



PLANNING ADVISORY COMMITTEE **AGENDA**

Wednesday, May 15, 2024 @ 6:30 pm
Council Chambers, Stewiacke, NS

Before we begin our meeting, we would like to acknowledge that Stewiacke is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

1. Call to Order
2. Attendance
3. Approval of / Changes to Agenda
4. Disclosure of Interest on Agenda Items
5. Approval of Minutes
 - a. PAC Minutes, April 17, 2024
6. Business
 - a. Development Agreement Approach, Multi Residential
 - b. Plan Public Meeting
 - c. Open Space or Cah-in-lieu
 - d. Future Actions
7. Other Items
8. Next Meeting Date
9. Adjournment

Wednesday, April 17, 2024 @ 6:30 pm
Council Chambers, Stewiacke, NS

Before we begin our meeting, we would like to acknowledge that Stewiacke is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

1. Call to Order

Mayor Lloy called the meeting to order at 6:30 pm

2. Attendance

Mayor Lloy, Councillor Rogers-Laing, Danvert Levy,
Charlene Deconde, David LeBlanc

Staff – Grant Cooke, Kevin Matheson

Regrets – Ron Colpitts, Susan Smith Doucet

3. Approval of / Changes to Agenda

Moved by Councillor Rogers-Laing and seconded by Danvert Levy to approve the agenda as circulated.

Motion Carried

4. Disclosure of Interest on Agenda Items

N/A

5. Approval of Minutes

a. PAC Minutes, March 20, 2024

Moved by David Levy and seconded by Charlene Deconde that the minutes of March 20, 2024 be approved as circulated.

Motion Carried

6. Business

a. Rezoning Application – 12 Main Street

This item was referred back from Council for clarification of the Committee's recommendation.

Moved by David LeBlanc and seconded by Danvert Levy that PAC recommend that Council begin the process of rezoning the property at 12 Main Street the new C-3 Zone to accommodate the relocation of the Big River Café.

Motion Carried

Wednesday, April 17, 2024 @ 6:30 pm
Council Chambers, Stewiacke, NS

Before we begin our meeting, we would like to acknowledge that Stewiacke is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

Moved by David LeBlanc and seconded by Danvert Levy that PAC recommend that Council provide for similar opportunities for other residential properties in the area through the rezoning process.

Motion Carried

b. Perry Lake Zoning

Perry Lake developments has requested that Phase 3 of their project be zoned partially to R2 and partially to R3-Bbased on the original concept plans. Discussion was held regarding timing of construction, density and the effects on water capacity the funding to improve same.

Moved by Councillor Rogers-Laing and seconded by Danvert Levy that PAC recommend that Council begin the process of amending Generalized Future Land Use Map of the MPS by redesignating the property of Perry Lake Developments in the area shown on the attached to Serviced Residential and by rezoning part of this area the General Residential (R-2) and the other part Multiple Mid Rise Residential (R-3B) as shown on the attached.

Motion Carried

c. Development Proposal – Garden Gate Lane

A concept plan was distributed showing the proposed development for information purposes. Mr. Cooke indicated this would be an excellent candidate for the use of a development agreement. It was agreed that amendments to enable the use of development agreements will be brought to the May PAC Meeting.

7. Other Items – N/A

8. Next Meeting Date – May 15, 2024

9. Adjournment – Upon motion the meeting was adjourned at 7:15 pm.



Planning Report

To: Planning Advisory Committee (PAC), Town of Stewiacke

From: Grant Cooke

Date: May 10, 2024

Subject: Development Agreement – Multi Unit

Background

The Committee has over the years considered using a development agreement approach for a number of uses. You may recall Dale Bogle arranged a meeting about development agreements with John Woodford, Director of Planning for East Hants. I believe two of the Committee members attended this session.

John said that development agreements could be a useful planning tool but involved considerable more work than administering the Land Use By-law. Now that we have a development officer that is experienced in development agreements Stewiacke is in a much better position to use them.

One of the uses the Committee considered some time ago was multiple unit residential development of more than three storeys. The MPS currently requires a rezoning to the R-3B zone is necessary for the construction of these buildings. Using a development agreement instead of the R3B Zone for buildings provides more flexibility in terms of such items as building appearance, storm water management, hours of operation, maintenance, and landscaping. The R3B zone would stay in place for existing and

proposed R3B uses but future proposal would be approved through a development agreement process.

At our last meeting we briefly discussed a proposal to construct four apartment buildings at the end of Garden Gate Lane. Garden Gate is only a public street for a short distance, the rest of it is a private lane. One of the challenges for this developer is to upgrade the the private lane to public street status so it can be taken over by the Town.

Understandably the developer is reluctant to do this upgrade without having certainty that a rezoning to the R-3B zone would be approved by Council. A development agreement can provide this certainty as it can deal with the street as well as the other matters mentioned above.

I have attached draft policy for a development agreement which we will review at the meeting on May 15th. In particular there is a decision to be made as whether the ageement would be available in only the serviced residential areas of the Town or should the commercial areas be included as well. The policy could provide for commercial uses on the ground floor.

As you know the Town has just approved an amendment limiting the height in the C-1 zone to four storeys. Allowing the possibility of higher buildinngs through a development agreement process could be viewed by some as a way of circumventing this limitation.

However because a development agreement is required to go through a public process there would an opportunity for residents see the proposal in detail and to provide comments bfore an agreement is approved by Council. The first criterion governing the approval of an agreement is the compatibility of the proposed land use with adjacent land uses. For as-of right development there is no opportunity for public comment.

Draft Policy for Development Agreements for Multiple Unit Development of more than Four Storeys (based on Truro)

Policy A

It shall be a policy of Council to consider in the Services Residential designation of the Generalized Future Land Use map multiple unit residential development in buildings of more than three storeys.

Policy B

Policy A shall not apply to areas that are zoned Multiple Mid Rise Residential (R-3B).

Policy C

When considering a development agreement application in accordance with Policy A it shall be a policy of Council to have regard for the following:

- a) compatibility of the proposed land use with adjacent land uses;
- b) compatibility of the development with adjacent structures in terms of height, scale, lot coverage, density, and bulk;
- c) compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic, vehicle headlights, and noise;
- d) the adequacy of sewer services, water services, waste management services and storm water management services;
- e) that the proposal contributes to an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services;
- f) the adequacy and proximity of schools; g) the adequacy and proximity of recreation and community facilities;
- h) the adequacy of the road network in, and adjacent to, or leading to the development; i) the potential for the contamination or sedimentation of watercourses or for erosion;
- j) environmental impacts such as air and water pollution and soil contamination;
- k) previous uses of the site which may have caused soil or groundwater contamination;
- l) suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, swamps or bogs;
- m) the application of sustainable and energy efficient design principles;
- n) the ability of emergency services to respond to an emergency at the location of the proposed development;

o) that the proposal conforms with the intent of this strategy and with the requirements of Town By-laws and regulations other than the Land Use By-law;

and

p) the financial ability of the Town to absorb any costs relating to the development

DEVELOPMENT AGREEMENT

TO PERMIT A MULTIPLE UNIT RESIDENTIAL DEVELOPMENT CONSISTING OF THREE 50-UNIT BUILDINGS AT 185 KAULBACK STREET (PID no. 20166518)

THIS AGREEMENT MADE THIS ____ DAY OF APRIL 2019

BETWEEN:

BRENTWOOD DEVELOPMENTS LIMITED, of Halifax, Province of Nova Scotia (hereinafter called the "Developer")

OF THE FIRST PART

- and -

the **TOWN OF TRURO**, a body corporate (hereinafter called the "Town")

OF THE SECOND PART

WHEREAS the Developer has good title to lands situated at 185 Kaulback Street in Truro, Nova Scotia and identified as PID no. 20166518, and which said lands (hereinafter called the "Property") are more particularly described in Schedule "A" of this Agreement;

AND WHEREAS pursuant to Policy R-37 of the Town of Truro's Municipal Planning Strategy the Developer has requested that a development agreement be entered into to permit a multiple unit residential development consisting of 150 dwelling units, hereinafter called the "Development";

AND WHEREAS the Town, by a resolution of Council passed on the 3rd day of December 2018 approved this Development Agreement to permit the Development.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the granting by the Town of the Development Agreement requested by the Developer, the Developer and the Town agree as follows:

PART 1: DEFINITIONS

For the Purpose of this Agreement, all other words shall carry their customary meaning except those defined under Section 1 of the Town of Truro Land Use By-law, as amended.

PART 2: GENERAL REQUIREMENTS

- 2.1 Except as otherwise stipulated by this Agreement, the development of the Property shall comply with the requirements of the Town of Truro Land Use By-law, as amended.
- 2.2 Subject to the provisions of this Agreement, the Developer shall be bound by all By-laws and regulations of the Town as well as by any applicable provincial and federal statutes and regulations.
- 2.3 Notwithstanding Section 2.2, where the provisions of this Agreement conflict with those of any provincial or federal regulations, by-laws or codes, the more stringent requirements shall apply.
- 2.4 The Developer shall assume full responsibility for meeting all obligations and financial liabilities required to meet all federal, provincial, or municipal regulations, By-laws or codes in force at the present time, or any time in the future.
- 2.5 Further to Section 2.2, the Developer shall obtain any necessary approvals from the Fire Marshal's Office and shall meet all the "Barrier Free" or "Handicap Access" provisions of the National Building Code.
- 2.6 The Schedules to this Agreement form part of this Agreement and are binding upon the Developer. Where a provision of a Schedule conflicts with the body of this Agreement, the body of this Agreement shall prevail.

PART 3: DEVELOPMENT OF THE PROPERTY

3.1 Land Use

- 3.1.1 Only the following uses shall be permitted on the Property:
- a) three multiple unit residential buildings, each containing a maximum of fifty dwelling units;
 - b) parking accessory to the permitted uses listed in this subsection.
- 3.1.2 The development of any accessory structures shall comply with the Accessory Building Requirements as set out in the Town of Truro Land Use By-law, as amended;
- 3.1.3 The Developer shall ensure that:
- a) all structures are maintained in good repair and in a tidy, attractive and usable state;
 - b) all lawns, trees, shrubs, parking areas, lighting systems, and other landscaping elements are maintained in a tidy, attractive and usable state free of unkempt matter of any kind;
 - c) the Development shall not generate emissions such as noise, dust, radiation, odors, liquids, or light to the air, water, or ground so as to create a recognized health or safety hazard, or create a nuisance to the adjacent properties.

3.2 Building and Site Requirements

- 3.2.1 **Architectural Design**
The Developer shall construct and maintain the existing building generally in conformance with architectural details of the buildings as set forth in this Agreement and described in Schedule "C" attached, consisting of renderings and forming part of this Agreement.
- 3.2.2 **Materials**
- a) Siding shall be typical of residential construction and consist of one or more of the following materials: brick, wooden clapboards or shakes, or a material designed to resemble clapboards or shakes.
 - b) Windows and doors shall be consistent with the style depicted in Schedule "C" attached, consisting of renderings and forming part of this Agreement.
- 3.2.3 **Site Plan**
The Developer shall develop and maintain the Property in accordance with the Site Plan in Schedule "B" attached and forming part of this Agreement.
- 3.2.4 **Landscaping Plan**
- a) The Developer shall be responsible for and may develop and maintain the Property in accordance with the Landscaping Plan in Schedule "F" attached and forming part of this Agreement, except where otherwise permitted pursuant to clause 3.2.4 (b).
 - b) The Developer agrees to modify the Landscaping Plan as required to comply with the recommendations of the Town's Urban Forestry Technician as set out in a letter dated November 27, 2018, attached and forming part of this Agreement as Schedule "I" or as mutually agreed upon in further discussions with the Urban Forestry Technician.
- 3.2.5 **Municipal Services**
All on site servicing and connections to the Town's Sanitary Sewer and Water Services by the Developer will be designed, constructed, and maintained in a manner that is satisfactory to the Town Engineer's Office.
- 3.2.6 **Storm Water Management**
- a) The Developer shall be responsible for developing the site in accordance with the Storm-water Management Plan depicted in Schedule "E", attached and forming part of this Agreement.
 - b) Except where otherwise permitted by the Town Engineer, the Storm-water Management Plan depicted in Schedule "E", attached and forming part of this Agreement, shall be implemented in its entirety prior to the issuance of any development permit for the Development.
 - c) All on site servicing and connections to the Town's storm sewer must be designed, constructed, and maintained in a manner that is satisfactory to the Town Engineer's Office.

3.2.7 Parking and Vehicle Access

- a) Each phase of the Development shall include a minimum of 0.5 parking spaces per unit plus 0.5 parking spaces per bedroom.
- b) When complete, the Development shall include no more than 123 surface parking spaces.
- c) Each phase of the Development shall include a minimum of 1 accessible stall for every 30 parking spaces provided.
- d) All driveways and surface parking areas shall be paved with asphalt.
- e) The Developer shall be responsible for supplying, installing, and maintaining at the Developer's cost, directional and regulatory signage on the Property as required by the Town's Traffic Authority.
- f) Final design and location of all driveways, parking stalls, aisles, and required regulatory signage are subject to approval by the Town's Traffic Authority
- g) No required parking space may be occupied by snow storage or by a refuse, recycling, compost container, or accessory building.

3.2.8 Lighting

- a) The Developer shall install lighting for the parking areas and walkways in a manner that provides sufficient light for building entrances, parking areas, driveways, and walkways.
- b) Exterior illumination on the Property shall be limited to cut-off fixtures that do not shine above the horizontal and only illuminate parking areas, driveways, walkways, stairways, and building entrances on the Property.
- c) Exterior illumination shall not cause neighbouring properties or roadways to be illuminated.

3.2.9 Operation and Maintenance of Property

- a) Any refuse, composting, or recycling container must be screened from public view and not situated within 6.0 metres (19.8 feet) of an abutting property.
- b) The Developer shall keep the Property free from litter and debris and shall provide litter (and recycling if provided) receptacles in appropriate and easily accessible locations and service, maintain, and empty the receptacles as required.
- c) All alterations, repairs, or modifications through maintenance pursuant to this Agreement to the exterior of the building and landscape shall be subject to the issuance of a development permit whether these alterations, repairs, or modifications through maintenance are structural or not.

3.2.10 Signage

All signage shall comply with the requirements of the Town of Truro Land Use By-law, as amended.

3.2.11 Hours of Construction

The Developer agrees that any heavy equipment used during construction shall not be operated from 8 p.m. to 8 a.m. unless the prior written consent of the Development Officer has been obtained.

PART 4: VARIANCE

- 4.1 The development officer may grant a variance in the terms of this Agreement in accordance with Section 235 of the Municipal Government Act.

PART 5: SUBDIVISION

- 5.1 The Property may be subdivided or consolidated provided:

- a) the proposed subdivision conforms to the Proposed Subdivision Plan in Schedule "G" attached and forming part of this Agreement;
- b) each of the resulting lots has a minimum of 30.0 metres of frontage on Kaulback Street;
- c) except where otherwise permitted by this part, the proposed subdivision complies with the requirements of the Town of Truro's Subdivision By-law as amended; and
- d) the proposed subdivision complies with the requirements of the National Building Code, as amended.

- 5.2 The Developer agrees to provide a right-of-way easement in favour of the Town of Truro generally as shown on the Proposed Subdivision Plan in Schedule "G" attached and forming part of this Agreement.

PART 6: IMPLEMENTATION

- 6.1 Upon breach by the Developer of any of the terms or conditions of this Agreement, the Town may, after thirty days notice in writing to the Developer of the breach, enter the Property and perform any of the terms and conditions of this Agreement. It is agreed that all reasonable expenses arising out of the entry or the performance of the terms and conditions may be recovered from the Developer by direct suit and shall form a charge on the Property.
- 6.2 This Agreement shall be binding upon the Developer's assigns, mortgagees, lessees, successors and occupiers of the Property.
- 6.3 The Developer hereby certifies that it is the sole owner of the 185 Kaulback Street (PID no. 20166518) having received a warranty deed from The Town of Truro on February 4, 2019 and recorded at the Colchester County Land Registration Office on February 15, 2019 as document number 114038087. The Developer further certifies that it has not disposed of any interest in the Property and there are no judgements, mortgages or other liens or encumbrances affecting the Property in addition to those described in this Agreement.
- 6.4 As the Mortgagee, by virtue of a mortgage or mortgages, is the holder of the legal title to the lands which are the subject of this Agreement, the Mortgagee is hereby executing this agreement to consent to the application of this Agreement to the Property and does hereby postpone its mortgage in favour of this Agreement as if this Agreement had been executed and registered immediately prior to the mortgage, PROVIDED THAT the Mortgagee shall not, by reason only of its execution of this Agreement, be obligated to fulfil the obligations of the Developer in this Agreement unless the Mortgagee shall become an owner of the Property for the purposes of section 234 of the Municipal Government Act.
- 6.5 This Agreement shall be filed by the Town in the Land Registration Office and shall form a charge or encumbrance upon the Property.
- 6.6 The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not prejudice the validity or enforcement of any other provisions.
- 6.7 This Agreement may be discharged, in whole or in part, at the discretion of the Town upon the completion of the Development and the satisfactory fulfillment of the terms of this Agreement and upon such time as the Town of Truro Land Use By-law has been amended to allow for the use of the Property as set out in this Agreement or a new agreement has been entered into.

PART 7: TIMING

- 7.1 The Developer shall enter into this Agreement within one year of the Town's approval of this Agreement.
- 7.2 The Development shall be constructed in three phases as described on the Phasing Plan in Schedule "H" attached and forming part of this Agreement.
- 7.3 Phase 1 is to be complete within 4 years of the Town's approval of this Agreement.
- 7.4 Phase 2 is to be complete within 7 years of the Town's approval of this Agreement.
- 7.5 Phase 3 is to be complete within 10 years of the Town's approval of this Agreement.
- 7.6 If the Developer fails to conform to any of these specified time limits, or breaches any other term of this Agreement, this Agreement may be discharged by Council, with or without the concurrence of the property owner, and the lands will become subject to the Municipal Planning Strategy and Land Use By-law.
- 7.7 The Town may consider an extension to any of the time limits specified in this part and may, by Resolution of Council, extend any of the time limits specified in this part.

SCHEDULES

- | | |
|---|--|
| A | Legal description of property |
| B | Site Plan |
| C | Renderings |
| D | Floor Plans |
| E | Stormwater Management Plan |
| F | Landscape Plan |
| G | Proposed Subdivision Plan |
| H | Phasing Plan |
| I | Letter from Urban Forestry Coordinator |

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year first above written.

SIGNED, SEALED & DELIVERED

- in the presence of -

_____)	<u>DEVELOPER</u>
_____)	
_____)	
Witness _____)	
_____)	Brentwood Developments Limited
_____)	
_____)	<u>MORTGAGEE</u>
_____)	
_____)	
Witness _____)	
_____)	East Coast Credit Union Limited
_____)	
_____)	<u>THE TOWN OF TRURO</u>
_____)	
_____)	
_____)	Mayor
Witness _____)	
_____)	
_____)	Chief Administrative Officer
_____)	

PROVINCE OF NOVA SCOTIA
COUNTY _____

On this _____ day of _____ 2019, 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 Brentwood Developments Limited, one of the parties thereto, caused the same to be executed in their name and in their presence.

A Barrister of the Supreme Court of Nova Scotia/Notary Public/Commissioner for Oaths

PROVINCE OF NOVA SCOTIA
COUNTY OF _____

On this _____ day of _____ 2019, 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 East Coast Credit Union Ltd., one of the parties thereto, caused the same to be executed in its name and in its behalf by its proper officer duly authorized in that behalf in h_____ presence.

A Barrister of the Supreme Court of Nova Scotia/Notary Public/Commissioner for Oaths

PROVINCE OF NOVA SCOTIA
COUNTY OF COLCHESTER

On this _____ day of _____ 2019, 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 Town of Truro, a Municipal Body Corporate, duly affixed its Corporate Seal and executed These Presents by Mr. William Mills, its Mayor and by Mr. Michael Dolter, its Town Clerk, its proper officers duly authorized in that behalf in h_____ presence.

A Barrister of the Supreme Court of Nova Scotia/Notary Public/Commissioner for Oaths

SCHEDULE "A"

PID No. 20166518
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2019-02-20 11:29:22

Registration County: COLCHESTER COUNTY
Street/Place Name: KAULBACK STREET /TRURO
Title of Plan: PLAN OF SUBDIVISION SHOWING PARCEL S, SUBDIVISION LANDS OF TOWN OF TRURO,
LOT KS BEING A CONSOLIDATION OF PARCEL S AND PARCEL K, LANDS OF TOWN OF TRURO,
KAULBACK STREET, TRURO
Designation of Parcel on Plan: LOT KS
Registration Number of Plan: 112946984

Registration Date of Plan: 2018-07-19 08:54:58

Subject to an Easement/Right of Way in favor of the Town of Truro and more particularly described in
Documents No. 114038061/2019

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

Compliance:

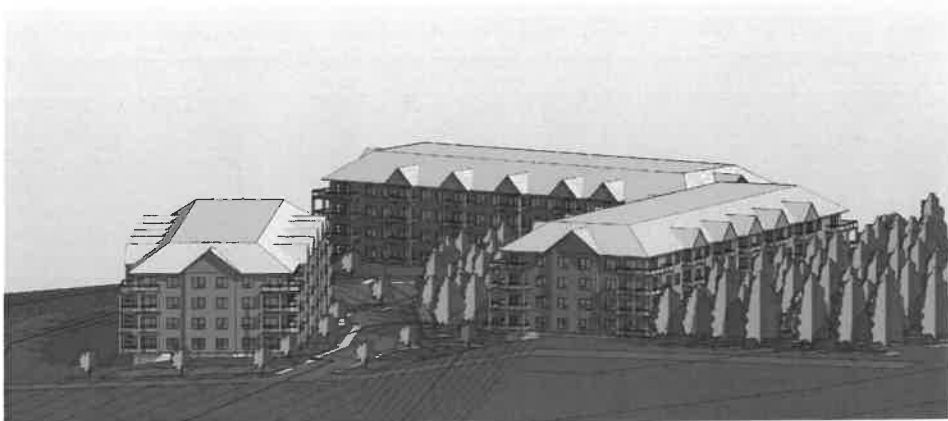
The parcel is created by a subdivision (details below) that has been filed under the Registry Act or
registered under the
Land Registration Act

Registration District: COLCHESTER COUNTY
Registration Year: 2018
Plan or Document Number: 112946984

SCHEDULE "C" | RENDERINGS



Rendering: view of the proposed buildings, looking southeast from Kaulback Street

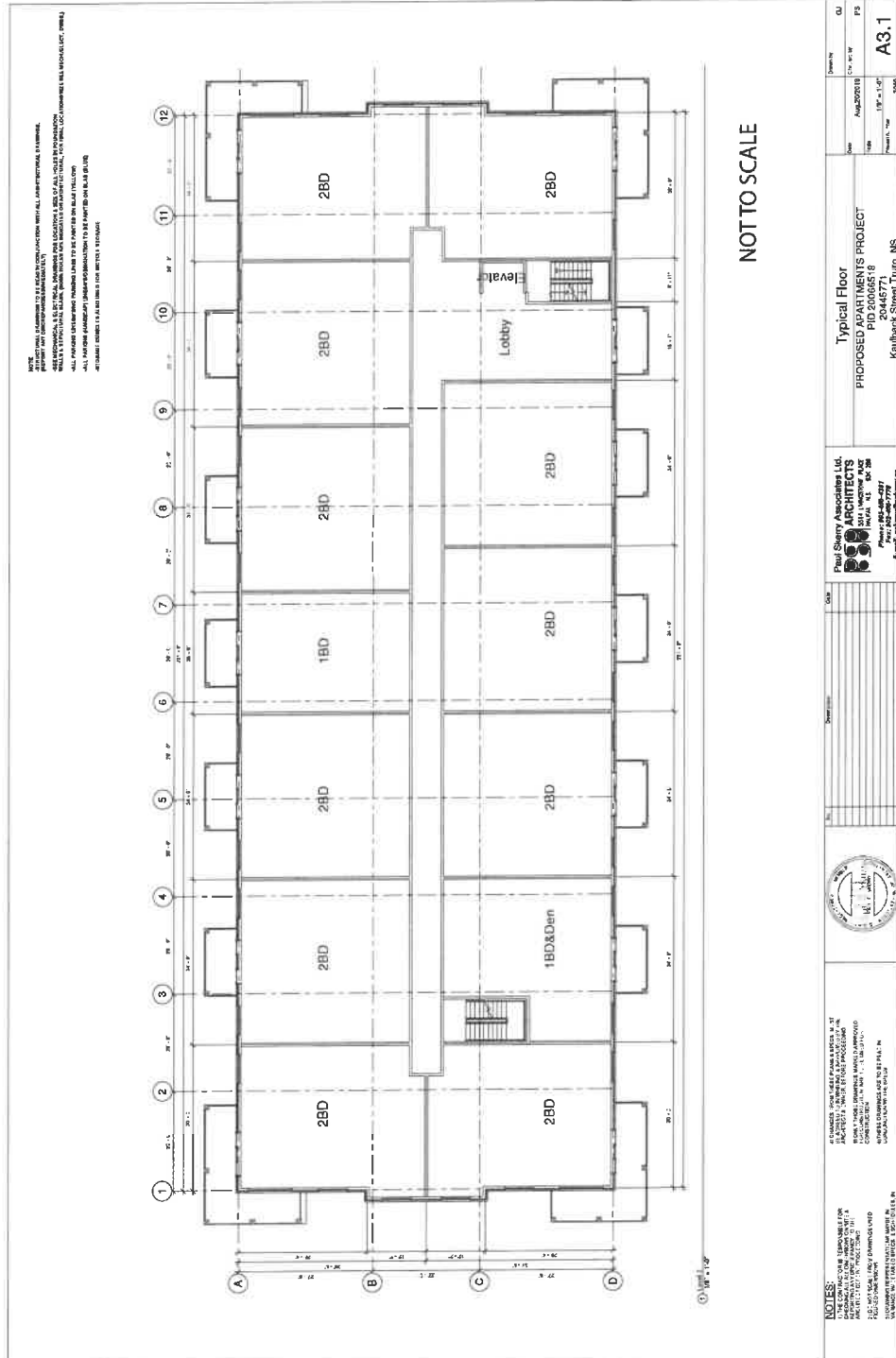


Rendering: view of the proposed buildings, looking northeast from Kaulback Street



Rendering: view of the proposed buildings, looking east from Kaulback Street

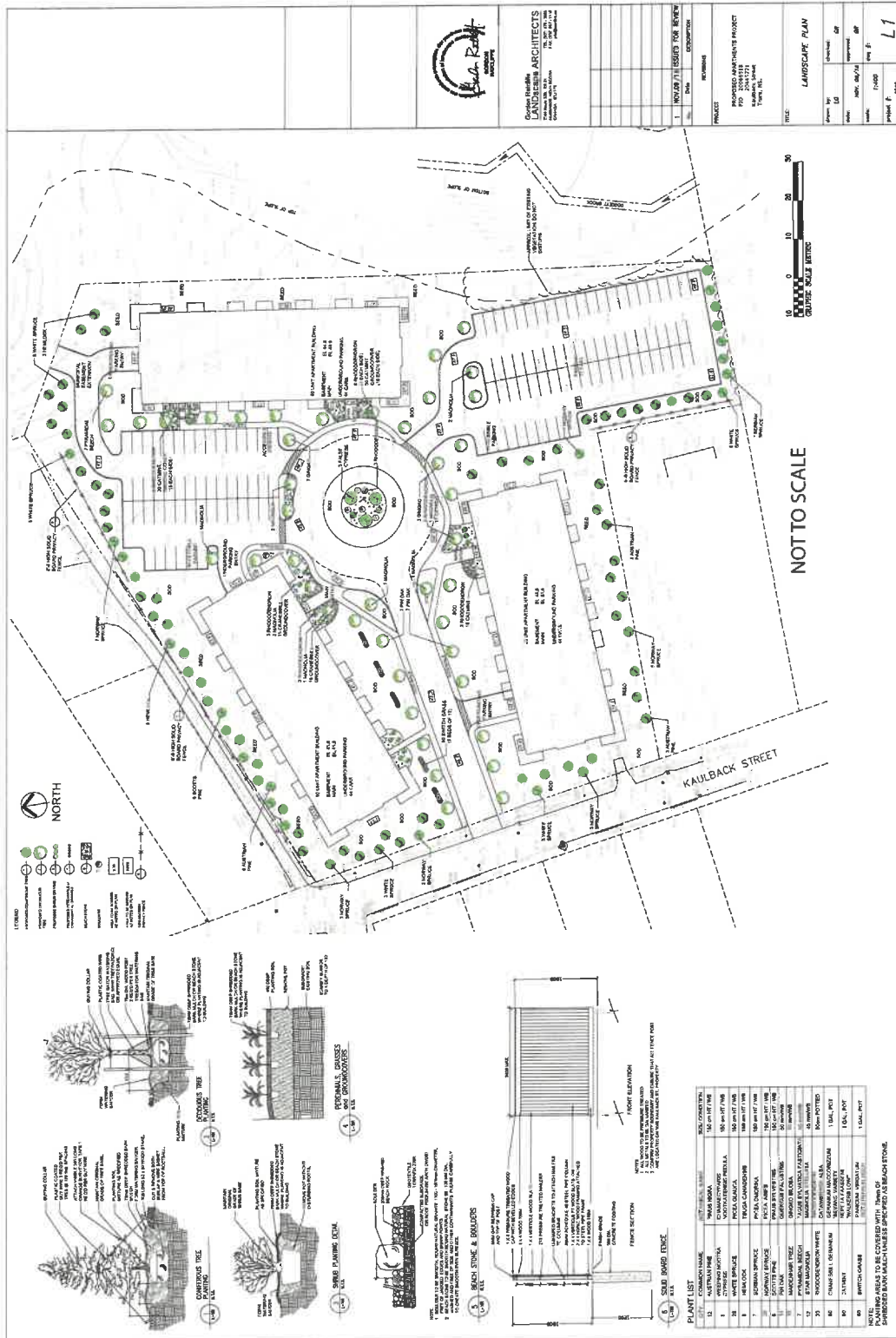
SCHEDULE "D" | TYPICAL FLOOR PLAN



NOT TO SCALE

<p>NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.</p>	<p>Paul Shery Associates Ltd. ARCHITECTS 200445771 175 Kaibuck Street Tallahassee, FL 32309 Phone: 904-846-2277 Email: Paul@shery.com</p>	<p>Typical Floor PROPOSED TREATMENTS PROJECT 200445771 Kaibuck Street Turco, NS.</p>	Date: 04/20/15 Drawn: JTP Check: JTP Scale: 1/8" = 1'-0" Sheet No: 3096	Project: CU Revision: PS Drawing: A3.1
			<p>Paul Shery Associates Ltd. ARCHITECTS 200445771 175 Kaibuck Street Tallahassee, FL 32309 Phone: 904-846-2277 Email: Paul@shery.com</p>	<p>PROPOSED TREATMENTS PROJECT 200445771 Kaibuck Street Turco, NS.</p>

SCHEDULE "F" | LANDSCAPE PLAN



JANSSEN ARCHITECTS
 180 KAULBACK STREET
 EVERETT, WA 98201
 TEL: 425.255.1111
 WWW.JANSSENARCHITECTS.COM

NO.	DATE	DESCRIPTION
1	NOV 20 11	ISSUED FOR REVIEW

PROJECT: 180 KAULBACK STREET PROJECT
 DATE: 11/20/11
 DRAWN BY: JANSSEN ARCHITECTS
 TOWN: TEL

LANDSCAPE PLAN	
DATE: 11/20/11	SCALE: AS SHOWN
PROJECT: 180 KAULBACK STREET	DATE: 11/20/11
DRAWN BY: JANSSEN ARCHITECTS	PROJECT: 180 KAULBACK STREET
DATE: 11/20/11	SCALE: AS SHOWN
PROJECT: 180 KAULBACK STREET	DATE: 11/20/11

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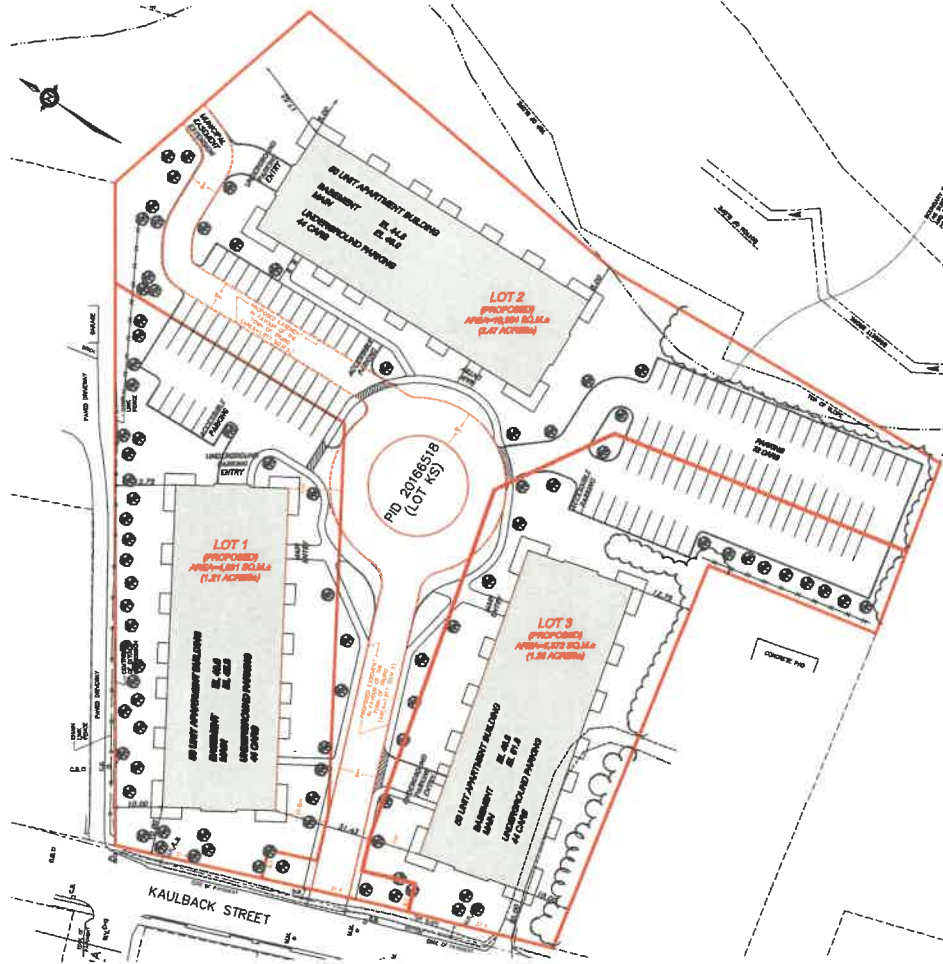
50. PLANTING

PLANT LIST

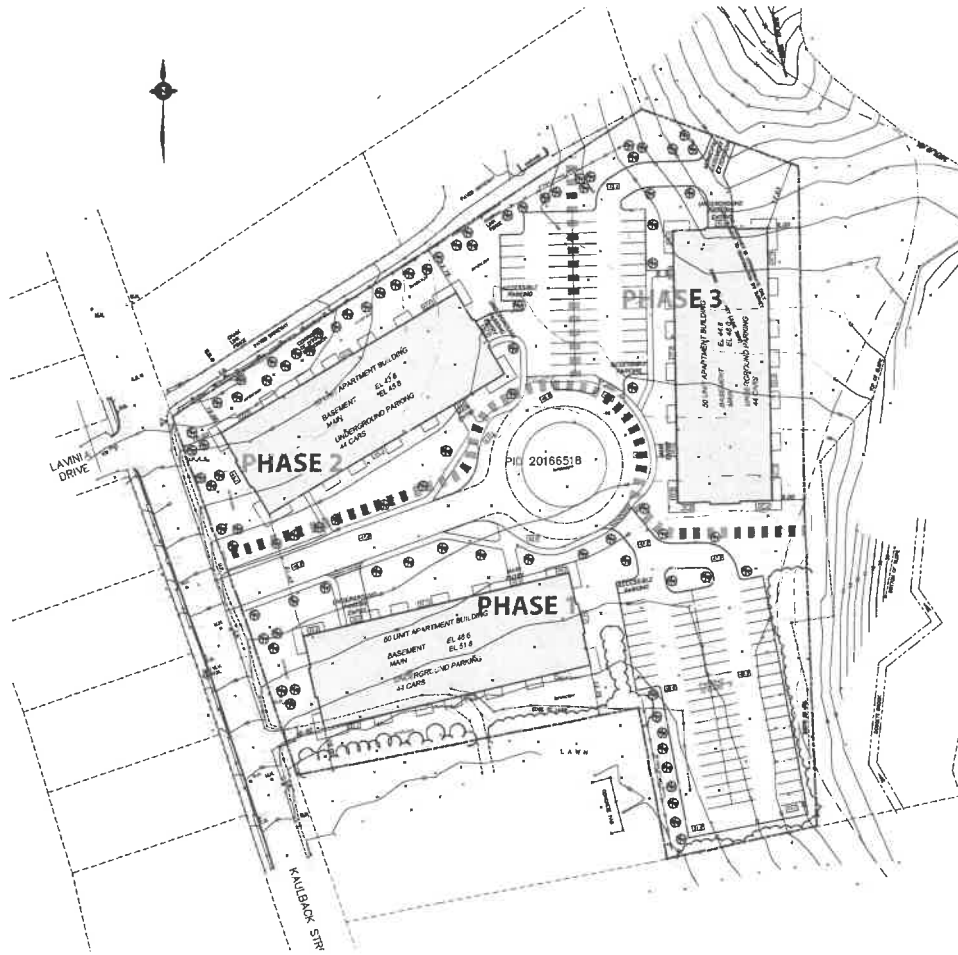
NO.	PLANT NAME	SIZE (H x W)
1	WESTERN WHITE PINE	100' H x 12" W
2	WESTERN WHITE PINE	100' H x 12" W
3	WESTERN WHITE PINE	100' H x 12" W
4	WESTERN WHITE PINE	100' H x 12" W
5	WESTERN WHITE PINE	100' H x 12" W
6	WESTERN WHITE PINE	100' H x 12" W
7	WESTERN WHITE PINE	100' H x 12" W
8	WESTERN WHITE PINE	100' H x 12" W
9	WESTERN WHITE PINE	100' H x 12" W
10	WESTERN WHITE PINE	100' H x 12" W
11	WESTERN WHITE PINE	100' H x 12" W
12	WESTERN WHITE PINE	100' H x 12" W
13	WESTERN WHITE PINE	100' H x 12" W
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24	WESTERN WHITE PINE	100' H x 12" W
25	WESTERN WHITE PINE	100' H x 12" W
26	WESTERN WHITE PINE	100' H x 12" W
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44	WESTERN WHITE PINE	100' H x 12" W
45	WESTERN WHITE PINE	100' H x 12" W
46	WESTERN WHITE PINE	100' H x 12" W
47	WESTERN WHITE PINE	100' H x 12" W
48	WESTERN WHITE PINE	100' H x 12" W
49	WESTERN WHITE PINE	100' H x 12" W
50	WESTERN WHITE PINE	100' H x 12" W

PLANTING AREAS TO BE COVERED WITH 2" DIA. OR SMALLER BARS UNLESS SPECIFIED AS BRUSH STONE.

SCHEDULE "G" | PROPOSED SUBDIVISION PLAN



SCHEDULE "H" | PHASING PLAN



SCHEDULE "I" | LETTER FROM URBAN FORESTRY COORDINATOR



Town of Truro
40 Douglas Street
Truro, Nova Scotia, B2N 2E7
T (902) 893-6078 F (902) 893-6099

November 27, 2018

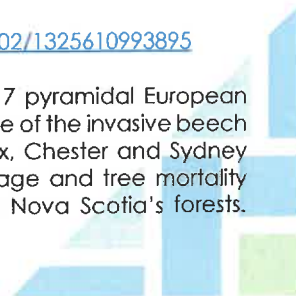
185 Kaulback St, Truro, NS - Development Proposal **Urban Forestry Coordinator's Report**

I visited the 185 Kaulback St property on November 16, 2018 to assess the potential for tree preservation and retention opportunities under the proposed 3 building, 150 unit apartment complex being considered for this property. I offer the following observations and comments.

The site plan and landscape plan submitted for this project, as designed, indicate upwards of >90% of the total land area will be utilized for this development (i.e. building footprints, asphalt parking lots/driveways, turf grass, ornamental tree plantings). In addition, this property has most recently been maintained as pasture/horse paddock with the vast majority of larger, mature tree cover limited primarily to the outside edges of the property. The plant material in the interior of the lot is more limited to immature pioneer species (i.e. white spruce, choke cherry, speckled alder, Scot's pine, trembling aspen, etc.) that have seeded in naturally since the pasture was last actively mowed or grazed by livestock. As the property does immediately border the Doggett Bk gully along both the East and Northeast boundary, I would encourage the protection and preservation of all existing native vegetation and tree cover possible as a green buffer, to help minimize sedimentation and erosion resulting from soil disturbance resulting from construction/site preparation from flowing off site and entering the watercourse.

In regard to the proposed species selection identified on the landscape plan I offer the following:

- I would recommend a substitute be considered for the 8 eastern hemlock (*Tsuga canadensis*) in light of the recent confirmation of the invasive forest insect hemlock woolly adelgid or HWA (*Adelges tsugae*) in Nova Scotia, and its anticipated eventual spread to the Truro area. HWA has typically resulted in mortality within as little as 3yrs post infestation among hemlock species in Eastern North America. <http://www.inspection.gc.ca/plants/plant-pests-invasive-species/insects/hemlock-woolly-adelgid/eng/1325610383502/1325610993895>
- An alternate species may be considered to replace the 7 pyramidal European beech (*Fagus sylvatica* Fastigiata) as a result of the presence of the invasive beech leaf mining weevil or BLMW (*Orchestes fagi*) in the Halifax, Chester and Sydney areas of NS. In NS, BLMW has resulted in significant damage and tree mortality among both American and European beech species in Nova Scotia's forests. <http://cfs.nrcan.gc.ca/pubwarehouse/pdfs/37778.pdf>





Preliminary

"Not For Construction"

DATE	REVISION	BY

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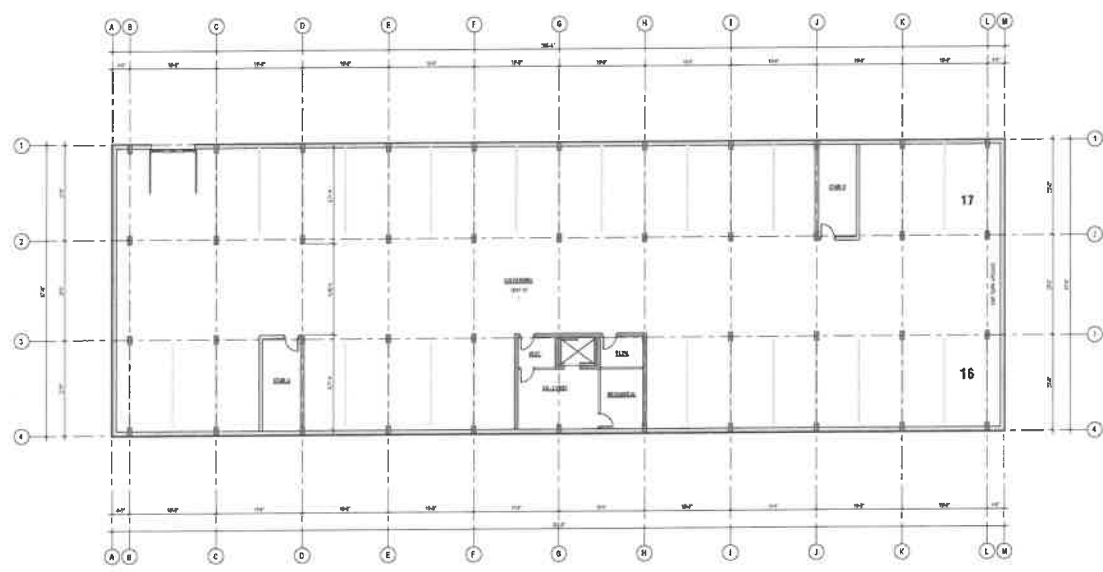
PROJECT	DATE	SCALE

DATE:



Author: **Mans Vermoulen**
 Title: **Apartment Buildings**
 Location: **Garden City 3, Brimley Hill**

DATE	DESCRIPTION	BY



U/G PARKING
 T = 10'0"



Preliminary
"Not For Construction"

DATE	DESCRIPTION	BY

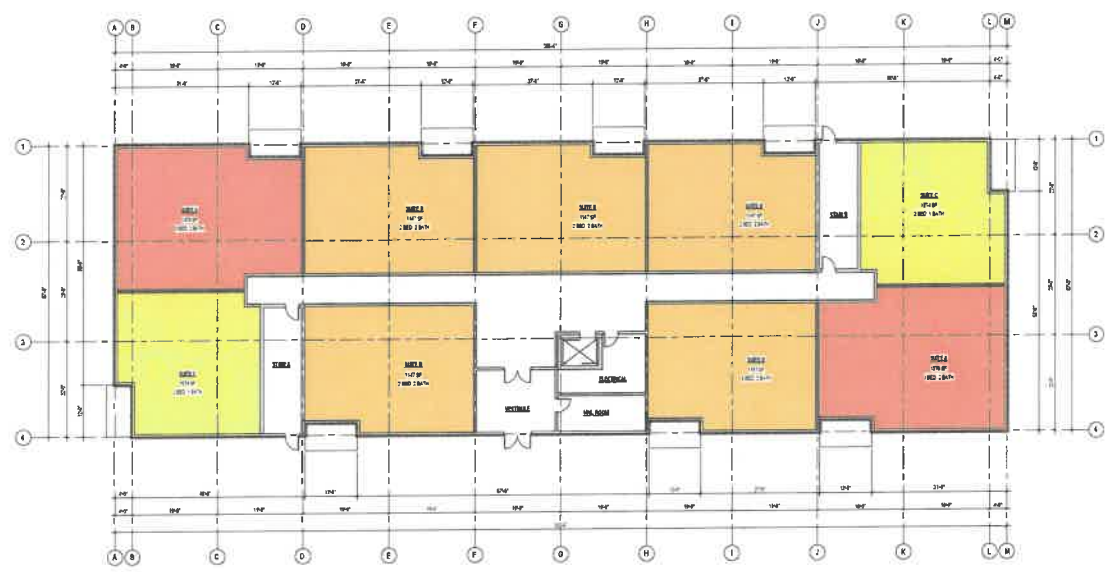
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Room	Finish	Area	Code
BUFFET	1.000 1.000	2.000	2
BATH	1.000 1.000	1.000	3
BED	1.000 1.000	1.000	4
BREAK	1.000 1.000	1.000	5
CL	1.000 1.000	1.000	6
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