roller Blades/Skates Team Sports	$241.85	$253,293.00
Creative Sport Solutions (Spike Proof)	Running Walking Rollator/Wheelchair Nordic Poles	Strollers Roller Blades/Skates Team Sports Spiked Running Shoes Flea Markets/Trade Shows	$248.22	$265,200.00
Carpell Surfaces (Mondo Super X Performance 8mm)	Running Walking Rollator/Wheelchair Nordic Poles	Strollers Team Sports Flea Markets/Trade Shows	$314.51	$329,606.48

The review and final recommendation are based on the technical proposal and cost of supply/install. While all companies are capable of undertaking the work, the prices and types of use each product is suitable for really distinguished which company was recommended. After much research and discussion with/visitation of facilities which had installed similar products (e.g. Acadia University Arena, Truro Cougar Dome, CFB Gagetown), the evaluation working group determined that a "Spike Proof" flooring system would not be necessary due to the intended multi-use of the walking track versus a high-performance training facility for athletes. There are two recommendations from staff for Council to consider:

Option #1: Creative Sports Solution (Elastiplus 7+2 Standard System)

- Intended primarily for walking/running
- Manufacturer deemed unsuitable for roller skates, rollerblades/in-line skates
- Less suitable for trade shows/flea markets due to durability

Option #2: Creative Sports Solution (Elastiplus 7+3 High Strength)

- Intended primarily for walking/running
- Manufacturer deemed suitable for roller skates, rollerblades/in-line skates
- Suitable for trade shows/flea markets due to durability

Two out of the four proponents solely proposed the full upper floor width, and this is what the evaluation working group is also recommending. The reason is three-fold:

1. With a poured sports floor which is restricted to the width of the lanes, the methodology is to pour in excess and then cut the product back to the final dimensions and then put in a reducer to provide a gentler out-slope. From what staff have learned, full width pours, versus only installing the two lanes of the walking track does not change the pricing substantially due to an increase in labour to complete the overpour then cut the material back to a two-lane width.
2. Each track lane will be a minimum of 1.22 meters in width. By surfacing only two lanes of the walking track, reducers would be installed on both sides the full length on both sides of the track, producing a change in elevation for people getting on or off the track as well as a very real danger of twisted ankles/trip hazard for those who misstep near the edge while walking or running.
3. The full width coverage includes extensions into the accessible viewing platforms, the corners, and partially into the bathrooms to meet the ceramic tiles. This provides an even floor surface to access all areas from the elevator. It also provides low impact sports flooring in locations along the side of the track and into the corners where stretching and other fitness stations could be created.

Additional optional components to consider that are not included in the recommendation/pricing but may be added if the contingency funds allow include:

1. Visual Indicators at Crossings: painted visual cues at the entrances to the track from the elevator/warm room and the community room which helps remind users to look both ways before crossing the track.
2. Three-Lane Modification: painting an additional third lane on the arena seating (South East) straightaway side of the track. This will enable track and field athletes to practice sprinting and racing against others.
3. Extended Starting Lanes: addition of extended painted starting lines on the warm room ends of the two straightaways. This will enable track and field athletes to practice using starting blocks.

Note: Although the West Hants Sports Complex track is not a training facility, there are many athletes and coaches who travel from our region to the Canada Games Centre or other facilities to train. The addition of the three-lane modification and the extended starting lanes are facilitated with painted lines. This does not add significant additional costs however, it does increase the opportunities within the facility.

Warranty - CSS offered a 10-Year Limited Warranty

NEXT STEPS

1. Award contract to successful proponent.
2. Contractor begins and completes work between May and August 2021 as the design, supply and install of the flooring system will take approximately a month to complete from the start date to finish.

FINANCIAL IMPLICATIONS

The total cost for the track installation in 2021/22 Capital Budget will be:

- Option #1: $223,357.90, including a 10% contingency, additional allowances highlighted above if necessary, and non-refundable taxes to be funded by the Gas Tax Reserve.
- Option #2: $252,611.24, including a 10% contingency, additional allowances highlighted above if necessary, and non-refundable taxes to be funded by the Gas Tax Reserve.

During the install of the flooring system, the Ice Plant and Dehumidification Systems must be in operation. This will result in additional operational expenses for power to maintain relative humidity and consistent air temperature as required during the install of flooring system. Staff are unable to estimate costs for the energy bill as the building is new and extrapolation on past operational costs are not possible. Operational costs could range from $7000.00 - $20,000.00 (e.g. October 2020 energy bill was $7,848.36 and January 2021 energy bill was $17,973).

ALTERNATIVES

A. Council may choose not to fund or award this contract.
B. Council may choose to award this contract to an alternative proponent.

Neither of these alternatives are being recommended to the Committee of the Whole.

ATTACHMENTS

- Presentation slides with photos and walking track mock-up.

CHIEF ADMINISTRATIVE OFFICER REVIEW

The report represents the full review of components needed to facilitate a walking track for the New Sports Complex. The report further highlights that this request is a "pre-approval" in advance of the presentation of the 2021/22 WHRM Capital Budget to Council. The financial section highlights that the funding sources for this project are being supported solely by Gas Tax Reserves and will not translate into debt or debt servicing. The project costs do exceed the initial price expectations presented to Council in the winter of 2020. The report does provide details as to why persuing that option at that time was not in the best interest of the municipality, mainly due to the exclusion of essential project scope components and the lack of price comparisons.

It is further noted that the current 2020/21 Budget for the Sports Complex, including both FF&E and Building recorded and anticipated related capital costs projects a projected surplus or under spending of $112,000.00.

I do support the recommendation and its timing so to ensure the installation is carried out in the down season of the facility and to ensure the appropriate amount of time is permitted for "off-gasing" of the flooring and materials.

Report Prepared by: _____
Bekah Craik, Active Living Coordinator

Report Reviewed by: _____
Kathy Kehoe, Director Community Development

Report Reviewed by: _____
Carlee Rochon, Director, Financial Services

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

Warm Room & Accessible Viewing Platform

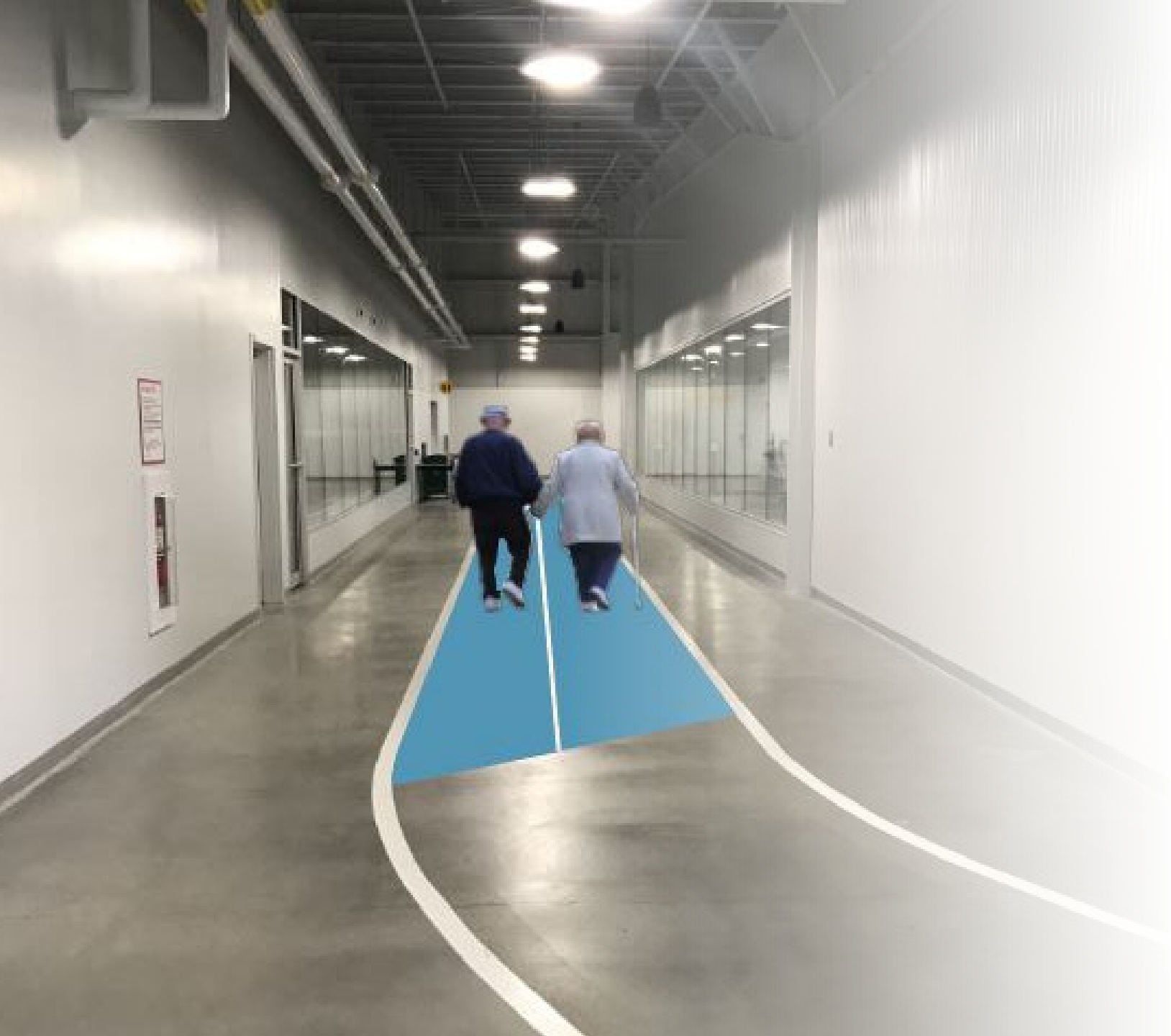





Warm
Room



Track between Fieldhouse & Warm Room



Track between Fieldhouse & Warm Room



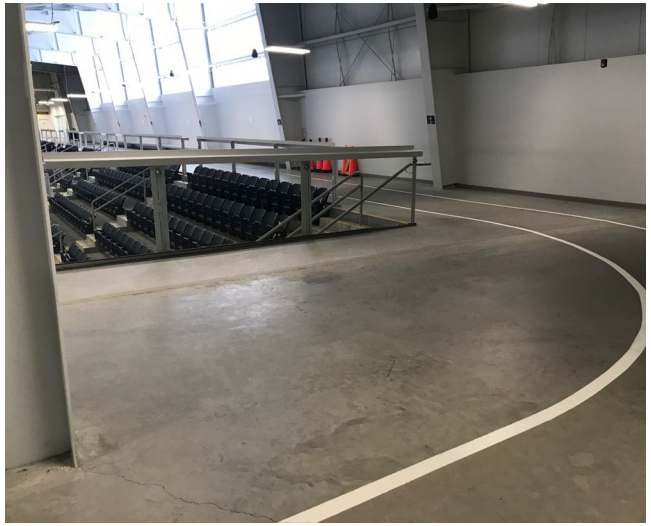
Track between Fieldhouse & Warm Room



Lockers & Coat Rack Area





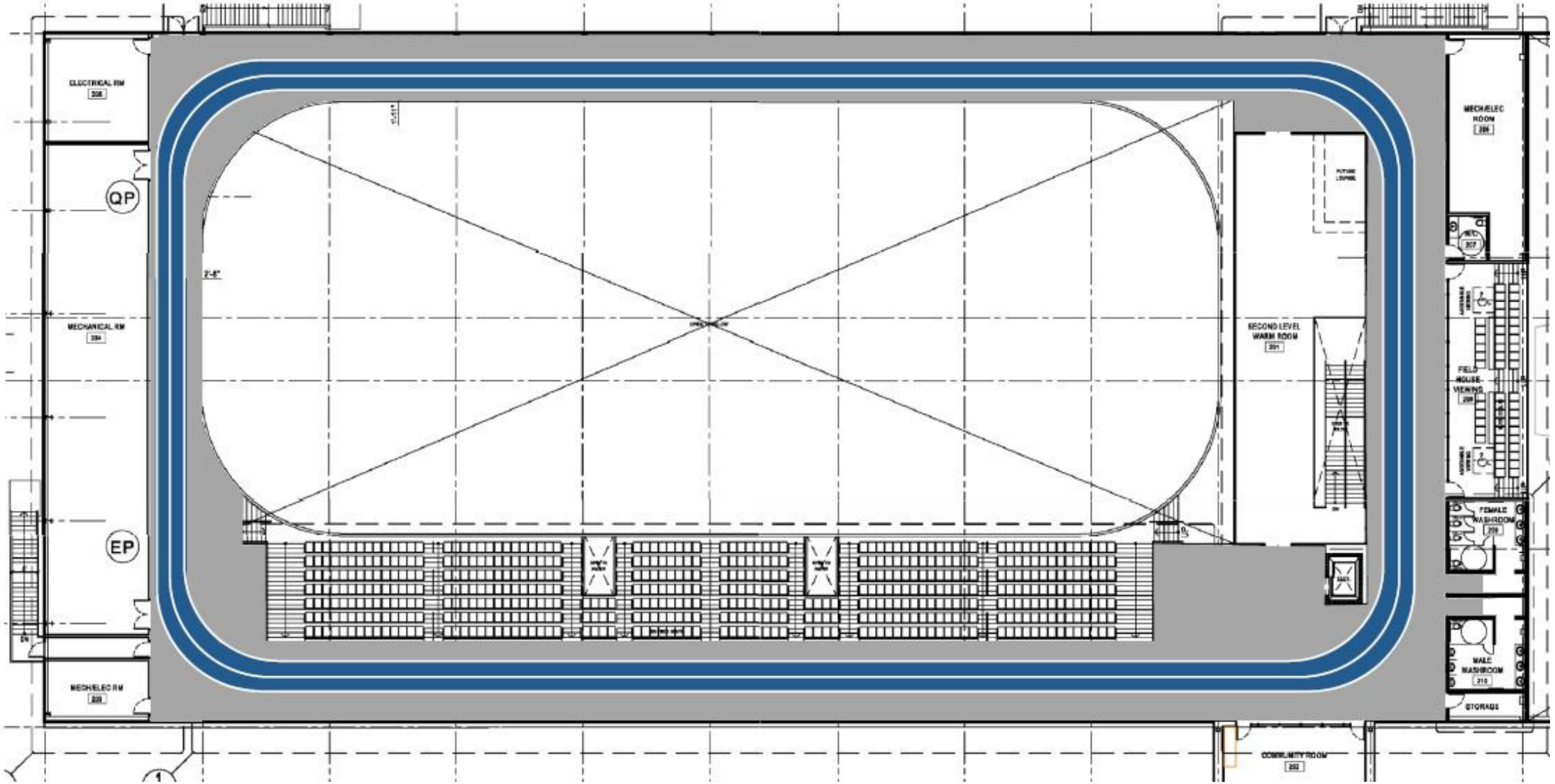




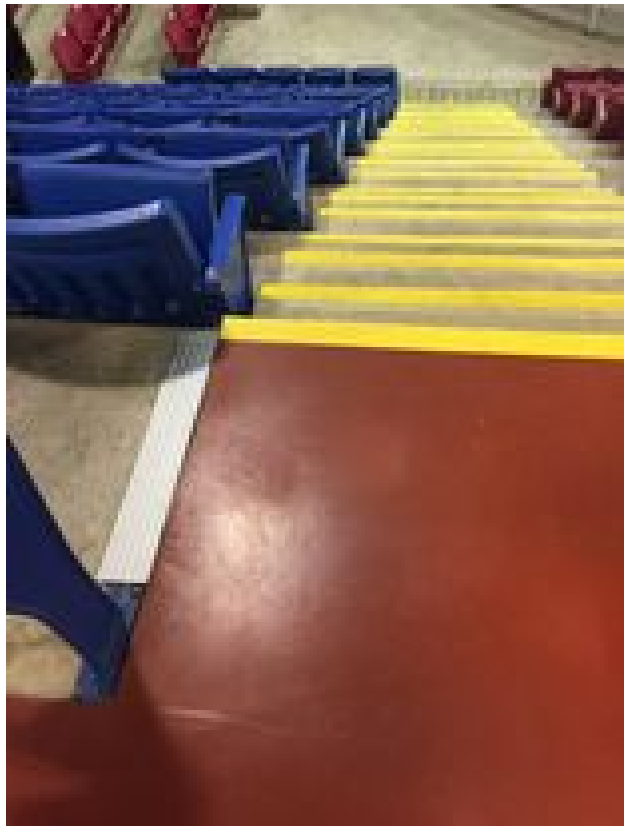
3 Lane Opportunity

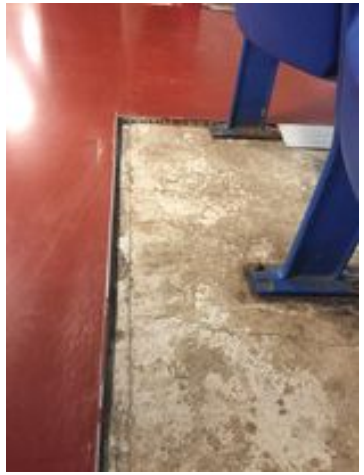


3 Lane Opportunity


ELECTRICAL RM
QP
MECHANICAL RM
EP
MECH/ELEC RM
SECOND LEVEL WARM ROOM
MECH/ELEC ROOM
FIELD HOUSE VIEWING
FEMALE WASHROOM
MALE WASHROOM
STORAGE
COMMUNITY ROOM

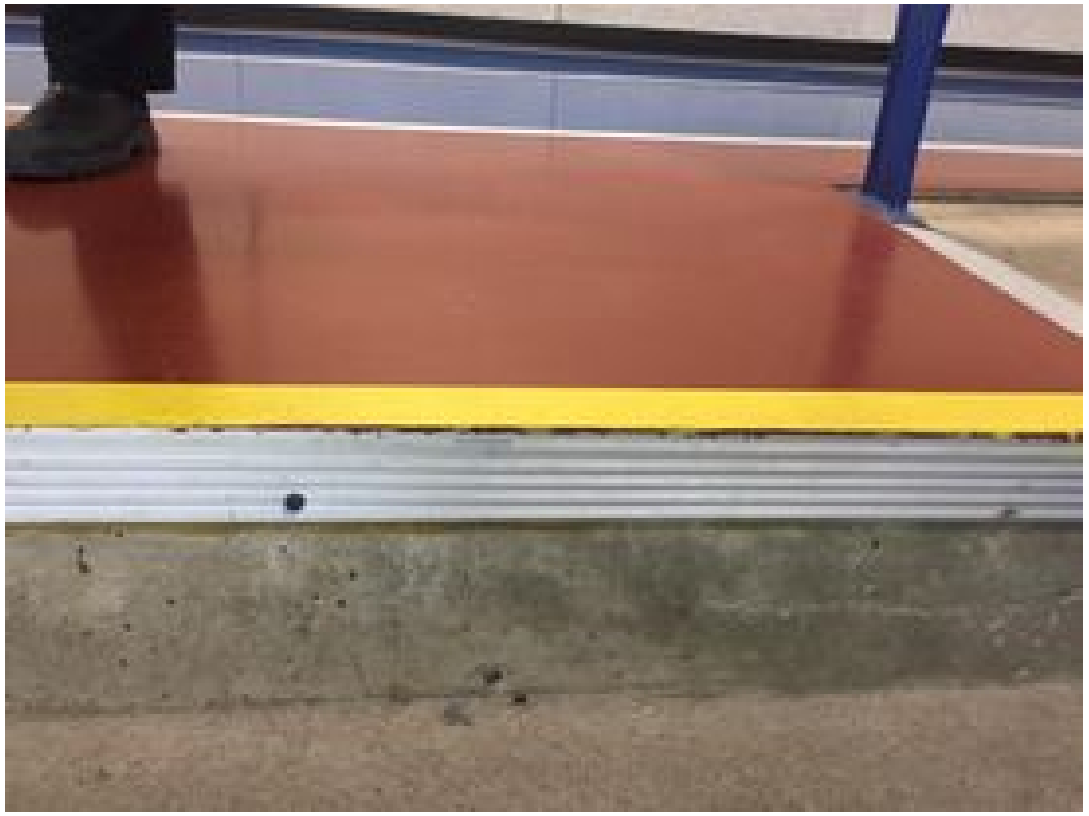







KUMHO TIRE





Committee of the Whole Excerpts
April 13, 2021

WHRM Land Dispute Policy Request

A process or policy/practice was requested to be developed when there are property line disputes involving Municipal property. While the Municipality must trust the work done by its hired contractors unless it is opposed, Council should be informed of such disputes while staff work to correct the issue and if there may be legal action.

Property line identification in former towns can be more difficult than in rural areas. Significant costs could be incurred if a practice were to involve mandated legal surveys for all property line disputes.

The recommended motion was:

... that Council direct that staff establish a practice whereby, through the CAO's office, would inform Council of any property discrepancies regarding property lines of private property that connect or abut the property of the West Hants Regional Municipality.

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ✓	Decision Request ☐	Councillor Activity ☐

To: Committee of the Whole – West Hants Regional Municipality

Submitted by: Jim Ivey, Councillor, District 11, Windsor South

Date: April 7, 2020

Subject: Policy for Land Boundary Disputes with West Hants vs Residents

LEGISLATIVE AUTHORITY

MGA: N/A (nothing of relevance found)

RECOMMENDATION or DECISION REQUEST

It is recommended that Council direct staff to create a policy and process that will require West Hants staff to advise Council as soon as any disagreement arises with property owners for boundary lines of private property that connect or abut any property owned by the West Hants Regional Municipality,

BACKGROUND

Property ✓	Public Opinion ✓	Environment☐	Social☐	Economic ✓	Councillor Activity ☐

The reason for proposing the policy is to ensure that when a dispute of boundaries arises, we stop to get an outside opinion or extra set of eyes to review our work plan, such that we never again proceed with an undertaking to construct on or to consume private property with any of our projects (ie. road resurfacing, new building construction and so forth).

DISCUSSION

By way of example, during last year's construction cycle, we narrowly avoided constructing a cul-de-sac on the front lawn of a local residential property.

Over a period of 3 weeks, the resident went back and forth with staff questioning the boundaries.

- When staff were asked about the property line identified as 3 feet off the resident's walkway and the accuracy of our GPS device; they assured the resident it was accurate as it was calibrated by an engineering firm.
- On further questioning by the resident, staff then identified the 'road was in the wrong spot on the survey Nova Scotia database'. They insisted this was the case. (The statement caused the resident to question all his boundaries.)
- Although Council was advised that no conversations were held on potential acquisitions, at some point a suggestion of a solution included the possible acquisition of the vacant lot at the head of the street to accommodate the full size of the cul-de-sac.
- With reticence to relent, staff discouraged the owner from bringing the issue to council or their councilor as it would allow staff to have greater flexibility in solving the issue outside of Council's purview.

Ultimately the resident was feeling 'backed into a corner and uncertain what to do'. With the area councilor seeing this and knowing some of the preceding details, the issue was initially raised at the July 14th COTW.

At that point staff were still reasonably certain that the boundaries were accurate for the identification of the property line, but did ultimately arrange to survey the property again.

The photos below were provided to staff on Jan 15th (day after the initial CoTW meeting), identifying the variance in the actual property line and the line that was being identified to the resident by staff. (images are deemed accurate to the situation (order of magnitude) but the lines are not 'survey' engineer positioned or shaped.)











(Cones placed by the owner based on the boundary line explained and identified to him by staff)

NEXT STEPS

Determine how the misalignment of the property boundary was so far inside the actual private property line (12-14ft)

Draft a policy for Council's approval that will ensure this sort of error never reoccurs.

FINANCIAL IMPLICATIONS

This is a risk management initiative to ensure the Municipality does not incur unexpected future costs resulting from similar misalignment of property / municipal

boundaries. Ballpark estimates might suggest that if this had gone forward it could have been a significant financial cost to the Municipality.

ALTERNATIVES

Council may reject the proposal to create a policy for dispute of property boundaries (not recommended)

Council may suggest an alternative of its own that may serve to mitigate future risk.

Staff may suggest or create a solution of its own for Council to consider as an option.

ATTACHMENTS

(List any attachment to the report, if anything.)

CHIEF ADMINISTRATIVE OFFICER REVIEW

Upon receiving the report I reached out the Public Works Department for feedback. Comments from the various staff responses are incorporated into my comments.

- As part of preliminary project preparation, staff were asked to locate the property boundary in the field between the resident and the road right-of-way. The resident was advised that the property boundary data was uploaded to WHRM's GPS and was taken from the same data source as used by our Project Engineers and their legal surveyors who performed the initial survey for pre project design.
- Three small flags were placed in the resident's lawn in a straight line where the property boundary was indicated, according to our GPS data. The resident was advised that WHRM's GPS is not of "surveyor grade" accuracy, therefore accuracy could only be guaranteed to +/- 1.0m (approximately).
- When the resident expressed unhappiness with the location of the property line, staff proposed having the area re-surveyed by the Engineer. On July 17, 2020, an email from the design engineer to staff indicated the survey was performed on July 16, 2020 and there was "a couple of feet in the difference" from the previous survey. A error was noted and corrected.
- The plans were then re-drafted by the Engineers, and the cul-de-sac was completely redesigned to accommodate a turning "T" which would incorporate the resident's driveway apron. This option was a comprising solution discussed by the resident and staff and one that decreased the required area. In a follow-up email on July 21, 2020 from staff to the resident, it was evident that the resident was happy with the proposed changes and the amended location of the property boundary. It was staff's understanding the matter was then resolved.
- Regarding the third Discussion bullet by Councillor Ivey, the resident and staff noted in a face-to-face meeting onsite what other options might be considered to accommodate the required turning radius within such a tight space. Staff did not suggest that any property be purchased or acquired in order to accommodate the cul-de-sac. Options were being explored in an open dialogue.

Upon review and having the benefit of hindsight, I note that the initial survey work, which was then translated during the pre-construction phase, was the primary cause for

confusion and concern in relation to this project. With dialogue between the neighbors, staff and district Councillor, clarity on property lines were determined after a second survey and a compromising position was found in altering the initial cul-de-sac design to a "T" design which resulted in a happier homeowner, a street upgrade and a project that satisfies municipal operations.

Property and boundary related issues arise due to lack of historic records, misinterpretation of boundaries noted in the field and unfortunately human error. The dialogue and problem solving displayed through dialogue with the noted property owner and staff is not outside of normal project management particularly in older sections of former Towns. I have contacted the property owner as a follow up and they are very pleased with the outcome.

Regardless of the outcome and satisfaction of the property owner, Councillor Ivey has expressed concerns with the process and highlighted potential risks associated with improper property identification. These are valid points and warrant reflection on our process and the performance of staff as well as project consultants.

Staff are responsible for project management and to engage Council for decision making, budget allocation, procurement and policy. Further, what impacts do current and future policy have on the overall schedule of work being completed, project tendering and overall project management.

It is noted there was an error in the initial survey, which was later corrected through due diligence. I do not feel a policy creation or revision is warranted as a result of this matter. However, I would embrace Councillor Ivey's alternative suggestion, "Staff may suggest or create a solution of its own for Council to consider as an option."

Future Practice

That Staff, through the CAO's office, inform Council of any property dispute that may result in the potential of legal action or a significant deviation in a preapproved capital project.

Report Reviewed by: 

Mark Phillips, Chief Administrative Officer

Committee of the Whole Excerpts
April 13, 2021

Willow Street, Hantsport (street & services reconstruction) Tender Award

Willow Street in Hantsport has been identified as the top-ranking improvement project for water, sewer, road and sidewalk improvements. A Request for Proposal was issued for the project and four bids were received.

The proposed cost of $1,069,997.92 plus contingency would be funded by various Reserves, all of which do not impact the general tax rate. The Province requires the intended use of the remaining Hantsport Dissolution Reserve to be determined and used in 2021-22, over half of the project will be funded from this Reserve.

Tenders for construction projects typically go out in February so contractors can be obtained before the start of the construction season; tender bid usually expire after 30 days.

The recommended motion was:

... that Council pre-approves, proceeding with the Willow Street Hantsport rehabilitation project identified in the 2021/22 capital budget at a total cost of $1,069,997.92, plus 10% project contingency of $106,999.79, and applicable taxes.

And,

That Council approve the award of tender WWHPW21-01 for construction work on Willow Street to the low compliant bidder, Gary Parker Excavating Limited, for the tendered price of $1,069,997.92.

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☑	Decision Request ☐	Councillor Activity ☐

To: Committee of the Whole

Submitted by: J. Richard
Todd Richard

Date: April 13, 2021

Subject: Willow Street Hantsport Rehabilitation (WWHPW21-01)

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65 authorizes Council to expend funds for municipal purposes.

RECOMMENDATION or DECISION REQUEST

It is recommended for Committee of the Whole to recommend to Council that:

> *Council pre-approves, proceeding with the Willow Street Hantsport rehabilitation project identified in the 2021/22 capital budget at a total cost of $1,069,997.92, plus 10% project contingency of $106,999.79, and applicable taxes.*

and

> *Council approve the award of tender WWHPW21-01 for construction work on Willow Street to the low compliant bidder, Gary Parker Excavating Limited, for the tendered price of $1,069,997.92.*

BACKGROUND

Property ☑	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐

Prior to consolidation with the Town of Windsor, Municipality of the District of West Hants staff had set the priority listing of infrastructure projects for the community of

Hantsport. The top ranked street and infrastructure improvement identified for renewal was for Willow Street, from Main Street to the Kings County line. This determination was based on condition of existing water and sanitary sewer mains, restricted water fire flow, need for storm water management along Willow Street, condition of existing roadway and need for a realigned sidewalk to improve pedestrian safety.
This project includes the following infrastructure improvements:

- replacement of the water main with 200mm PVC Bionax pipe, including a section of 100mm water main that has potential to restrict fire flows
- replacement of all associated service laterals to occupied and empty lots
- separation of sanitary and storm sewer to dedicated mains
- replacement of gravity sanitary sewer with 200mm PVC DR35 sanitary pipe
- replacement of all associated sewer laterals to occupied and empty lots
- addition of new gravity storm sewer main with 300-375mm PVC R320 pipe, 250mm PVC DR35 leads, manholes, catch basins and 150mm PVCDR35 pipe laterals
- street reconstruction with new asphalt roadway and concrete curb and gutter on both sides of the street
- realigned concrete sidewalk construction on the east side of the roadway
- reinstatement of driveways and associated landscaping

Department of Municipal Affairs (DMA), on behalf of Canada and the Province of Nova Scotia has not yet opened the application period under the Investing in Canada Infrastructure Plan (ICIP) to support the rehabilitation of water, wastewater and stormwater infrastructure and the planning and design of future facilities and upgrading to existing systems. Therefore no applications for these projects have been submitted or approved.

DISCUSSION

On February 24 staff issued a Request for Quotation (RFQ) for Construction Services for this project, closing on March 26, 2021. The call for proposals resulted in four proposals being submitted for evaluation. The proposals were evaluated for completeness and technical ability to execute the scope of work.

The bids received included:

- Gary Parker Excavating Limited $1,069,997.92 plus HST
- Dexter Construction Co. Ltd. $1,337,920.00 plus HST
- Brycon Construction Limited $1,810,800.00 plus HST
- Mid-Valley Construction (1997) Limited $1,816,822.00 plus HST

As this work is bid as a unit price contract, there may be need for some variance to project scope as work proceeds with actual physical execution. It has been noted that contingency of 10% for this project should be sufficient for project variance.

Our engineer of record for this capital project, Sandy Dewar (3332892 Nova Scotia Limited), has also reviewed all proposals and has provided his recommendation to proceed with Gary Parker Excavating Limited for this project (see attached).

Earthwork	$19,653.36
Water System	$178,914.95
Sanitary System	$122,667.85
Storm System	$193,267.60
Street Construction	$351,596.35
Curb & Gutter, Sidewalk Construction & Realignment	$193,844.55
Landscaping	$10,053.27
Sub-Total:	**$1,069,997.92**
10% Project Contingency:	$106,999.79
Total (applicable taxes extra):	$1,176,997.71

NEXT STEPS

Having this project pre-approved ahead of the 2021/22 capital budget process will allow the project to proceed without delay and be placed in an order of priority with the vendor.

It is planned for construction to begin as soon as work has been completed on Highland Avenue in Windsor, likely in May/June, 2021; with project completion before the end of construction season October/November, 2021.

FINANCIAL IMPLICATIONS

This road was identified during the 2020-21 Capital Budget deliberation and will be part of the 2021-22 Capital Budget. The total cost of the project after all HST rebates would be $1,227,491. Funding is broken down by source below:

- $222,377 from the Gas Tax reserve for sidewalk rehabilitation
- $205,250 from the West Hants Water Capital Reserve
- $140,724 from the West Hants Sewer Capital Reserve
- $659,140 from the Hantsport Dissolution Road Capital Reserve and Hantsport Infrastructure Reserve

ALTERNATIVES

1. Council may choose not to proceed with this project. This is not the recommendation to Council.

ATTACHMENTS

Appendix A: Recommendation Letter from Engineer of Record

CHIEF ADMINISTRATIVE OFFICER REVIEW

- The report highlights the historic and current rationale for infrastructure replacement on Willow Street in Hantsport. The report further highlights this request is a "pre-approval" in advance of the presentation of the 2021/22 WHRM Capital Budget to Council. The financial section highlights that the funding sources for this project are being supported by reserves and will not translate into debt or debt servicing. Specifically, the $659,140 from the Hantsport Dissolution Road Capital Reserve and Hantsport Infrastructure Reserve reflect strategic decision making by past and current Councils which were allocated for the specific benefit of Hantsport so not to burden the general rate. The additional use of reserves further supports past prudent infrastructure replacement planning specific to water and sewer related infrastructure.

  I do support the recommendation and its timing so to ensure the best quotation is received early in the construction season and to get an earlier start on the project promoting a higher probability the work is completed and not carried over into another season due to the size and scale of the project.

Report Prepared by: _____
Brad Carrigan, P.Eng., Capital Projects Engineer

Report Reviewed by: _____
Todd Richard, Director of Public Works

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

3332892 Nova Scotia Limited
28 Finch Drive
Canaan, NS
B4N 0C7

March 29, 2021

West Hants Regional Municipality
76 Morison Drive
Windsor, NS
B0N 2R0
Attn: Mr. Todd Richard, Director of Public Works

RE: HANTSPORT – WILLOW STREET, PROJECT # WWHPW 21-01

Dear Mr. Richard:

We have reviewed the tenders for the above project and would recommend the low bidder, Gary Parker Excavating Limited be awarded a unit price contract in the amount of $1,230,497.61 (HST included)

I trust this is the information you require, but should you have any questions please contact me at 902-385-3118.

Yours truly,

A. W. Dewar, P. Eng.
AWD\awd

Avon River Causeway Correspondence

(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Danny	Dill	2020-06-30	2020-07-14 COTW
Quentin	Davison	2020-07-06	2020-07-14 COTW
Alyson	Bremner	2020-07-07	2020-07-14 COTW
Cecil	Rolfe	2020-07-13	2020-07-14 COTW
Pat	Porter	2020-07-13	2020-07-14 COTW
Nikki-Marie	Lloyd	2020-08-02	2020-09-08 COTW
Heather	Boylan (Martock)	2020-09-01	2020-09-08 COTW
Greg	O'Leary	2020-09-03	2020-09-08 COTW
Dr. Abby	Kirumira	2020-09-02	2020-09-08 COTW
Dean	Manning	2020-09-08	2020-09-08 COTW
David & Michelle	Rideout	2020-09-08	2020-09-08 COTW
Colleen	Walsh-Bouman	2020-09-08	2020-09-08 COTW
Nicholas & Alyson	Juurlink/Bremner (Linked Farms)	2020-09-08	2020-09-22 Council
Tasha	Rogers	2020-09-08	2020-09-22 Council
Brad	Carrigan	2020-09-23	2020-10-13 COTW
Karen	Carrigan	2020-09-23	2020-10-13 COTW
Elaine	Morehouse	2020-09-24	2020-10-13 COTW
Gary	Morehouse	2020-09-24	2020-10-13 COTW
Dr. A	Kirumira	2020-09-24	2020-10-13 COTW
Blake	Sarsfield	undated	2020-10-13 COTW
Greg	Webster	2020-10-01	2020-10-13 COTW
Bobby	Kidston	2020-10-02	2020-10-13 COTW
NSTIR	(Province of NS)	2021-01-13	2021-01-26 Council
Darren	Porter	2021-03-19	2021-03-23 Council
Rylan	Carrigan	2021-03-29	2021-04-13 COTW
Robin	Bremner-Popma (Hants Co Fed of Agri)	2021-03-29	2021-04-13 COTW
Roslyn	MacDuff	2021-03-29	2021-04-13 COTW
Darlene	Taylor	2021-03-23	2021-04-13 COTW
Daniel	Oulton	2021-03-26	2021-04-13 COTW
Karen	Carrigan	2021-03-26	2021-04-13 COTW
Marie & Andrew	Connolly	2021-03-26	2021-04-13 COTW
Robin	Thomson (Atlantic Division Canoe Kayak Canada)	2021-03-30	2021-04-13 COTW
Barbara	Hughes	2021-03-29	2021-04-13 COTW
Laura	Fisher	2021-04-01	2021-04-13 COTW

Avon River Causeway Correspondence

(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

Nikki-Marie	Lloyd	2021-04-06	2021-04-13 COTW
Ken	Donnelly (Hwy 101 Twinning CLC)	2021-04-01	2021-04-13 COTW
Darren	Porter	2021-04-06	2021-04-13 COTW
Karen	Lynch	2021-04-09	2021-04-13 COTW
Carilee	Eddy	2021-04-15	2021-04-27 Council
Nikki-Marie	Lloyd	2021-04-19	2021-04-27 Council
Sheldon	Hope	2021-04-19	2021-04-27 Council
Adrienne	Wood	2021-04-22	2021-04-27 Council
Magda	Montgomery	2021-04-22	2021-04-27 Council
Sheldon	Hope	2021-04-26	2021-04-27 Council

Shelleena Thornton

Subject: FW: Reply from Fisheries and Oceans

From: Carrilee E < >
Date: April 15, 2021 at 10:11:12 AM ADT
To: "MAR RDGO Correspondence / Correspondance BDGR MAR (DFO/MPO)" <DFO.MARRDGOCorrespondence-CorrespondanceBDGRMAR.MPO@dfo-mpo.gc.ca>
Cc: Abraham Zebian <AZebian@westhants.ca>, Premier <PREMIER@novascotia.ca>, "kody.blois@parl.gc.ca" <kody.blois@parl.gc.ca>, Chuck Porter MLA <cportermla@eastlink.ca>, "Bernadette.Jordan@parl.gc.ca" <Bernadette.Jordan@parl.gc.ca>, "Bernadette.Jordan.C3@parl.gc.ca" <Bernadette.Jordan.C3@parl.gc.ca>, Laurie Murley <LMurley@town.windsor.ns.ca>
Subject: Re: Reply from Fisheries and Oceans

Caution
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Thank you very much.
I do hope this continues and NSTIR sends you an option for fish passage at the causeway very soon.
I was in favour of Option C in 2018 and was disappointed that wasn't submitted.
Carrilee Eddy
Windsor, NS

From: MAR RDGO Correspondence / Correspondance BDGR MAR (DFO/MPO) <DFO.MARRDGOCorrespondence-CorrespondanceBDGRMAR.MPO@dfo-mpo.gc.ca>
Sent: April 14, 2021 10:49 AM
To: < >
Subject: Reply from Fisheries and Oceans

Attached is the reply to your correspondence to the Minister of fisheries, Oceans and the Canadian Coast Guard. For your convenience the reply has been reproduced below.

_____

Ms. Carrilee Eddy
< >

Dear Ms. Eddy:

Thank you for your correspondence of November 15, 2020, regarding fish passage along the Avon River. I have been asked to respond on the Minister's behalf, and I regret the delay in responding.

Fisheries and Oceans Canada (DFO) takes the conservation of fish and their natural environment seriously. DFO has been and remains involved in efforts to improve fish passage at the existing causeway located at the mouth of the Avon River.

On March 19, 2021, DFO issued a Ministerial Order to the Nova Scotia Department of Agriculture (NSDA) for the operation of the Avon tidal gates for the initial period of March 20 to April 3, 2021. The Department will issue subsequent Orders with similar language unless issues of public safety arise from the operation of the gates under the Order. This Ministerial Order, which uses wording that was agreed to after consultations with the Assembly of Mi'kmaq Chiefs, will significantly improve fish passage at the existing Avon causeway.

DFO staff continue to monitor the situation closely to ensure that fish passage is maximized to the extent possible.

I hope that my response has helped to address your concerns.

Sincerely,

Doug Wentzell
Regional Director General
Maritimes Region

Shelleena Thornton

Subject: FW: correspondence - Avon River

From: Nikki-Marie Lloyd < >
Date: April 19, 2021 at 2:08:06 PM ADT
To: Abraham Zebian <AZebian@westhants.ca>, Rupert Jannasch <RJannasch@westhants.ca>, Debbie Francis <DFrancis@westhants.ca>, Ed Sherman <esherman@westhants.ca>, Jeff Hartt <jhartt@westhants.ca>, Jim Ivey <jivey@westhants.ca>, Mark McLean <mmclean@westhants.ca>, Paul Morton <PMorton@westhants.ca>, Richard Murphy <rmurphy@westhants.ca>, Scott McLean <smclean@westhants.ca>, Bob Morton <bmorton@westhants.ca>, Laurie Murley <LMurley@town.windsor.ns.ca>
Subject: correspondence - Avon River

Caution
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

I want to make some things clear when it comes to the Avon river. Our grand council flag flies within west hants and there is constant talk of how we are in Mi'kma'ki and about reconciliation. But before reconciliation must come recognition. 50 years ago my people were in residential schools, 50 years ago without consultation or consideration our rights were infringed upon by the blocking of the Avon river with the gated system that is still in place. For many years my people have been pushed aside and disregarded. As Mi'kmaq people we have rights under the peace and friendship treaty, rights that are within the fisheries act section 2.3 and 2.4, as well as being recognized and affirmed under section 35 of the constitution. Maintaining the levels of the lake does not allow fish passage. With fish passage comes salt water entry. By standing with those wanting to save this man made lake you are going against the rights of my people. By many we are looked upon as outsiders but we are in pisiquid, and by saying that i do not mean the lake but i mean the land, the river. Pisiquid means junction of rivers, or split rivers. My people used to thrive here. But due to the genecide of my people we no longer have that chance, while your people have and continue to thrive within west hants. You were not the ones to originally do us wrong but in saying that you continue to do us wrong by wanting to maintain a lake. It deeply hurts me to feel a lake is more important than me, my people, and our rights. If we truly want reconciliation we must live within peace and friendship, we cannot change the past but you can change the future, i ask of you to listen to my words, listen to what i have to say, and i ask that you give my people a chance to thrive, by allowing tidal flow you give us the ability to exercise our rights in which we lost 50 years ago. I may not have been here 50 years ago, but I am here now, and I am asking that you take into consideration the fish, the law, my people, and the start to a beautiful river being able to heal from the wrongs that were made.

Thank you,

Nikki-Marie Lloyd

Shelleena Thornton

Subject: FW: Avon River Causeway

From: Sheldon Hope <s>
Date: April 19, 2021 at 3:17:46 PM ADT
To: "Bernadette.Jordan@parl.gc.ca" <Bernadette.Jordan@parl.gc.ca>, "Blois, Kody - M.P." <Kody.Blois@parl.gc.ca>, Chuck Porter <chuck@chuckporter.ca>, Abraham Zebian <AZebian@westhants.ca>
Subject: Avon River Causeway

Dear Minister Jordan,

I am seeking clarification from your office on the recent Ministerial Order originally issued on March 19th, 2021 and subsequently renewed up until at least May 3rd, 2021. As a resident of West Hants and the Vice Commodore of the Pisiquid Canoe Club this order impacts both me personally and the group that I represent. While it is not unusual to see that lake drained for a few weeks each Spring to support the spawning of the Gaspereau, the timing of this order, much earlier than usual, the twice daily salt water/sediment ingress and lack of clarity on an end date have me very concerned.

As you may be aware Pisiquid Canoe Club has run a competitive Sprint Canoe Kayak program for the past 46 years on lake Pisiquid and in order to run that program we need water. The current situation at the lake has reduced our training area to a barren mud flat with no lake to speak of. With over 100 participants set to start our Summer program (to go along with the 25 year round athletes) I have no clarity on what date I may actually have a lake for them to paddle on. I find this very unsettling as do the parents of many of these athletes who are wondering if they will actually have a place for their child to go daily during the Summer vacation. Not to mention the concern of our coaches who are wondering if they will have a job or not?

I would appreciate you taking the time to clarify the expected end date of the latest MO so I can give some comfort and communication to my parents and athletes. I will be following up this email with a phone call to your constituency office and requesting an in person meeting with you as soon as it can be arranged. As a director of a not for profit organization that depends on the lake to offer recreation for a significant number of area youth I would like my voice to be heard before irreparable harm is done to my program.

Thank you for your time. You will be hearing from me via phone call shortly.

Best Regards,

Sheldon Hope
Vice Commodore
Pisiquid Canoe Club

Rhonda Brown

Subject: FW: Dust bowl in Windsor

From: Adrienne Wood <drwoodnd@gmail.com>
Date: April 22, 2021 at 5:35:43 PM ADT
To: "Bernadette.jordan@parl.gc.ca" <Bernadette.jordan@parl.gc.ca>
Cc: "Drahos, David (Blois, Kody - MP)" <david.drahos.207@parl.gc.ca>, "Blois, Kody - M.P." <Kody.Blois@parl.gc.ca>, "Chuck Porter, MLA" <chuck@chuckporter.ca>, "tim.houston@mail.com" <tim.houston@mail.com>, Abraham Zebian <AZebian@westhants.ca>, "PREMIER@novascotia.ca" <PREMIER@novascotia.ca>, Paul Morton <PMorton@westhants.ca>
Subject: Dust bowl in Windsor

Caution
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Dear Minister Jordan,

As a concerned resident in Windsor, Nova Scotia, I am sending you some photos of our downtown today. With the dry weather and the wind, you will see the dust bowl that has become our downtown. This dust is thick and makes it very difficult and unpleasant to walk around our trails, sit outside on patios, or be outside in our yards.

Please note one of the many negative consequences of your Ministerial Order on our town. This will affect our downtown economy, our health, and wellbeing if this continues. I urge you to consider these impacts on us.

Adrienne Wood

--
Dr. Adrienne Wood, Naturopathic Doctor
drwoodnd@gmail.com| www.drwoodnd.com
Telephone: 902.799.0796
Fax: 902.798.3370
431 Wilson Street, Windsor, NS
Office Hours:
Monday-Thursday 10am-6pm

The information and any files contained in this communication are confidential and intended only for the recipient named above. Medical advice cannot be given via email. For health related discussions, please call the office to book an appointment.







Rhonda Brown

Subject: FW: Have you seen the dust storm in Windsor today?

From: Magda Montgomery < >
Date: April 22, 2021 at 3:58:24 PM ADT
To: "bernadette.jordan@parl.gc.ca" <bernadette.jordan@parl.gc.ca>
Cc: "bernadette.jordan@parl.gc.ca" <bernadette.jordan@parl.gc.ca>, "kody.blois@parl.gc.ca" <kody.blois@parl.gc.ca>, "chuck@chuckporter.ca" <chuck@chuckporter.ca>, Abraham Zebian <AZebian@westhants.ca>, "tim.houston@mail.com" <tim.houston@mail.com>, "premier@novascotia.ca" <premier@novascotia.ca>, "melissa@hantswestpc.com" <melissa@hantswestpc.com>
Subject: Have you seen the dust storm in Windsor today?

Caution
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.



It's windy in Windsor today. It's often windy here so this is nothing new. What is new is the giant dust storm brewing right in our downtown core and surrounding areas.

To be honest, this isn't exactly a new event either. It occurs every year when Pisiquid Lake water levels are drastically reduced. Inevitably there comes a windy day and dust blows all around. But what struck

me today is the realization that this could be a permanent fixture in our community. If it is decided that free passage of tidal water is allowed this may become a weekly if not daily event.

Here are my concerns:
1. The path around Lake Pisiquid is used by the citizens of our community as a walking trail and a means of staying active. Many of these citizens are elderly and I wonder if they have respiratory conditions that will prevent them from being around the dust storm.
2. In recent years our downtown core has begun to flourish. Outdoor dining is very popular, and during Covid times is safer than eating indoors. This will be greatly impacted by the dust storm. Our wonderful local restaurants will be heavily affected by the loss of business this will create.
3. We also have a thriving biking community. Group rides through town and into surrounding communities are very popular. This will be dangerous and very unhealthy during the dust storms.

There are so many other reasons NOT to open up to free tidal flow. But today I am simply worried about the health of my community, my customers, and my family.

Sincerely,
Magda Montgomery
Owner of Momentum Wellness Centre and Breathing Space Yoga Studio in downtown Windsor.

Rhonda Brown

Subject: FW: Avon River

From: Sheldon Hope < >
Date: April 26, 2021 at 12:01:40 PM ADT
To: min@dfo-mpo.gc.ca, Bernadette.Jordan@parl.gc.ca, "Blois, Kody - M.P." <kody.blois@parl.gc.ca>, Chuck Porter <chuck@chuckporter.ca>, Abraham Zebian <AZebian@westhants.ca>
Subject: Avon River

Caution
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Dear Minister Jordan,

I am still awaiting clarification from your office with regards to the plans moving forward for the operation of the Avon River Aboiteau. You have issued a Ministerial Order on March 19th that sees the river and lake set to drain dry on each out flowing tide and subsequently renewed that order up to and including May 3rd, 2021. Beyond this the community at large has received no communication from your office or anybody else on what the plan is for operation. As the Vice Commodore of Pisiquid Canoe club and a member of a number of concerned community groups, I find this lack of communication very frustrating.

For the Canoe club specifically we have a program to run that requires the lake to operate. We have run programming on Lake Pisiquid for the past 46 years and it would be a shame to see this come to an end because of your decision and or inaction. We are getting very close to our Summer programming start and I am fielding calls daily from concerned parents, town residents and our coaching staff regarding when the lake will be refilled. In a normal year we have seen a drain for a few weeks late April to mid May to facilitate the Gaspereau run, with the lake filled directly after. If this is the plan for this year I would like for you to confirm that. I do not believe that this level of communication is unreasonable given that our ability to operate our program hangs in the balance. If the lake is not started to be refilled by mid May there will not likely be enough water in the upper reaches of the Avon to fill the lake in time for Summer.

The fact that this Ministerial Order has been issued with no communication with stakeholders who are directly impacted has caused a great deal of angst and frustration in the community. You are now getting very close to shutting down a not for profit sports program that has operated on Lake Pisiquid for 46 years, you are getting close to impacting farmers upstream who use the river for crop irrigation. This need for freshwater will only grow as global warming continues and we see less and less precipitation causing drought conditions. You are getting close to impacting a local golf course that uses the river to water their greens and if this were to drag on you are not far from impacting Martock's ability to make snow for it's 10,000 season pass holders and over 80,000 customers. As you can see this MO impacts a lot of people who depend on that freshwater lake and river. All of those people deserve clarity on what it is you plan to do moving forward with regards to the operation of the Avon River Aboiteau. We cannot simply wait and see what you plan to do week to week when it impacts so many and their ability to operate.

With that said I would like this noted as my formal request for a meeting with you to discuss this matter. As I stated above this is a very urgent matter for the survival of the Pisiquid Canoe Club and many other

community stakeholders as well. I am free to come to your constituency office in Bridgewater if needed and can also bring along other stakeholders as required. If you would prefer a phone call my number is listed below.

Best Regards,

Sheldon Hope
Vice-Commodore
Pisiquid Canoe Club
<>
<>

REGION OF WINDSOR AND WEST HANTS MUNICIPALITY
76 Morison Drive, PO Box 3000
Windsor, NS B0N 2T0

Phone 902-798-8391 ext. 117
spoirier@westhants.ca
www.westhants.ca

Mr. Phillips April 21, 2021

By E-mail only to: mphillips@westhants.ca ; sthonton@westhants.ca

Re: Hantsport Land Use By-law
Map Amendment to amend 20 Main Street, Hantsport PID 45043304 from the Institutional (I) Zone to the Mixed Commercial / Residential (C-2) Zone

I am pleased to advise you that the appeal period regarding the above request is over, with no appeals being received.

All development and building permits can be applied for through the Planning and Development Department at the West Hants Regional Municipality at 76 Morison Drive, Windsor. Please remain in contact with Development Officer Janet Redden regarding any proposed uses on the lot, and Senior Building Official, Tim Leslie, regarding any building and development questions.

Sincerely,

Sara Poirier

Sara Poirier, LPP, MCIP l Planner
West Hants Regional Municipality l PO Box 3000 l 76 Morison Drive l Windsor B0N 2T0
T 902-798-8391 ext. 117 l E spoirier@westhants.ca l W www.westhants.ca

548 & 54 Baxter's Harbour Road/Canning/N.S 21.4.27

Dear Mayor Zabian,

CLIMATE CHANGE AT AVON-ON-THE PISIQUID BEGAN 50 YEARS AGO WHEN MALADAPTING TECHNOLOGIES WERE INSTALLED AT THE BEHEST OF NOTABLES. POST INDUSTRIAL REVOLUTION DECISIONS, THEY ARE.

BRISONS AND THE FAMILY PORTER, NOTABLES OF TODAY, COULD HAVE ACTIVELY ADAPTED TO THIS PROBLEM CHILD YEARS AGO: IF THEIR CONFLICTING INTERESTS HAD BEEN RATIONALIZED AND SUPPORTED BY THE PEOPLE.

LEFT TO THEIR OWN DEVICES... DEAD SWIMMERS AND NO ~~SWIM~~ FISHERS RESULT.

WE COME DOWN REGULARLY FROM THE WEST TO LOOK FOR REVERSAL IN ALL OF THIS. WE CROSS BRIDGES, TWINNED, THAT FLY-OVER THE GASPEREAU. BUT THERE IS NO HONOUR IN THE CROWN, STILL. WE WONDER IF MUD DUMPING BEHAVIOUR ON THE SOVEREIGN WATER SYSEM, A MARSH, WOULD EVEN HAVE BEEN ENTERTAINED IN THE KINGS 2050 MPS/BY-LAWS... AN HIGHLY CITIZEN BASED CONSULTATION WHICH IS SIMULTANEOUS WITH GOOD GOVERNMENT.

AS WEST HANTS IS OUT-OF-PHASE DEMOCRATICALLY AND THEREFORE WITH ECOLOGICALLY CONSISTENT IN THE REST OF MI'KMA'KI; WILL THE NEW SISTER ON THE BLOCK LEAD OR DRAG?

WE SHOULD ALL SEEK SUPPORT FROM THE 'HEIRS OF BRISON' FOR THE TREGOTHIC MARSH BODY PROPOSAL TO SEIZE THE FORMER AND OVERCOME THE LATER.

THESE ARE MOST TRUSTED PROPOSERS.

Yours very truly,
CHRIS CAVEN
from where farmers are fishers

RECEIVED
APR 27 2021

Shelleena Thornton

Subject: FW: Tregothic Marshland - Clean Up Required

From: Mark Phillips <MPhillips@westhants.ca>
Sent: Friday, April 16, 2021 12:22 PM
To: Todd Richard <trichard@westhants.ca>; Shelleena Thornton <SThornton@westhants.ca>; Ed Sherman <esherman@westhants.ca>
Subject: Fwd: Tregothic Marshland - Clean Up Required

WINDSOR / WEST HANTS TOGETHER

Mark Phillips
Chief Administrative Officer
West Hants Regional Municipality
PO Box 3000, 76 Morison Drive, Windsor, NS, B0N2T0

T 902-798-8391 Ext. 133
M 902-670-4255
E MPhillips@westhants.ca
W www.westhants.ca

From: "T. Rogers" < >
Date: April 16, 2021 at 10:28:50 AM ADT
To: Abraham Zebian <AZebian@westhants.ca>, Mark Phillips <MPhillips@westhants.ca>
Cc: Mark McLean <mmclean@westhants.ca>, Jeff Hartt <jhartt@westhants.ca>, Scott McLean <smclean@westhants.ca>, Rupert Jannasch <RJannasch@westhants.ca>, Laurie Murley <LMurley@town.windsor.ns.ca>, Debbie Francis <DFrancis@westhants.ca>, Jim Ivey <jivey@westhants.ca>, Richard Murphy <rmurphy@westhants.ca>, Bob Morton <bmorton@westhants.ca>, Paul Morton <PMorton@westhants.ca>
Subject: Tregothic Marshland - Clean Up Required

Honorable Mayor and CAO,

I request that this be presented at the next council meeting on behalf of the Tregothic Marshbody.

Due to recent development and previous development encroaching on the marshland we request that the Tregothic Marshland, drainage systems and Tregothic Creek be cleaned out of the mud that is travelling from the new development (just after Underwood Drive on Payzant drive) to the St. Croix River and behind the old Baptist Church.
We request a silt fence be put in to stop the movement of this mud and for the land to be repaired to its original state.

I have attached a few pictures for your reference.

Thank you,

Tasha Rogers
Chairperson, Tregothic Marshbody



Annapolis Valley Regional Library
P.O. Box 510 236 Commercial Street Berwick, NS B0P 1E0
Phone 1-866-922-0229
www.valleylibrary.ca email: administration@valleylibrary.ca

April 15, 2021

Mayor Abraham Zebian and Council
Windsor West Hants Regional Municipality

Dear Mayor Zebian,

I'm writing to you on behalf of the Annapolis Valley Regional Library Board to request that Council implement the new Library Funding Formula on April 1, 2021.

On February 25th, 2020, I received correspondence from Justin Huston, then Deputy Minister, Communities Culture and Heritage. Deputy Minister Huston shared the following information…

> *"The new library funding model will be implemented in the 2020-21 fiscal year with an increase of $2 million in annual investment from the province. The budget also includes an additional $500,000 for an annual, application-based grant program available to libraries for innovative new projects.*
>
> *Although the one-year notice was provided to municipalities, as per the Municipal Government Act (MGA), municipal funding will remain at current levels for the 2020-21 fiscal year. We will use this time to collect data from the municipalities to determine their total operating contribution to libraries. That said, municipalities can opt to start paying the increases beginning in 2020-21. This is a local municipal decision, that would be agreed upon by the municipality and the regional library board.*
>
> *Included with this letter are the funding fact sheets for your individual library regions, that outline the changes to provincial, municipal, and board funding with the new funding model. These documents were sent to municipalities prior to the municipal consultations in the winter of 2019."*

It was AVRL's understanding from this communication that your assessment increase would be mandatory effective April 1st, 2021. As such, AVRL's planning activities have been predicated on this anticipated revenue stream.

On Friday, April 9th, 2021 I received the following information, via email, from Lynn Somers, Director, Nova Scotia Provincial Library [Department of Communities, Culture and Heritage] which states the following...

> *"In May 2020, in a letter to municipal associations, Ministers Porter and Glavine communicated the decision to provide additional time before requiring the municipal contribution to increase to the new funding level, deferring the implementation to fiscal 2022-23. This time was to allow for data to be collected to capture the additional operational contributions being made to library boards from municipalities beyond the funding model payment.*
>
> *Their letter also indicated that upon the completion of data gathering and analysis of municipal contributions, notification will go out to municipalities outlining funding amounts. Data collection will continue in this fiscal year.*
>
> *The 12-month notice letter will go out in April 2021 confirming municipal contributions to library boards in 2022-23 as per the new funding model. There will be no financial impacts to municipalities in 2021-22, however if municipalities are interested in contributing more before the new mandated amounts come into effect, they may do so."*

AVRL was not aware of the May 2020 letter, or its contents, and as such developed our budget based on the direction that the Municipal increases would go into effect on April 1st, 2021, and invoiced you accordingly for the first quarter.

For more than a decade, your library assessment has remained largely unchanged. Under the proposed Funding Formula, your assessment would have increased to $134,400.

Therefore, the AVRL is asking Council to voluntarily implement the new Funding Formula on April 1, 2021. Having the new Funding Formula enacted in its entirety on April 1st, 2021 will allow the AVRL to pursue increased hours of operation in our Branches, and enhanced services (collection development, technology, and programming) on a shorter timetable. Please let us know your intention as soon as possible so that we may accurately invoice you, and properly prepare for the coming operational year.

In closing, AVRL is appreciative about this renewed financial commitment from Government, and looks forward to working with our Municipal Partners to ensure the Annapolis Valley has

sustainable and thriving library service for the future, and that our citizens have the best possible library service that we can provide.

If you have any questions, please contact me at 902-698-9447.

Sincerest regards,

Ann-Marie Mathieu
Chief Executive Officer
Annapolis Valley Regional Library

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐

To: WHRM Council

Submitted by: _____
Shelleena Thornton, Administrative Supervisor

Date: April 27, 2021

Subject: Landowner Appointment to Mills Lake Watershed Advisory Committee – Recommendation Report

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act – Sections 24-27 (Standing, special and advisory committees; Vacancy on Boards, Commissions and Committees; Citizen Advisory Committees; and Community Committees).

RECOMMENDATION or DECISION REQUEST

…that Council approves the following landowner be appointed to the Mills Lake Watershed Advisory Committee for the term April 01, 2021 to October 31, 2022: Patrick Schofield.

BACKGROUND

Property☒	Public Opinion☐	Environment☒	Social☐	Economic☐	Councillor Activity ☐

The Mill Lakes Watershed supplies the reservoir from which the Windsor Water Utility, operated by the Municipality, withdraws water. The Windsor Water Utility currently supplies water to the community of Windsor and the Three Mill Plains Water Utility. The Three Mile Plains Water Utility services communities of Three Mile Plains, Curry's Corner, Garlands Crossing, and Wentworth Creek.

In 1964, the area surrounding Mill Lakes, Hants County, was designated a Protected Water Area. Regulations were also enacted for the designated area to protect the water supply. The regulations were updated in 1986 under the Water Act. The Mill Lakes Watershed Protected Water Area contains four thousand three hundred ninety-four and a half (4394.5) acres of land (1778.4ha).
The Mill Lakes Watershed Committee was first established in 2005 by the former Town of Windsor in response to the need to develop a Source Water Protection Plan.

DISCUSSION

Mills Lake Watershed Advisory Committee is comprised of:

- Four (4) Landowner Representatives
- One (1) Councillor and one (1) alternate
- One (1) Nova Scotia Department of Lands and Forestry Representative
- One (1) Water Utility Representative
- One (1) Planning and Development Department Representative
- One (1) Nova Scotia Environment Representative (voting)

In October 2020 landowner representative Elliott Daniels resigned from the committee creating a vacancy. Committee members must be landowners and through both advertisement and word-of-mouth, one landowner expressed interest to become a member of the committee, Mr. Patrick Schofield. Should council support this recommendation, the committee composition would be met.

NEXT STEPS

Landowner(s) will be contacted and notified of their appointments.

FINANCIAL IMPLICATIONS

Resident members appointed to a Committee of Council will receive remuneration in accordance with the Council Remuneration Policy, which is identified in the annual Operating Budget.

ALTERNATIVES

Council could choose to not support the recommendation and continue to advertise the vacancy.

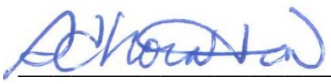
ATTACHMENTS

Appendices from the Meeting and Committee Procedural Policy:

Appendix J – Mill Lakes Watershed Advisory Committee

CHIEF ADMINISTRATIVE OFFICER REVIEW

The recommendation is supported by the CAO's Office

Report Prepared by: 

Shelleena Thornton, Administrative Supervisor

Report Approved by: 

Mark Phillips, CAO

APPENDIX J

Mill Lakes Watershed Advisory Committee

1. PREAMBLE

1.1. The Mill Lakes Watershed supplies the reservoir from which the Windsor Water Utility, operated by the Municipality, withdraws water. The Windsor Water Utility currently supplies water to the community of Windsor and the Three Mill Plains Water Utility. The Three Mile Plains Water Utility services communities of Three Mile Plains, Currys Corner, Garlands Crossing, and Wentworth Creek.

In 1964, the area surrounding Mill Lakes, Hants County, was designated a Protected Water Area. Regulations were also enacted for the designated area to protect the water supply. The regulations were updated in 1986 under the Water Act. The Mill Lakes Watershed Protected Water Area contains four thousand three hundred ninety-four and a half (4394.5) acres of land (1778.4ha).

The Mill Lakes Watershed Committee was first established in 2005 by the former Town of Windsor in response to the need to develop a Source Water Protection Plan.

2. DEFINITIONS

2.1. In Appendix J,

a) "Committee" means the Mills Lakes Watershed Advisory Committee;
b) "Councillor" means an elected member the Council of the Municipality;
c) "Municipality" means the West Hants Regional Municipality;
d) "Staff" means a person employed by the Municipality.

3. PURPOSE

3.1. The primary objective of the Mill Lakes Watershed Advisory Committee is to provide a forum for the Landowners, the Municipality and other Stakeholders to work cooperatively to maintain the water quality and quantity in the Mill Lakes Watershed. The Committee recognizes that the protection of source water is the first step in the multi-barrier approach to clean, safe drinking water.

4. ROLE OF THE MILL LAKES WATERSHED ADVISORY COMMITTEE

4.1. The Committee advises the Municipality and Director of Public Works on issues pertaining to the Mill Lakes Watershed.

4.2. In addition, the Committee will:

a) assist in the development and implementation of a Source Water Protection Plan, which will be reviewed periodically;
b) assist with revisions of the regulations for the Protected Water Area as required;
c) review the details of the establishment of the Committee and make recommendation of changes to the Council of the Municipality;
d) provide a forum for the involvement of landowners and exchange of information in matters regarding the watershed and water resources;
e) provide a forum to deal with issues and concerns in the watershed and address problems and solutions on matters of concern, as they arise;
f) advise on forest matters and other land use issues;
g) develop Best Management Practices (BMP) for activities in the Mill Lakes Watershed. These Best Management Practices will also be used to guide any approval processes for activities;
h) review and make recommendations on activities affecting the Protected Water Area, as requested by the Municipality;
i) provide and develop information and education about the Protected Water Area for residents, landowners, and users of the Mill Lakes Watershed;
j) liaise with government agencies and other resources not represented on the committee on matters affecting the Protected Water Area, such as the Provincial Department of Agriculture and Fisheries (DAF) and the Federal Department of Fisheries and Oceans (DFO).
k) provide information on the Committee's activities to landowners in the Protected Water Area.

5. COMMITTEE COMPOSITION

5.1. The Committee members will be comprised of:

- Four (4) Landowner Representatives
- One (1) Councillor and one (1) alternate
- One (1) Nova Scotia Department of Lands and Forestry Representative
- One (1) Water Utility Representative
- One (1) Planning and Development Department Representative
- One (1) Nova Scotia Environment Representative (voting)

5.2. The Landowner Representatives must own land in the Mill Lakes Watershed and will not include the Municipality.

6. ADMINISTRATION

6.1. A quorum for the Committee will be five (5) members; of which two (2) must be a Landowner Representatives and one (1) must be a Councillor. .

6.2. The Chair of the Committee will be elected by and from the Committee. The Chair will be responsible for reporting the activities of the Committee to the Committee of the Whole. The Committee Chair will be elected every two years on even numbered years by the Committee.

6.3. The Committee will meet semi-annually. The Chair may call for additional meetings as required.

6.4. All Landowners are welcome to attend Committee meetings as observers.

6.5. A General Meeting of landowners may be called every two (2) years at the discretion of the Committee.

6.6. Administrative services for the Committee will be provided by the Municipality.

6.7. All members must abide by the Administrative Terms of Reference set out by the Committee and reviewed the by Chief Administrative Officer.