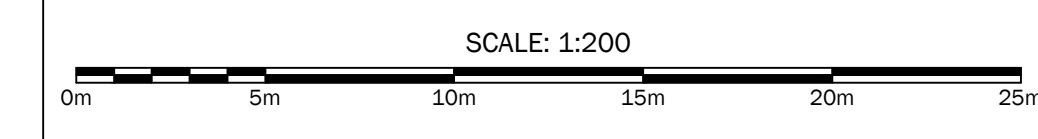


- NOTES:
1. ALL MEASUREMENTS SHOWN ARE IN METRIC UNITS OF METERS.
  2. TOPOGRAPHIC SURVEY DATA SHOWN HAS BEEN PRODUCED BY ABLE ENGINEERING SERVICES ON 07/18/2022. VALUES SHOWN ARE DERIVED FROM G.P.S. OBSERVATIONS ON NOVA SCOTIA GRID COORDINATE SYSTEM NAD83 CSRS 2010 CGVD2013.
  3. THIS IS NOT A LEGAL BOUNDARY SURVEY, BOUNDARIES SHOWN HERE ARE APPROXIMATE, DERIVED FROM PROPERTY ONLINE MAPPING/PLAN OF SURVEY AND FIELD RECONNAISSANCE BY CIVIL ENGINEERING TECHNICIAN. BOUNDARIES ARE SUBJECT TO A LEGAL FIELD SURVEY BY A LICENSED NSLS, AND A LEGAL SURVEY MAY CAUSE OFFSETS AND BOUNDARIES TO DIFFER FROM WHAT IS SHOWN HEREIN.

No.	MM/DD/YYYY	Revision Description	By
1	07/27/2022	ISSUED FOR CLIENT REVIEW	MA

**ABLE**  
Engineering Services Inc.  
CHESTER KENTVILLE TANTALON  
NOVA SCOTIA, CANADA  
1-833-756-8433 info@ableinc.ca



Horizontal 1:200	Vertical -	Plot ARCH D (24"x36")
Project <b>WILSON ESTATES PROPERTIES INC</b> 606 MAIN STREET, WOLFVILLE, NOVA SCOTIA PID: 55279905		
Title <b>EXISTING SITE PLAN</b>		
Project No. 220715-34	Drawn K. CHEESEMAN	Sheet 1 of 1
Ref.	Engineer J. PORTER	Plan No.
Date JULY 20, 2022	Check	<b>C100</b>

DATE PLOTTED: 07/27/2022 09:09 AM USER: JEFFREY.FRANCOIS

# 606 Main Street Parking Plan



Carriage House

Main House

1

7

2

8

3

4

9

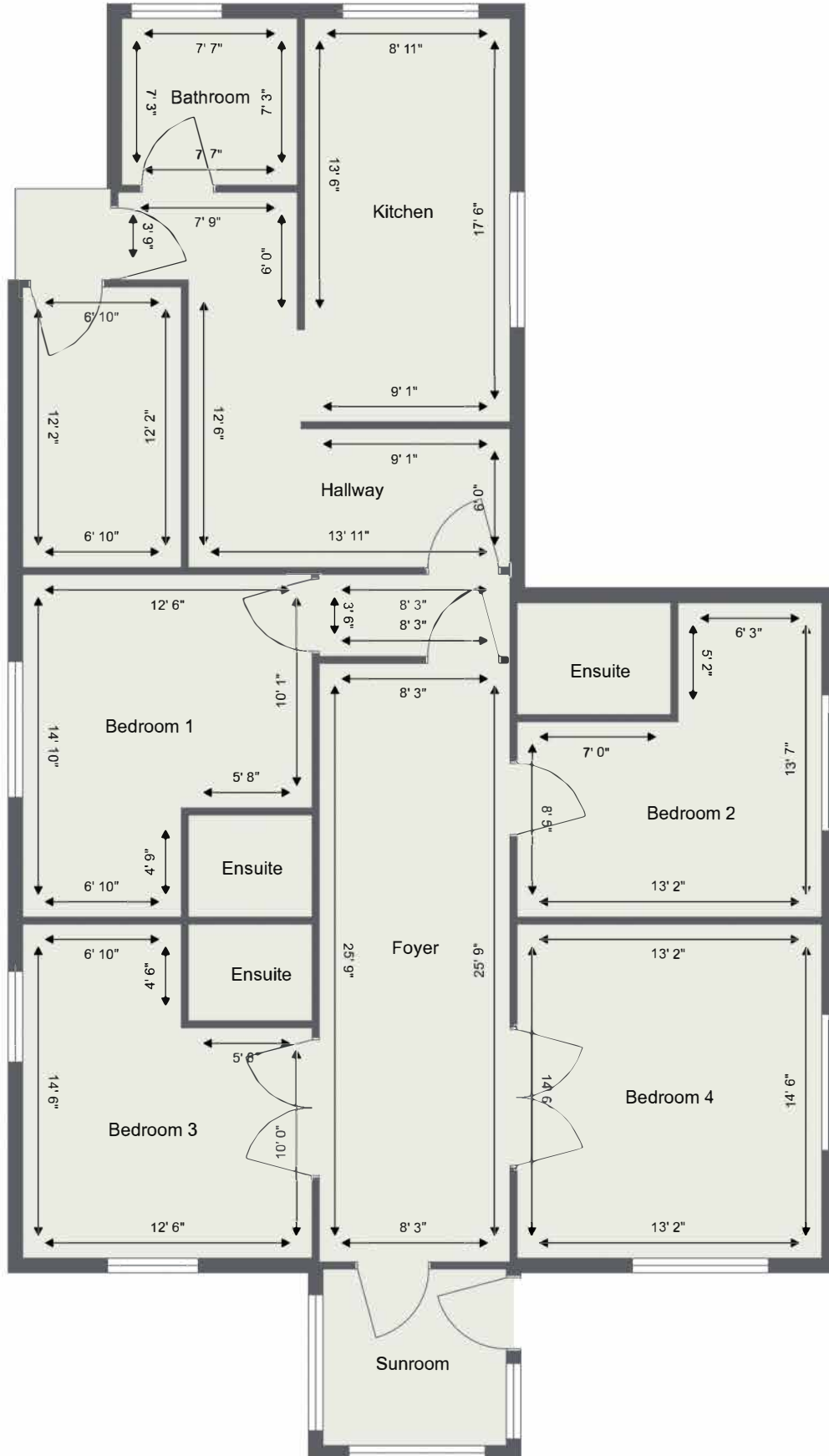
5

6

# 606 Main Street First Floor



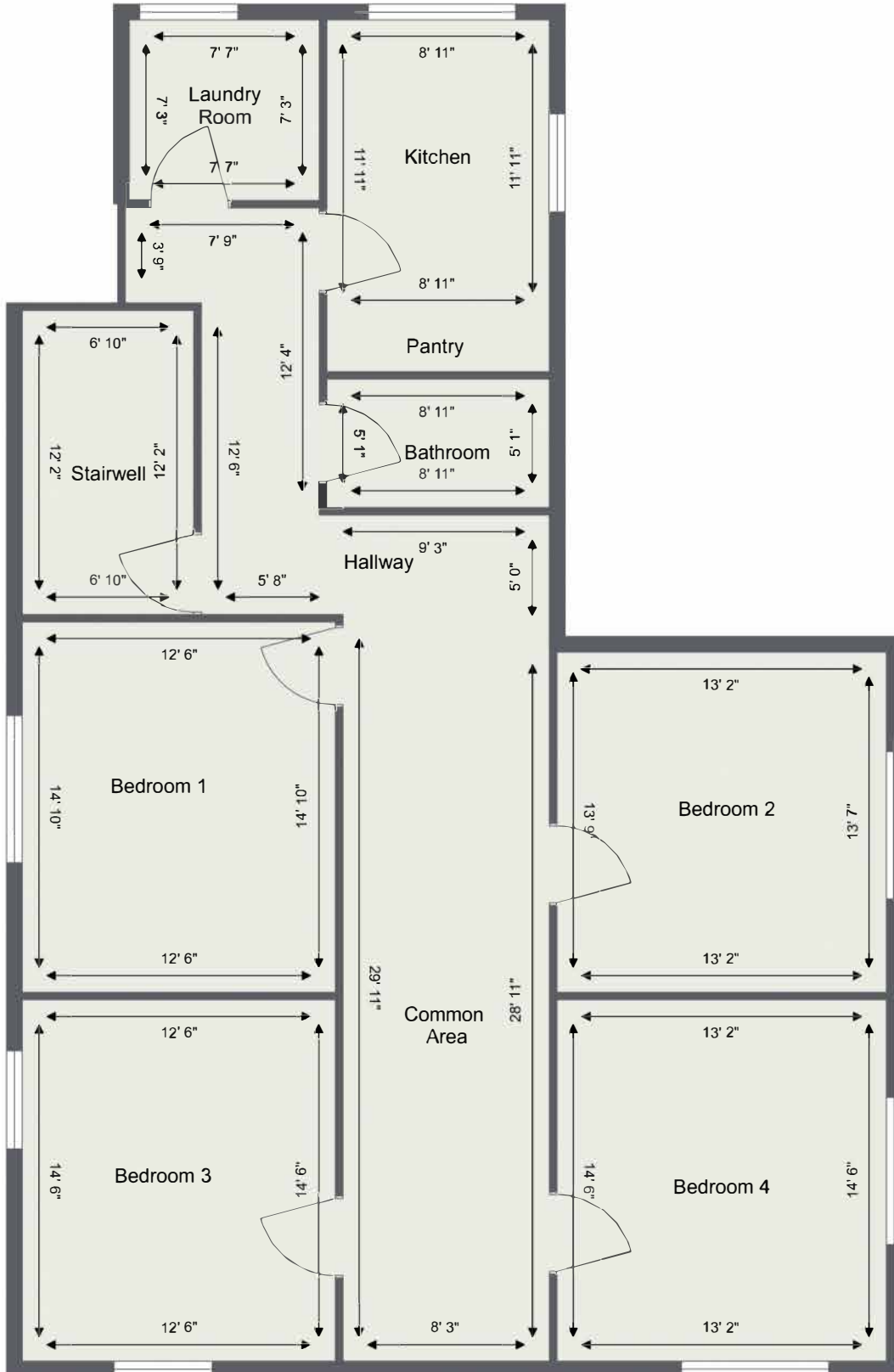
Existing Unit



# 606 Main Street Second Floor



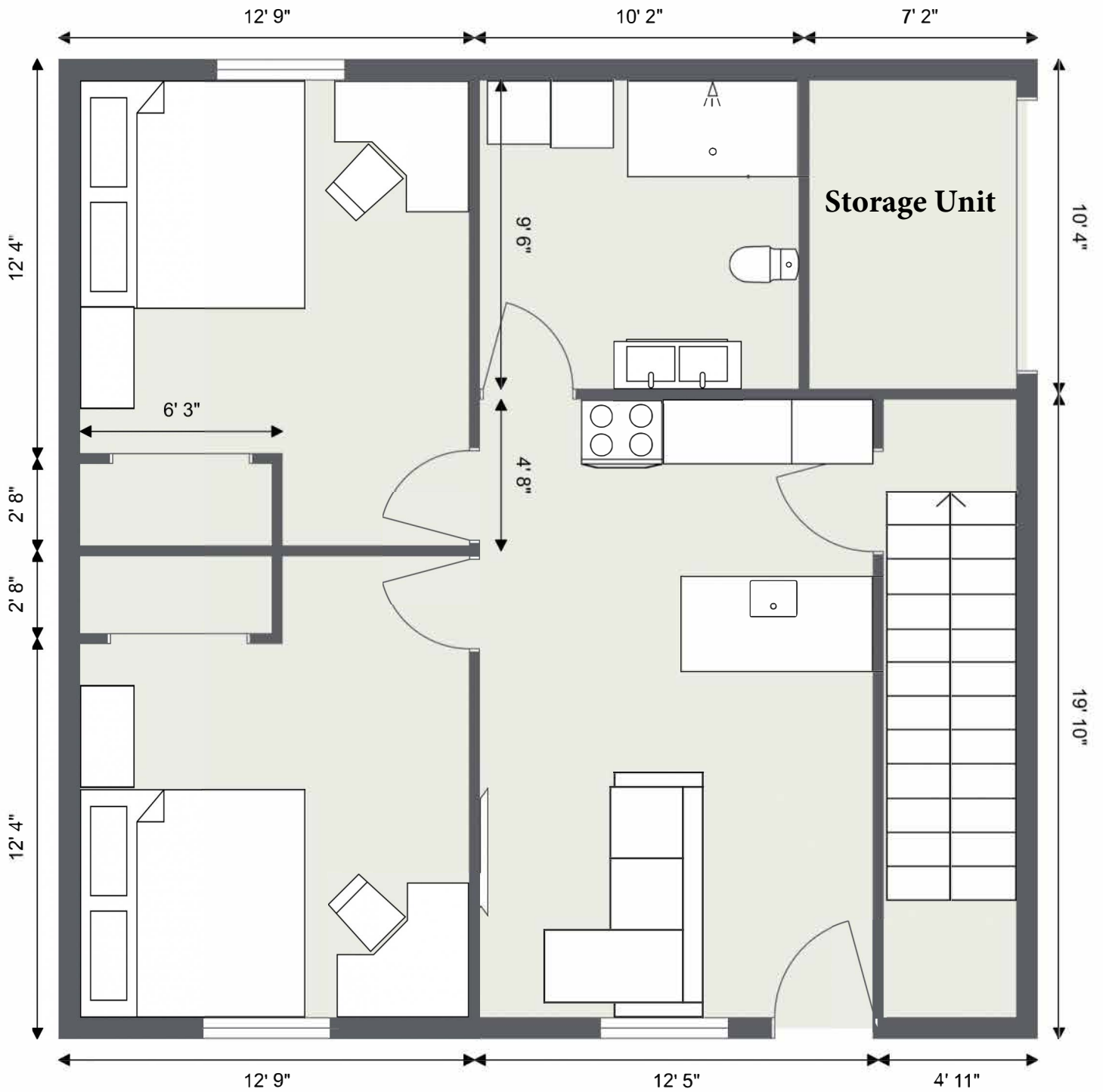
New Unit





# Carriage House Garage

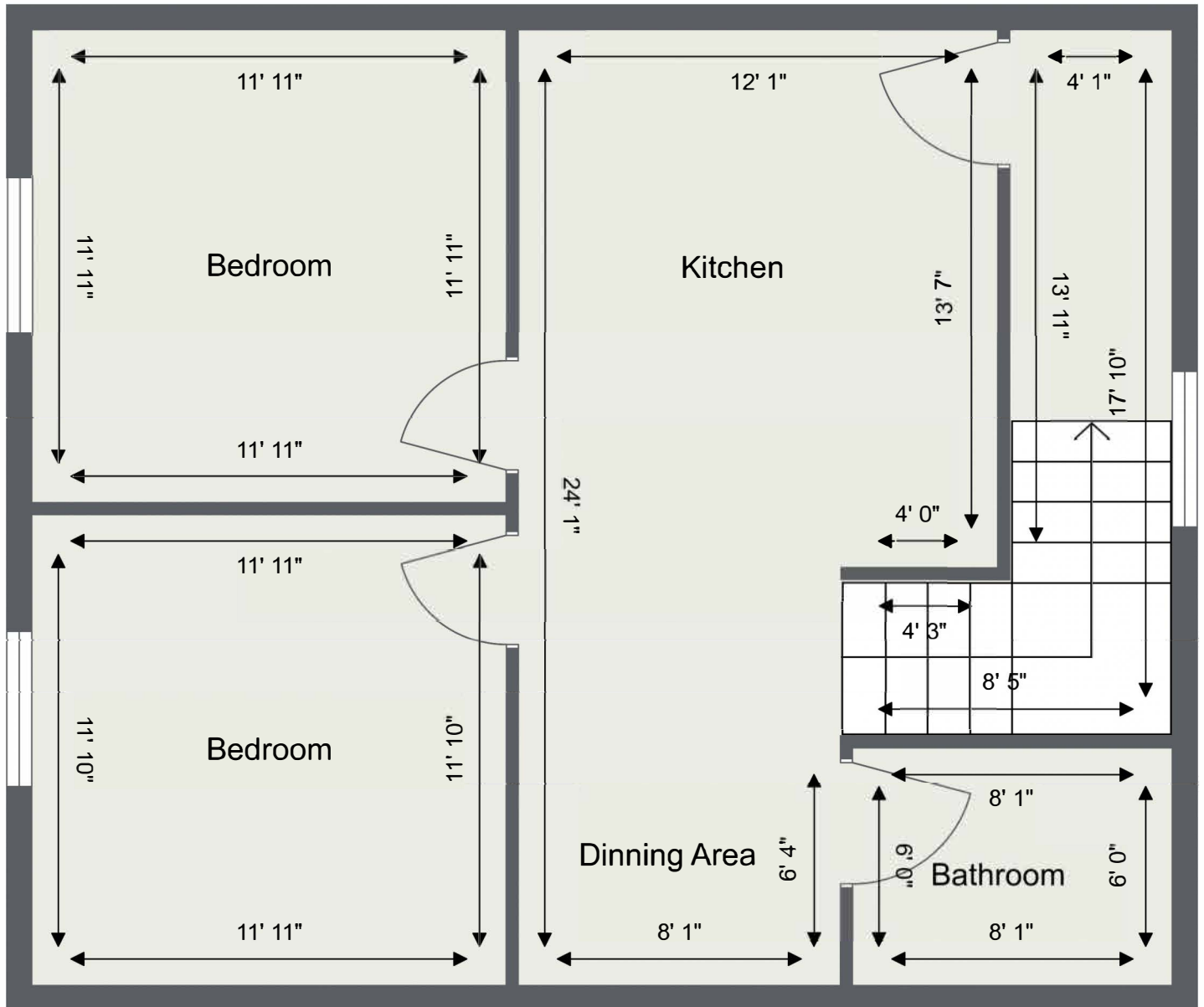
New Unit



# Carriage House Garage

## Second. Floor

Existing Unit



## Site Plan Approval – Criteria Checklist

<b>APPLICATION: SP-001-2022 – 606 Main Street – 4 Dwelling Units</b>	
LUB Reference	Staff Comments
<b>2.10 Submission Requirements</b>	Application requirements met.
<b>Zone Standards:</b> Part 11 Medium Density Residential (R-3) Permitted Use Table 8.1	Conversion of existing buildings – two units in main building, two units in carriage house. 4 dwelling units permitted by SP in R-3 zone.
<b>4.32 Single Room Occupancy (SRO)</b>	The proposal consists of two, two-bedroom units and two, four-bedroom units. The two, four-bedroom units would be considered SROs. The R-3 zone allows up to six rental rooms per dwelling unit so the four-bedroom units would be in keeping with the LUB.  The other main requirements of this section are related to a fire inspection (will be part of building process), additional parking (see parking section), and fees.
<b>Part 6 Parking</b> Parking is calculated using table 6.1 for the residential use: 1.25 spaces per dwelling unit with a half space for each bedroom in excess of three + 1 SRO space per rental room in excess of three per unit.  6.1(2) Where a parking calculation for a development in any zone results in a fraction of a parking space, the final number of required parking spaces shall be rounded down to the next whole number.	2- two-bedroom units = 2 spaces 2- four-bedroom units = 2 spaces + 2 SRO spaces  <u>Total = 6 parking spaces required</u>
Site Plan Approval Requirements:	
<i>1. The location of new structures on the lot shall minimize negative impacts on the surrounding neighbourhood, including noise, dust, fumes, lighting, shadows, or other nuisance or inconvenience to neighbouring properties;</i>	N/A – no new structures

## Site Plan Approval – Criteria Checklist

<p>2. <i>The location of off-street parking and loading facilities shall minimize negative impacts on the surrounding neighbourhood, including traffic, noise, dust, fumes, lighting, or other nuisance or inconvenience to neighbouring properties;</i></p>	<p>No changes to parking area. Parking spaces exceed number required.</p>
<p>3. <i>The location, number and width of driveways are designed to prevent traffic, noise, dust, fumes, congestion, or other nuisance and inconvenience in the area and minimize negative impacts on the surrounding neighbourhood;</i></p>	<p>N/A – no changes to existing driveway.</p>
<p>4. <i>The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements which is necessary to protect and minimize negative land use impact on neighbouring properties;</i></p>	<p>No changes proposed for existing landscaping and fencing. However, additional buffering may be required should negative impacts arise.</p>
<p>5. <i>Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;</i></p>	<p>N/A</p>
<p>6. <i>The location of pedestrian walkways, and/or related infrastructure, shall be provided to link public sidewalks and parking areas to entrances of all primary buildings;</i></p>	<p>N/A</p>
<p>7. <i>The type and location of outdoor lighting is designed to light the structure, driveways and pedestrian infrastructure, but shall not be directed onto neighbouring properties;</i></p>	<p>Any new lighting installed will be assessed to ensure compliance with the LUB.</p>
<p>8. <i>The location of facilities for the storage of solid waste provides for maximum separation from residential development and public areas;</i></p>	<p>N/A – no changes to existing.</p>
<p>9. <i>The location of all existing easements shall be identified;</i></p>	<p>A right-of-way to 608 is identified on the plan.</p>
<p>10. <i>The grading or alteration in elevation or contour of the land shall minimize undue erosion and/or sedimentation, and other negative impacts on neighbouring properties;</i></p>	<p>N/A – no changes to existing.</p>



## Site Plan Approval – Criteria Checklist

<i>11. The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;</i>	The Site Plan has been reviewed by the Town Engineer.
<i>12. The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;</i>	N/A
<i>13. All signage shall be designed and constructed according to the signage requirements listed in Part 7;</i>	N/A
<i>14. Developments located in a Design Guidelines Area shall adhere to the design guidelines listed in Schedule "F" Town of Wolfville Design Guidelines. Input from the Design Review Committee may be required.</i>	This property is located in a Design Guidelines Area, however, this is a conversion of an existing building, no additions or new structures are proposed.
<i>15. The Development Officer may vary any of the prescriptive dimensional requirements by up to 10 percent of the requirements to allow some flexibility to accommodate physical anomalies of a site, so long as the intent of the particular requirement is not compromised.</i>	N/A