

Proposed Development Agreement East Prince Street, Salmon River

October 2026

Proposed Development Agreement
PID 20036489



PID: 20036489

0 25 50 100
Meters

Municipality of Colchester
Proposed Development Agreement
Lands of Benchmark Developments Ltd.
SUMMARY

SITE

Location: East Prince Street, Salmon River, PID 20036489
Community: Salmon River
FLUM: RMHD Medium High Density Residential, Schedule B of the MPS
Zoning: R4 High Density Residential Schedule A of the LUB

REQUEST

Applicant: Ken Eisner, representing Benchmark Developments Limited
Property Owner: Benchmark Developments Limited
Existing Land Use: Vacant
Proposed Use: Multi Unit dwelling development, consisting of fourteen (14) semi-detached dwellings, totalling 28 units
Application Date: October 2, 2024 Revised May 20, 2025

PROPOSAL

The application is to enter into a development agreement to permit the development of multiple dwellings, The proposal requests fourteen (14) semi-detached dwellings, totalling 28 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 fourteen semi-detached dwellings, totalling 28 Units. The proposed development will result in 28 units 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

**East Prince Street, Salmon River, PID 20036489
Lands of Benchmark Developments Limited**

**Application for a Development Agreement to allow a Multiple Unit Dwelling
Development at East Prince Street, PID 20036489**

October 2026

Application:

Council is in receipt of an application from Ken Eisner, on behalf of Benchmark Developments Limited, to enter into a Development Agreement to permit a multi-unit dwelling development, consisting of fourteen semi-detached dwellings, totalling 28 units.

Refer to Appendix #1 for the application.

Site Characteristics:

The subject properties are located along the north side of East Prince Street, Salmon River and are 4.7 acres (19,020 sq m.) in size.

Property Site Plan



Land uses in the area are comprised of a mix of residential uses, including a land lease development to the west, railway lines to the north, commercial uses and institutional uses with Harmony Heights Elementary School to the south of the subject property.

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. The property is vacant. The applicant, Ken Eisner, on behalf of Benchmark Developments Limited, has

requested to enter into a development agreement to permit the development of multiple unit dwellings. The proposal requests fourteen (14) semi-detached dwellings with a total of 28 units.

Property Site Plan



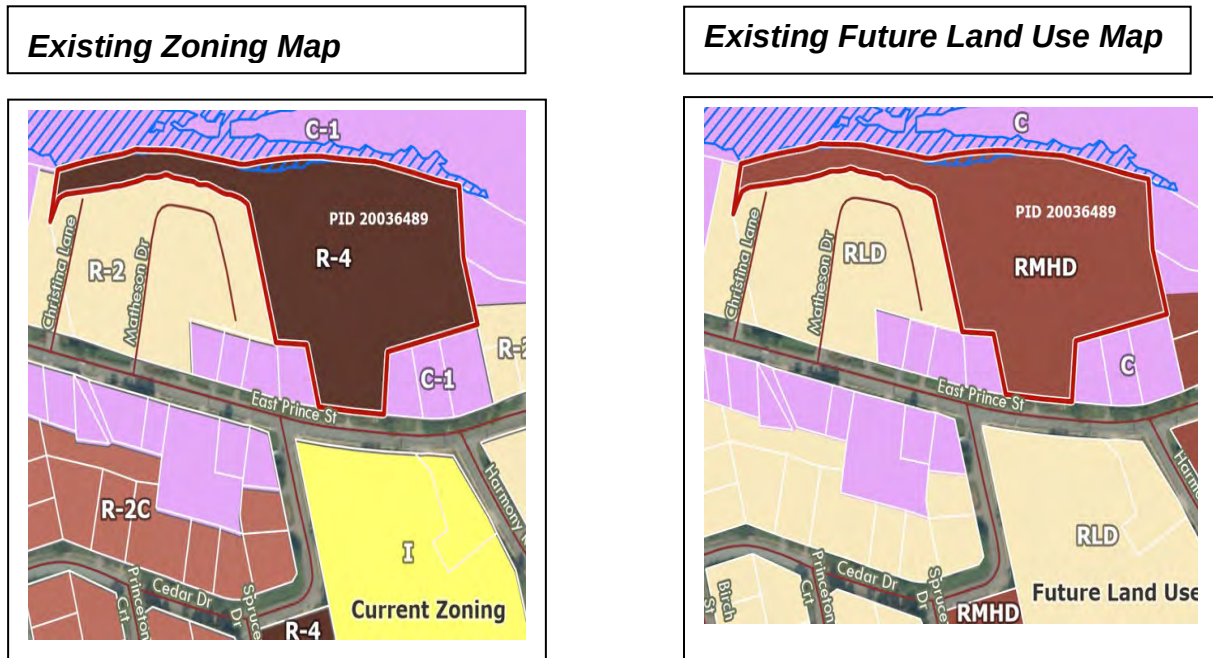
As indicated on the Site Plan, the proposed development would result in 14 semi detached dwelling on one lot. The Site plan shows a single, shared access off East Prince Street with a shared driveway accessing all the dwellings. Parking is provided via an attached garage per dwelling unit and additional surface parking in each of the driveways.

As indicated on the site plan, buffering from neighbouring uses will be provided by way of vegetation and screening, including an opaque fence. 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.

A heated utility building is proposed that will house the well shed, maintenance equipment, and waste storage. An interior wall will be constructed to divide the building, and the black carts will be placed in the adjacent side of building which will not be heated. The compost bins will be located outside of the building. The developers shall be responsible for refuse collection. The location of the building 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)



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

1 Municipality of Colchester Municipal Planning Strategy (2025)

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

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 storm water management plan is accepted

Existing Neighbourhood

- The proposed use is compatible with the existing neighbourhood
 - o As outlined above, there are a mix of residential uses in proximity to the subject property including a land lease development to the east and single unit dwellings to the west. The development agreement provides for buffering and screening by way of vegetation and opaque fencing
 - o The property to the immediate north is railway lines with existing vegetation to remain on the subject property. Properties to the south are residential and Institutional (Harmony Heights Elementary School). 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 the proximity of the school
 - o The development is appropriate as it utilizes existing infrastructure and is an efficient use of municipal sewer serviced land.
- There will be no new public costs associated with the proposed development
- The Development Officer has reviewed the proposal and has determined it to be

- acceptable
- 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:

- **NSDEEC** reviewed the proposal and advised at this time, a water withdrawal permit is not required. Any identified wetland must have wetland approval from the Development prior to any alteration.
- **Nova Scotia Public Works (NSPW)** have reviewed the proposal and have found it acceptable for both access and stormwater management. A traffic impact statement was not required.
- **Salmon River Fire Brigade** have reviewed the proposal and 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 a multi-unit dwelling development of fourteen (14) semi-detached dwellings totalling 28 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 multi-unit dwelling development of fourteen (14) semi-detached dwellings totalling 28 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 to enter into a Development Agreement to permit a multi-unit development of 14 semi-detached dwellings, for a total of 28 units on lands located on East Prince Street, Salmon River, NS PID 20036489

DATE: May 27, 2025

Please find attached an application Ken Eisner, on behalf of Benchmark Developments Limited for your consideration. Their request involves land they own and is located on East Prince Street, Salmon River, NS PID 20036489.

This application is to enter in a Development Agreement to permit a multi-unit development of 14 semi-detached dwellings, for a total of 28 units. Please refer to the attached documents for further detail.

Attachments

Appendix A – Applicant Form

Appendix B – Applicant Letter to Council

Appendix C – Site Location Map

Appendix D – Subject Site Plan





Application Form - Municipality of Colchester

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

APPLICANT INFORMATION

Name: Benchmark Dev. Ltd.

Property Owner: _____

☒ SameMailing Address: P.O. Box 1401Signature of Owner: [Signature]

(if different)

Truro, N.S.B2N 5V2

Mailing Address: _____

☒ SamePhone: 902-897-0000Date: Oct 2, 2024Signature: [Signature]

PROJECT INFORMATION

Location / Site Address: _____

Community: Salmon RiverPID # 20036489West of 1429 East Prince St.Request For: ☐ Amendments to MPS/LUB,
including RezoningPresent Zoning: C1☒ Development AgreementReason for Request: Requested by
Municipal Planning StrategyBrief Description of Proposal: Affordable Housing Project.14 Duplex - 28 units to be rented.Prince Street816 sq. ft. per unit.plus a garage and garbage storage area of 1,000 sq. ft.Materials Submitted: ☒ Site Plan☐ Landscape Plan☒ Survey/Plot Plan☐ Engineering Drawings☒ Building Plans☒ Other Water Management Plan.☒ \$600 Application FeeIntersection / Driveway permit

Appendix B



Benchmark Developments Limited

P.O. Box 1401

Truro, NS B2N 5V2

To: Mayor and Council

Municipality of the County of Colchester

Revised May 20, 2025

Benchmark Developments Limited wish to enter into a Development Agreement with the Municipality of the County of Colchester to construct an affordable housing project to the West of 1429 East Prince Street.

The land is defined by Fundy Land Surveys as 5.04 acres, PID# 20036489 and the land is labeled LOT 19 -1A.

The project will consist of 14 duplexes, 28 units, presented as a small community with all units being 24' X 36', i.e. 816 square feet.

Benchmark Developments Ltd is moving as quickly as possible to get this project going. Presently we have DOT's drive/entrance approval, and a water management plan done by Design Points Engineering. The site has been prepared over the last five years with a full survey plan available.

I look forward to an initial meeting, please schedule one as soon as it is convenient for your offices.

Sincerely,

Ken Eisner

President - Benchmark Developments Ltd



PID: 20036489

0 25 50 100
Meters

Appendix D



Appendix 2



Existing Site – facing north



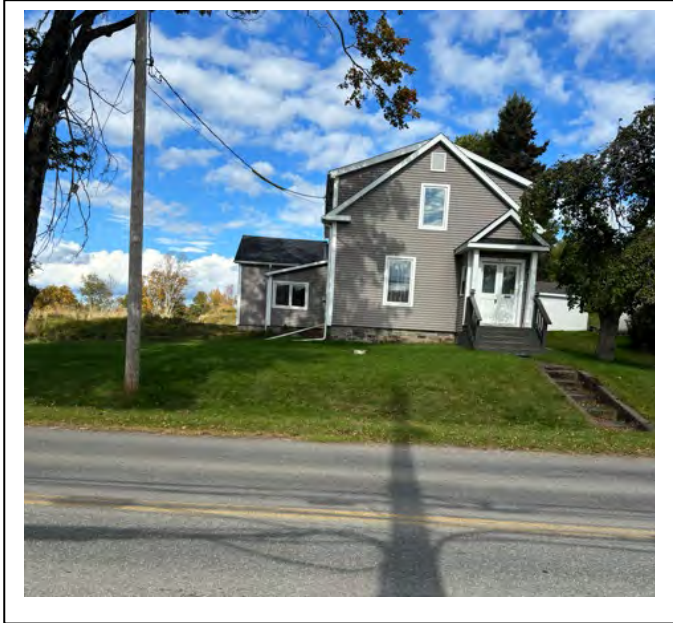
Existing Berm – East side of property



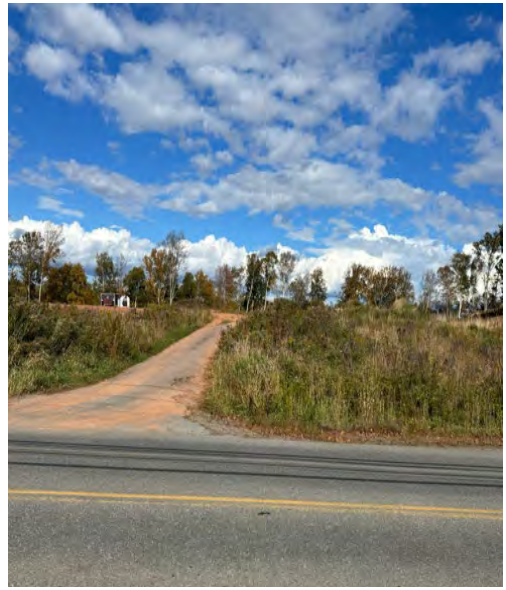
Land lease development – northwest side of property



Residential single unit – west side of property



Residential – East Side of property



Existing property access

DEVELOPMENT AGREEMENT

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

BETWEEN:

BENCHMARK 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 fourteen (14) semi-detached dwellings, totalling 28 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 it is a condition of the granting of approval of Council is 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 Number 20036489, 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" and "C" attached hereto and specifically the use of the Lands shall be restricted to:
 - i) Fourteen (14) semi-detached dwellings totalling twenty-eight (28) residential units, and;
 - ii) accessory uses.
5. i) The Developers shall construct the development in accordance with the attached Schedules, or revised versions thereof that are approved by the Municipality:

Schedule "B" - Site 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 as well as buffering by way of an opaque fence along the eastern property line and extending along the north property line.

Schedule "C" - Engineering drawings (storm-water management, sanitary and water)

Schedule "D" - Floor Plans and Elevations of the Buildings.

 - ii) Development of any accessory building that is greater than 20 square metres (215 reviewed in accordance with the Colchester Land Use Bylaw (2025), the Building Code Bylaw and any other legislation, regulation, or bylaws that applies to the project.
 - iii) Development of any accessory building that is less than 20 square metres (215 square feet) shall require a Development Permit and shall be reviewed in accordance with the Colchester Land Use Bylaw (2025). Additionally, any accessory building shall meet or exceed the minimum requirements for spatial separation between buildings in accordance with the Provincial Building Code
 - iv) The Developers shall provide written confirmation from the Engineer stating that the storm and sewer systems were constructed as per the drawings, if applicable.
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 the Development has not commenced within 1 year 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 three (3) 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 Developer's expense, to remove structures or partial structures from the Property, 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 Land Use Bylaw (2025) for Colchester. Notwithstanding anything contained in this Agreement, the Development shall comply with the Building Code Act, Fire Safety Act, the Building Code Bylaw and any other legislation, regulation, or bylaws that applies to the project.
 - (b) Prior to the issuance of a development permit, a detailed landscaping plan 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 property and to provide screening from adjacent property owners.
 - (c) 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.
 - (d) 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
 - (ii) Detailed Servicing Plan
 - (d) 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:
 - Written confirmation from the developer's engineer that the stormwater features and grading has been installed as designed;
 - 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
 - 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
10. Upon necessary compliance and upon expiration of the fourteen (14) day appeal period under Section 249 of the Municipal Government Act, Statutes of Nova Scotia, 1998, or upon the withdrawal or dismissal of any appeal which may be taken, the County shall issue the necessary permits for the development.

11. All alterations 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 2 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 and not owned by the Municipality or the Provincial Department of Public Works.
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 and the location and design 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
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 Lands and uses on the Lands 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)

Benchmark Developments Limited

THE MUNICIPALITY OF THE
COUNTY OF COLCHESTER

Witness

(Please print name above Signature)

PER: _____
Christine Blair
Mayor

Witness
(Please print name above signature)

PER:
Dan Troke
Chief Administrative Officer

Schedules

Schedule "A" Subject Lands

Schedule "B" Site Plan

Schedule "C" Engineering Drawings

Schedule "D" Floor Plans and Building Elevations

Parcel Description – Subject Lands**Schedule A**

Registration County: COLCHESTER COUNTY

Street/Place Name: EAST PRINCE STREET /SALMON RIVER

Title of Plan: PLAN OF SUBDIVISION SHOWING LOT 1A LANDS OF BRANT PAUL CLYKE AND MARILYN ANNE CLYKE AND SUBSEQUENTLY LOT 19-1A BEING THE CONSOLIDATION OF LOT 19-1 LANDS OF DARCY ALAN EISNER AND ERIN LINDSEY EISNER-MELANSON AND LOT 1A, 1429 EAST PRINCE STREET, SALMON RIVER

Designation of Parcel on Plan: LOT 19-1A

Registration Number of Plan: 114330393

Registration Date of Plan: 2019-04-17 10:37:09

SAVING AND EXCEPTING Lot 21-E1 as shown in Registered Plan No. 118096651 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

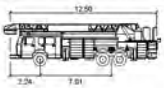
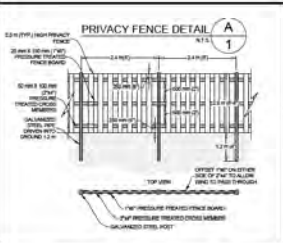
Registration Year: 2021

Plan or Document Number: 118096651

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

CIVIL DESIGN PACKAGE - AUG 07, 2026 - ISSUED FOR REVIEW

SHEET LIST	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
PLAN AND PROFILE - MAIN DRIVEWAY	2
GRADING PLAN	3
STORMWATER MANAGEMENT PLAN	4
DETAILS	5



Halifax Aerial Fire

	mm/mm
Width	2.54
Track	2.44
Lock to Lock Time	8.0
Steering Angle	40.0

ISSUED FOR
REVIEW, NOT FOR
CONSTRUCTION

1.00			
0	AUG 11, 2020	ISSUED FOR REVIEW	00
-3	JUL 11, 2020	ISSUED FOR REVIEW	00
0		REVISIONS 1-4 REMOVED	
ISSUE	DATE	DESCRIPTION	NO.
CONSULTANT			

DESIGNPOINT
engineering • surveying • solutions



BENCHMARK
DEVELOPMENTS LIMITED

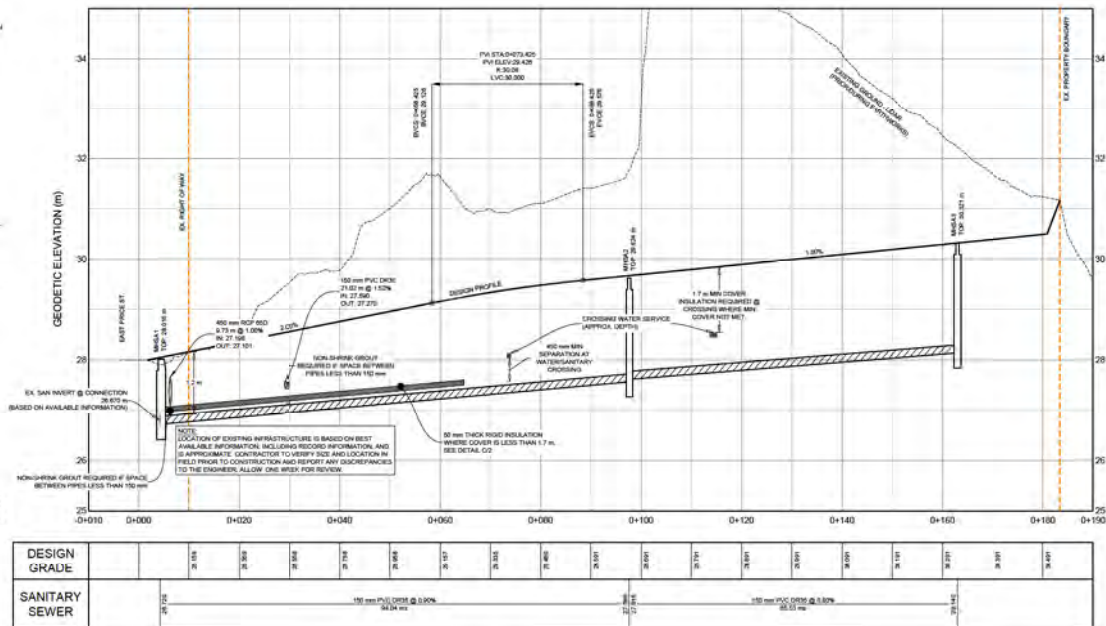
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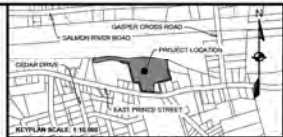
TRURO, NOVA SCOTIA

SHEET DESCRIPTION

TITLE SHEET

Drawn A. BENEDICT	Engineer N. FOUZGIRZ	Project No. DA-147	Drawing No. T-01 1 of 1
Scale 1/320	Revision DA-147_01.dwg		





LEGEND			
EXISTING	MAJOR CONTOUR	PROPOSED	
	MINOR CONTOUR		
	SEWER		
	RIGHT OF WAY		
	LOT LINE		
	TOP OF SLOPE		
	BOTTOM OF SLOPE		
PRECAST HEADWALL	EXISTING PROPOSED	CATCH BASIN	EXISTING PROPOSED
SURFACE GRADE	EXISTING PROPOSED	FLOW ARROW	EXISTING PROPOSED
SURFACE SLOPE	EXISTING PROPOSED	CURB CUT	EXISTING PROPOSED

ISSUED FOR
REVIEW, NOT FOR
CONSTRUCTION



ISSUE	DATE	DESCRIPTION	CONSULTANT
6	AUG 07, 2026	ISSUED FOR REVIEW	SSA
5	JUL 31, 2026	ISSUED FOR REVIEW	SSA
		REVISIONS 1-4 REMOVED	

DESIGNPOINT
engineering • surveying • solutions

402.622.0987 www.designpoint.ca



CLIENT



PROJECT DESCRIPTION

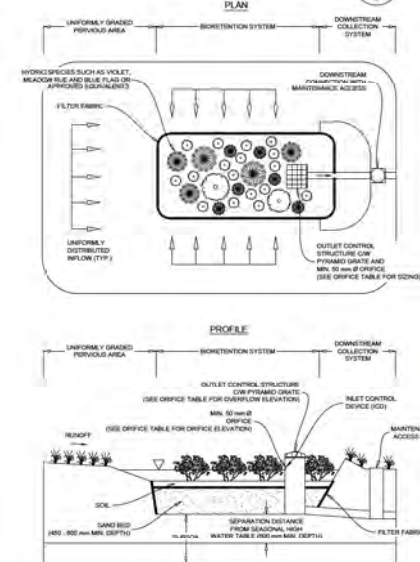
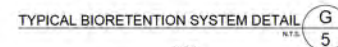
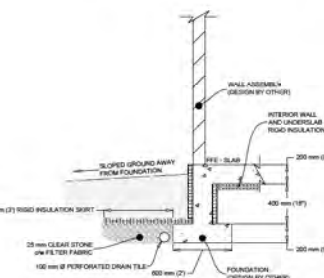
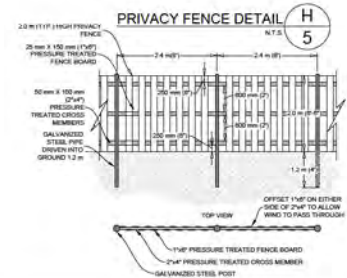
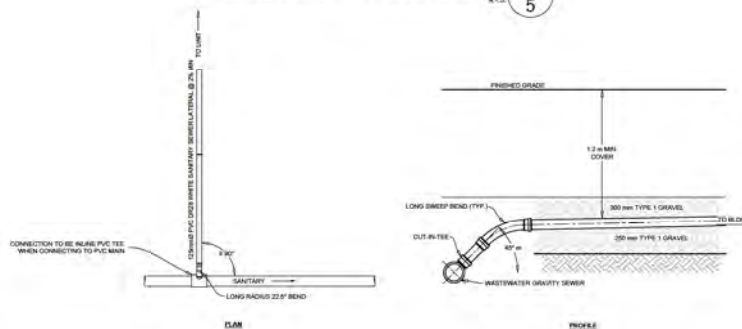
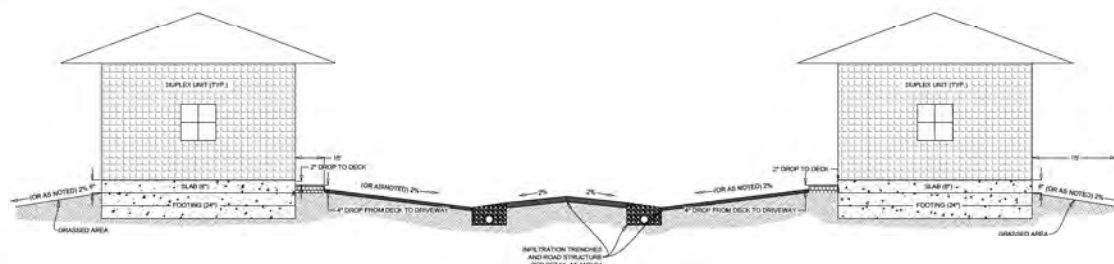
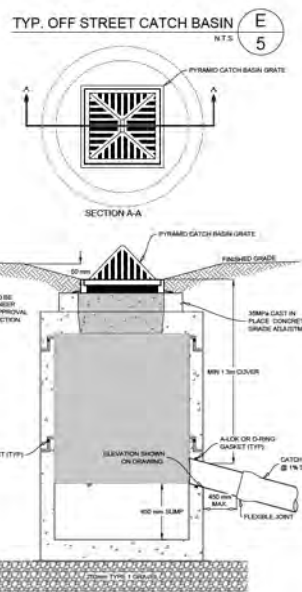
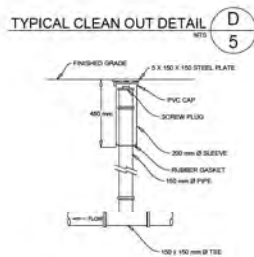
EAST PRINCE ST

TRURO, NOVA SCOTIA

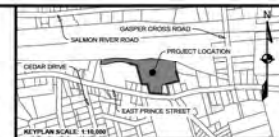
SHEET DESCRIPTION

GRADING PLAN

Drawn J. BERNARD	Engineer IN. FORDGORE	Project No. 24-147	Drawing No. C-02
Scale 1:300	Filename 24-147_G.dwg		3 of 5



- [illegible]



ISSUED FOR
REVIEW, NOT FOR
CONSTRUCTION

6	AUG 07, 2026	ISSUED FOR REVIEW	
5	JUL 31, 2026	ISSUED FOR REVIEW	
-	-	REVISIONS 1-4 REMOVED	
ISSUE	DATE	DESCRIPTION	

DESIGNPOINT
engineering • surveying • solutions



CLIN



EAST PRINCE ST

TRURO, NOVA SCOTIA
SHEET DESCRIPTION

DETAILS

Drawn J. BENEDICT	Engineer N. FOUGERE	Project No. 24-747	Drawing No. D-01
Scale	Filename		



Front Elevation



Left Side Elevation

unit #1	Drawing:	Elevations
	Scale:	3/16" = 1' - 0"
	Drawn:	E. G.
	Date:	Dec 12/25
Client: East Prince Duplex	Sheet:	1 of x

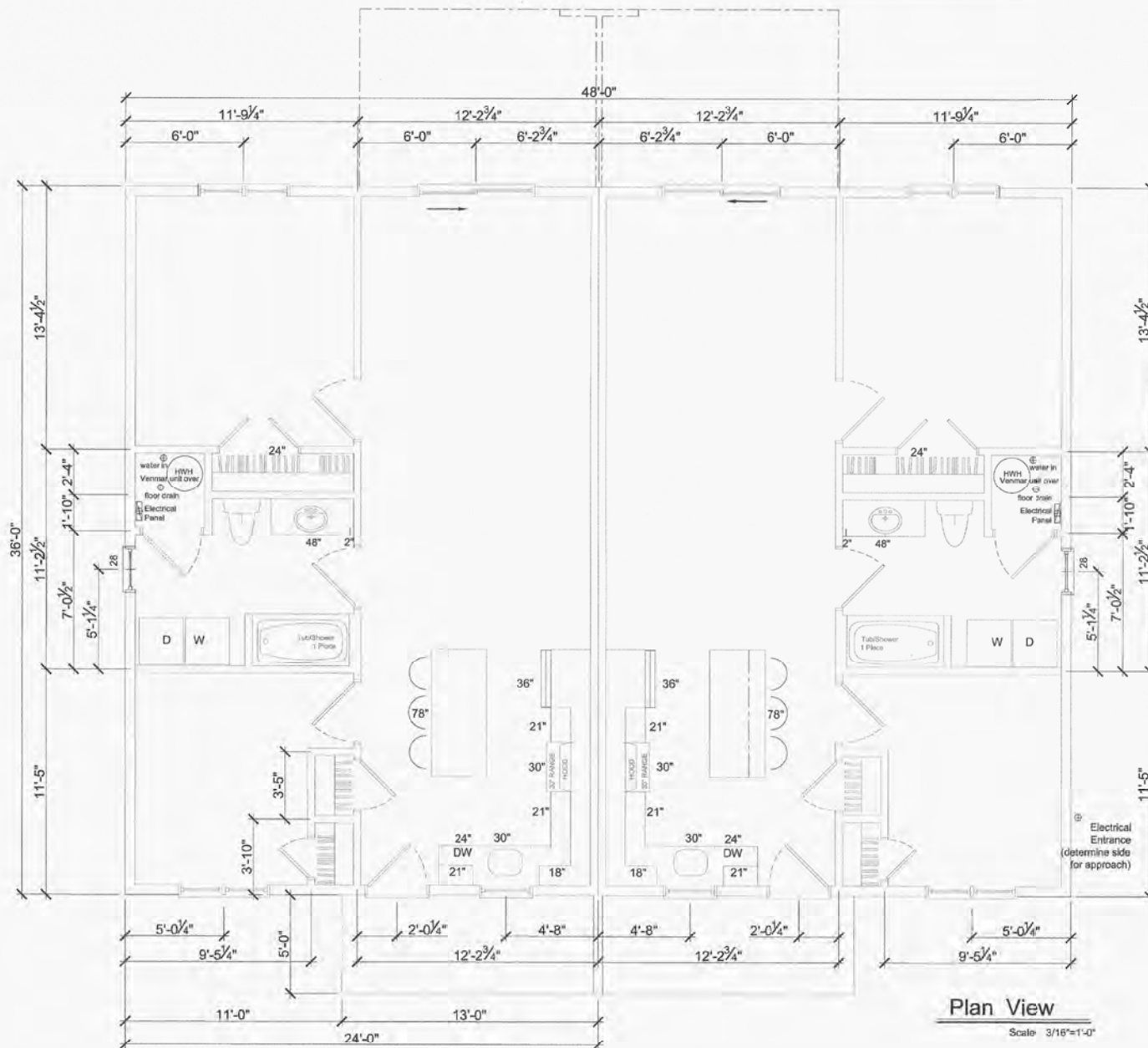


Rear Elevation



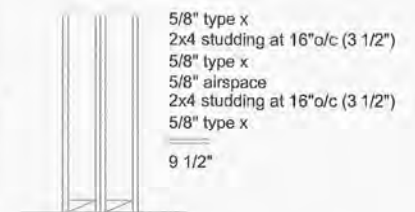
Right Side Elevation

unit #1	Drawing:	Elevations
	Scale:	3/16" = 1' - 0"
	Drawn:	E. G.
	Date:	Dec 12/25
Client: East Prince Duplex	Sheet:	2 of x



Plan View

Scale: 3/16"=1'-0"



Party wall detail

2 Bedroom Unit
24x36 864 sq ft

unit #1

Client: East Prince
Duplex

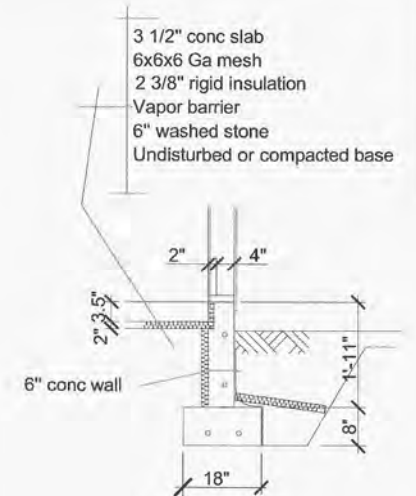
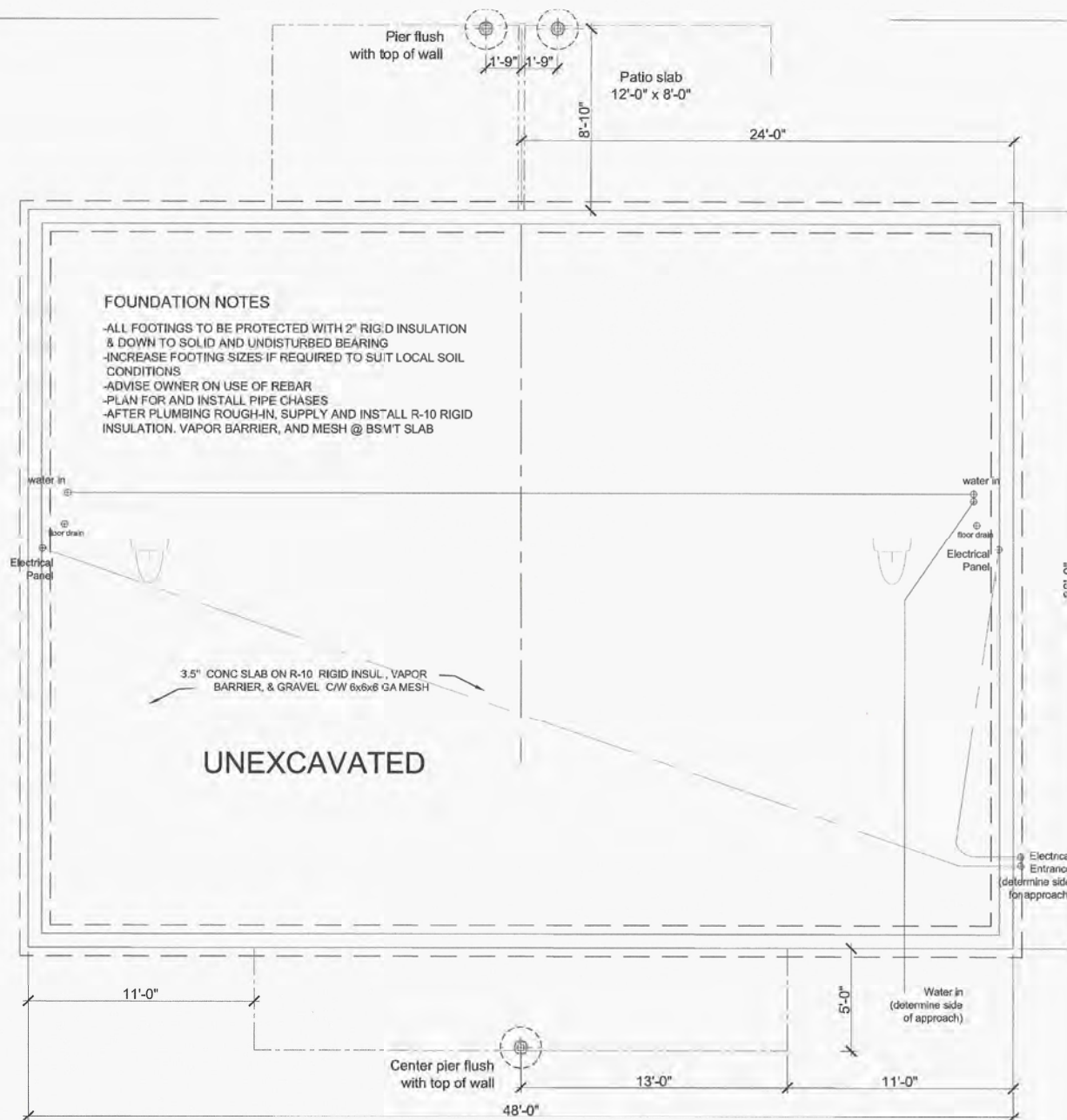
Drawing:
Plan View

Scale: 3/16" = 1' - 0"

Drawn: E. G.

Date: Dec 12/25

Sheet: 4 Of x



Section A-A

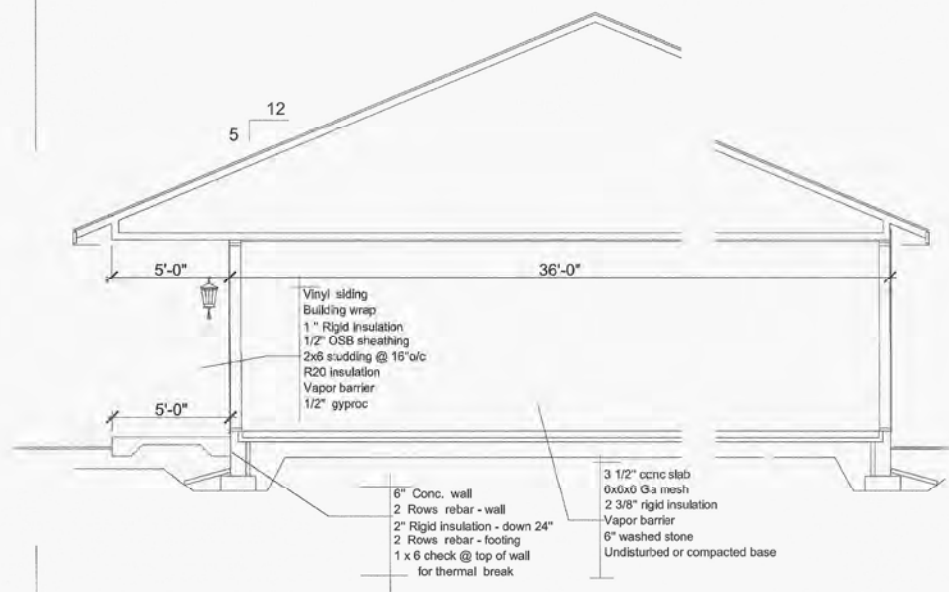
SPECIFICATIONS

design is to conform to section 3.8.4
Adaptable Housing Requirements of
2020 Nova Scotia Building Code
Regulation

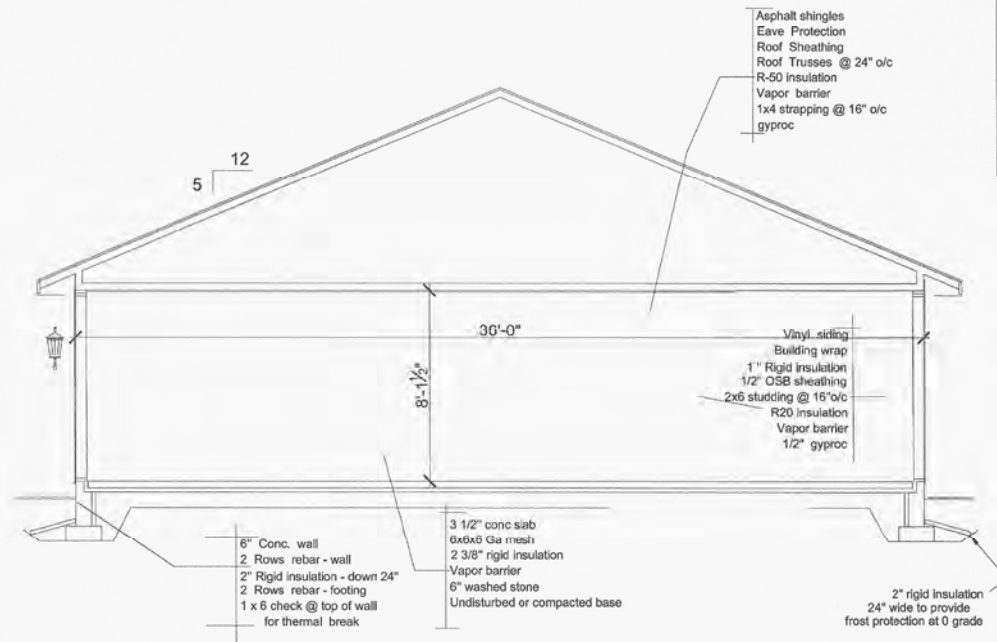
SPECIFICATIONS

CONSTRUCTION AND MATERIALS
TO CONFORM TO THE NATIONAL
BUILDING CODE AND OR LOCAL
CODES

unit #1	Drawing:	Foundation
	Scale:	3/16" = 1' - 0"
	Drawn:	E. G.
	Date:	Dec 12/25
Client: East Prince Duplex	Sheet:	5 of x



TYPICAL SECTION



TYPICAL SECTION

unit #1

Client: East Prince
Duplex

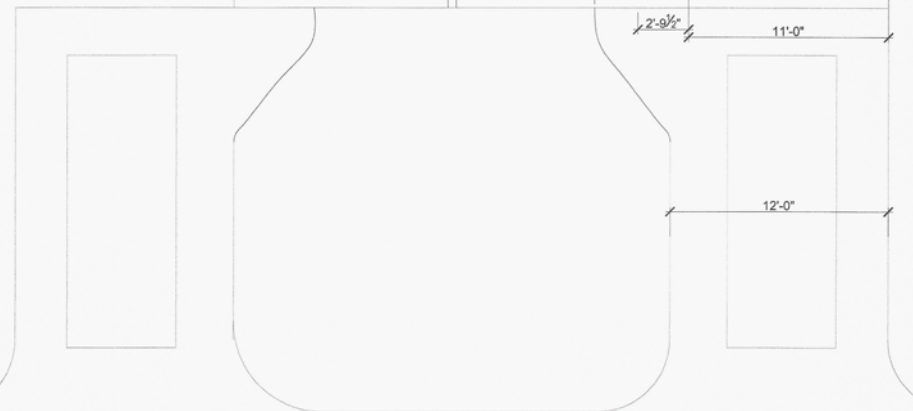
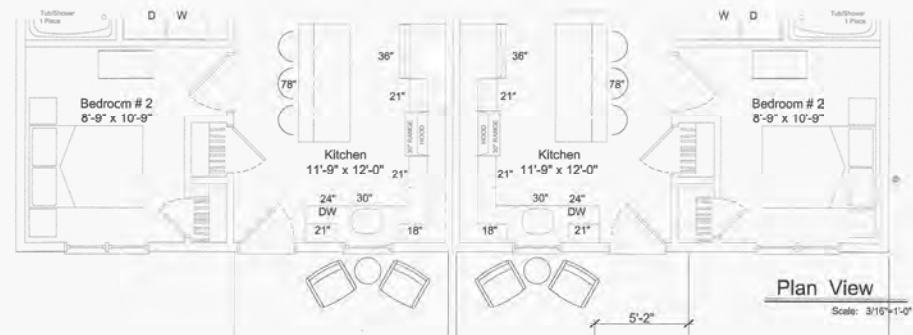
Drawing:
Sections

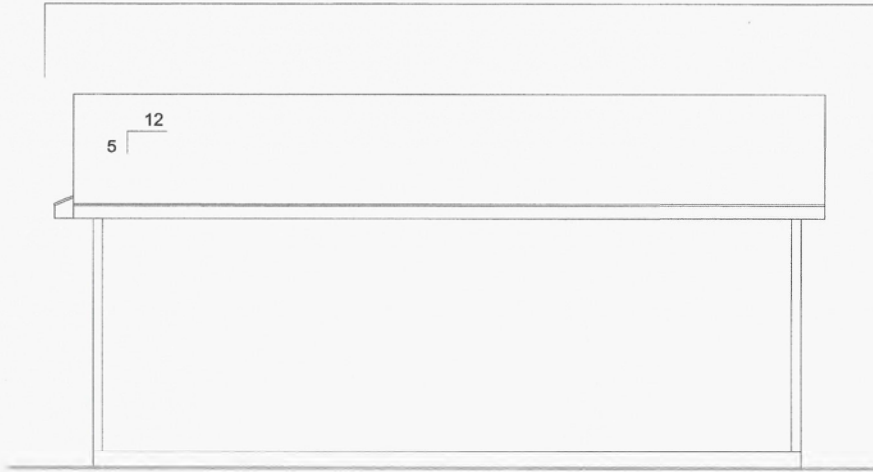
Scale: 3/16" = 1' - 0"

Drawn: E. G.

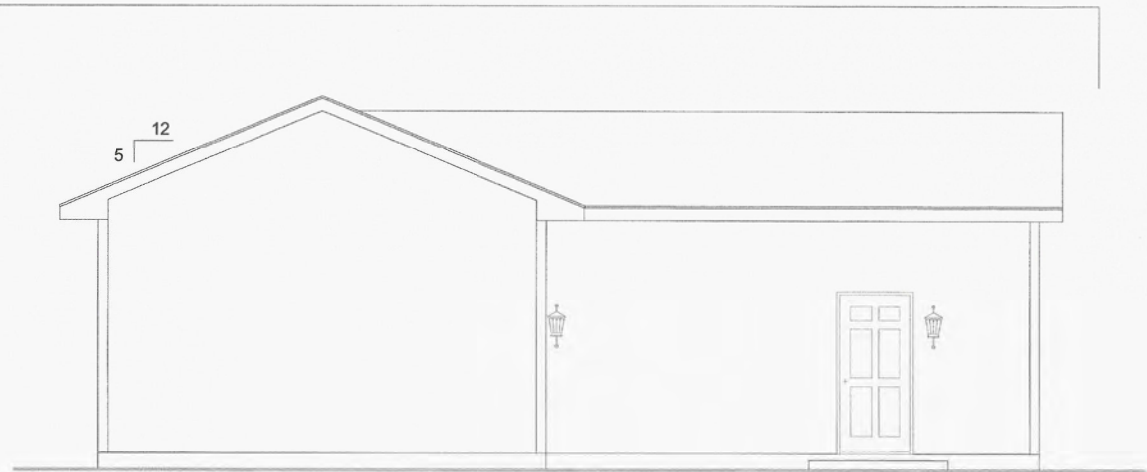
Date: Sept 1/25

Sheet: 6 of x





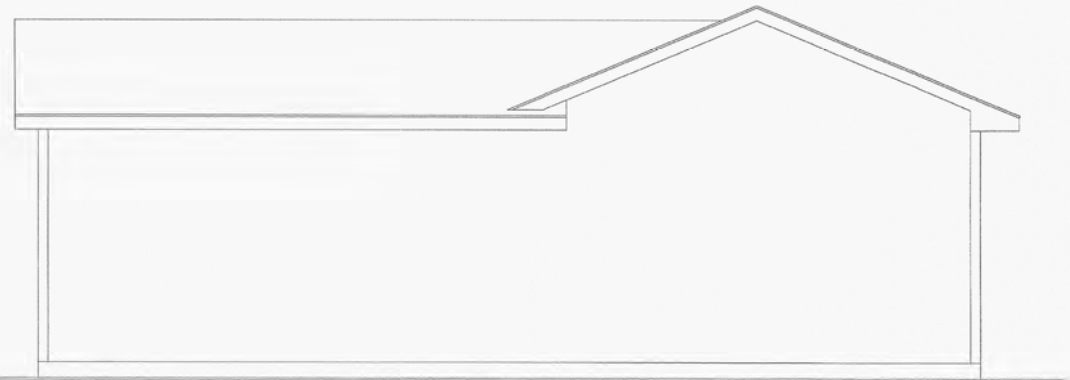
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Utility Building

Client: East Prince
Project

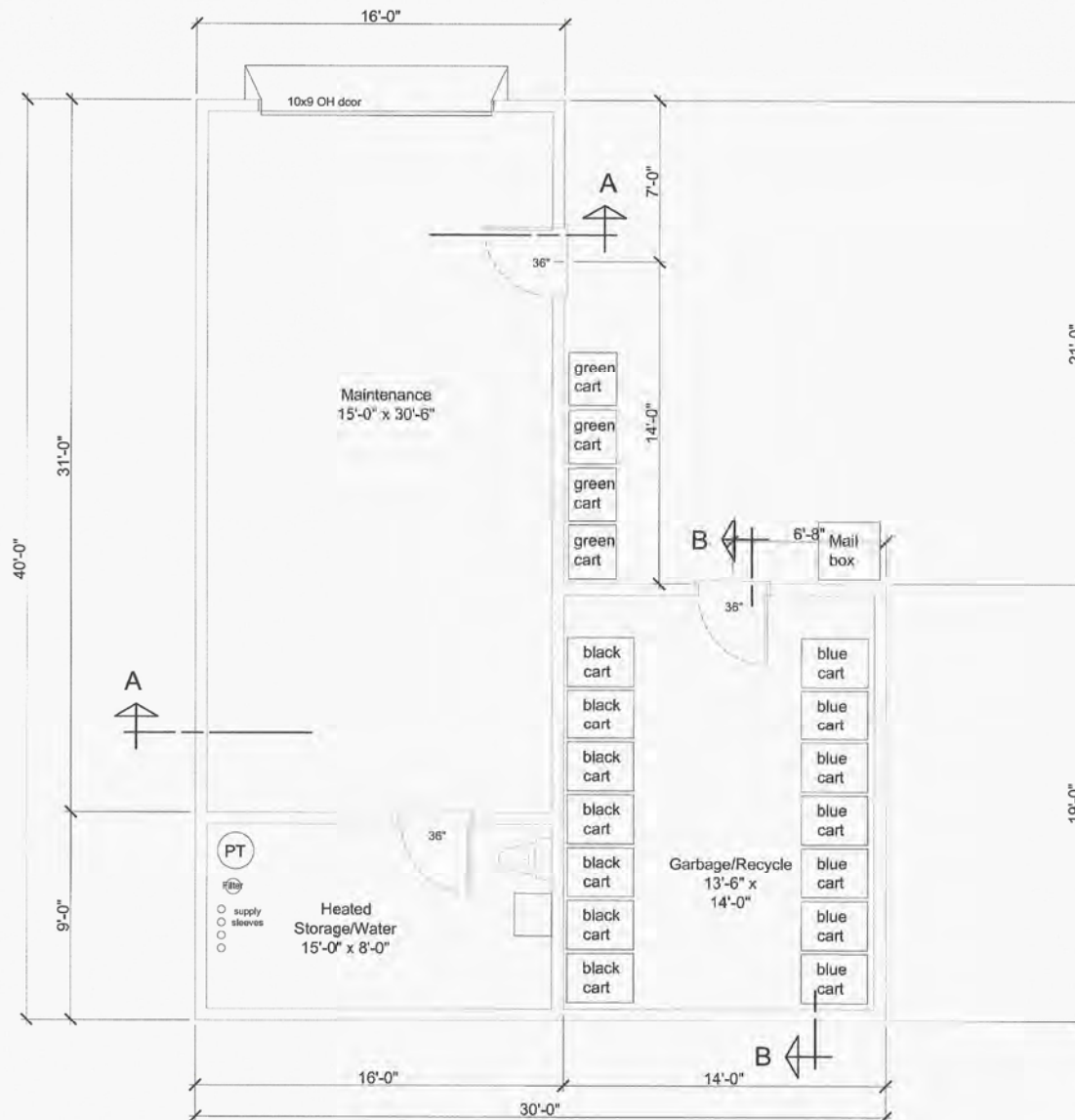
Drawing:
Elevations

Scale: 3/16" = 1' - 0"

Drawn: E. G.

Date: July 17/25

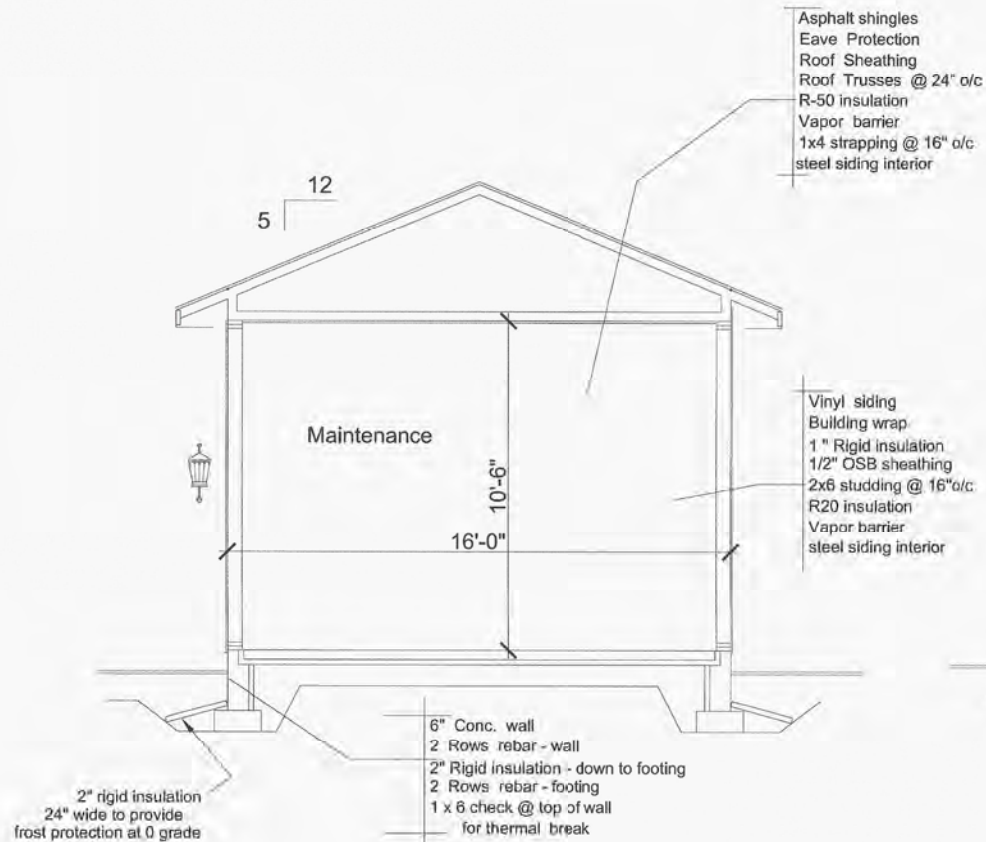
Sheet: 1 of 3



Utility Building

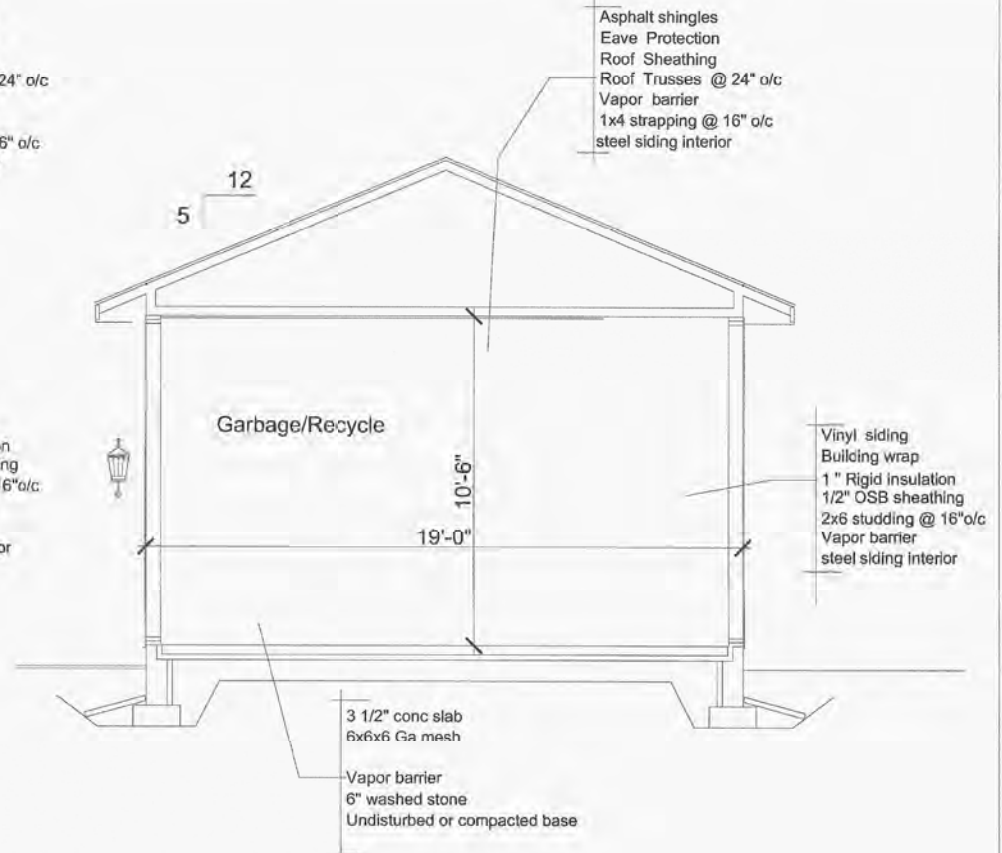
Drawing:	Plan
Scale:	3/16" = 1' - 0"
Drawn:	E. G.
Date:	July 17/25
Sheet:	2 of 3

Client: East Prince
Project



Sec: A-A

Scale: 1/4"=1'-0"



Sec: B-B

Scale: 1/4"=1'-0"

Utility Building

Client: East Prince
Duplex Project

Drawing:	TYPICAL SECTION
Scale:	1/4" = 1' - 0"
Drawn:	E. G.
Date:	July 17/25
Sheet:	3 of 3