

Proposed Development Agreement, 104 Vimy Road, Bible Hill

August 2026



Development Agreement
PIDs 2006850, 20477196, 20287702, and
230479226



Municipality of Colchester
Proposed Development Agreement
Lands of Blowers and Grafton Developments Ltd.
SUMMARY

SITE
Location: 104 Vimy Road, Bible Hill PIDs 20068540, 20477196, 20287702, and 20479226 Community: Bible Hill FLUM: RMHD Medium High Density Residential, Schedule B of the MPS Zoning: R-4 Residential High Density, Schedule A of the LUB
REQUEST
Applicants: zzap Consuting Inc., representing Blowers and Grafton Developments Limited Property Owners: Blowers and Grafton Developments Limited Existing Land Use: Three parcels are vacant with a residential unit at 114 Vimy Road, PID 20287702 Proposed Use: Grouped dwelling development, consisting of five (5) multi-unit buildings, totalling 260 units Application Date: August 1, 2024
PROPOSAL
The application is to enter into a development agreement to permit the development of multiple unit dwellings, The proposal requests five (5) multi -unit buildings, totalling 260 units. There will be a diversity of unit types including 1, 2, and 3 bedroom units.
POLICY CONSIDERATION
Key Policy Considerations included: • Policy 4-49 allows Council to consider a development agreement for proposals for dwellings with more than 16 dwellings on a lot in the Residential High Density Zone • Policies 6-23 through 6-27 outline the criteria for consideration as part of the Development Agreement process.
KEY ISSUES
The request to enter into a development agreement is proposed to permit the development of five multi-unit buildings, totalling 260 Units. The proposed development will result in four (4) lots with buildings 2A and 2B being developed on one lot. The proposed development is compatible with the existing neighbourhood, is located within the municipal sewer service area, there is available capacity within the municipal sewer shed, and access is provided from a provincially owned and maintained road.
RECOMMENDATION
Staff concludes that the proposed development agreement is properly before Council and that it be approved as presented. This is a good use of property. If the development agreement is approved by Municipal Council, a 14 day appeal period follows as per the Municipal Government Act.

Planner's Report

**104 Vimy Road, Bible Hill, PIDs 20068540, 20477196, 20287702, and 20479226
Lands of Blowers and Grafton Developments Limited**

**Application for a Development Agreement to allow a Multiple Unit Dwelling
Development at 104 Vimy Road, Bible Hill**

August 2026

Application:

Council is in receipt of an application from zzap Consulting Inc., on behalf of Blowers and Grafton Developments Limited to enter into a Development Agreement to permit a grouped dwelling development, consisting of five (5) multi-unit buildings, totalling 260 units. Refer to Appendix #1 for the application.

Site Characteristics:

The subject properties are located along the east side of Vimy Road, Bible Hill and are 8.25 acres (33,399 sq m.) in size.

Property Site Plan



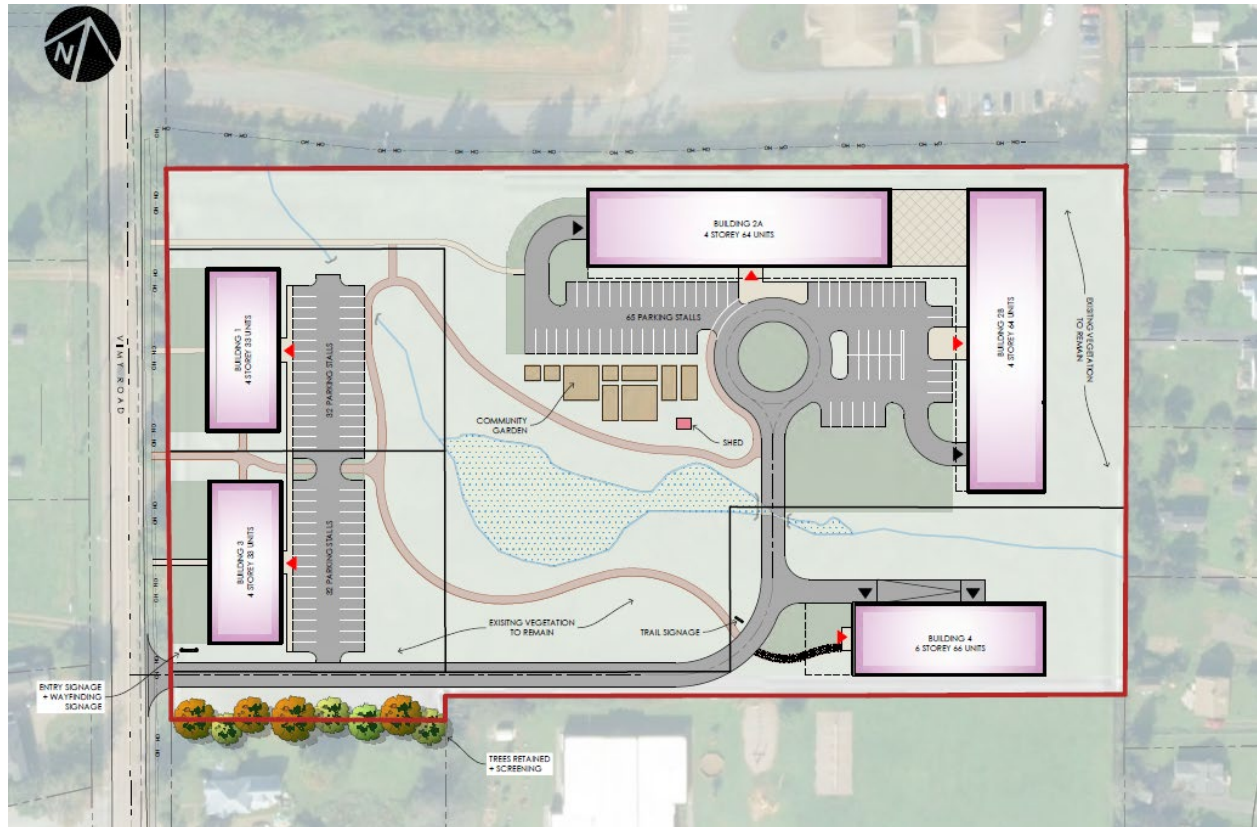
Land uses in the area are comprised of a mix of residential uses, and institutional uses with Vimy Court (Shannex Nursing Home) located on the adjacent property to the north and Bible Hill Consolidated Elementary School to the south. Additionally, the Nova Scotia Provincial Exhibition Grounds are located on the opposing side of Vimy Road with an area for Recreation Vehicles fronting on Vimy Road. Please refer to Appendix 2, photographs.

Proposal:

This property was zoned R-4 High Density Residential when the Colchester Municipal Planning Strategy and Land Use Bylaw were adopted in 2025 and includes a residential single unit dwelling at 114 Vimy Road, PID 20287702. The remaining properties are vacant. The applicants, zzap Consulting Inc., on behalf of Blowers and Grafton

Developments Limited, have requested to enter into a development agreement to permit the development of multiple unit dwellings. The proposal requests five (5) multi-unit buildings with a total of 260 units. There will be a diversity of unit types including 1, 2, and 3 bedroom units.

Property Site Plan



As indicated on the Site Plan, the proposed development will result in 4 lots with buildings 2A and 2B being developed on one lot. The proposed development agreement outlines the requirements for each lot and registration of the subdivision. Additionally, several easements will be required for vehicular, pedestrian, and infrastructure access. A preliminary plan illustrating the easements is included in the Development Agreement outlining the general location/scope and identification of PID's that will be burdened and benefitted. The textual easement will be registered as each lot is created and plan registered.

The Site plan shows a single, shared access off Vimy Road with shared driveway access for buildings 1, 2A, 2B, 3: building 4 having its own driveway. Parking is provided via surface parking with 129 stalls as well as underground parking located between buildings 2A and 2B with 80 stalls and 66 stalls located underground of building 4. The

total number of parking stalls is 275 which provides one parking space for each unit as well as provides for additional visitor parking.

As indicated on the site plan, buffering from neighbouring uses will be provided by way vegetation and screening. Additionally, in accordance with the proposed development agreement, the developer will be required to submit a landscaping plan for review and approval by the Development Officer prior to the issuance of a development permit. The purpose of this requirement is to ensure screening for the existing lower density residential properties on Hillcrest Avenue and the existing single unit dwelling on the adjacent property to the south (94 Vimy Road).

Waste handling will be managed within the buildings and the developers shall be responsible for refuse collection.

A shed is proposed and will be located on the lot containing buildings 2A and 2B in the area of the proposed community gardens and will be utilized for maintenance equipment storage. The shed will be located as illustrated on the site plan.

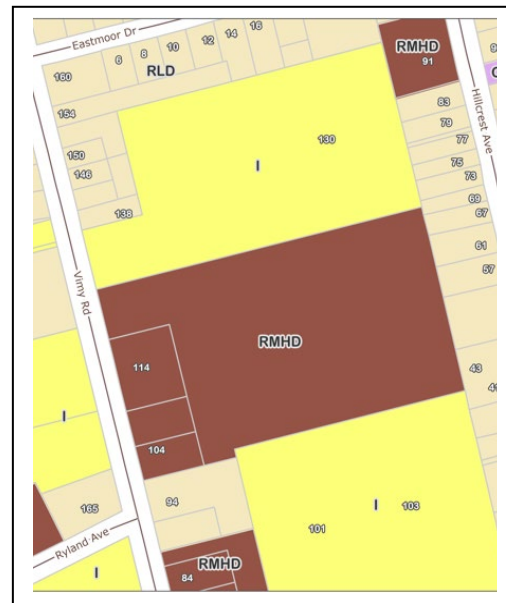
2025 Municipal Planning Strategy and Land Use By-law:

This property is currently zoned R-4, Residential High Density, in Schedule A of the Land Use By-law and designated as RMHD Medium High Density Residential on the Future Land Use Map, Schedule B, of the Municipal Planning Strategy (MPS)

Existing Zoning Map



Existing Future Land Use Map



There are numerous Planning Strategy policies relevant to this type of application. Excerpts of specific applicable policies include the following:

In the MPS, Policy 4-49 allows Council to consider a Development Agreement for proposals for dwellings with more than 16 dwellings on a lot in the Residential High Density Zone and outlines the matters for consideration.

1Policy 4-49 Council Shall consider entering into a development agreement to enable proposals for dwellings with more than 16 dwelling units per lot

Policies 6-23 through 6-27 outline the criteria for consideration as part of the Development Agreement process. Based on these criteria, the following observations are offered:

Compliance with Municipal Planning Strategy (MPS) and other Applicable Bylaws

- The proposal conforms to the MPS and all other applicable bylaws, excepting the lot frontage requirements of the Municipality of Colchester Land Use Bylaw and as outlined in the attached Development Agreement: notwithstanding Section 16.5.1 of the Land Use Bylaw, the minimum frontage of 6 metres shall be maintained for Lot 17-A as shown on the preliminary plan, Schedule B(iv)

Compatibility of the Proposal

Municipal Services

- There will be no additional public costs associated with the Development Agreement
- The property is located within the municipal sewer service area
- There is available capacity within the municipal sewer shed
- Onsite precast manholes require vacuum testing in accordance with item 3.7 of section 33 39 00 of the Standard Specification for Municipal Services.
- Onsite sewer lines must be tested in accordance with 33 31 00, item 3.6 Leak Testing
- The Municipality will require a written submission from the Design Engineer at the completion of construction that the grading and stormwater features have been installed as designed
- The Municipality recognizes the submitted Sprinkler and Standpipe Preliminary report as prepared by RJ Bartlett Engineering, dated April 25, 2025. It is the responsibility of the Developer to meet all standards and specifications required

¹ *Municipality of Colchester Municipal Planning Strategy (2025)*

- by the Town of Truro Water Utility to ensure that there is an adequate water supply, including sufficient capacity and pressure for fire suppression
- The Developers will ensure that Schedule E, Sprinkler and Standpipe Preliminary Design Report is updated to reflect final design of any and all buildings constructed on the Lands. Building 4 as shown on the Schedules will require a fire pump to supply the fire protection systems

Existing Neighbourhood

- Proposed development is compatible with the existing neighbourhood in terms of height, scale, lot coverage and bulk.
 - Proposed buildings one (1) thru three (3) are four (4) storey buildings. This height is greater than other structures in the area; however, there are mitigations included in the proposed development agreement to lessen the impact including; screening from single unit dwellings, a landscaping plan is required to be submitted for review and approval, providing the Municipality additional assurance that appropriate buffering will be included.
 - The lot coverage of building footprint to lot area is approximately 15%. There is surface parking; however, a significant portion of the parking is located underground, which provides additional landscaped areas on the property.
 - The bulk and scale of the proposed development is greater than the surrounding properties, in particular, the residential buildings on Hillcrest Avenue and the adjacent single unit dwelling. As outlined above, the proposed mitigations in the Development Agreement will assist in buffering these existing structures from the proposed development.
 - The properties to the north and south are institutional uses (nursing home and school) and thus the bulk and scale of these buildings is more comparable
- The proposed use is compatible with the existing neighbourhood
 - There is a mix of uses in the area. As outlined above, the existing neighbourhood of Hillcrest Avenue is comprised of lower density dwellings. The Development Agreement provides for adequate setbacks, buffering and screening.
 - The property located at 94 Vimy Road along the eastern property boundary has a two unit residential dwelling and is adjacent to the access way. The Development Agreement provides mitigation measures for buffering and screening by way of retaining existing tree line (Schedule Bii). Additionally, the draft Development Agreement requires a detailed landscaping plan upon subdivision of each lot which will be reviewed to ensure adequate buffering and screening.
 - The properties to the immediate north and south are institutional (nursing home and school) as is the Dalhousie Agricultural Campus, which is close by. The Municipal Planning Strategy speaks to institutional uses being

located in proximity to the neighbourhood they are intended to serve. Thus, the proposed development may be well served by one or more of these institutional neighbours

- The development is appropriate as it utilizes existing infrastructure and is an efficient use of serviced land.
- There will be no new public costs associated with the proposed development
- The Development Officer has reviewed the proposal and has determined that the proposed development would meet the requirements of the LUB, excepting Section 16.5.1.
- A Location Certificate will be required for each building to confirm the building setbacks at the foundation stage
- The Municipal Building Inspector has reviewed the application and provided preliminary comments, including the need for review of final drawings at time of permit application

Correspondence from External Agencies:

- **NSDOEEC** reviewed the proposal and advised any identified wetland must have wetland approval from the Development prior to any alteration. The developer has applied and received approval for wetland alteration
- **Nova Scotia Public Works (NSPW)** have reviewed the proposal and have found it acceptable
- **Town of Truro - Water Utility** have reviewed the proposal and have found it acceptable
- **Bible Hill Fire Brigade** reviewed the proposal and have found it acceptable
- **Chignecto Central Regional Centre for Education** reviewed the proposal and advised they would include this development in the Long Range Outlook planning document

Conclusions / Recommendation:

Staff are recommending the approval of this draft agreement as attached. Based on the above outlined review of policy, the proposal for grouped dwellings of five (5) multi-unit buildings totalling 260 units is a good use of this property.

This application is complete and properly before Council. It is recommended that Council:

- approve a Development Agreement to permit a grouped dwelling development of five (5) dwellings totalling 260 units

Respectfully submitted,

Jill McGillicuddy

APPENDICES

Appendix 1.....Application

Appendix 2.....Photographs

Appendix 3.....Draft Development Agreement

TO: Mayor and Council

FROM: Jill McGillicuddy, Senior Planner

SUBJECT: Application for a development agreement by zzap Consulting Inc, on behalf of Karountzos Developments Inc. for properties located on Vimy Road, Bible Hill PID #'s 20068540, 20479226, and 20477196

DATE: August 29, 2024

Please find attached a letter of request and an application by zzap Consulting Inc, on behalf of Karountzos for your consideration. Their request involves 3 parcels of land in Bible Hill, owed by James Stonehouse, which they'd like to develop a multi-unit development with three, four storey multi-unit buildings.

This application is to enter into a development agreement to permit a multi-unit development agreement. Please refer to the attached documents for further detail.





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Colchester Community Development
Planning
Municipality of Colchester
1 Church Street
Truro, NS B2N 3Z5

Re: Development Agreement Application for a Residential Development at 104 Vimy Road, Bible Hill, Municipality of Colchester (PIDs: 20068540, 20479226, 20477196)

On behalf of our client, Karountzos Developments Incorporated, Zzap Consulting Inc. is pleased to submit this Development Agreement (DA) application for a proposed multi-unit residential development at 104 Vimy Ridge Road (PIDs: 20068540, 20479226, 20477196). To support this application submission, the following materials are enclosed:

- Planning Rationale
- Attachment A: Site Plan
- Attachment B: Traffic Scoping Document
- Attachment C: Wastewater Flow Report
- Attachment D: Preliminary Servicing Concept

1.0 Summary of Development Proposal

Our client is seeking to develop a 162-unit residential community in Bible Hill through a Development Agreement process. The site consists of three existing PIDs, however the lot lines are proposed to be adjusted to accommodate the proposed development. The development consists of three multi-unit four-storey buildings as follows:

- Building 1: 32 units
- Building 2: 50 units
- Building 3: 80 units

Access is proposed from Vimy Road at the southern end of the site. A single driveway provides access to each of the buildings and associated parking areas. A 1:1 parking ratio is proposed.

The site fronts on Vimy Road, an important north-south route within the community. To the north of the site is a 60 resident senior's care facility. To the south is the Bible Hill Elementary School and several lower density residential buildings (a mix of single and multi-unit dwellings). Pictou Road, approximately 180 m south of the site provides access to downtown Truro. The proposal utilizes the High-Density (R-4 zone as a guide to the built form and siting regulations. Due to a number of site constraints our client is

requesting several variances from the by-law to accommodate the development. These are identified in Table 2.

2.0 Enabling Policies

The subject property is designated 'High Density Residential' on Schedule 1 Future Land Use map, of the Municipal Planning Strategy. It is zoned 'R-2 Rural Residential' and E-5 Natural Drainage Way within the Land Use Bylaw.

Policy RP-23 of the Municipal Planning Strategy allows Council to consider Development Agreements for multi-unit developments for properties designated High Density Residential, subject to the policy assessment criteria in Policy RP-27. Each of these are discussed below.

3.0 Rationale and Applicable Policy Analysis

The proposed development is consistent with applicable enabling planning policies. Please refer to Table 1, which outlines how the proposed development adheres to applicable DA policy assessment criteria.

<i>Policy RP-27 In addition to the criteria listed in the implementation section of this Strategy, Council shall consider the following matters for applications concerning multiple unit residential zoning map amendments and high-density residential development agreements.</i>	
Criteria	Response
i) Adequacy and location of driveways and parking areas.	The proposed parking ratio is approximately 1 space per unit. Due to the watercourse and wetland that bisects the site, one 2-way driveway is proposed which minimizes the required site disturbance.
ii) The compatibility of the proposed building with adjacent uses in terms of architecture, height and size.	The development is located next to a senior's care facility, elementary school and lower density residential development. The adjacent institutional uses are compatible with the proposed development – the large lot areas for both the subject site and surrounding lots allow large separation distances between the uses; much of the development's density flanks the driveway for the senior's care facility.

	Buildings are proposed at four storeys (approximately 12m) which complies with the R-4 zone maximum height requirement. At this stage the exterior building design has not been established. Our client intends to design a building that is compatible with the surrounding neighbourhood character.
iii) Provision for buffering, screening, and separation from adjacent dissimilar uses.	There is a 20m setback proposed between the established residential to the east of the site and the 80-unit multi-residential building. The 20m setback will allow for buffering and screening where adjacent to the single-unit dwellings. Screening can be achieved through a combination of fencing and landscaping. At the front of the site, where the 32-unit building is proposed a 5m setback is established from the side lot line. This, combined with the existing 20m side lot line setback at 114 Vimy Road creates a substantial buffer between the 4-storey building and the existing dwelling.
iv) The placement of buildings on the lot in terms of orientation, setbacks and separation distances from one another.	The site area enables large separation distances between buildings. Buildings are oriented towards the interior of the site. Buildings 2 and 3 are separated from Building 1 by the E-5 zone.
v) Impacts of exterior lighting as well as any accessory buildings, structures and uses.	Lighting proposed will be strategically placed and angled to ensure limited impact on neighbouring properties. No accessory buildings or uses are proposed at this time.
vi) Provisions for amenity space.	Our client intends to comply with the LUB requirements for amenity space (100 sm per unit) by providing both indoor and outdoor space.
vii) Access to the proposed development in terms of its location to a designated collector road.	Vimy Road is a designated collector road as defined in the LUB.

viii) Consideration of the impacts on existing local street capacities, functionality and access management practices.	Our client has retained a traffic engineer to complete a Traffic Impact Statement. Vimy Road is under the jurisdiction of the NSDPW and the TIS will therefore comply with the scope established in the attached document.
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In addition to the above criteria Council may consider the below site-specific evaluation criteria that go beyond what may be considered in a zoning bylaw.

IMP-8: Include in any agreement to be entered into under this Strategy, terms and conditions to ensure that the development is consistent with the policies of this Strategy. Council shall consider, but shall not be limited to some or all of the following issues:	
Policy Criteria	Applicant Response
i) The specific use and size of the structure whether new, or an expansion, or renovation of an existing structure is proposed	The proposed residential use is in keeping with the surrounding residential character of the neighbourhood and MPS policy for directing density to this area as Bible Hill is identified in the MPS for increased density. The proposal is for new residential buildings.
ii) The compatibility of the structure with adjacent uses in terms of architecture and appearance.	See responses to same under the Policy RP-27 analysis.
iii) The compatibility of the site in terms of landscape design, with adjacent uses.	If required, a landscape plan can be provided.
iv) Provision for adequate screening and buffering to screen the development from adjacent and dissimilar uses which conform to this plan.	See responses to same under the Policy RP-27 analysis.
v) provision for adequate setbacks from adjacent land uses.	See responses to same under the Policy RP-27 analysis.
vi) Any matter which may be addressed in the Land Use By-law	We believe this proposal is consistent with the regulations of the R-4 zone. Our client is seeking to vary: - the number of buildings permitted on a lot from one to two (Section 6.15) - a reduction in the number of required parking spaces from 1.5 per unit to 1 per unit (Section 7.1)

	Side lot line setback from 13m to 5m on the northern property line (Section 9.8.1)
vii) Time limits for the initiation and completion of construction (and may include phased construction).	The Development Agreement will include clauses pertaining to the phasing and construction timeline.
viii) The provision of services and utilities.	A preliminary servicing schematic illustrates how sanitary and stormwater infrastructure can be accommodated on site.
ix) Flood damage reduction controls with regards to possible flood plains development.	The site is not in a flood plain zone.
x) Hours of operation.	N/A
xi) Maintenance and upkeep of the property.	The landowner intends to ensure that that the development, when completed, is well-maintained.
xii) Any other matter which Council feels necessary to ensure the general compatibility of the use and structure with adjacent uses and structures	Our client is committed to working with Council to develop a site plan that is compatible with the surrounding land uses.
xiii) The financial ability of the Councils to absorb any costs relating to the development.	We do not anticipate any costs associated with the development to be absorbed by Council or the municipality.
xiv) The adequacy of sewer and water services and utilities.	Please see attached servicing studies.
xv) The adequacy of the road network in, adjacent to or leading to the development.	The Traffic Impact Statement will confirm the adequacy of the road network.
xvi) Suitability of the site in terms of grades, soils and bedrock conditions, location of watercourses, marshes, swamps, or bogs.	This relatively flat site is bisected by the E-5 zone. The proposal incorporates this area by retaining stormwater in these natural drainage areas.
xvii) The location of highway ramps and railway rights-of-way	N/A

4.0 Closing

We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, Council and members of the public throughout the



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application process. Should you have any questions, clarifications, or comments regarding this application, please do not hesitate to contact the undersigned.

Sincerely,

greg zwicker

Greg Zwicker, MCIP, LPP
Principal
zzap Consulting Inc.
greg@zzap.ca
902-266-2941



Application Form - Municipality of Colchester

(For Municipal Planning Strategy/Land Use By-law Amendments,
including Rezoning, and Development Agreements)

APPLICANT INFORMATION

Name: zzap Consulting Inc.

Property Owner: James Stonehouse

☐ Same

Mailing Address: _____

Signature of Owner: see attached

(if different)

1 Canal Street Dartmouth NS B2Y 2W1

Mailing Address: _____

☐ Same

15 North Golf Street

Phone: 902-266-2971

Truro, NS, B2N 3C5

Date: Aug 1, 2024

Signature: _____

PROJECT INFORMATION

Location / Site Address: _____

20068540, 20479226, 20477196

Community: Bible Hill

Request For: ☐ Amendments to MPS/LUB,
including Rezoning

Present Zoning: R-2, E-5

☒ Development Agreement

Reason for Request: _____

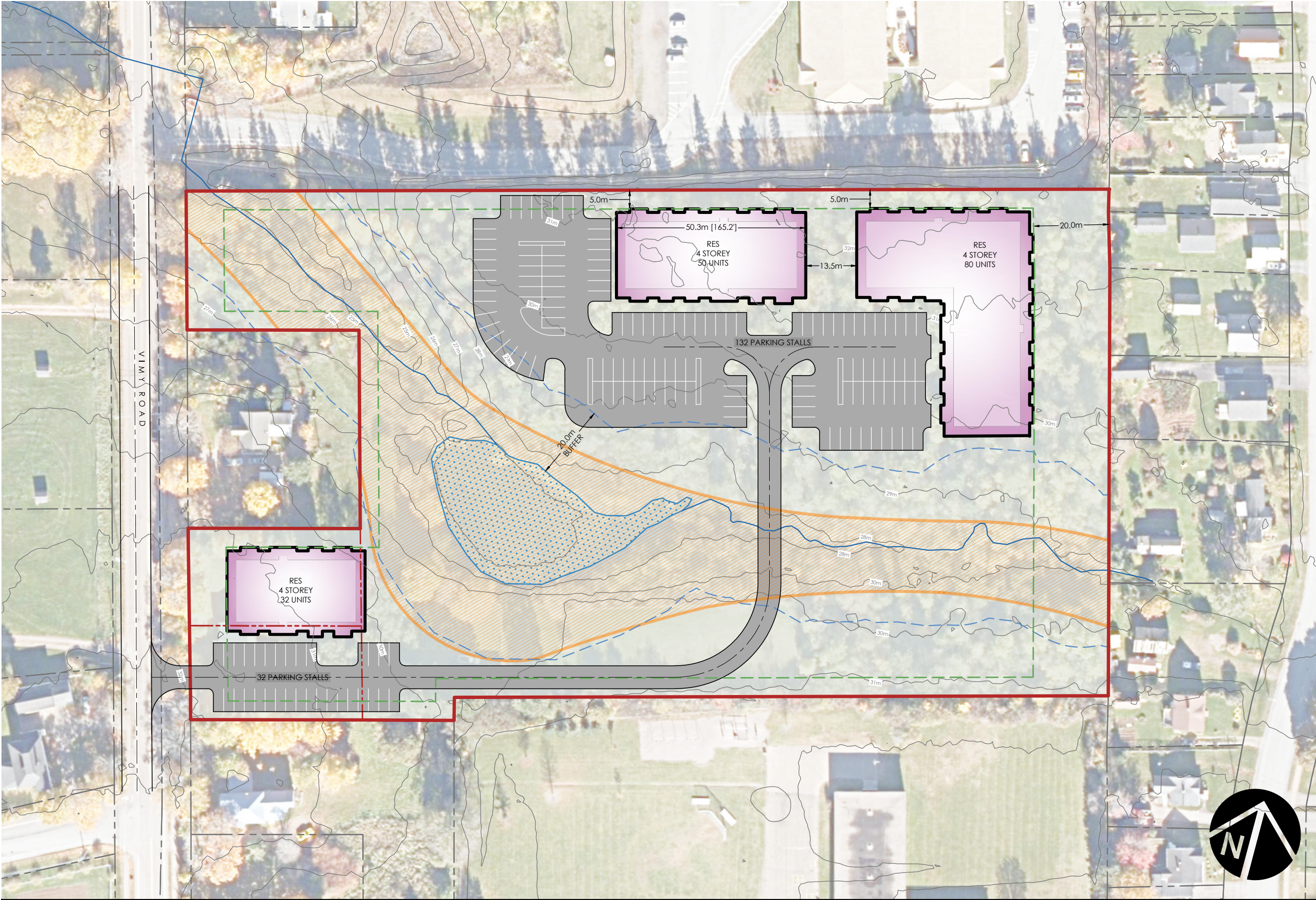
To enter into a Development Agreement to enable multi-unit development

Brief Description of Proposal: Three, 4-storey multi-unit buildings

Materials Submitted: ☒ Site Plan
☐ Survey/ Plot Plan
☐ Building Plans

☐ Landscape Plan
☐ Engineering Drawings
☒ Other Servicing Concept and TIS scope
☒ \$600 Application Fee

FILE: C:\Users\19022\Zwickler Zoreski Architecture & Planning\Business Development - Documents\2024\053 Bible Hill Jimmy K.V.4_Planning\1-DWG\BD24-053 - SITE PLAN - 105.dwg SHEET: 11x17



LEGEND

- Site Boundary
- Adjacent Property Boundary
- Internal Property Boundary
- Existing Zoning Boundary
- Wetland
- Wetland / Watercourse Buffer

SITE SUMMARY:

- PIDS: 20068540, 20479226, 20477196
- Total Land Area: ~287,394 s.f.
- Existing Zones: R-2, E-5
- Requesting Rezone to: R-4

NOTES:

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

PRELIMINARY

SOURCES:

- Property lines and Topographic features are from Provincial Mapping.

SCALE:

0 5 10 25 50m

1 : 1,000

 architecture + planning 1 Canal St, Dartmouth NS B2Y 2W1 zzap.ca	CLIENT	PROJECT	DRAWING	PROJECT NO. BD24-053	DRAWING NUMBER
	JIMMY KAROUNTZOS	VIMY ROAD DEVELOPMENT Bible Hill, Nova Scotia	CONCEPT PLAN	DRAWN BY: KMS	105
				DATE: JULY 30, 2024	

Appendix 2



Subject Property



94 Vimy Road – Part of Subject Property – Residential Unit to be removed



Exhibition Ground



127 Vimy Road – West side of Vimy Road



94 Vimy Road – adjacent to subject property and development entrance



94 Vimy – Existing landscaping – access to subject property



Access to Shannex



Fencing and existing landscaping along school property



Hillcrest Avenue – low density residential with existing landscaping (directly behind proposed development)

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this day of , A.D., 2026

BETWEEN:

BLOWERS AND GRAFTON DEVELOPMENTS LIMITED

(herein called the "Developers")

OF THE ONE PART

AND

THE MUNICIPALITY OF THE COUNTY OF COLCHESTER, a municipal body corporate, of the Province of Nova Scotia,

(herein called the "County" or "the Municipality")

OF THE OTHER PART

WHEREAS the Developers wish to obtain permission to establish a development consisting of five (5) residential buildings, totalling 260 units within the proposed development located on lands in the Municipality pursuant to the provisions of Policies 4-49, 6-23, 6-24, 6-25, 6-26, and 6-27 of the 2025 Colchester Municipal Planning Strategy;

AND WHEREAS the Developers plan to present a plan to consolidate and then subdivide the Lands into four (4) parcels ("Consolidation and Subdivision Plan");

AND WHEREAS it is a condition of the granting of approval of Council that the Developers enter into an agreement with the Municipality;

AND WHEREAS the Council, at its meeting on the XX day of , 2026, approved the said contract development to permit the establishment of a multi-unit residential development subject to entering into this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the granting by the Municipality of the Development Agreement requested by the Developers, the parties hereto agree as follows:

1. The Developers are the registered owners of the land bearing Property Identification Numbers 20068540, 20287702, 20479226, and 20477196, more particularly described in Schedule "A" attached hereto (hereinafter called the "Lands").

2. The permitted uses of the Lands for the duration of this Agreement shall be restricted to those identified expressly in this Agreement.
3. The Schedules attached to this Agreement form part of the Agreement and the Developers shall comply with any and all specifications, plans and requirements contained therein.
4. The Developers shall be responsible for and shall develop and maintain the site in accordance with Schedules "B", "C", "D", and "E" attached hereto and specifically the use of the Lands be restricted to:
 - a) Five (5) residential buildings consisting of:
 - Building 1 – 33 units
 - Building 2a – 64 units
 - Building 2b – 64 units
 - Building 3 – 33 units
 - Building 4 – 66 units
 Totalling – 260 units;
 - b) Notwithstanding Section 4(a), the number of units permitted per building may be varied provided:
 - the total number of units for the development remains at 260 units or less
 - Parking is provided and maintained at a ratio of one (1) space/unit for each building
 - The stories per building as outlined on Schedule B(i) shall not be increased
 - All development of structures shall be in accordance with the Building Code Act, Fire Safety Act, the Building Code By-law and any other legislation, regulation or by-laws that applies to the project
 - c) An amenity/meeting space in each building or on the rooftop of each building shall not exceed 186 square metres (2000 square feet) per building, excluding floor area for mechanical equipment or circulation
 - d) Accessory uses
5. The Developers shall construct the development in accordance with the attached Schedules, or revised versions thereof that are approved by the Municipality:

Schedule "B(i)" - Concept Plan showing the location of roads, adjacent properties, the area of land subject to this Agreement, driveways and parking areas, the location of all buildings, open space and landscaping features.

Schedule "B(ii)" - Landscaping Plan showing the general location of the trails, community garden, soft landscaping, and hard landscaping. In accordance with Section 9(c), a detailed landscape plan is

required prior to issuance of a development permit.

- Schedule "B(iii)" - Preliminary Easement Plan outlining the general location of required easements, scope/purpose of easements, and identification of the parcel(s) that is/are burdened and benefitted. In accordance with Section 9(d) all required easements will be registered at the time of subdivision.
- Schedule "B(iv)" - Preliminary Consolidation and Subdivision Plan generally illustrating the boundaries for the four parcels. In accordance with Section 9(e) a final Consolidation and Subdivision Plan shall be submitted for approval and registration
- Schedule "C" - Engineering drawings (storm-water management, sanitary and water)
- Schedule "D" - Floor Plans and Elevations of the Buildings
- Schedule "E" – Sprinkler and Standpipe Preliminary Design Report
Prepared by RJ Bartlett Engineering, April 25, 2025
6. It is and remains the Developers' obligation to ensure the development and construction meet all regulatory requirements and should it become apparent that any of the schedules require revisions they will immediately inform the Municipality, which shall assess whether the revisions are consistent with the Development Agreement
7. If, in the reasonable opinion of the Development Officer, substantial construction of at least one (1) building in the Development has not commenced within 3 years of the execution of this Agreement, the Development Officer may bring a motion to terminate the Agreement at a meeting of Municipal Council. For purposes of this paragraph, site preparation work alone shall not normally constitute commencement of substantial construction, but the establishment of roads or sewer services or foundation work shall constitute commencement of substantial construction.
8. If construction of the Development is not substantially completed, in the reasonable opinion of the Development Officer, with the site work and buildings completed in ten (10) years of the date of execution, the Municipality may: (a) extend this Agreement; (b) negotiate a new Agreement; (c) terminate the Agreement; or (d) require the Developer, at the Developers' expense, to remove structures or partial structures from the Lands, and to grade the Lands to a reasonable standard of safety, hygiene, and aesthetic appearance and discharge this Agreement.
- 9 (a) Except as expressly authorized by the provisions of this Agreement, the Development shall comply with the provisions of the Municipality of Colchester Land Use Bylaw and Subdivision Bylaw. Notwithstanding anything contained in this Agreement, the Development shall comply with the Building Code Act, Fire Safety Act, the Building Code By-law and any other legislation, regulation or by-laws that applies to the project.

- (b) (i) Further to Schedule D, the floor plans shall be high-level with amendments being permitted as detailed building designs are finalized
- (ii) Notwithstanding Section 5, the arrangement of windows, balconies, rooflines, and exterior features as shown on Schedule D may be altered to accommodate the interior layout of the building and exterior materials may be altered provided the arrangement is consistent with the general architectural intent of the schedule
- (c) Prior to the issuance of a development permit, a detailed landscaping plan in respect of the parcel upon which the applicable building is located, shall be submitted for approval by the Development Officer. This plan shall delineate all landscaping features such as a combination of trees, shrubs, flowers, grass, or other horticultural elements, decorative stonework, paving stones, screening or other architectural elements, all of which are designed to enhance the visual amenity of the Lands and to provide screening from adjacent property owners. This plan shall be prepared and certified by a professional landscape architect in good standing with the Canadian Society of Landscape Architects.
- (d) In recognition of the intended Consolidation and Subdivision Plan, the Developers commit that they will prepare and register within the Land Registry the easement documents to implement the easements as generally illustrated on Preliminary Easement Plan, Schedule B (iii), or any revised version approved by the Municipality. The Preliminary Easement Plan, or any revised version approved by the Municipality, shall be registered with any plan of subdivision providing for the subdivision of the Lands.
- (e) Prior to the issuance of a development permit, a final Consolidation and Subdivision Plan shall be submitted to the Development Officer for approval and registration. The Consolidation and Subdivision Plan shall meet the requirements as outlined in the Municipal Subdivision Bylaw, excepting the lot frontage requirements. Notwithstanding the requirements of Section 16.5.1 of the Municipal Land Use Bylaw, the minimum frontage of 12.2 metres shall be maintained for proposed Lot 4 as shown on Schedule B(iv)
- (f) A Location Certificate, as prepared by a Nova Scotia Land Surveyor, must be submitted and approved by the Development Officer at the finished foundation stage for each building to ensure that setbacks have been met.
- (g) Prior to the issuance of a development permit, the following detailed drawings must be submitted for review and approval by the Municipal Engineer or their designate:
- (i) Detailed Stormwater Design – Schedule C provides for a volume that is currently at a preliminary level of design, the Detailed Stormwater Design shall be updated to show the final detention storage volume, based on the review of upstream as-built information from NSDPW. The final design must continue to demonstrate pre and post development balancing of stormwater run-off
 - (ii) Detailed Servicing Plan
- (h) At the conclusion of construction and prior to obtaining an occupancy permit for the first building, the following documents must be submitted for review and approval by the Municipal Engineer or their designate:

- (i) Written confirmation from the developer's engineer that the stormwater features and grading has been installed as designed;
 - (ii) Results of onsite manhole pressure testing overseen by the developer's engineer in accordance with section 33 39 00, item 3.7 of the Standard Specification for Municipal Services; and
 - (iii) Results of onsite low pressure sewer pipe testing overseen by the developer's engineer in accordance with section 33 31 00, item 3.6 of the Standard Specification for Municipal Services
- (i) The Municipality recognizes the submitted Sprinkler and Standpipe Preliminary report as prepared by RJ Bartlett Engineering (Schedule E), dated April 25, 2025. It is the Developers' responsibility to meet all standards and specifications required by the Town of Truro Water Utility to ensure that there is an adequate water supply, including sufficient capacity and pressure for fire suppression. The Developers will ensure that Schedule E is updated to reflect final design of any all buildings constructed on the Lands and shall provide a copy of the Municipality for approval. The Developers acknowledge that Building 4 as depicted in the Schedules will require a fire pump to supply the fire protection systems.
- 10. Upon necessary compliance and upon expiration of the fourteen (14) day appeal period under Section 249 of the *Municipal Government Act*, SNS 1998, c.18, as amended, or upon the withdrawal or dismissal of any appeal which may be taken, the County shall issue the necessary permits for the development.
- 11. Subject to Section 21, all material alterations including any physical product or assembly used to form, cover, protect, finish or weatherproof the outside of the building including roofing, siding, flashing, soffits, fascia, sealants, trim and exterior doors and windows or modifications to structures on the Lands and any modifications to landscaping shown on the attached Schedules shall be subject to the issuance of a Development Permit whether the alterations or modifications are structural or not and whether or not an amendment to this agreement is required.
- 12. Amendments on substantial matters do not take effect until the conclusion of the process stipulated for such amendments under the *Municipal Government Act*. Any amendment, whether substantial or otherwise, must be approved by both parties in writing.
- 13. The Developers agree to complete the phased construction of all roads, sidewalks, storm water systems, sanitary sewers, utilities, driveways / parking areas prior to the occupancy of the residential buildings, as applicable.
- 14. (a) Within 3 years of the date of execution of this Agreement, and 45 days before commencing any work on such items the Developers shall submit to the Development Officer detailed engineering drawings and plans showing (where applicable):
 - (i) comprehensive sidewalk and roadway design;
 - (ii) comprehensive design of street-lighting services; and

- (iii) identification of location and type of other electricity services.
- (b) Upon receipt of the above plans, the Development Officer shall have 45 days in which to determine whether the plans conform with the requirements contained in the Schedules attached to this Agreement and whether they are approved by the Municipal Engineer, the Provincial Department of Public Works, the Department of the Environment and Climate Change and any other technical or regulatory authority whose opinion is sought by the Development Officer in connection with conformance with the Schedules hereto, and with any applicable laws, by-laws, regulations or policies of the Municipality or the Province. Unless, within 45 days of receipt of the plans, the Development Officer advises the Developers that the plans do not meet with the approval of a technical or regulatory authority, the Municipality will issue permits within its control or jurisdiction, and the Developers may proceed with construction pursuant to such plans and pursuant to the terms of any permits. In the event the plans are not approved, the Developers may resubmit fresh plans within 30 days.
- 15. No development of the Lands shall take place until approval by the Development Officer of the technical plans referred to in Paragraph 14 of this Agreement, and the issuance of any necessary permits, as applicable.
- 16. The Developers recognize that they shall maintain the Development and every portion thereof, including preventative maintenance and repair, the same standards to which it was originally constructed or required to be constructed.
- 17. The Developers shall maintain in all respects, including the keeping in good repair and keeping free of snow, any driveways and walkways required to be constructed. The Developers recognize that the Municipality will not take ownership of the driveway, sidewalks or any other infrastructure within the Development.
- 18. Except as specifically identified in this Agreement, all off site Development costs directly related to the Development shall be the responsibility of the Developers. Without limiting the generality of the foregoing, such costs include the costs of road construction or alteration, sidewalk construction, and the cost of connecting to trunk water, sanitary and storm water systems.
- 19. The Developers shall arrange to have garbage, compost and recyclables removed from the Development, by private contract, at least once every second week for the duration of this Agreement and any such waste stored outside shall be contained within an enclosure approved by the Development Officer.
- 20. For greater certainty, the Developers may install any type of non-illuminated sign provided for under Part 10 of the Colchester Land Use Bylaw subject to respective size requirements contained therein.
- 21. For greater certainty, items that are agreed not to be substantial for the purposes of Section 227 of the *Municipal Government Act* shall include but not be limited to the following:
 - a) a reduction in the number of dwelling units;

- b) adjustments to the location of driveways and associated services to accomplish suitable grades or alignments recommended by the Director of Public Works for the Municipality or the provincial Department of Public Works (NSPW). Changes to the overall intent of the site design shall be considered substantial;
 - c) any additional parking spaces in the parking areas indicated on the attached Schedules, the location and design of which shall be subject to the approval of the Development Officer;
 - d) interior changes to the floor plans for the building; and
 - e) minor changes including aesthetic or dimensional refinements to the exterior of the building including adjustments to cladding profile/colour, trim details, railing style, balcony detailing. Minor changes do not include alterations to the building height, footprint, massing, structural components or life safety systems
 - f) extension to the time period for commencement of substantial construction for a maximum of 3 additional years beyond the period specified in Section 7, if a written request is submitted to the development officer no later than 60 days the final date for commencement of substantial construction and an extension has not been granted previously
22. The Developers may provide exterior lighting for driveways, parking areas or structures which shall be shielded and directed downward to ensure there is no light spilling, glare or light cast over neighbouring properties or the street. Any lighting is subject to the approval of the Development Officer. Any pole lights shall be located a minimum of 8 meters (26.2 ft.) from any property line.
23. In addition to any other remedies provided by law, including those authorized by the *Municipal Government Act*, the Municipality may terminate the Agreement in the event of breach by the Developers of any of its terms.
24. Upon termination or discharge of this Agreement in accordance with the *Municipal Government Act*, the Colchester Land Use By-law shall apply to the Property and the Developers acknowledge that except to the extent of express provisions in this Agreement for the continuation of a non-conforming use after the termination or discharge of this agreement, structures on the Property and uses on the Property shall be required to conform to the Colchester Land Use By-law in effect at the time of the termination or discharge of the Agreement.
25. It is agreed that the provisions of this Development Agreement are severable from one another and that the invalidity of one provision shall not prejudice the validity or enforcement of any other provision.
26. The Developers shall at all times indemnify and save harmless the Municipality from and against all claims demands, loss, costs, damages, actions, suits or other proceedings by whomever made, sustained, or brought or prosecuted to the extent that the foregoing are

based upon, occasioned by or attributable to any acts or occasions resulting from negligence by the Developers or their servant(s) or their agent(s) or employee(s) in the fulfilment of any of its obligations under this Agreement. The Developers hereby release the Municipality and in the absence of bad faith waives their right to claim against it for any loss or damages in connection with the Development, or with the negotiation, administration, or implementation of this Agreement, unless such loss or damage is caused by the negligence or breach of duty of the Municipality or its servants or agents.

27. The Developers agree to pay for the cost of registering this Development Agreement with the Registry of Deeds.
28. The Developers acknowledge that they have been advised to review the contents of this Agreement with their own professional advisors and has had the opportunity to do so. The Developers acknowledge that they have not relied on the advice of the Municipality, its officers, servants, or agents, or if they have done so, they accept, as their own, the risk of such reliance.
29. This Agreement shall be binding upon the parties hereto and their respective heirs, successors and assigns and shall run with the property that is the subject of this Agreement and shall bind any successors in title.

IN WITNESS THEREOF the parties hereto have properly executed These Presents the day and year first above written.

SIGNED SEALED & DELIVERED
in the presence of:

Witness

(Please print name above Signature)

Blowers and Grafton Developments Limited

THE MUNICIPALITY OF THE
COUNTY OF COLCHESTER

Witness

(Please print name above Signature)

PER: _____

Mayor Christine Blair

Witness

(Please print name above signature)

PER: _____

Dan Troke
Chief Administrative Officer

Schedules

Schedule "A"	Subject Lands
Schedule "B (i)"	Concept Plan
Schedule "B (ii)"	Landscaping Plan
Schedule "B (iii)"	Preliminary Easement Plan
Schedule "B (iv)"	Preliminary Subdivision Plan
Schedule "C"	Engineering Drawings
Schedule "D"	Floor Plans and Building Elevations
Schedule "E"	Sprinkler and Standpipe Preliminary Design, Report prepared by RJ Bartlett Engineering, April 25, 2025

Schedule A

PID 20287702 – 114 Vimy Road

Parcel Description Registration County: COLCHESTER COUNTY

Street/Place Name: 114 VIMY ROAD /BIBLE HILL

Title of Plan: PLAN OF SUBDIVISION SHOWING LOT 15-S3A AND PARCEL D LANDS OF JAMES W. STONEHOUSE AND LOT 15-S4A LANDS OF JOSEPH M STONEHOUSE & WENDY M STONEHOUSE AND SUBSEQUENTLY LOT 16-S34A BEING THE CONSOLIDATION OF LOT 15-S3A LANDS OF JAMES W STONEHOUSE AND LOT 15-S4A AND LOT 16-S2D BEING THE CONSOLIDATION OF LOT 15-S2 LANDS OF RUTH M STONEHOUSE AND PARCEL D VIMY ROAD, BIBLE HILL Designation of Parcel on Plan: LOT 15-S4 (PORTION OF)

Registration Number of Plan: 109458001 Registration Date of Plan: 2016-08-22 14:39:52 ***
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: COLCHESTER COUNTY

Registration Year: 2016

Plan or Document Number: 109458001

PID – 20068540 – 104 Vimy Road

Registration County: COLCHESTER COUNTY

Street/Place Name: 104 VIMY ROAD /BIBLE HILL

Title of Plan: LOTS 08-S1 AND 08-S2S, S/D LANDS OF MERLE AVARD STONEHOUSE & MARIE DEWAR STONEHOUSE, VIMY RD., BIBLE HILL

Designation of Parcel on Plan: LOT 08-S2S

Registration Number of Plan: 91215757

Registration Date of Plan: 2008-07-25 11:44:48

Saving and Excepting Parcels A, B, C and Lot 15-S3 as shown on Registered Plan No. 108121006 recorded in the Land Registration Office for Colchester County.

Saving and Excepting Parcel D as shown on Registered Plan No. 109458001 recorded in the Land Registration Office for Colchester 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: COLCHESTER COUNTY

Registration Year: 2016

Plan or Document Number: 109458001

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

PID 20477196 – 104 Vimy Road

Registration County: COLCHESTER COUNTY

Street/Place Name: 104 VIMY ROAD /BIBLE HILL

Title of Plan: PLAN OF SUBDIVISION SHOWING LOT 15-S3A AND PARCEL D LANDS OF JAMES W. STONEHOUSE AND LOT 15-S4A LANDS OF JOSEPH M STONEHOUSE & WENDY M STONEHOUSE AND SUBSEQUENTLY LOT 16-S34A BEING THE CONSOLIDATION OF LOT 15-S3A LANDS OF JAMES W STONEHOUSE AND LOT 15-S4A AND LOT 16-S2D BEING THE CONSOLIDATION OF LOT 15-S2 LANDS OF RUTH M STONEHOUSE AND PARCEL D VIMY ROAD, BIBLE HILL

Designation of Parcel on Plan: LOT 15-S3 (PORTION OF)

Registration Number of Plan: 109458001

Registration Date of Plan: 2016-08-22 14:39:52

*** 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: COLCHESTER COUNTY

Registration Year: 2016

Plan or Document Number: 109458001

PID 20479226 –Vimy Road

Registration County: COLCHESTER COUNTY

Street/Place Name: VIMY ROAD /BIBLE HILL

Title of Plan: PLAN OF SUBDIVISION SHOWING LOT 15-S3A AND PARCEL D LANDS OF JAMES W. STONEHOUSE AND LOT 15-S4A LANDS OF JOSEPH M STONEHOUSE & WENDY M STONEHOUSE AND SUBSEQUENTLY LOT 16-S34A BEING THE CONSOLIDATION OF LOT 15-S3A LANDS OF JAMES W STONEHOUSE AND LOT 15-S4A AND LOT 16-S2D BEING THE CONSOLIDATION OF LOT 15-S2 LANDS OF RUTH M STONEHOUSE AND PARCEL D VIMY ROAD, BIBLE HILL

Designation of Parcel on Plan: LOT 16-S34A

Registration Number of Plan: 109458001

Registration Date of Plan: 2016-08-22 14:39:52

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

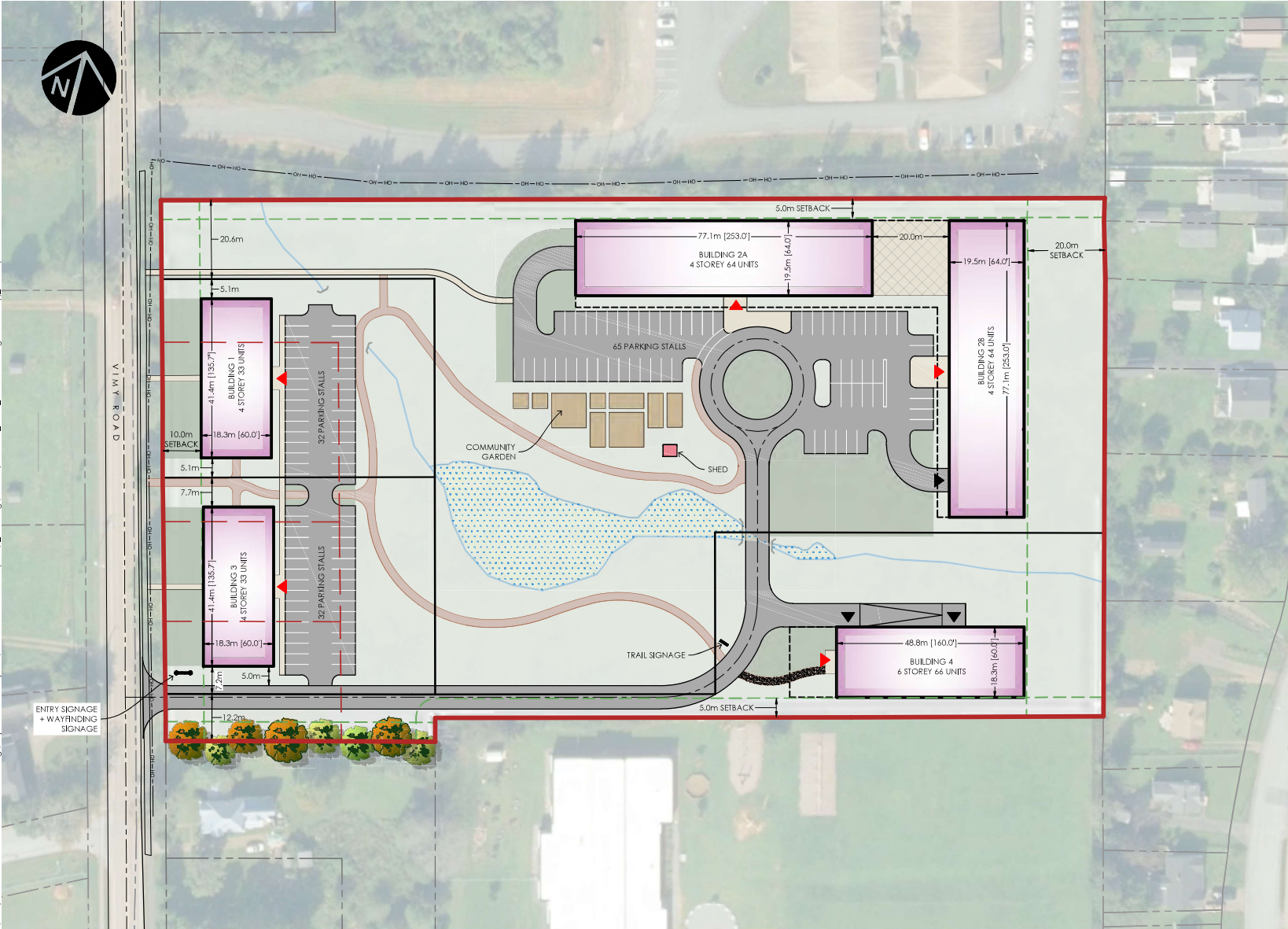
Compliance:

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: COLCHESTER COUNTY

Registration Year: 2016

SCHEDULE B(i) | CONCEPT PLAN



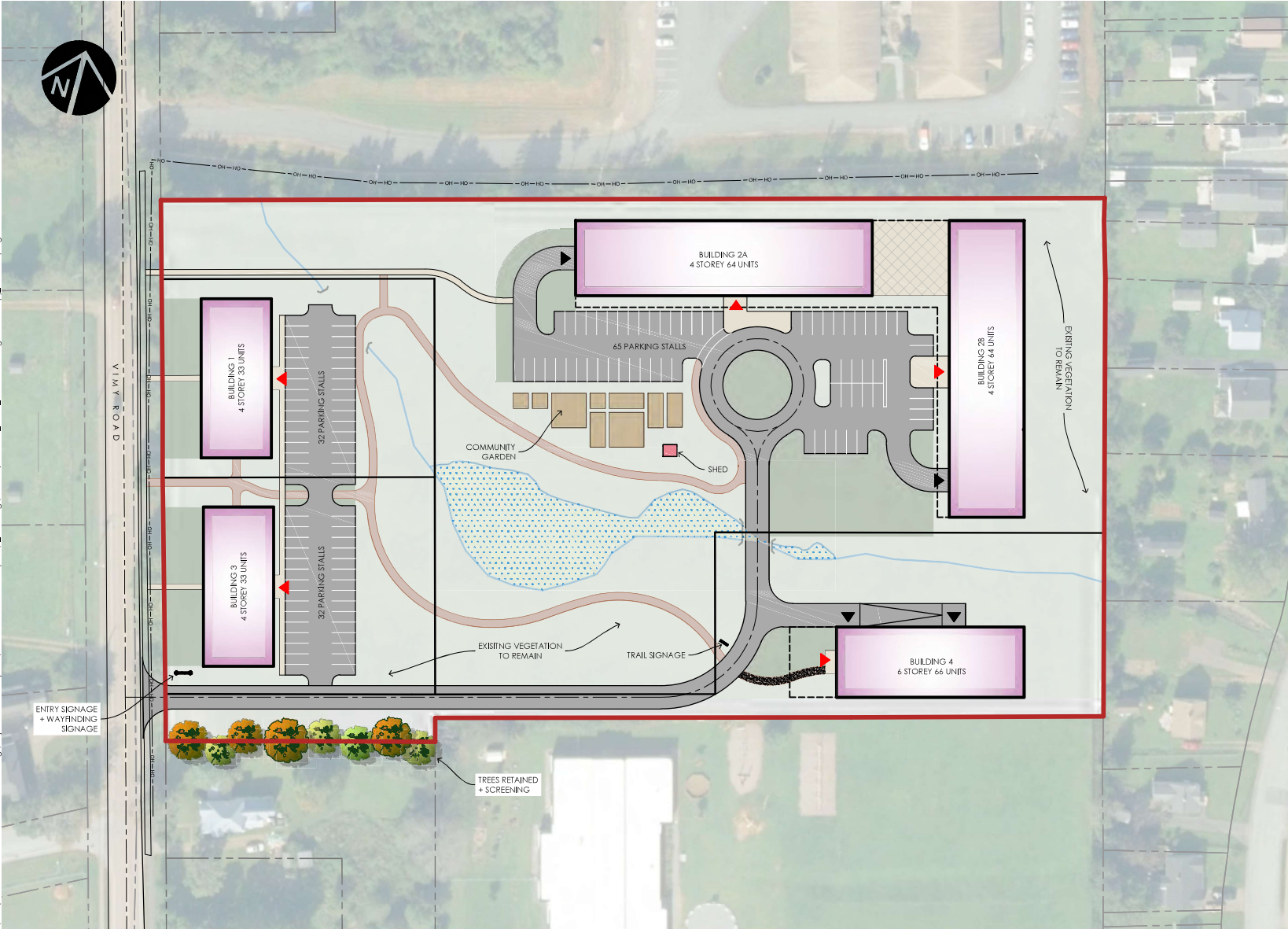
- LEGEND**
- SITE BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - INTERNAL PROPERTY REMOVED
 - PROPOSED PROPERTY BOUNDARY
 - REQUIRED SETBACK
 - WETLAND (HIVE ENGINEERING)
 - NEW RESIDENTIAL ENTRANCE
 - U/G PARKING ENTRANCE

- NOTES:**
- SUBJECT TO SURVEY, PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
 - SITE SUBJECT TO BY-LAW REVIEW AND REGULATIONS.

- SOURCES:**
- BASED ON ABLE ENG. CAD FILE: 240404-79 - Vimy Road (Oikos) - Field.dwg
 - WETLAND DELINEATION FROM HIVE ENGINEERING NS24-03-351, CAD FILE: WETLAND DELINEATION.DWG
 - ADJACENT PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE FROM PROVINCIAL MAPPING.



SCHEDULE B(ii) | LANDSCAPING PLAN



LEGEND

- SITE BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- WETLAND (HIVE ENGINEERING)
- NEW RESIDENTIAL ENTRANCE
- U/G PARKING ENTRANCE
- WALKING TRAIL
- SOFT LANDSCAPING
- HARD LANDSCAPING
- POTENTIAL COMMUNITY GARDEN

LANDSCAPING FEATURES:

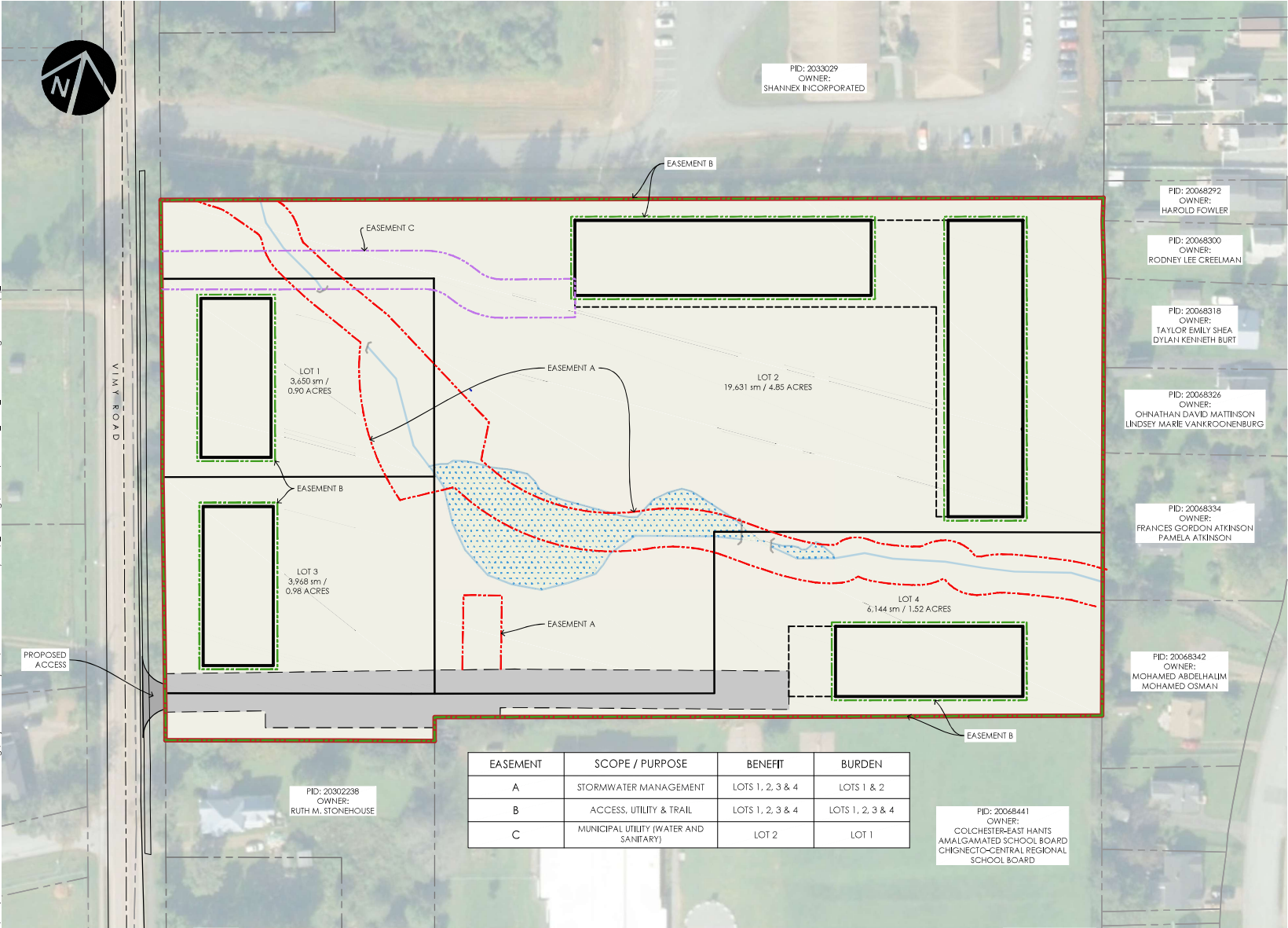
TRAIL LENGTH:	385 M
COMMUNITY GARDEN:	595 SM
HARD LANDSCAPING:	580 SM
SOFT LANDSCAPING:	2570 SM

- NOTES:**
- SUBJECT TO SURVEY, PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
 - SITE SUBJECT TO BY-LAW REVIEW AND REGULATIONS.

- SOURCES:**
- BASED ON ABLE ENG. CAD FILE: 240404-79 - Vimy Road (Oikos) - Field.dwg
 - WETLAND DELINEATION FROM HIVE ENGINEERING NS24-03-351, CAD FILE: WETLAND DELINEATION.DWG
 - ADJACENT PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE FROM PROVINCIAL MAPPING.



SCHEDULE B(iii) | PRELIMINARY EASEMENT PLAN



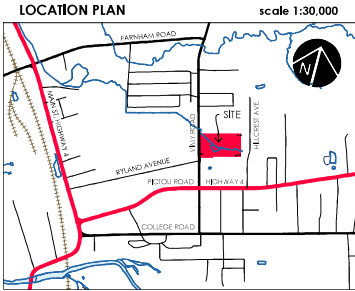
- LEGEND**
- SITE BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - WETLAND (HIVE ENGINEERING)
 - 10m WIDE O.C. STORM EASEMENT A
 - ACCESS, UTILITY AND TRAIL PRELIMINARY EASEMENTS B
 - 10m WIDE O.C. MUNICIPAL SERVICE EASEMENT C

- NOTES:**
- SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
 - SITE SUBJECT TO BY-LAW REVIEW AND REGULATIONS.

- SOURCES:**
- EASEMENTS FROM ABLE ENGINEERING PRELIMINARY SITE SERVICE PLAN AND EASEMENTS DWG C100a, DATED 08/20/2025
 - BASED ON ABLE ENG. CAD FILE: 240404-79 - Virmy Road (Oikos) - Field.dwg
 - WETLAND DELINEATION FROM HIVE ENGINEERING NS24-03-351, CAD FILE: WETLAND DELINEATION.DWG
 - ADJACENT PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE FROM PROVINCIAL MAPPING.



SCHEDULE B(iv) | PRELIMINARY CONSOLIDATION & SUBDIVISION PLAN



- LEGEND**
- SITE BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - INTERNAL PROPERTY REMOVED
 - PROPOSED PROPERTY BOUNDARY

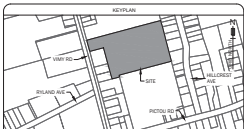
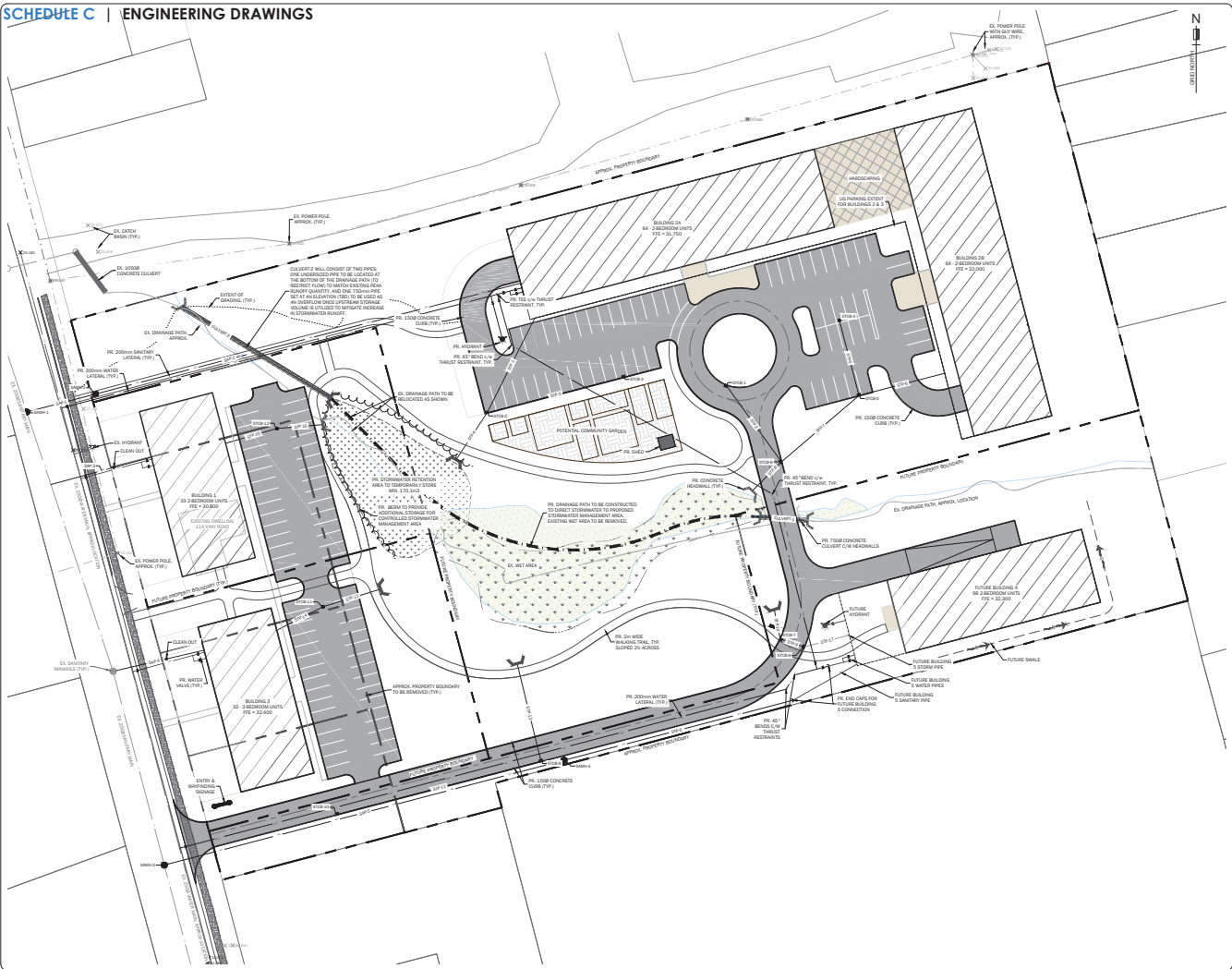
- SITE STATISTICS:**
- PID: 20068540, OWNER: 4596413 NOVA SCOTIA LTD.
 - PID: 20287702, OWNER: 4596413 NOVA SCOTIA LTD.
 - PID: 20479226, OWNER: 4596413 NOVA SCOTIA LTD.
 - PID: 20477196, OWNER: 4596413 NOVA SCOTIA LTD.
 - TOTAL LAND AREA: 33,399 SQM / 8.25 ACRES
 - EXISTING ZONE: R-4

- NOTES:**
- SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
 - SITE SUBJECT TO BY-LAW REVIEW AND REGULATIONS.

- SOURCES:**
- BASED ON ABLE ENG. CAD FILE: 240404-79 - Virmy Road (Oikos) - Field.dwg
 - WETLAND DELINEATION FROM HIVE ENGINEERING NS24-03-351, CAD FILE: WETLAND DELINEATION.DWG
 - ADJACENT PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE FROM PROVINCIAL MAPPING.



SCHEDULE C | ENGINEERING DRAWINGS



- NOTES:
1. ALL MEASUREMENTS SHOWN ARE IN METRIC UNITS OF MEASURE.
 2. TOPOGRAPHIC SURVEY DATA SHOWN HAS BEEN PRODUCED BY ABLE ENGINEERING SERVICES ON ITS 2014 VALUES SHOWN ARE DERIVED FROM G.P.S. OBSERVATIONS ON NOVA SCOTIA GRID COORDINATE SYSTEM NAD83 (2011) DATUM.
 3. THIS IS NOT A LEGAL BOUNDARY SURVEY. BOUNDARIES SHOWN HERE ARE APPROXIMATE, DERIVED FROM PROPERTY ONLINE MAPS. A SURVEY AND FIELD RECONNAISSANCE BY CIVIL ENGINEERING TECHNICIAN, BOUNDARIES ARE SUBJECT TO A LEGAL FIELD SURVEY BY A LICENSED P.E. AND A LEGAL SURVEY MAY CAUSE EFFECTS AND BOUNDARIES TO DIFFER FROM WHAT IS SHOWN HERE.
 4. ALL WORK MUST COMPLY TO LOCAL STANDARDS AND SPECIFICATIONS (LATEST EDITION).
 5. SLOPE GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
 6. LOCATIONS OF WATERCOURSES AND WETLANDS DERIVED FROM HIVE ENGINEERING WETLAND DELINEATION.

SANITARY CONNECTION 1 (BUILDINGS 1, 2A, & 2B) - 383 UNITS
SANITARY DEMAND FOR APARTMENT BUILDINGS 1, 2, & 3 = 0.00683 m³/s (Q)
SANITARY CAPACITY OF 200mm PIPE AT 2% SLOPE = 0.286 m³/s
 $M = 4.0422$
 $M = 8.0844 \text{ m}^3/\text{hr/day}$
 $M = 1.715 \text{ kg}$
POPULATION = 363
 $Q = 0.00683 \text{ m}^3/\text{s}$

SANITARY CONNECTION 2 (BUILDINGS 3 & 4) - 38 UNITS
SANITARY DEMAND FOR APARTMENT BUILDINGS 4 & 5 = 0.00438 m³/s (Q)
SANITARY CAPACITY OF 200mm PIPE AT 2% SLOPE = 0.286 m³/s
 $M = 4.0422$
 $M = 8.0844 \text{ m}^3/\text{hr/day}$
 $M = 1.715 \text{ kg}$
POPULATION = 223
 $Q = 0.00438 \text{ m}^3/\text{s}$

TOTAL SANITARY DEMAND - 260 UNITS
SANITARY DEMAND FOR ALL APARTMENT BUILDINGS - 0.01121 m³/s

1	05/06/2019	REVISED	10
2	06/06/2019	REVISED	10
3	06/06/2019	REVISED	10
4	06/06/2019	REVISED	10
5	06/06/2019	REVISED	10
6	06/06/2019	REVISED	10
7	06/06/2019	REVISED	10
8	06/06/2019	REVISED	10
9	06/06/2019	REVISED	10
10	06/06/2019	REVISED	10



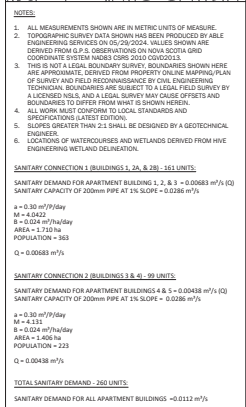
SCALE: 1:400

PROJECT: 104 VIMY ROAD, BIBLE HILL, NS
PIDS: 20477116, 2008540, 20479226

PRELIMINARY SITE SERVICE PLAN

Project No.	Drawn	Scale
20477116-01	G. J. J. J.	1:400
Client	Checked	Date
20477116-01	2024-05-27	2024-05-27

C100

[illegible]

3	05/06/2016	REVISED	TP
2	06/06/2015	REVISED	CF
1	08/25/2015	ISSUED FOR REVIEW	CF
No.	MMDDYYYY	Revision Description	By



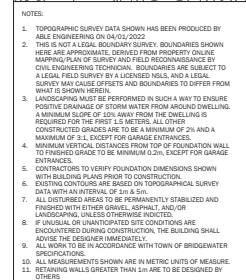
Horizontal 1:600	Vertical N/A	Plot ARCH D (24"x36")
Project		

Title

PRELIMINARY SITE SERVICE PLAN
EASEMENTS SHOWN

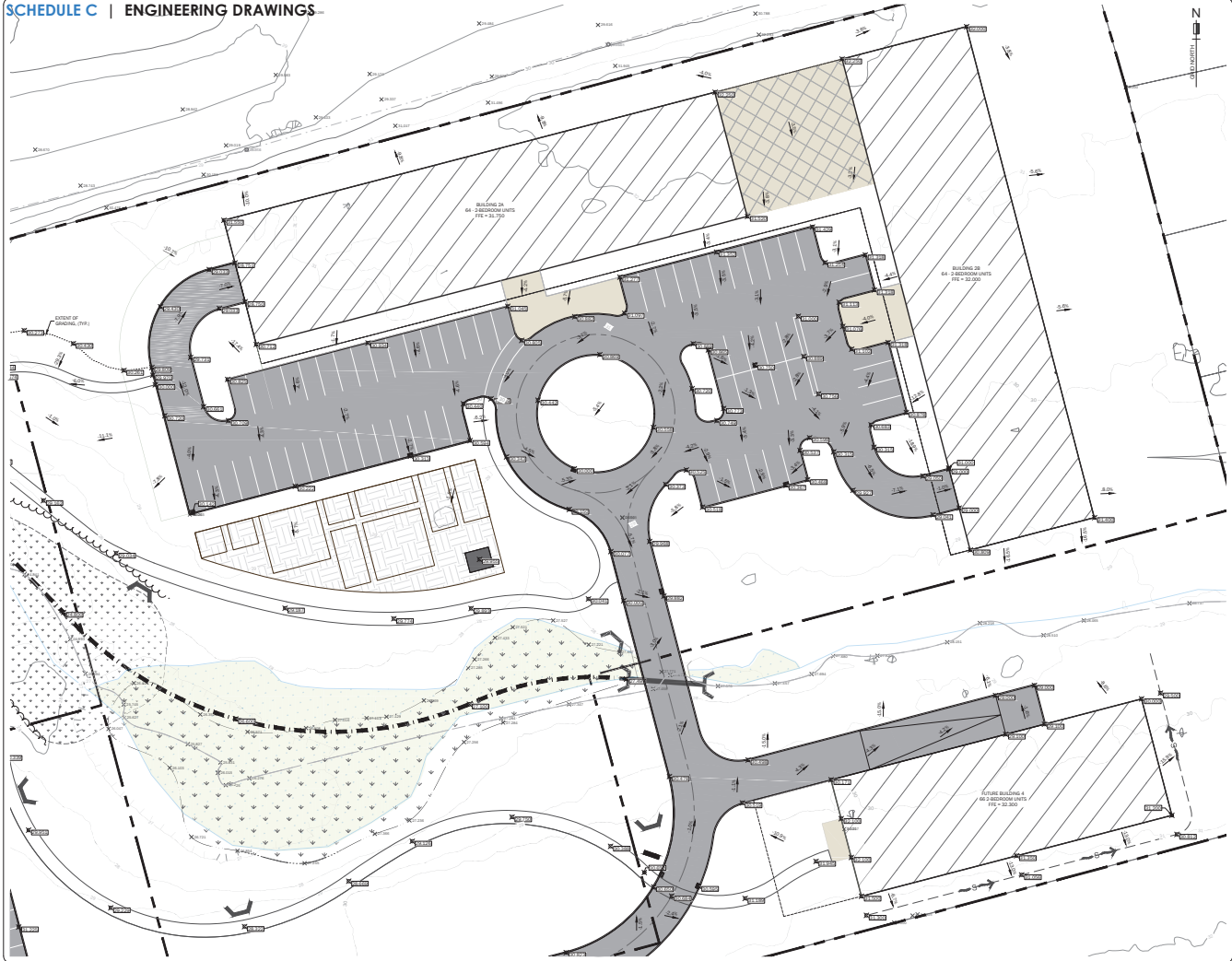
Project No. 240422-00	Drawn S. FRY	Sheet 2 of 5 Plan No. C100a
Ref.	Engineer M. VISENTIN	
Date 2024-05-27	Check J. MACLEOD	

The site plan illustrates the proposed development at 10000 104th Avenue. It features three main buildings: Building 1 (30 x 2-bedroom units, 100 x 100 ft), Building 2 (30 x 2-bedroom units, 100 x 100 ft), and Building 3 (30 x 2-bedroom units, 100 x 100 ft). The plan also shows extensive parking areas, landscaping zones (indicated by different hatching patterns), and a network of roads and pathways. A north arrow is located in the top right corner.



1000

SCHEDULE C | ENGINEERING DRAWINGS



NOTES:

1. TOPOGRAPHIC SURVEY DATA SHOWN HAS BEEN PRODUCED BY ABLE ENGINEERING ON 04/10/2022.
2. 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 NELS, AND A LEGAL SURVEY MAY CAUSE OFFSETS AND DISCREPANCIES TO DIFFER FROM WHAT IS SHOWN HEREIN.
3. LANDSCAPING MUST BE PERFORMED IN SUCH A WAY TO ENSURE POSITIVE DRAINAGE OF STORM WATER FROM AROUND DWELLING. A MINIMUM SLOPE OF 1% AWAY FROM THE DWELLING IS REQUIRED FOR THE FIRST 1.5 METERS. ALL OTHER CONTRACTED GRADES ARE TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3.1, EXCEPT FOR GARAGE ENTRANCES.
4. MINIMUM VERTICAL DISTANCES FROM TOP OF FOUNDATION WALL TO FINISHED GRADE TO BE MINIMUM 0.2m, EXCEPT FOR GARAGE ENTRANCES.
5. CONTRACTORS TO VERIFY FOUNDATION DIMENSIONS SHOWN WITH BUILDING PLANS PRIOR TO CONSTRUCTION.
6. EXISTING CONTOURS ARE BASED ON TOPOGRAPHICAL SURVEY DATA WITH AN INTERVAL OF 2m & 5m.
7. ALL DISTURBED AREAS TO BE PERMANENTLY STABILIZED AND FINISHED WITH EITHER GRASS, ASPHALT, AND/OR LANDSCAPING, UNLESS OTHERWISE INDICATED.
8. IF SINGLE OR UNANTICIPATED SITE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE BUILDING SHALL ADVISE THE DESIGNER IMMEDIATELY.
9. ALL WORK TO BE IN ACCORDANCE WITH TOWN OF BRIDGEWATER SPECIFICATIONS.
10. ALL MEASUREMENTS SHOWN ARE IN METRIC UNITS OF MEASURE.
11. RETAINING WALLS GREATER THAN 1m ARE TO BE DESIGNED BY OTHERS.

PROPOSED ELEVATION ± 10.330
EXISTING ELEVATION ± 10.330

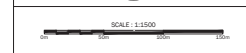
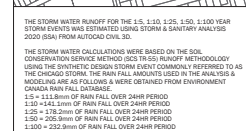
NO.	REVISION	DATE
1	ISSUED	04/10/2022
2	REVISED	04/10/2022
3	REVISED	04/10/2022
4	REVISED	04/10/2022
5	ISSUED FOR REVIEW	04/10/2022
6	REVISED	04/10/2022



SCALE: 1:250
Horizontal: 1:250 Vertical: 1:250

Project: **VIMY ROAD DEVELOPMENT**
104 VIMY ROAD, BIBLE HILL, NS
PIDS: 204771196, 20068540, 20479226

PRELIMINARY GRADING PLAN - BUILDINGS 2 & 3 & 5			
Project No:	204771196	Drawn:	D. DWYER
Client:	WIDEORITH	Check:	M. WIDEORITH
Date:	2024-05-07	Class:	JANUARY 2025
			C102



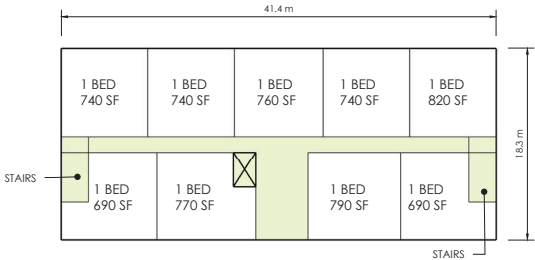
Horizontal 1:1500	Vertical N/A	Plot ARCH D (24"x36")
Project VIMY ROAD DEVELOPMENT 104 VIMY ROAD, BIBLE HILL, NS PID'S: 20477196, 20068540, 20479226		

Title	
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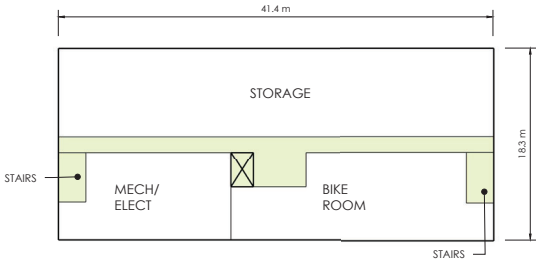
STORMWATER ANALYSIS		
Project No. 240422-03	Drawn E. FRY	Sheet 5 of 5
Rat.	Engineer M. VIGENTIN	Plan No. C200
Date 2024-05-27	Check J. MACLEOD	

June 23, 2026, VMP/ ROAD DEVELOPMENT_24-048_VMP/MSD_Preliminary_2026.05.22

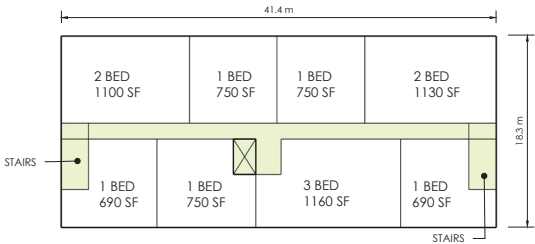
SCHEDULE D | BUILDING 1 & 3 FLOOR PLAN



BUILDING 1 & 3 GROUND FLOOR
1:30



BUILDING 1 & 3 BASEMENT
1:30



BUILDING 1 & 3 LEVELS 2-4
1:30

UNIT COUNT

1-BEDS:	24	73%
2-BEDS:	6	18%
3-BEDS:	3	9%

TOTAL 33

NOTE: PRELIMINARY UNIT COUNT ASSUMES 8-9 UNITS PER FLOOR BASED ON PRECEDENT PROJECTS OF A SIMILAR SIZE, SCALE AND OCCUPANCY. FURTHER STUDY NEEDED TO DETERMINE UNIT COUNTS, SIZES AND TYPES.

LEGEND

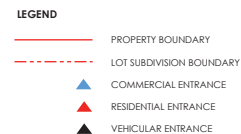
- PROPERTY BOUNDARY
- LOT SUBDIVISION BOUNDARY
- COMMERCIAL ENTRANCE
- RESIDENTIAL ENTRANCE
- VEHICULAR ENTRANCE

NOTES

- Site subject to survey. Property lines and topographic features are approximate only.
- Preliminary Unit Count assumes units per floor based on precedent projects of a similar size, scale and occupancy. Further study needed to determine unit counts, sizes and types.

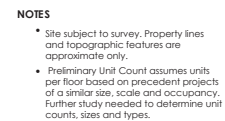


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June 23, 2026

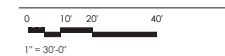


1-BEDS: 36	56 %
2-BEDS: 20	31%
3-BEDS: 8	13%

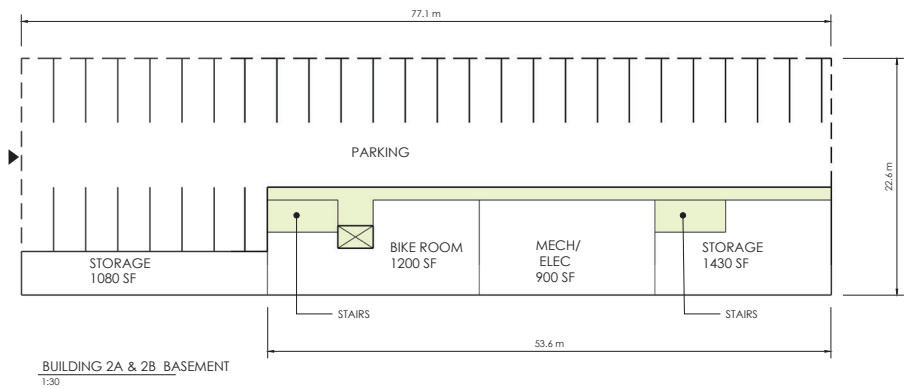
NOTE: PRELIMINARY UNIT COUNT ASSUMES 13-17 UNITS PER FLOOR BASED ON PRECEDENT PROJECTS OF A SIMILAR SIZE, SCALE AND OCCUPANCY. FURTHER STUDY NEEDED TO DETERMINE UNIT COUNTS, SIZES AND TYPES.

1:30

1:30



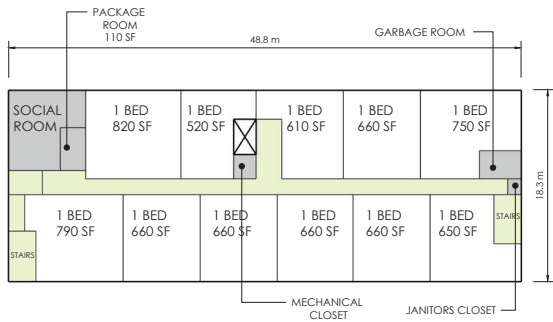
SCHEDULE D | BUILDING 2A & 2B BASEMENT PLAN



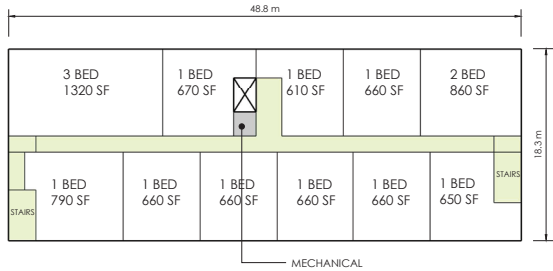
- LEGEND
- PROPERTY BOUNDARY
 - LOT SUBDIVISION BOUNDARY
 - COMMERCIAL ENTRANCE
 - RESIDENTIAL ENTRANCE
 - VEHICULAR ENTRANCE

- NOTES
- Site subject to survey. Property lines and topographic features are approximate only.
 - Preliminary Unit Count assumes units per floor based on precedent projects of a similar size, scale and occupancy. Further study needed to determine unit counts, sizes and types.
- 0 10' 20' 40'
- 1" = 30'-0"

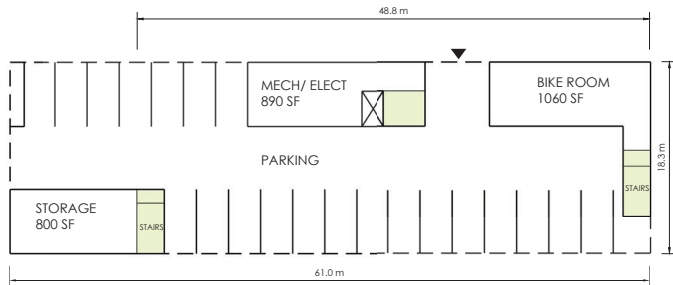
SCHEDULE D | BUILDING 4 FLOOR PLANS



BUILDING 4 GROUND FLOOR
1:30



BUILDING 4 LEVELS 2-6
1:30



BUILDING 4 BASEMENT
1:30

- LEGEND
- PROPERTY BOUNDARY
 - LOT SUBDIVISION BOUNDARY
 - COMMERCIAL ENTRANCE
 - RESIDENTIAL ENTRANCE
 - VEHICULAR ENTRANCE

UNIT COUNT

1-BEDS:	56	84%
2-BEDS:	5	8%
3-BEDS:	5	8%

TOTAL 66

NOTE: PRELIMINARY UNIT COUNT ASSUMES 10-11 UNITS PER FLOOR BASED ON PRECEDENT PROJECTS OF A SIMILAR SIZE, SCALE AND OCCUPANCY. FURTHER STUDY NEEDED TO DETERMINE UNIT COUNTS, SIZES AND TYPES.

NOTES

- Site subject to survey. Property lines and topographic features are approximate only.
- Preliminary Unit Count assumes units per floor based on precedent projects of a similar size, scale and occupancy. Further study needed to determine unit counts, sizes and types.



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June 23, 2026

SCHEDULE D | RENDER



June 23, 2026, New Road Development, 2408, Vinyard, Peachtree, 2026/02/22

Jill McGillicuddy
Senior Planner
Municipality of Colchester

Delivered via: jmcgillicuddy@colchester.ca

**RE: MEMORANDUM CONFIRMING BUILDING NUMBER SEQUENCING BETWEEN SCHEDULE B(i)
AND THE ENGINEERING REPORT FOR THE 104 VIMY ROAD DEVELOPMENT AGREEMENT
MATERIALS (PIDS 20068540, 20287702, 20479226 & 20477196)**

This memorandum is provided to clarify the building numbering used in the development agreement schedules and the report titled "Sprinkler and Standpipe Preliminary Design Vimy Road Development Bible Hill, NS," dated April 25, 2025. The table below identifies each building as shown in Schedule B(i) and confirms the corresponding building number used in the engineering report.

Development Agreement Schedule B(i)	Engineering Report
Building 1	Building 1
Building 2A	Building 2
Building 2B	Building 3
Building 3	Building 4
Building 4	Building 5

Based on this comparison, Schedule B(i) and the engineering report are understood to reference the same buildings, using different numbering conventions. The table is intended to provide a clear cross-reference between the two identification systems.

Should you have any questions or require additional clarification, please contact the undersigned.

Sincerely,

greg zwicker

Greg Zwicker LPP, MCIP
Founding Principal
zzap
Ph: (902) 266-2941
Em: greg@zzap.ca

April 25, 2025

Mr. Jimmy Karountzos
Oikos Management
169 Regency Park Drive, Suite 600
Halifax, NS
B3S 1P4

Mr. Karountzos:

RE: *Sprinkler and Standpipe Preliminary Design*
Vimy Road Development
Bible Hill, NS

RJ Bartlett Engineering, a division of CBCL Limited (RJBE) was retained by OIKOS Management to complete a preliminary hydraulic analysis regarding the anticipated fire water demand for the standpipe and sprinkler systems for the new residential apartment buildings proposed for the Vimy Road Development in Bible Hill, NS.

This letter summarizes our analysis to provide our preliminary conclusion with respect to water supply for the standpipe and sprinkler systems for the development site.

The analysis and preliminary conclusion in this letter are applicable to the Oikos Management Vimy Road Development site only.

Project Overview

The development consists of one six storey building and four , four-storey residential apartment buildings:

- ▶ Building 1 and 4: 33 units each.
- ▶ Buildings 2 and 3: 64 units each.
- ▶ Building 5: 66 units.
- ▶ A 5th Floor meeting/tenant common room is under consideration for inclusion in buildings 1-4.

Referenced Documents

The following documents, received November 25, 2024, and reviewed by RJBE, formed the basis of this analysis:

- ▶ Hydrant Flow Test: Performed by Fire Stop Enterprises, Division of Vipond Inc., dated November 20, 2024.
- ▶ Preliminary Concept Plan: Prepared by ZZAP Architecture + Planning (Drawing No. 109, Project No. 24-068), dated October 23, 2024.
- ▶ Preliminary Site Service Plan: Prepared by Able Engineering Land and Surveying (Project No. 240422-80, Drawing No. C100, Revision 2), dated September 9, 2024.
- ▶ Draft Drawing Package: Prepared by ZZAP Architecture + Planning for review purposes only, dated October 16, 2024.
- ▶ Preliminary Concept Plan: Prepared by ZZAP Architecture + Planning (Project No. 24-068 VIMY ROAD DEVELOPMENT, TRURO, NS) Draft – For Review Only dated February 19, 2025.

Preliminary Sprinkler Hydraulic Analysis

Building 3, being the furthest from the 10 inch municipal fire water main located adjacent the property at Vimy Road, was selected for preliminary hydraulic calculations. RJBE performed the following calculations in accordance with NFPA 13:

1. Apartment Unit (4th Floor): A 4-head residential sprinkler calculation for the furthest unit.
2. Corridor (4th Floor): A 5-head residential sprinkler calculation.
3. Mechanical Room (4th Floor): A 2-head ordinary hazard, group 1 occupancy calculation.
4. Meeting/Tenant Common Room (considered for 5th Floor): Hydraulic calculation assumed a ceiling height of 10 ft and a light hazard occupancy with no combustible attic space and no mechanical or service spaces present.
5. Combustible Attic Calculation: Hydraulic calculation assumed the roof will be flat with minimal obstructions to sprinkler spray pattern and an overall building roof height of approximately 44 ft.

6. Combustible Attic Calculation Above Meeting/Tenant Common Room: Hydraulic calculation assumed the roof will be flat with minimal obstructions to sprinkler spray pattern and an overall building height of approximately 54 ft.

Note: All preliminary hydraulic calculations were based on an 8 inch underground private fire water main supplied from the 10 inch municipal underground and having an 8 inch water entrance into each of the buildings on the development site.

Building 5 as a 6 storey building, which is proposed to be located at the highest elevation of the site, will require the installation of a fire pump to serve the sprinkler systems.

Standpipe System Design

It is assumed the responding fire department has equipment capable of supplying the required standpipe demand flow rate at 100 psi residual pressure at the highest fire hose connection in each building via their respective fire department connection.

Preliminary Conclusion

At this time, a fire pump is not anticipated to be required to boost the municipal water supply for Buildings 1, 2, 3, and 4 sprinkler systems. However, it is noted that further analysis to confirm the attic details, concealed combustible space, and fifth floor meeting/tenant common room details within these buildings would be required as they could have a negative impact on the hydraulic calculations. In addition, changes to increase the overall height, increases to local grade elevation, or changes to include pitched combustible roof construction all would have a negative impact on the hydraulic calculations. Building 5 located at the higher elevation on the site with 6 storeys will require a fire pump to supply the fire protection systems.

In terms of the flow rate available, there is adequate flow to support the design of the sprinkler and standpipe systems based on Nova Scotia Building Code/NFPA 13 demands. Municipal fire flows may increase for a building that is not sprinklered (if built smaller) or if there are private insurer requirements that exceed minimum code requirements.

Mr. Jimmy Karountzos
April 11, 2025

Yours very truly,

RJ Bartlett Engineering, A Division of CBCL Limited



Prepared by:
Ritchie Fabro, CET
Senior Technologist



Reviewed by:
Ken Macfarlane, P.Eng.
Senior Engineer

Project No: 245426.00

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