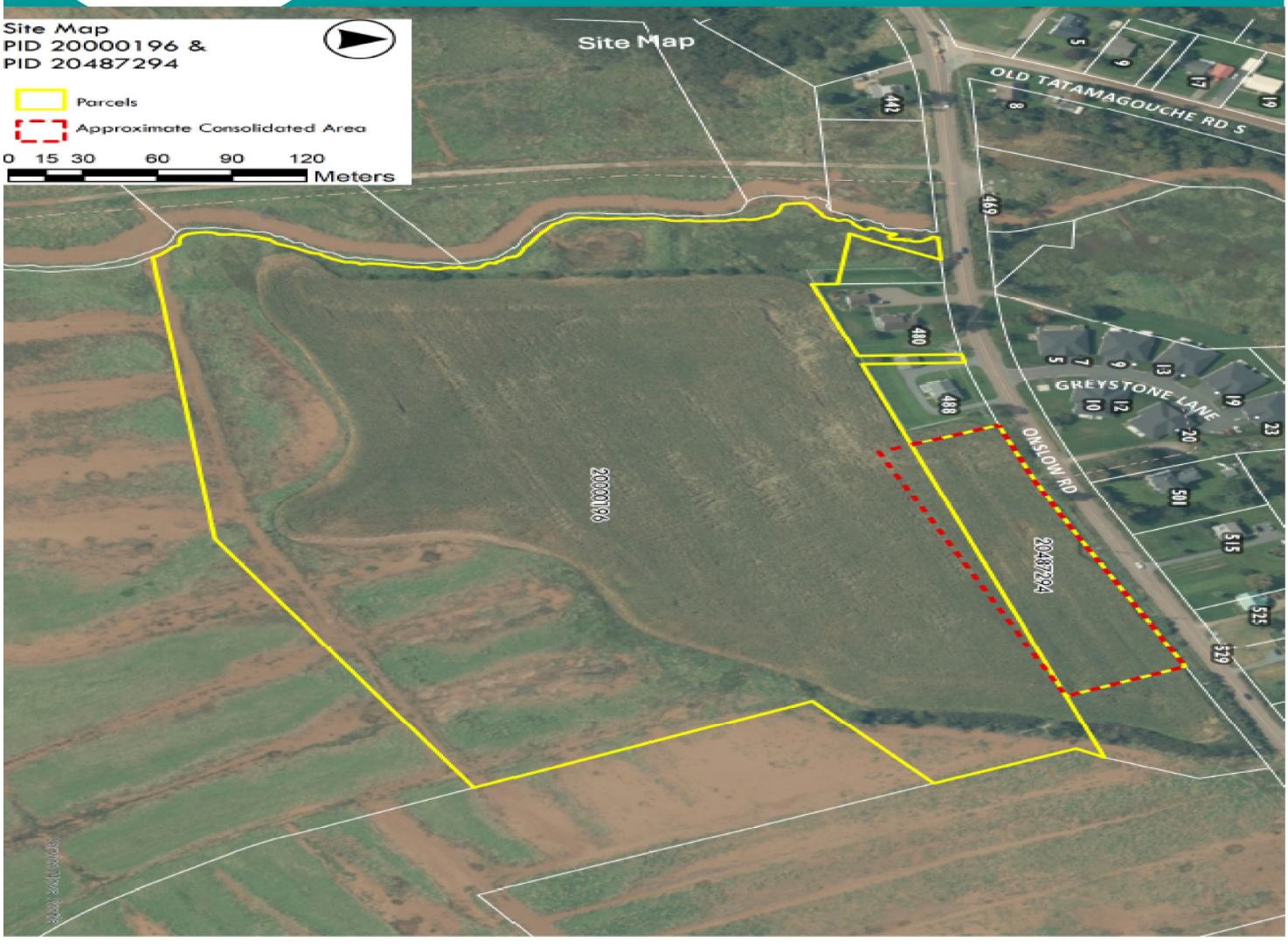
Land Use Bylaw Amendment (Rezoning) and Development Agreement

November 2026

Land Use Bylaw Amendment PID 20000196 and Development Agreement PID 20487294

Colchester
Community Development



Municipality of Colchester
Proposed Development Agreement
Lands of Exit 14A Properties Limited and Brian James Yuill
SUMMARY

SITE

Location: Portion of Lot 2018C, Onslow Road, PID 20000196 and Lot 19-2 Onslow Road, PID 20487294
Community: Onslow
FLUM: R Rural (PID 20000196) and RMHD Medium High Density Residential, Schedule B of the MPS
Zoning: AP Agriculture Potential (PID 20000196) and R Medium Density Residential (PID 20487294) Schedule A of the LUB

REQUEST

Applicant: Blair Wallace, representing Exit 14A Properties Limited and Brian James Yuill
Property Owner: Exit 14A Properties Limited and Brian James Yuill
Existing Land Use: Vacant/Utilized Agricultural Lands
Proposed Use: Multi Unit dwelling development, consisting of three (3) multi-unit residential buildings with 10 units per building, totallling 30 units
Application Date: February 23, 2026

PROPOSAL

The application is to amend the Colchester Land Use Bylaw to rezone a small portion of property located at Lot 2018C, Onslow Road PID 20000196 from AP -Agricultural Potential to R3 – Residential Medium Density. Additionally, if the rezoning is successful, the applicant is requesting Council consider entering into a Development Agreement on property located at Lot 19-2 Onslow Road, PID 20487294 and the rezoned portion of PID 20000196 to permit three multi-unit residential buildings for a total of 30 dwelling units.

POLICY CONSIDERATION

Key Policy Considerations included:

- Policy 4-23 outlines the criteria to be considered as part of a proposed Land Use Bylaw amendment to rezone Agricultural Potential lands
- Policy 6-16 allows Council to consider amendments to the maps of the Land Use Bylaw
- Policy 4-41 – Permits R3 Residential Medium Density Zone within the RMHD designation
- Policy 4-49 allows Council to consider a development agreement for proposals for dwellings with more than 8 dwellings on a lot in the Residential Medium Density Zone
- Policies 6-23 through 6-27 outline the criteria for consideration as part of the Development Agreement process.

KEY ISSUES

The request for rezoning is to permit the property to be consolidated with PID 20487294 for consideration of a Development Agreement to permit three (3) multi-unit residential buildings for a total of 30 dwelling units. The proposed rezoning meets the parameters of Policy 4-23. 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 rezoning and development agreement is properly before Council and that it be approved as presented.

This is a good use of property. If the rezoning and ensuing development agreement are approved by Municipal Council, a 14 day appeal period for each step follows as per the Municipal Government Act.

Planner's Report

Portion of Lot 2018C Onslow Road, PID 20000196 and Lot 19-2 Onslow Road, PID 20487294

Lands of Exit 14A Properties and Brian James Yuill

Land Use By-law Amendments to rezone a small portion of Lot 2018C Onslow Road, PID 20000196 and enter into a Development Agreement if the rezoning is successful to allow the development of three multi-unit residential buildings for a total of 30 dwelling units on Lot 19-2 Onslow Road, PID 20487294 and the rezoned portion of PID 20000196

November 2026

Application:

Council is in receipt of an application from Blair Wallace, on behalf of Exit 14A Properties Limited, to amend the Colchester Land Use By-law to rezone a small portion of property located at Lot 2018C Onslow Road (owned by Brian James Yuill), Onslow, PID 20000196 from AP – Agriculture Potential to R3 – Residential Medium Density. Additionally, if the rezoning is successful, the applicant is requesting Council consider entering into a Development Agreement on property located at Lot 19-2 Onslow Road, PID 20487294 and the rezoned portion of PID 20000196 to permit three multi-unit residential buildings for a total of 30 dwelling units. Refer to Appendix #1 for the application.

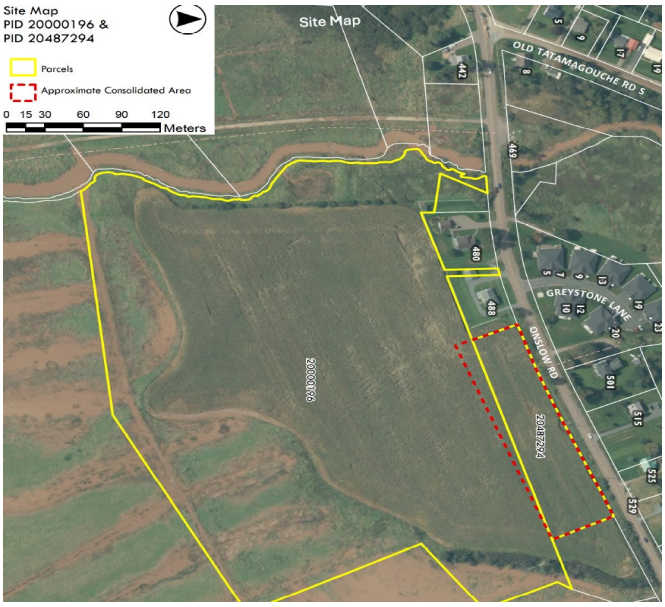
Site Characteristics:

The subject properties, currently vacant of structures are located along the south side of Onslow Road, Onslow with lot areas as follows;

- Lot 19-2, PID 20487294 - 8,494 square metres (91,429 square feet),
- Lot 2018C, PID 20000196 (proposed portion to be rezoned) – 2,920 square metres (31,430 square feet),

Totalling– 11,414 square metres (122,859 square feet)

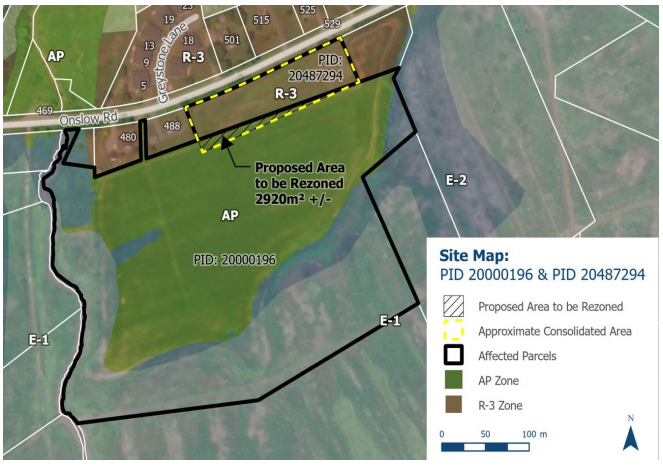
Property Site Map



Land uses in the area are comprised of a mix of residential uses, rural industrial uses, utilized agricultural lands.

Please refer to Appendix 2, photographs.

Proposal:



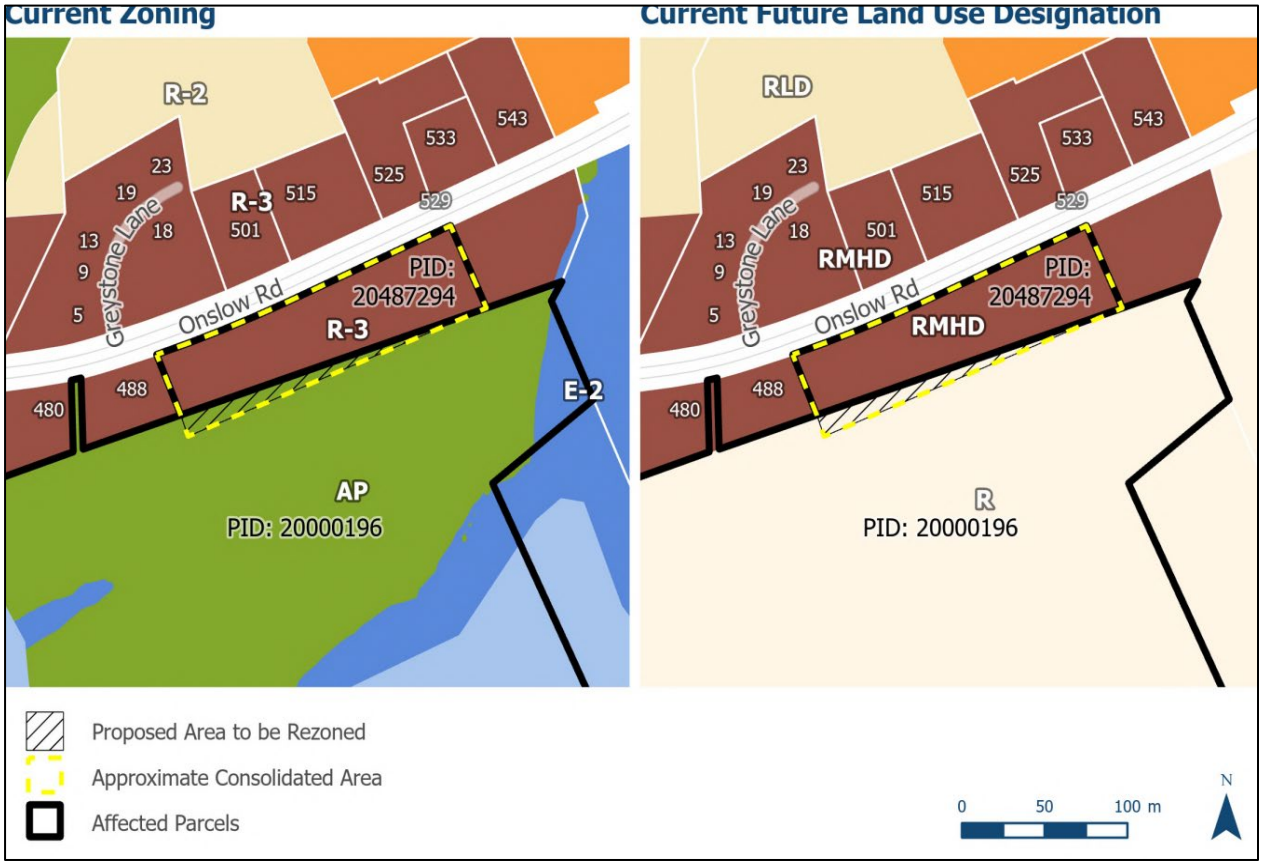
Property located at PID 20487294 is zoned R3 - Residential Medium Density Zone and the portion of PID 20000196 that is proposed to be rezoned is currently zoned AP- Agriculture Potential in accordance with Colchester Municipal Planning Strategy and Land Use Bylaw (2025).

The applicant, Blair Wallace on behalf of Exit 14A Properties Limited and Brian James Yuill applied to amend the Land Use Bylaw to rezone a small portion, approximately 2,920 m^2 of PID 20000196 from AP– Agriculture Potential to R3 Residential Medium Density Zone.

The request for rezoning is to permit the property to be consolidated with PID 20487294 for consideration of a Development Agreement to permit three (3) multi-unit residential buildings for a total of 30 dwelling units. The proposal will be discussed further in the subsequent section outlining the proposed Development Agreement.

2025 Municipal Planning Strategy and Land Use Bylaw

PID 20000196 is designated as R, Rural on the Future Land Use Map, Schedule B, of the Municipal Planning Strategy (MPS). It is currently zoned AP, Agriculture Potential, in Schedule A of the Land Use Bylaw.



There are numerous Planning Strategy policies relevant to this type of application.

In the MPS, Policy 4-23 outlines the criteria to be considered as part of a proposed Land Use Bylaw amendment to rezone Agricultural Potential lands. Staff have determined that the parameters of Policy 4-23 have been met as the proposal does not create land use conflicts impacting existing agricultural uses. The proposed area for rezoning is limited to the land area necessary to accommodate the proposed development and the proposed rezoning results in minimal fragmentation of Agriculture Potential Lands.

As illustrated in the previous map, the proposed area for rezoning is a small area of the overall land parcel. The proposed area to be rezoned is approximately 2,920 m^2 and the overall area of the subject parcel is 10.49 hectares which equates to 2.7% of the subject parcel.

Policy 6-16 allows Council to consider amendments to the maps of the Land Use Bylaw

provided the proposed zoning change is not specifically prohibited within the Municipal Planning Strategy and at least one of three conditions is true. For this application, the following condition is applicable:

> *1Policy 6-16: Council shall consider amendments to the maps of the Land Use Bylaw when the proposed zoning change is not specifically prohibited within this Plan and at least one of the following three conditions is met*
> *a. ...*
> *b. ...*
> *c. notwithstanding the zones permitted within a designation the land to be rezoned is adjacent to a designation that permits the proposed zone....*

The adjacent parcel, PID 20487294 is designated RMHD – Medium-High Density Residential and in accordance with Policy 4-41, R3 – Residential Medium Density Zone is a permitted zone within the Medium to High Density Residential Designation.

Staff have determined the request to rezone the subject property meets the intent of the Municipal Planning Strategy as it applies to Agriculture Potential lands.

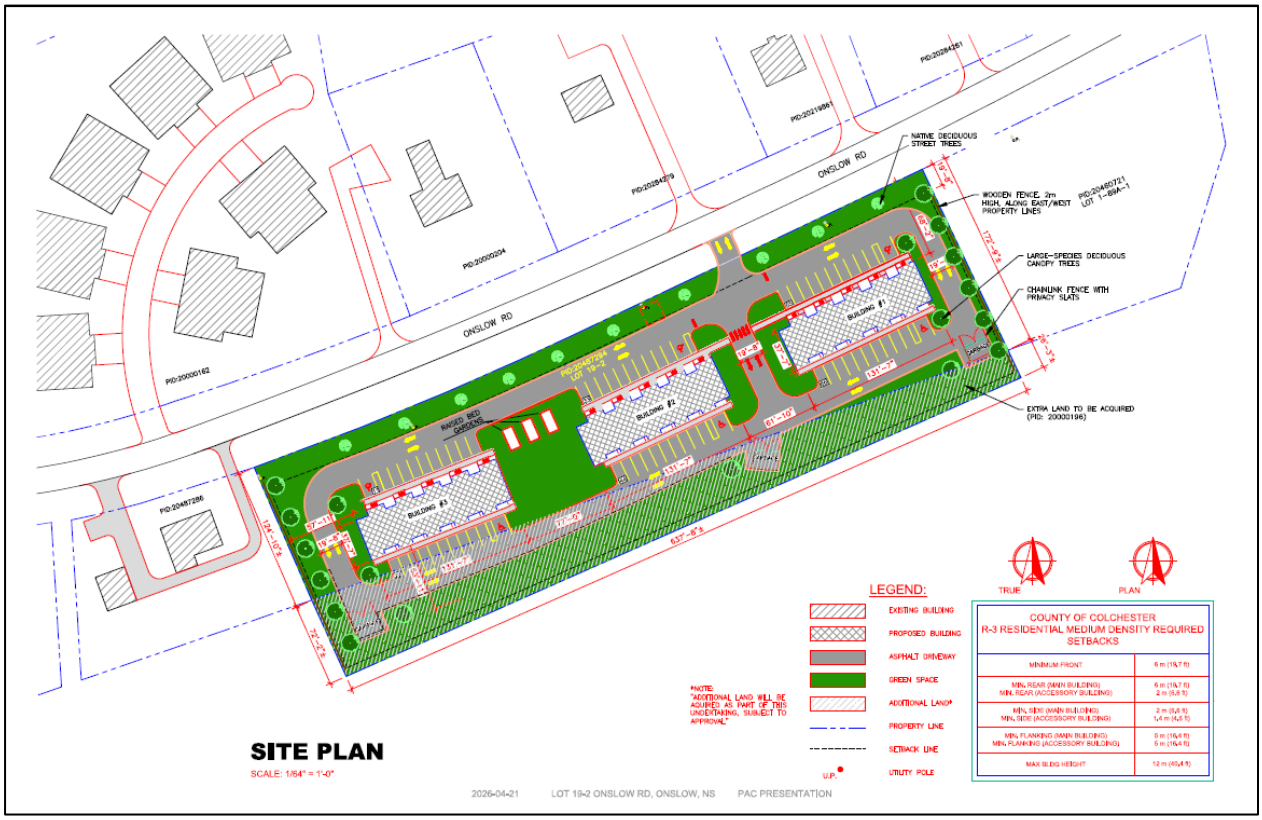
An evaluation of Policies 6-25, 6-26, 6-26, 6-27, and 6-28 which provide Council criteria for consideration as part of the Land Use Bylaw and Development Agreement review process will be provided as part of the following evaluation of the proposed Development Agreement.

These amendments are “Step 1” of the process for this application. If adopted by Council, they will then allow Blair Wallace, on behalf of Exit 14A Properties Limited, to proceed with a Development Agreement to permit three (3) multi-unit residential buildings for a total of 30 dwelling units. The agreement forms “Step 2” of the process.

For Step 2, Council is considering the proposed development agreement to permit three multi-unit residential buildings for a total of 30 dwelling units.

1 Municipality of Colchester Municipal Planning Strategy (2025)

Property Site Plan



As indicated on the Site Plan, the proposed development would result in three multi-unit dwellings with 10 units per building, totalling 30 units on one lot. The Site Plan shows a single, shared access off Onslow Road with a shared driveway accessing all the buildings. Parking is provided via surface parking.

As indicated on the site plan, buffering from neigbhouring parcels will be provided by way of vegetation and screening, including an opaque fence and deciduous trees. 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 Office prior to the issuance of a development permit.

The refuse area will be located on the southeast corner of the property and will be fenced, and buffering will be provided with privacy slats. The developers shall be responsible for refuse collection,

2025 Municipal Planning Strategy and Land Use Bylaw

As outlined above, the current zoning and existing Future Land Use Maps, PID 20487294 is zoned R-3, Residential Medium Density, in Schedule A of the Land Use Bylaw and designated 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:

> *2Policy 4-49* *Council Shall consider entering into a development agreement to enable proposals for dwellings with more than 16 dwelling units per lot or more than 16 boarding house sleeping units in the Residential High Density Zone, and proposals for dwellings with more than 8 Dwelling units on a lot in the Residential Medium Density Zone.....*

As indicated above, an evaluation of Policies 6-25, 6-26, 6-26, 6-27, and 6-28 which provide Council criteria for consideration as part of the Land Use Bylaw and Development Agreement will be provided. 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 or Rezoning
- 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 Neighourhood

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

- The proposed use is compatible with the existing neighbourhood
    - As outlined above, there are a mix of residential uses in proximity to the subject property The development agreement provides for buffering and screening by way of vegetation and opaque fencing
    - The property to the immediate south is agricultural land that is actively farmed. As outlined on the site plan, the placement of buildings will not be in close proximity to the southern property line. Additionally, there is a proposed easement in favour of PID 20000196 for access purposes.
    - 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:

- **NSEEC** The applicants have been advised of the following:
    - If drilled/dug wells are contemplated, they must be constructed in accordance with the Well Construction Regulations under the provisions of the *Nova Scotia Environment Act*
    - Any withdrawal or diversion of water from a groundwater source greater than 23,000 liters per day is a designated activity requiring an approval from Nova Scotia Environment. The Development Agreement provides for requirement of official notification from NSECC stating a water withdrawal permit is not required. This shall be submitted prior to the issuance of a Development Permit.
    - There were no identified wetlands on the submitted plans; however, the NSEEC has the authority of this matter and as such, 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.

- **Onslow Belmont 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 the rezoning and draft development agreement as attached. Based on the above outlined review of policy, the proposal to rezone a small portion of PID 20000196 from AP- Agriculture Potential to R3 – Residential Medium Density is a good use of property. Further, the proposal for a multi-unit dwelling development of three residential buildings with 10 units per building, totalling 30 units, is a good use of this property.

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

a) approve the request to amend the Colchester Land Use Bylaw to rezone a portion of PID 20000196 from AP- Agriculture Potential to R3- Residential Medium Density and,

b) approve a development agreement to permit a multi-unit dwelling development of three (3) residential buildings with 10 units per building, totalling 30 units, pending successful adoption of the amendment to the Land Use By-law.

If approved, both Step 1 and Step 2 require advertising of approvals, each with a 14 day appeal period

Respectfully submitted,

Jill McGillicuddy

APPENDICES

Appendix 1.....Application

Appendix 2A……Photographs

Appendix 3……...Draft Development Agreement

Colchester
Community Development

Municipality of the County of Colchester
1 Church Street Truro, NS B2N3Z5
P: 902.897.3170 F: 902.843.4061

TO: Mayor and Council

FROM: Jill McGillicuddy, Senior Planner

SUBJECT: Application for a Land Use Bylaw amendment to rezone a small portion of property located at Lot 2018C Onslow Road, PID 20000196 from AP – Agriculture Potential to R3 –Residential Medium Density Zone. Additionally, to enter into a Development Agreement on property located at Lot 19-2 Onslow Road, PID 20487294 to permit three multi-unit residential buildings for a total of 30 dwelling units.

DATE: April 27, 2026

Please find attached an application by Blair Wallace, on behalf of Exit 14A Properties for your consideration. The request involves land located at Onslow Road, PIDs 20487294 owned by Exit 14A properties and 20000196 owned by Brian James Yuill.

This application is for consideration of an amendment to the Colchester Land Use Bylaw to rezone a small portion of property located at Lot 2018C Onslow Road, Onslow, PID 20000196 from AP - Agricultural Potential to R3 – Residential Medium Density. Additionally, if the rezoning is successful, the applicant is requesting Council consider entering into a Development Agreement on property located on Onslow Road, PIDs 20487294 and the rezoned portion of PID 20000196 to permit three multi-unit residential buildings for a total of 30 dwelling units. Please refer to the attached documents for further detail.

Attachments

Appendix A – Application Form

Appendix B – Application Letter

Appendix C – Subject Site Location

Appendix D – Subject Site Plan

Appendix A

Application Form - Municipality of Colchester

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

APPLICANT INFORMATION

Name: Blair Wallace

Mailing Address: 109 SEASIDE DR, RIVER JOHN N.S B0K 1N0

Phone: 902 488-0136

Date: Feb 23 2026

Property Owner: [ ] Same

Signature of Owner: (if different)

Mailing Address: [ ] Same

Signature: BC Wal

PROJECT INFORMATION

Location / Site Address: Lot 19-2 Onslow Rd

Community: Onslow

Request For: [ ] Amendments to MPS/LUB, including Rezoning

[ ] Development Agreement

Present Zoning: R-3

Reason for Request: Multi Unit Development

Brief Description of Proposal: 3, 10 Unit Buildings

Materials Submitted:

- [ ] Site Plan
- [ ] Survey/ Plot Plan
- [ ] Building Plans
- [ ] Landscape Plan
- [ ] Engineering Drawings
- [ ] Other
- [ ] $600 Application Fee

Exit 14A Properties Limited

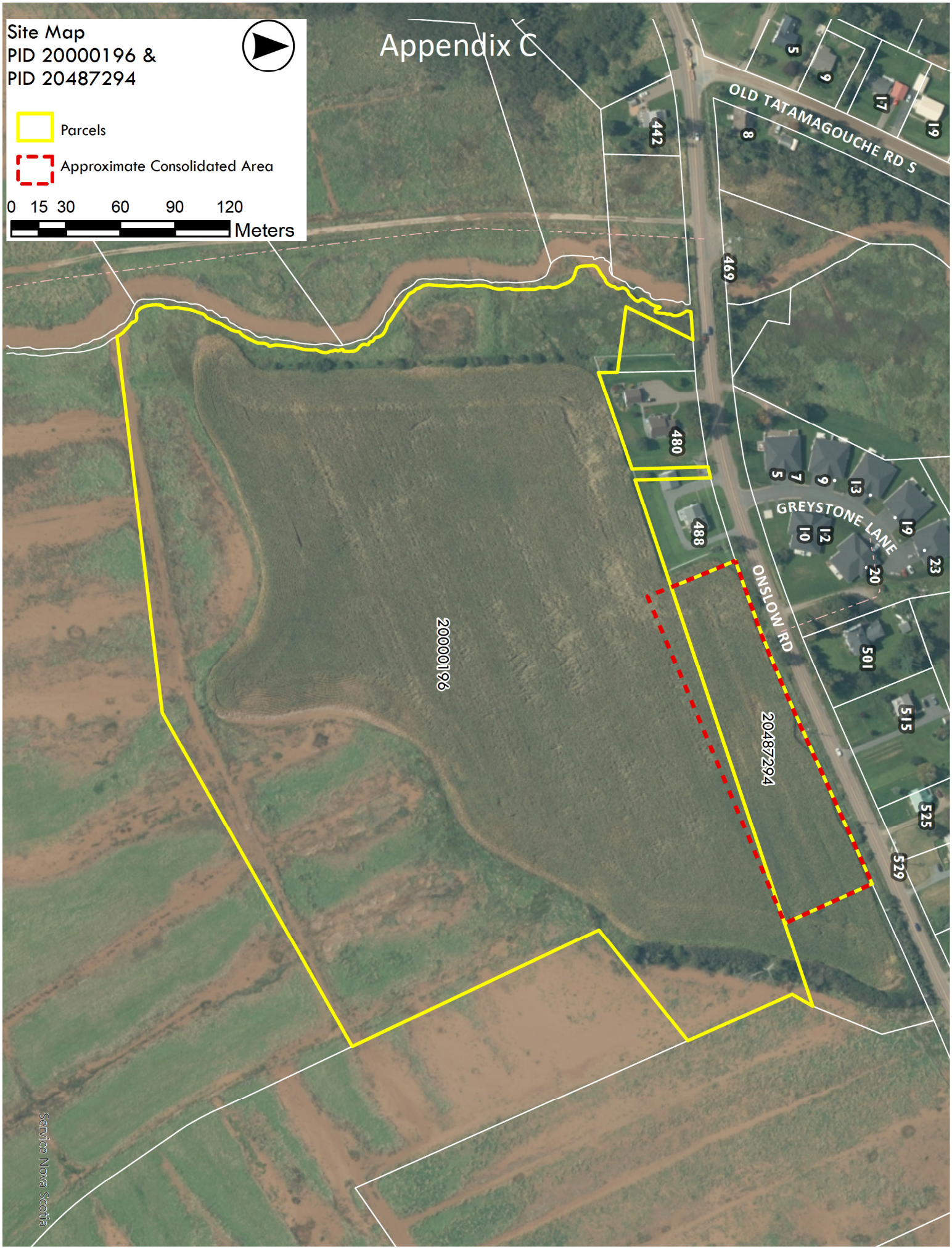
109 Seasedge Rd.
River John, Nova Scotia
B0K 1N0

Mayor and Council
Municipality of the County of Colchester

Re: Lot 19-2 Onslow Rd.

This letter is a request to Mayor and Council. Exit 14a Properties would like to apply to enter into a development agreement with the County of Colchester to develop lot 19-2 Onslow Rd. which we recently purchased into a multiunit site consisting of 3, 10 units building.

Blair Wallace
Exit 14A Properties Limited


Site Map
PID 20000196 &
PID 20487294
Parcels
Approximate Consolidated Area
0 15 30 60 90 120
Meters
Appendix C
OLD TATAMAGOUCHE RD S
GREYSTONE LANE
ONSLOW RD
442
469
480
488
501
515
525
529
20000196
20487294
Service Nova Scotia



SITE PLAN

SCALE: 1/64" = 1'-0"

*NOTE:
"ADDITIONAL LAND WILL BE AQUIRED AS PART OF THIS UNDERTAKING, SUBJECT TO APPROVAL"

LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- ASPHALT DRIVEWAY
- GREEN SPACE
- ADDITIONAL LAND*
- PROPERTY LINE
- SETBACK LINE
- U.P. UTILITY POLE

TRUE PLAN

COUNTY OF COLCHESTER R-3 RESIDENTIAL MEDIUM DENSITY REQUIRED SETBACKS	
MINIMUM FRONT	6 m (19,7 ft)
MIN. REAR (MAIN BUILDING) MIN. REAR (ACCESSORY BUILDING)	6 m (19,7 ft) 2 m (6.6 ft)
MIN. SIDE (MAIN BUILDING) MIN. SIDE (ACCESSORY BUILDING)	2 m (6.6 ft) 1.4 m (4.6 ft)
MIN. FLANKING (MAIN BUILDING) MIN. FLANKING (ACCESSORY BUILDING)	5 m (16,4 ft) 5 m (16,4 ft)
MAX BLDG HEIGHT	12 m (40,4 ft)

Appendix 2



Subject Property from north side of Onslow Road



Subject Property from north side of Onslow Road



488 Onslow Road – Property to the west of subject property



525 Onslow Road – North Side of Onslow Road



Greystone Lane – North Side of Onslow Road

DEVELOPMENT AGREEMENT

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

BETWEEN:

Exit 14A Properties Limited, Cape John, Pictou County, Nova Scotia and Brian James Yuill, Onslow, Colchester County, Nova Scotia

(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 three (3) multi unit dwellings with ten (10) units per building for a total of 30 units within the proposed development located on lands in the Municipality of the County of Colchester 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 conditions 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 lands bearing Property Identification Numbers 20487294 and 20000196, 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 property shall be restricted to:

    i) Three (3) multi-unit dwellings consisting of ten (10) units per building for a total of thirty (30) residential units, and;
    ii) accessory uses.

5. i) The Developers shall construct the development in accordance with the attached Schedules:

    Schedule "B (i)" - Site Plan showing the proposed property lines resulting from any proposed subdivision and consolidation, 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 and western property lines.

    Schedule “B(ii) - Preliminary Easement Plan outlining the general location of required easements, scope/purpose of easement, and identification of the parcel(s) that is/are burdened and benefitted. In accordance with Section 8 () all required easements will be registered at the time of subdivision.

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

    Schedule “D” - Floor Plans and Elevations of the Buildings.

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

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 give notice to the Developers that a motion to terminate the Agreement will be made 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

DRAFT

(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 Property 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 Bylaw and any other bylaw of the Municipality and with any applicable law or regulation of Nova Scotia or Canada.

(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) In recognition of the intended subdivision and consolidation of the Lands, 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.

(d) 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.

(e) 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 sewer pipe leak testing overseen by the developer’s engineer in accordance with section 33 31 00, item 3.6 of the Standard Specification for Municipal Services

(f) Prior to the issuance of a development permit, the developer shall submit to the Development Officer for review, official correspondence from the Department of Environment and Climate Change advising on whether a water withdrawal permit is required

(i) If a water withdrawal permit is required, an approved copy of such permit shall be

submitted to the Development Officer for review.

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 Property 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 establishment 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 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 Property shall take place until approval by the Development Officer of the technical plans referred to in Paragraph 13 of this Agreement, and the issuance of any necessary permits, as applicable.

16. The Developers 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 (2025) subject to respective size requirements contained therein.

20. 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 to architectural details of the buildings at the request of the Developers, subject to the approval of the Development Officer.

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.

DRAFT

24. Upon termination or discharge of this Agreement in accordance with the ***Municipal Government Act***, the Colchester Land Use By-law (2025) 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 acknowledge that the Municipality is under no obligation to take ownership of the road and services on the Lands and that all maintenance and upkeep and necessary improvements will be the responsibility of the Developers. The Developer further acknowledges that current Municipal Subdivision and Colchester Land Use By-laws prevent subdivision and acknowledge that unless modified, the lands are not capable of subdivision.

27. 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.

28. The Developers agree to pay for the cost of registering this Development Agreement with the Registry of Deeds.

29. 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.

DRAFT

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 Exit 14A Properties Limited

(Please print name above Signature)

_____ _____

Witness James Brian Yuille

(Please print name above Signature)

THE MUNICIPALITY OF THE
COUNTY OF COLCHESTER

_____ PER _____

Witness Mayor Christine Blair

(Please print name above Signature)

_____ PER_____

Witness Dan Troke
(Please print name above signature) Chief Administrative Officer

DRAFT

Schedules

Schedule “A”.....Subject Lands

Schedule “B(i)” .....Site Plan

Schedule “B(ii)”.....Preliminary Easement Plan

Schedule “C”.....Engineering Drawings

Schedule “D” .....Floor Plans and Building Elevations

DRAFT

Schedule A – Subject Lands

PID 20000196 – Lands of Brian James Yuill

Parcel Description

A certain parcel or tract of upland and marshland, situate in Onslow aforesaid in the said County of Colchester, containing about 16 acres or upland more or less and about 40 acres of marshland more or less, the whole bounded as follows, namely; Beginning where a wore fence forming the west line of the Manse Property, so called meets the right angles or nearly so the south line of the said highway; thence westwardly a short distance along the said south side line of the said highway to the centre of the thread of the stream of the McCurdy Creek aforesaid; thence southerly following the said center of the said thread of the said stream on its down stream course to where the same meets and flows into the Cobequid Bay as constituted by the fusion of the North River and the Salmon River; thence easterly along the upstream course of the Cobequid Bay aforesaid to where the same is joined by the said North River; thence easterly along the upstream course of the North River to where the same is met on its northerly side by land of Clarence Crowe; thence westerly, northwesterly and northerly following along or skirting the said land of Clarence Crowe by the various courses of the margin thereof to the said south side of the said highway; thence westerly along the said south side line of the said highway to where the same is met at right angles or nearly so by a wire fence forming the east line of the said Manse property; thence southerly along the said wire fence to a corner therein at a maple tree; (said maple tree standing at the southeast corner of the said Manse property); thence westerly along he same wore fence as it forms the south boundary of the said Manse property to where the said fence turns sharply to the northward at the southwest corner of the said Manse property; thence northwardly along he same fence as it forms the west line of the said Manse property as aforesaid to the place of beginning.

And Also Parcel C as shown on Registered Plan No. 113163944 recorded in the Land Registration Office for Colchester County.

Saving and Excepting Parcel A as shown on Registered Plan No. 113163944 recorded in the Land Registration Office for Colchester County.

Saving and excepting:

1) lot 1 as shown on plan filed at the Registry of Deeds as number 2580.

2) Also saving and excepting lot 1-89A as shown on plan filed at the Registry of Deeds as number 8477

3) ALL that certain lot of land situate and being at Onslow in the County of Colchester and bounded as follows:

Beginning at a point where the centre of the McCurdy Creek intersects the centre of a ditch located south of the Onslow Road;

thence following the centre of the said McCurdy Creek in a generally southerly direction until it flows into the Cobequid Bay as constituted by the fusion of the North River and the Salmon River;

thence easterly along the upstream course of the Cobequid Bay aforesaid to where the same is joined by the said North River;

thence easterly along the upstream course of the North River to the western boundary of a lot of lands shown as Lot 56, estate of Stanley Staples and now or formerly owned by the Nova Scotia Farm Loan Board;

thence following the western boundary of Lot 56 north 24 degrees 45 minutes west a distance of 114.72 feet to a point;

thence north 23 degrees 31 minutes west a distance of 319.87 feet to a point;

thence north 12 degrees 49 minutes west a distance of 253.9 feet to a point;

thence north 3 degrees 36 minutes west to a point in the centre of a ditch;

thence following the centre of the ditch in a generally westerly direction to the McCurdy Creek and the point and place of beginning.

Please see Registry Plan P-831

*** 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: 113163944

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

PID 20487294 – Lands of Exit 14A Properties Limited

Parcel Description

Registration County: COLCHESTER COUNTY

Street/Place Name: ONSLOW ROAD /UPPER ONSLOW

Title of Plan: PLAN OF SUBDIVISION SHOWING LOT 19-1 AND LOT 19-2, LANDS OF ANGUS R. HILL AND DARLENE E. HILL, ONSLOW ROAD, UPPER ONSLOW

Designation of Parcel on Plan: LOT 19-2

Registration Number of Plan: 115587413

Registration Date of Plan: 2019-12-06 13:36:06

Subject to an Easement/Right of Way in favor of Nova Scotia Power as found in Document No. 95811635.

Subject to an Easement/Right of Way in favor of Nova Scotia Power as found in Document No. 106254569.

*** 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: 2019

Plan or Document Number: 115587413

Schedule B(i)



LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- ASPHALT DRIVEWAY
- GREEN SPACE
- ADDITIONAL LAND*
- PROPERTY LINE
- SETBACK LINE
- U.P. UTILITY POLE

*NOTE:
"ADDITIONAL LAND WILL BE AQUIRED AS PART OF THIS UNDERTAKING, SUBJECT TO APPROVAL"

COUNTY OF COLCHESTER
R-3 RESIDENTIAL MEDIUM DENSITY REQUIRED SETBACKS

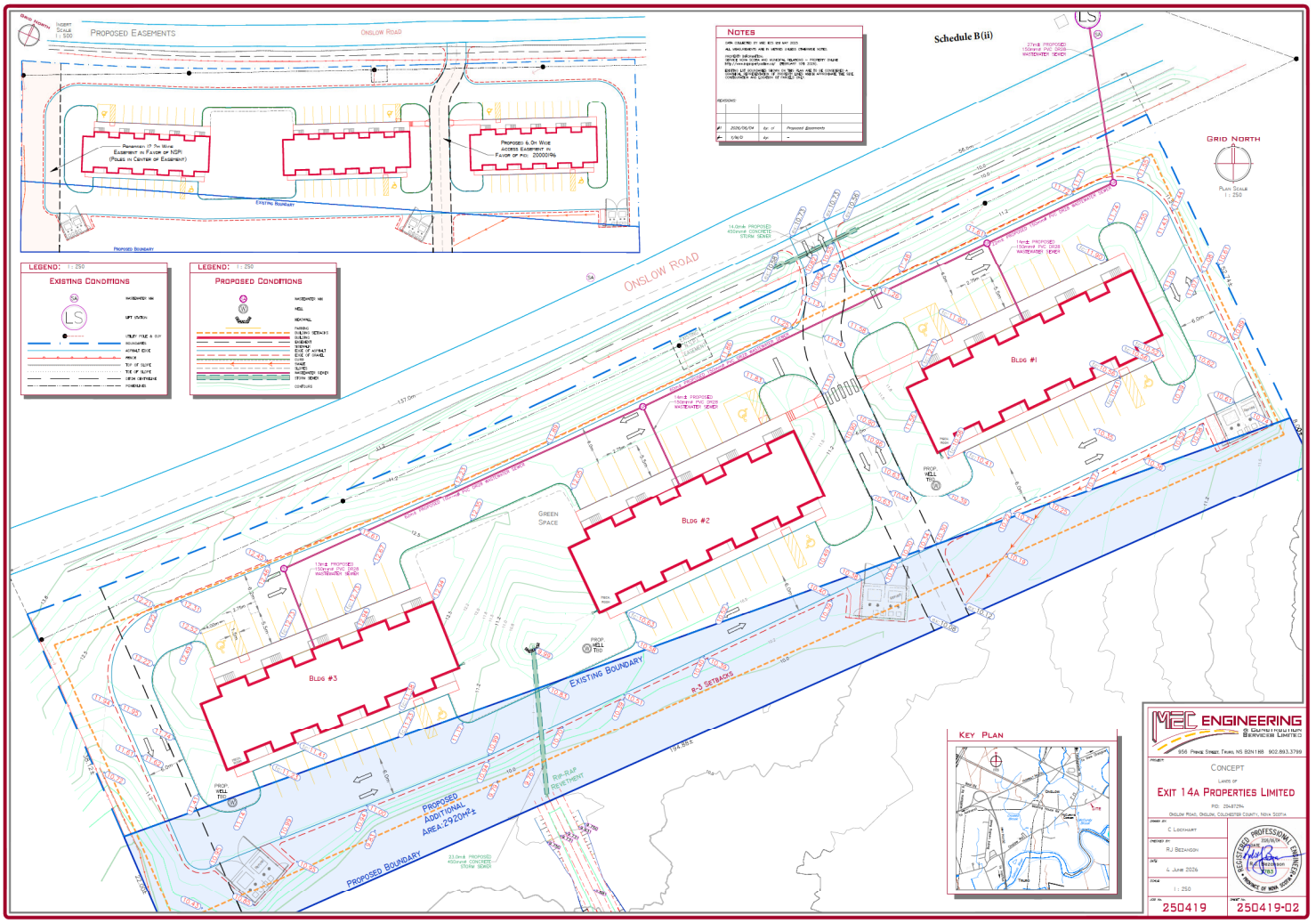
MINIMUM FRONT	6 m (19.7 ft)
MIN. REAR (MAIN BUILDING) MIN. REAR (ACCESSORY BUILDING)	6 m (19.7 ft) 2 m (5.6 ft)
MIN. SIDE (MAIN BUILDING) MIN. SIDE (ACCESSORY BUILDING)	2 m (6.6 ft) 1.4 m (4.6 ft)
MIN. FLANKING (MAIN BUILDING) MIN. FLANKING (ACCESSORY BUILDING)	5 m (16.4 ft) 5 m (16.4 ft)
MAX BLDG HEIGHT	12 m (40.4 ft)

SITE PLAN

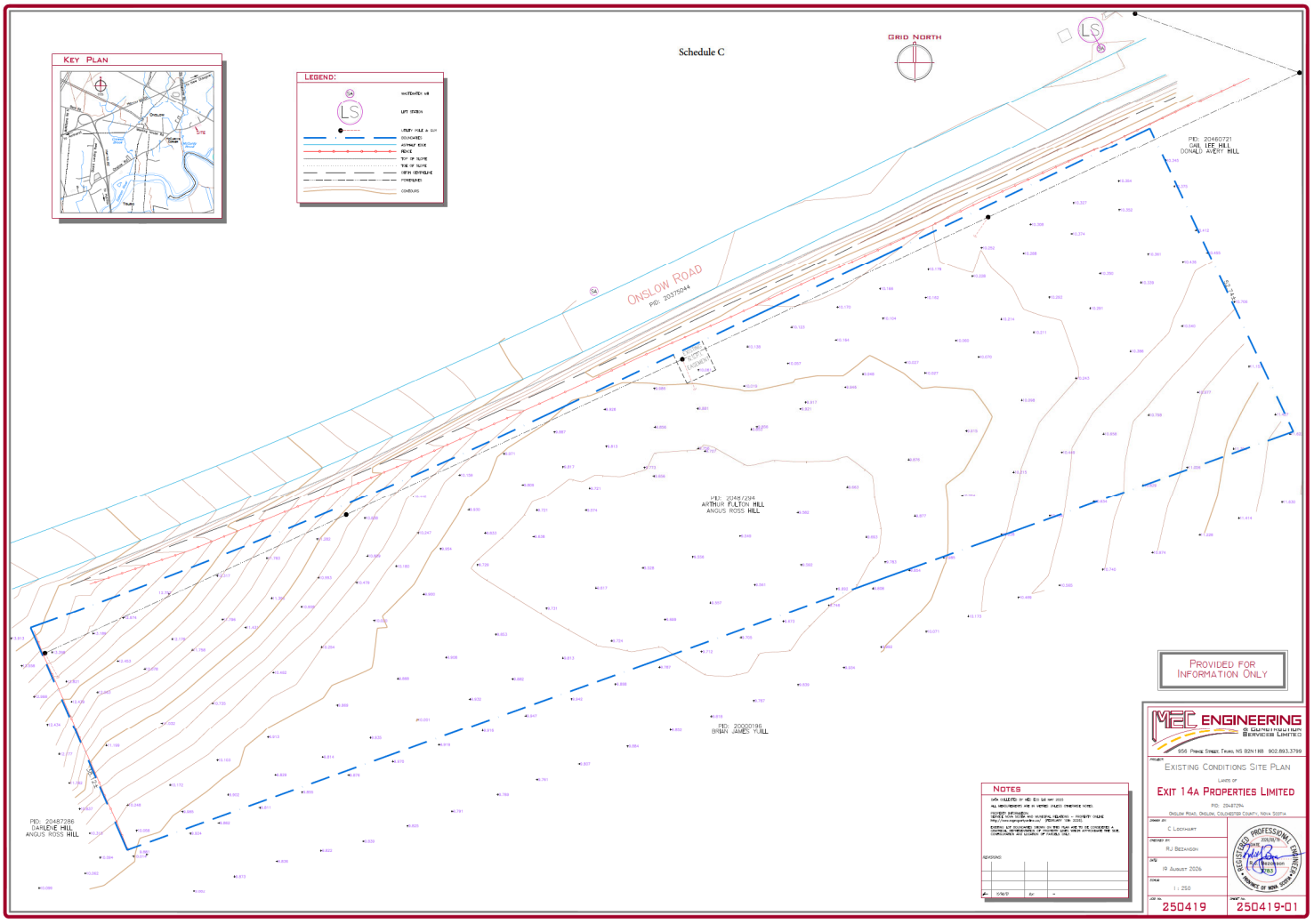
SCALE: 1/64" = 1'-0"

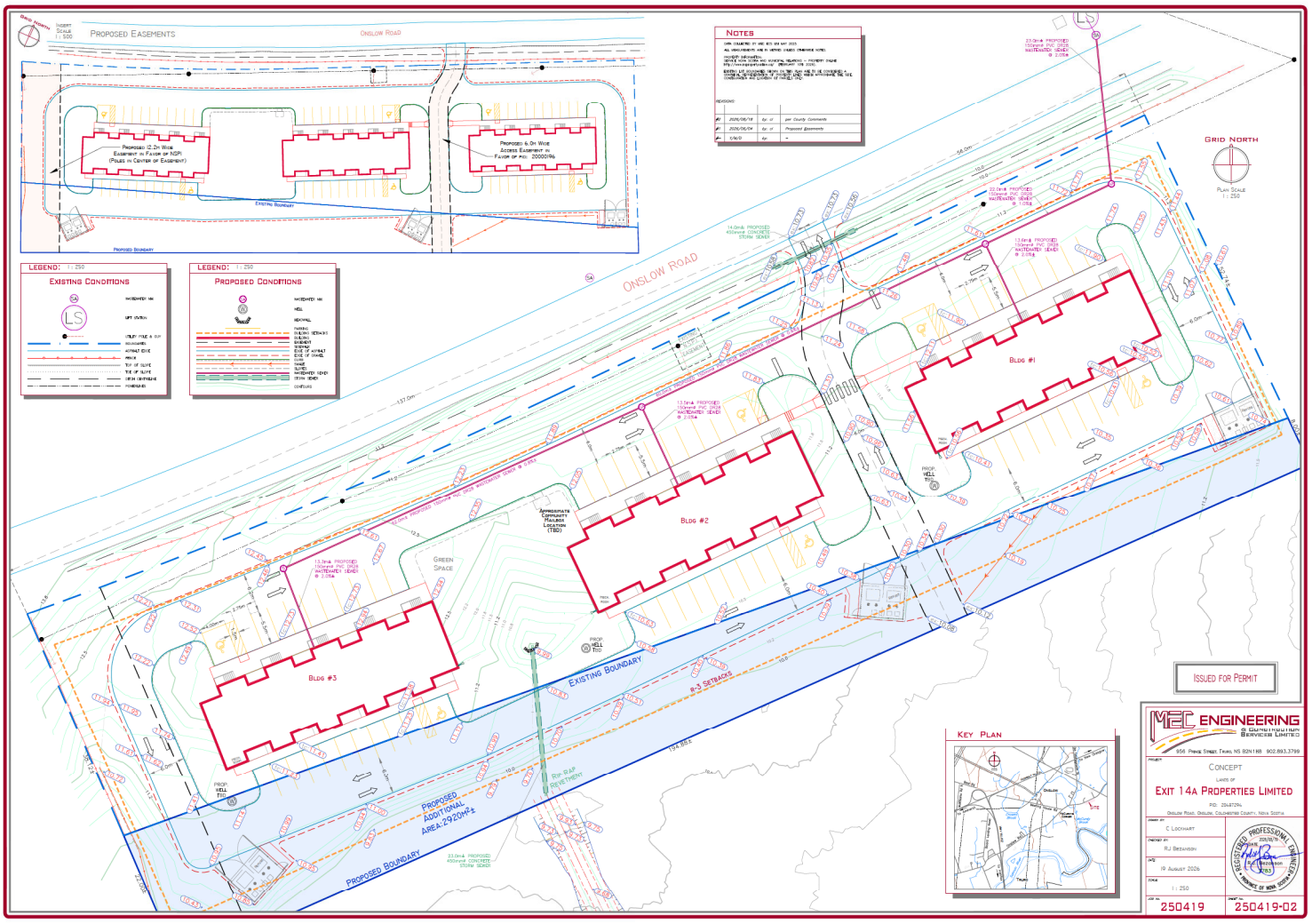
2026-04-21 LOT 19-2 ONSLOW RD, ONSLOW, NS PAC PRESENTATION

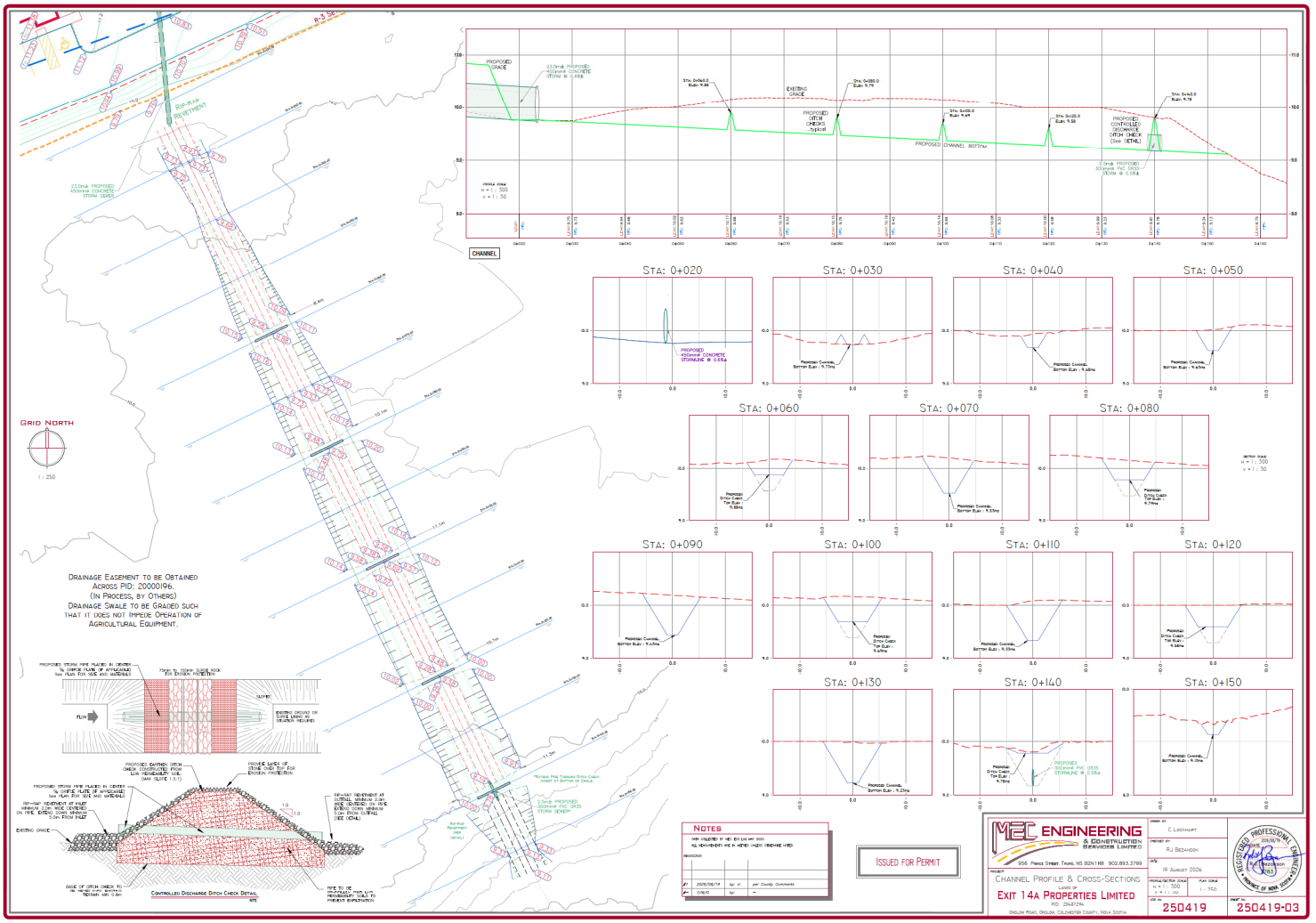
Schedule B(ii)

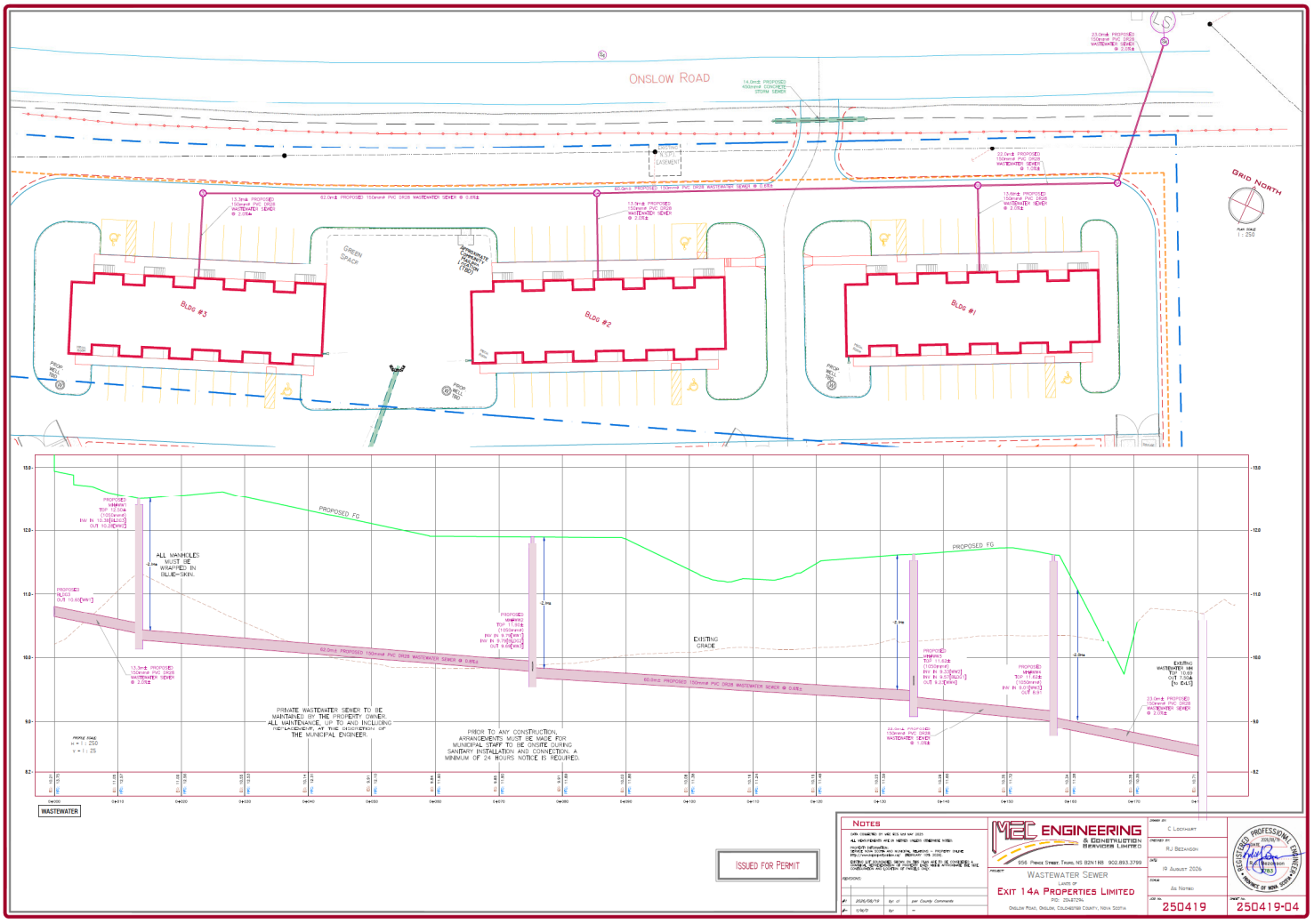


Schedule C


Schedule C
GRID NORTH
KEY PLAN
LEGEND:
ONSLOW ROAD
PID: 20375044
PID: 20460721
GAIL LEE HILL
DONALD AVERY HILL
PID: 20457284
ARTHUR PILTON HILL
ANGUS ROSS HILL
PID: 20000196
BRIAN JAMES YULL
PID: 20457286
DARLENE HILL
ANGUS ROSS HILL
PROVIDED FOR INFORMATION ONLY
NOTES
MEC ENGINEERING
EXISTING CONDITIONS SITE PLAN
EXIT 14A PROPERTIES LIMITED
PID: 20457284
ONSLOW ROAD, ONSLOW, COLCHESTER COUNTY, NOVA SCOTIA
C LOCKHART
RJ BEZANSON
19 AUGUST 2026
1 : 250
250419
250419-01


PROPOSED EASEMENTS
ONSLOW ROAD
Proposed 12.2m Wide Easement in Favour of NSPI (Poles in Center of Easement)
Proposed 6.0m Wide Access Easement in Favour of PID: 20005194
Existing Boundary
Proposed Boundary
NOTES
REVISIONS:
2025/08/18 kjv cl per County Comments
2025/06/04 kjv cl Proposed Easements
1/16/0 kjv -
LEGEND: 1 : 250
EXISTING CONDITIONS
LS
LIFT STATION
PROPOSED CONDITIONS
WELL
GRID NORTH
PLAN SCALE 1 : 250
ONSLOW ROAD
BLDG #1
BLDG #2
BLDG #3
GREEN SPACE
EXISTING BOUNDARY
PROPOSED BOUNDARY
PROPOSED ADDITIONAL AREA 2920m²±
R-3 SETBACKS
RIP RAP REVETMENT
PROP. WELL TYP.
APPROXIMATE COMMUNITY MAILBOX LOCATION (TBD)
ISSUED FOR PERMIT
KEY PLAN
SITE
M2C ENGINEERING
956 Prince Street, Truro, NS B2N 1B8 902.893.3799
CONCEPT
LANDS OF
EXIT 14A PROPERTIES LIMITED
PID: 20419704
ONSLOW ROAD, ONSLOW, COLCHESTER COUNTY, NOVA SCOTIA
DRAWN BY: C. LOCKHART
CHECKED BY: R.J. BEZANSON
DATE: 19 AUGUST 2025
SCALE: 1 : 250
JOB No. 250419
DRAWING No. 250419-02
REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA


CHANNEL
PROPOSED GRADE
EXISTING GRADE
PROPOSED DITCH CHECKS - typical
PROPOSED CHANNEL BOTTOM
PROPOSED CONTROLLED DISCHARGE DITCH CHECK (See DETAIL)
RIP-RAP REVETMENT
GRID NORTH
1 : 250
DRAINAGE EASEMENT TO BE OBTAINED ACROSS PID: 20000196. (IN PROCESS, BY OTHERS)
DRAINAGE SWALE TO BE GRADED SUCH THAT IT DOES NOT IMPEDE OPERATION OF AGRICULTURAL EQUIPMENT.
CONTROLLED DISCHARGE DITCH CHECK DETAIL
NTS
STA: 0+020
STA: 0+030
STA: 0+040
STA: 0+050
STA: 0+060
STA: 0+070
STA: 0+080
STA: 0+090
STA: 0+100
STA: 0+110
STA: 0+120
STA: 0+130
STA: 0+140
STA: 0+150
NOTES
ISSUED FOR PERMIT
MEC ENGINEERING & CONSTRUCTION SERVICES LIMITED
956 Prince Street, Truro, NS B2N 1H8 902.893.3799
CHANNEL PROFILE & CROSS-SECTIONS
EXIT 14A PROPERTIES LIMITED
PID: 20417274
ENGLISH ROAD, ENGLISH, COLCHESTER COUNTY, NOVA SCOTIA
C. Lockhart
R.J. Bezanson
19 August 2026
250419
250419-03
REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA

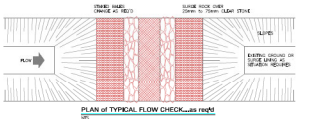


NOTES

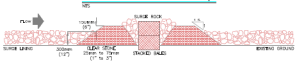
MEL ENGINEERING & CONSTRUCTION SERVICES LIMITED
956 Prince Street, Truro, NS B2N 1H8 902.893.3799

WASTEWATER SEWER
LANDS OF
EXIT 14A PROPERTIES LIMITED
PID: 25147294
ONSLOW ROAD, ONSLOW, COLCHESTER COUNTY, NOVA SCOTIA

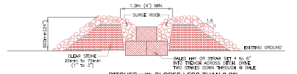
C. Lockhart
RJ Bezanson
19 August 2026
As Noted
250419
250419-04



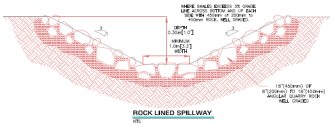
PLAN of TYPICAL FLOW CHECK...as req'd
NTS



DITCHES with SLOPES GREATER THAN 3.0%
NTS



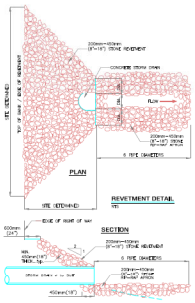
DITCHES with SLOPES LESS THAN 3.0%
NTS

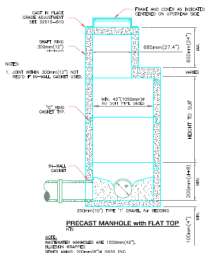


ROCK LINED SPILLWAY
NTS

A Construction Schedule Of The Contractor Must Be Provided To The County Before Commencing The Construction Work. The County Representative Will Visit The Site For The Construction Work At Various Milestone Stages.

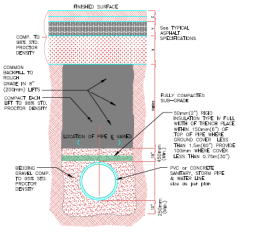
The Contractor is Responsible to Verify the Location and Elevation of All Services Prior to Construction. Please Report Any Discrepancies to the Engineer 902.893.3799







75mm(3") TYPE 'C' ASPHALT MIN.
100mm(4") TYPE 'I' GRAVEL
200mm(8") TYPE 'J' GRAVEL
COMPACTED TO 100% STANDARD PROCTOR ASPHALT – COMPACTED TO 96% MARSHALL DENSITY
APPROVED SUB-GRADE TO 98% STANDARD PROCTOR TO PROVIDE A TRUE AND UNYIELDING SURFACE
DITCHES GRADED TO DRAIN LATERALLY
SEED AND MULCH ALL DISTURBED AREAS



TYPICAL TRENCH DETAIL
NTS

Construction Notes

THE WORK INCLUDES, BUT NOT LIMITED TO:

CONTROL SURFACE DRAINAGE.

PROVIDE SILT TRAPS AT ALL EXISTING CATCH BASINS DURING CONSTRUCTION UNTIL FINAL STABILIZATION OF SITE.

PROVIDE MAY MULCH FOR TEMPORARY COVER DURING CONSTRUCTION ON EXPOSED AREAS OF SOILS PRIOR TO RAINFALL EVENTS.

REPEAL REVEGETATE & MAINTAIN ALL DISTURBED SURFACES, NOT TO BE ENABLED BY ANY OTHER MEANS.

DEPOSITED SILT FENCE & MAY BALES MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION. SILT FENCE TO BE INSTALLED ON DOWNHILL SIDE. PROVIDE REFERENCE ALONG EDGE OF EXCAVATION DURING CONSTRUCTION.

ASSIGNMENT MATERIAL & SPILL CONTAINMENT KITS SHALL BE AVAILABLE AT ALL TIMES IN CASE OF A SPILL FROM CONSTRUCTION EQUIPMENT (OIL, FUEL).

USE AREA OF SITE FOR STORM WATER COLLECTION DURING CONSTRUCTION. ALL WATER LEAVING SITE SHALL BE CLEAR OF ENVIRONMENT IMPACTING. SEDIMENT LOAD NOT TO EXCEED 25ppm SUSPENDED SOLIDS. WATER THAT HAS UNTIL ALL OTHER AREAS OF SITE ARE STABILIZED WITH ACCEPTABLE FINISHED SURFACE TREATMENTS WHICH WILL NOT PROVIDE SILT LADEN RUNOFF.

CONSTRUCTION HEATED TRAFFIC WILL REQUIRE CLEANING PRIOR TO LEAVING THE SITE SO THAT MATERIAL WILL NOT BE TRACKED ON TO ADJACENT PUBLIC STREETS.

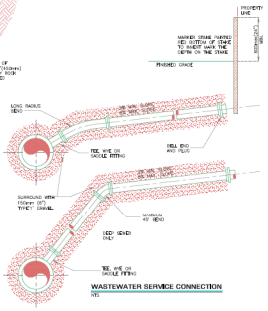
ALL WORK TO CONFORM TO THE STANDARD SPECIFICATION FOR MUNICIPAL SERVICES, PROVINCE OF NOVA SCOTIA LATEST REVISION & REQUIREMENTS OF THE COUNTY OF COLCHESTER, NOVA SCOTIA.

CONSTRUCTION TO CONFORM TO REQUIREMENTS OF NOVA SCOTIA DEPARTMENT OF ENVIRONMENT EROSION AND SEDIMENTATION CONTROL HANDBOOK & ENVIRONMENTAL CONSTRUCTION PRACTICES SPECIFICATION. SILT IN CONSTRUCTION EFFLUENT NOT TO EXCEED 25 ppm SUSPENDED SOLIDS.

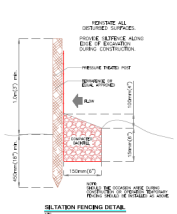
CONFORM TO AS A MINIMUM SPECIFICATION:
1. ENVIRONMENTAL CONSTRUCTION PRACTICE SPECIFICATIONS
   - APPENDIX F OF NOVA SCOTIA
   - EROSION AND SEDIMENTATION CONTROL HANDBOOK
   - NOVA SCOTIA DEPARTMENT OF ENVIRONMENT
3. CONTROL SEDIMENT LADEN STORM WATER ON SITE. SEDIMENT IN SITE EFFLUENT NOT TO EXCEED 25 ppm.

CONTRACTOR RESPONSIBLE TO VERIFY LOCATION AND ELEVATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

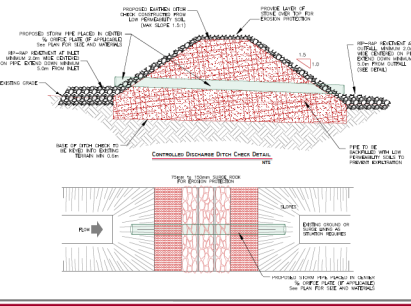
WHERE THERE IS A CONFLICT BETWEEN THESE GUIDELINES AND A STANDARD ESTABLISHED, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL UNLESS AS OTHERWISE PROVIDED IN WRITING BY THE ENGINEER.



WASTEWATER SERVICE CONNECTION
NTS



SILTATION FENCING DETAIL
NTS



**3.6 persons / dwelling unit
300L/D/day/person

LINE	LENGTH (m)	AREA (Ha)	INCREMENT OF POPULATION **	PEAKING FACTOR FROM HARMON FORMULA	SAFETY FACTOR	TOTAL TRIBUTARY POPULATION	PEAK WASTEWATER FLOW (L/s)	INFILTRATION (L/s)	PEAK DESIGN FLOW (L/s)	PEAK DESIGN FLOW + SAFETY (L/s)	CUMMULATIVE DESIGN FLOW (L/s)	SLOPE	PIPE DIAM. (mm)	FULL CAPACITY (L/s)	VELOCITY WHEN FULL (m/sec)	%DFULL	DEPTH OF PARTIAL FLOW (mm)	DSECT AREA OF FLOW (sec. Ha/Hr)	HYDRAULIC RADIUS (Calc. m/m)	PARTIAL CAPACITY (L/s)	VELOCITY PARTIAL (FLOW (m/sec)
WW1 TO WW2	62.0	0.418	33	4.344	2.000	35	0.528	0.116	0.644	1.288	1.288	0.8%	200	31.78	1.012	0.041	8.105	0.0004	5.3	**0.10**	**0.23**
10 Units																					
		Area A	**0.418**				**35**	**0.528**	**0.116**	**0.644**	**1.288**	**1.288**										
To WW2		*Subtotal*	*0.418*				*35*	*0.528*	*0.116*	*0.644*	*1.288*	*1.288*										
WW2 TO WW3	60.0	0.357	33	4.344	2.000	35	0.528	0.099	0.627	1.254	1.254	0.6%	200	27.52	0.876	0.046	9.113	0.0005	6.2	**0.12**	**0.23**
10 Units																					
To WW3																					
		Area B	**0.357**				**35**	**0.528**	**0.099**	**0.627**	**1.254**	**1.254**	0.6%	200	27.52	0.876	0.046	9.113	0.0005	6.2	**0.12**	**0.23**
		Subtotal	*0.775*				*70*	*1.056*	*0.215*	*1.271*	*2.542*	*2.542*	0.6%	200	27.52	0.876	0.092	18.471	0.0015	11.8	**0.50**	**0.33**
WW3 TO WW4	22.0	0.370	33	4.344	2.000	35	0.528	0.103	0.631	1.261	1.261	1.0%	200	35.53	1.131	0.035	7.099	0.0004	4.7	**0.08**	**0.24**
10 Units																					
To WW4		**Area C**	**0.370**				**35**	**0.528**	**0.103**	**0.631**	**1.261**	**1.261**										
		Subtotal	*1.145*				*105*	*1.584*	*0.202*	*1.902*	*3.803*	*3.803*	1.0%	200	35.53	1.131	0.107	21.407	0.0018	13.6	**0.89**	**0.49**
WW4 TO WW Exist	23.0	0.055	0	4.500	2.000	0	0.000	0.015	0.015	0.031	0.031	2.0%	200	50.25	1.600	0.001	0.122	0.0000	0.2	**0.00**	**0.04**
0 Units																					
		Area D	**0.055**				**0**	**0.000**	**0.015**	**0.015**	**0.031**	**0.031**										
To WW Exist		*Subtotal*	*1.200*				*105*	*1.584*	*0.231*	*1.286*	*3.834*	*3.834*	2.0%	200	50.25	1.600	0.076	15.259	0.0011	9.8	**0.61**	**0.56**

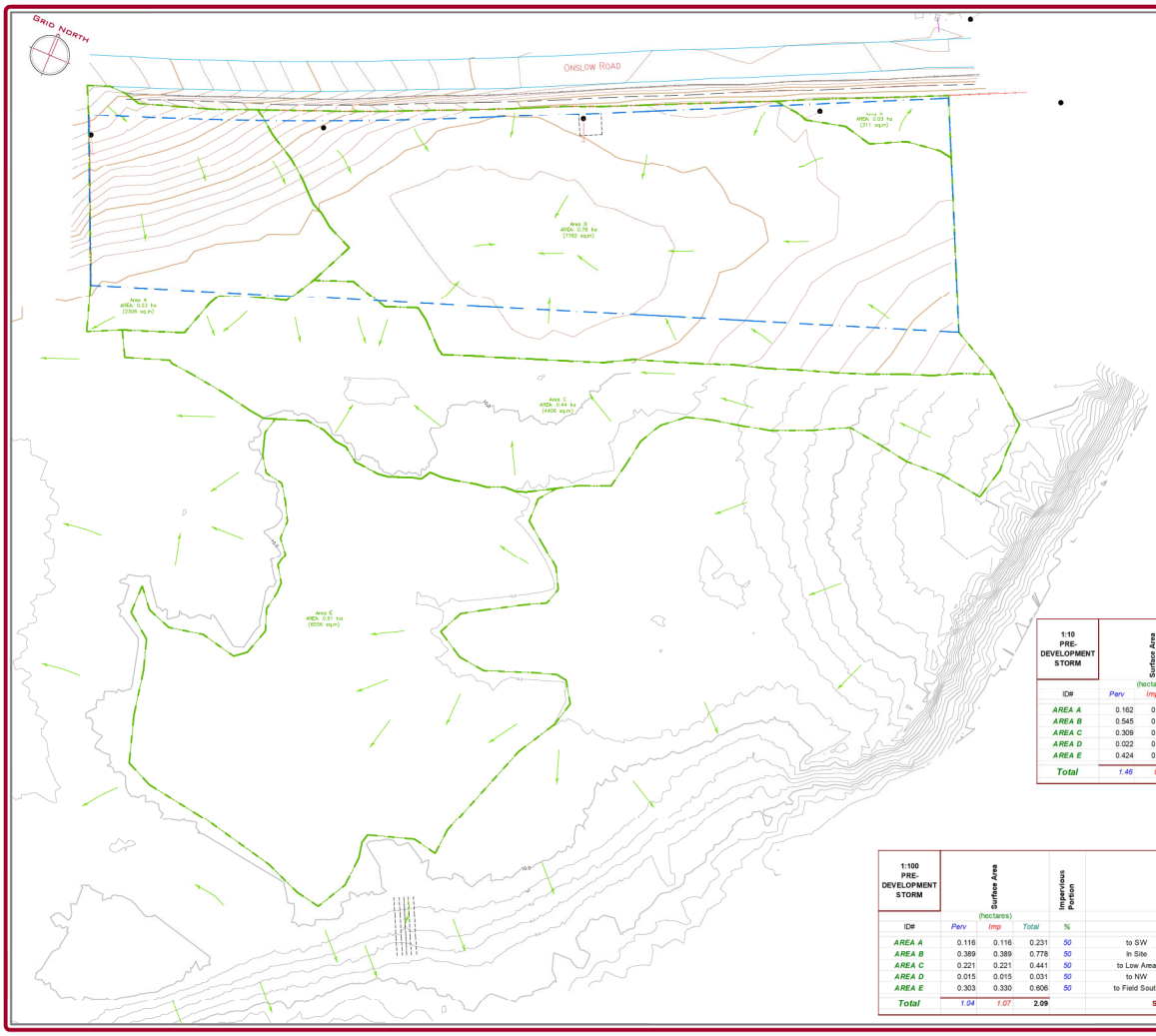
ISSUED FOR PERMIT

M2C ENGINEERING
A Colchester-Hants Services Limited
956 Prince Street, Truro, NS B2N 1E6 902.893.3799

PROJECT
Site Construction Details
Sewer Shed Calculations
LANDS OF
Exit 14A Properties Limited
PID: 25487294
Oxlow Road, Oxlow, Colchester County, Nova Scotia

DRAWN BY: C Lockhart
CHECKED BY: RJ Bezanson
DATE: 19 August 2026
SCALE: NTS
JOB No. 250419
DRAWING No. 250419-05

REGISTERED PROFESSIONAL ENGINEER
Province of Nova Scotia



KEY PLAN



BASE DATA:
COMPOSITE OF FIELD DATA COLLECTED BY
MEC ENGINEERING MAY 2025
AND LIDAR DATA OBTAINED FROM
GEONOVA.NOVASCOTIA.CA MARCH 2ND 2026

ISSUED FOR INFORMATION

1:10 PRE-DEVELOPMENT STORM	Surface Area (hectares)			Impervious Portion		Max Flow	Tributary Volume
ID#	Perv	Imp	Total	%		(m^3/sec)	(m^3)
AREA A	0.162	0.069	0.231	*30*	to SW	0.012	42.152
AREA B	0.545	0.233	0.778	*30*	In Site	0.037	143.174
AREA C	0.309	0.132	0.441	*30*	to Low Area	0.023	79.635
AREA D	0.022	0.009	0.031	*30*	to NW	0.002	5.666
AREA E	0.424	0.182	0.606	*30*	to Field South	0.035	113.127
Total	*1.46*	*0.63*	**2.09**		**Site Total**	**0.109**	**383.754**

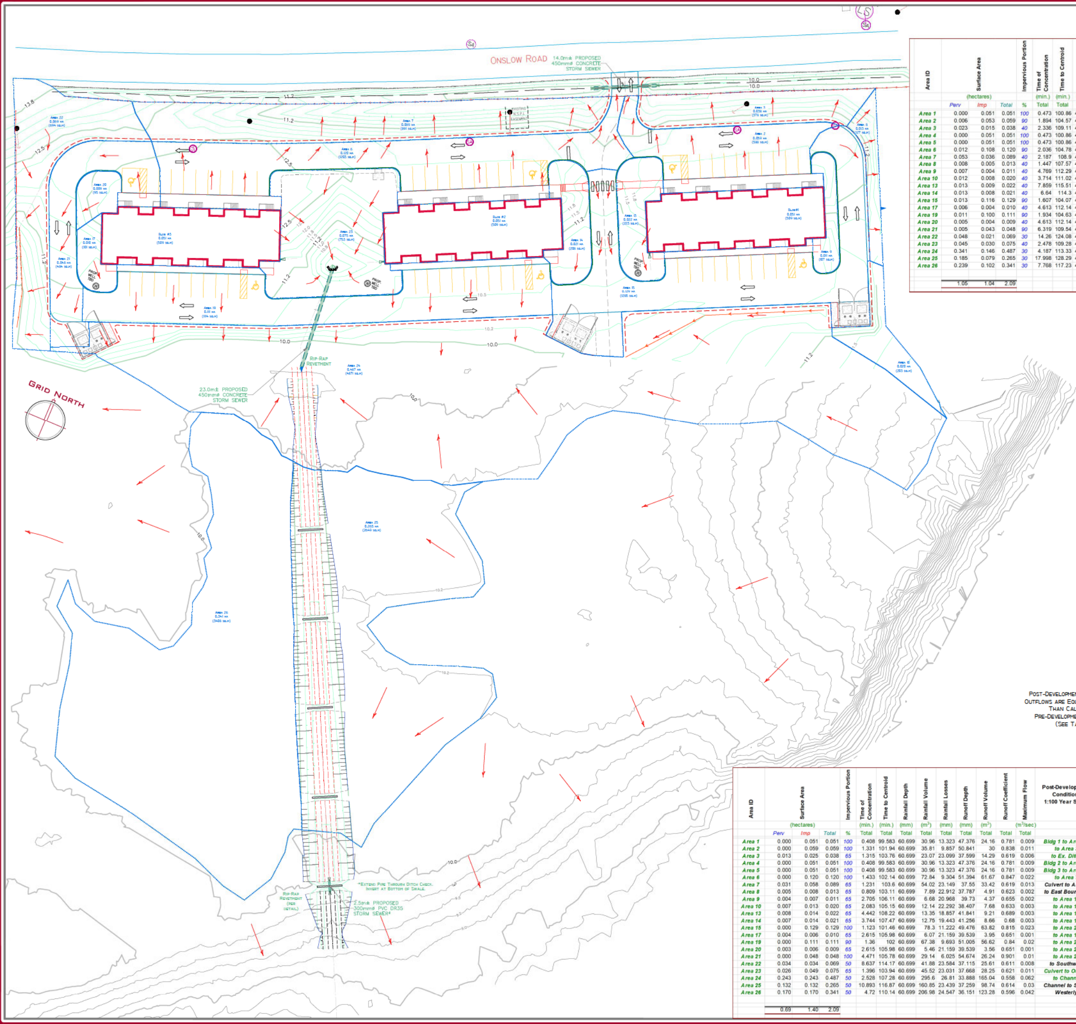
1:100 PRE-DEVELOPMENT STORM	Surface Area (hectares)			Impervious Portion		Max Flow	Tributary Volume
ID#	Perv	Imp	Total	%		(m^3/sec)	(m^3)
AREA A	0.116	0.116	0.231	*50*	to SW	0.027	84.525
AREA B	0.389	0.389	0.778	*50*	In Site	0.090	288.769
AREA C	0.221	0.221	0.441	*50*	to Low Area	0.054	158.396
AREA D	0.015	0.015	0.031	*50*	to NW	0.004	11.377
AREA E	0.303	0.330	0.606	*50*	to Field South	0.078	223.740
Total	*1.04*	*1.07*	**2.09**		**Site Total**	**0.253**	**766.807**

MEC ENGINEERING
& CONSTRUCTION SERVICES LIMITED
956 Prince Street, Truro, NS B2N1B8 902.893.3799

PROJECT
PRE-DEVELOPMENT DRAINAGE AREAS
LANDS OF
EXIT 14A PROPERTIES LIMITED
PID: 25487294
ONSLOW ROAD, ONSLOW, COLCHESTER COUNTY, NOVA SCOTIA

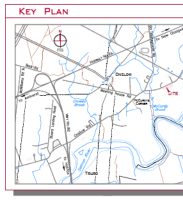
DRAWN BY: C LOCKHART
CHECKED BY: RJ SEZANSON
DATE: 19 AUGUST 2026
SCALE: 1 : 400
JOB NO. 250419
DRAWING NO. 250419-01

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA



Area ID	Surface Area (hectares) Perv	Imp	Total	Impervious Portion %	Time of Concentration (min.) Total	Time to Centroid (min.) Total	Rainfall Depth (mm) Total	Rainfall Volume (m³) Total	Rainfall Losses (mm) Total	Runoff Depth (mm) Total	Runoff Volume (m³) Total	Runoff Coefficient Total	Maximum Flow (m³/sec) Total	Post-Development Conditions 1:10 Year Storm	Maximum Tributary Flow (m³/sec)	Pipe Size / Channel Width (mm)	Gradient (%)	Length (m)	Depth of flow (m)	Depth of flow (m)	Capacity (m³/sec)	Total Outflow (m³/sec)	Hydrograph Volume (m³)
Area 1	0.000	0.051	0.051	100	0.473	100.86	43.374	22.12	10.824	32.549	16.6	0.75	0.006	Bldg 1 to Area 13									
Area 2	0.006	0.053	0.059	90	1.894	104.57	43.374	25.59	10.12	33.254	19.62	0.767	0.007	to Area 3									
Area 3	0.023	0.015	0.038	40	2.336	109.11	43.374	16.48	24.282	19.092	7.25	0.44	0.003	to Ex. Ditch									
Area 4	0.000	0.051	0.051	100	0.473	100.86	43.374	22.12	10.824	32.549	16.6	0.75	0.006	Bldg 2 to Area 23									
Area 5	0.000	0.051	0.051	100	0.473	100.86	43.374	22.12	10.824	32.549	16.6	0.75	0.006	Bldg 3 to Area 23									
Area 6	0.012	0.108	0.120	90	2.036	104.78	43.374	52.05	9.819	33.555	40.27	0.774	0.014	to Area 7									
Area 7	0.053	0.036	0.089	40	2.187	108.9	43.374	38.6	24.318	19.056	16.96	0.439	0.006	Culvert to Area 3	0.021	450	0.6	14.0	0.103	0.755	0.180	0.030	84.100
Area 8	0.008	0.005	0.013	40	1.447	107.57	43.374	5.64	24.326	19.048	2.48	0.439	0.001	to East Boundary								0.001	2.476
Area 9	0.007	0.004	0.011	40	4.769	112.29	43.374	4.77	23.068	20.306	2.23	0.468	0.001	to Area 15									
Area 10	0.012	0.008	0.020	40	3.714	111.02	43.374	8.67	23.657	19.717	3.94	0.455	0.001	to Area 15									
Area 13	0.013	0.009	0.022	40	7.859	115.51	43.374	9.54	22.344	21.03	4.63	0.485	0.001	to Area 15									
Area 14	0.013	0.008	0.021	40	6.64	114.3	43.374	9.11	22.477	20.897	4.39	0.482	0.001	to Area 15									
Area 15	0.013	0.116	0.129	90	1.607	104.07	43.374	55.95	10.896	32.478	41.9	0.749	0.015	to Area 24									
Area 17	0.006	0.004	0.010	40	4.613	112.14	43.374	4.34	23.132	20.242	2.02	0.467	0.001	to Area 19									
Area 19	0.011	0.100	0.111	90	1.934	104.63	43.374	48.14	10.031	33.343	37.01	0.769	0.013	to Area 24									
Area 20	0.005	0.004	0.009	40	4.613	112.14	43.374	3.9	23.132	20.242	1.82	0.467	0.001	to Area 21									
Area 21	0.005	0.043	0.048	90	6.319	109.54	43.374	20.82	8.446	34.928	16.77	0.805	0.006	to Area 22									
Area 22	0.048	0.021	0.069	30	14.26	124.08	43.374	29.93	24.971	18.403	12.7	0.424	0.003	to Southwest								0.010	31.285
Area 23	0.045	0.030	0.075	40	2.478	109.28	43.374	32.53	24.222	19.152	14.36	0.442	0.005	Culvert to Outfall	0.018	450	0.6	23.0	0.087	0.838	0.221		
Area 24	0.341	0.146	0.487	30	4.187	113.33	43.374	211.23	26.22	17.154	83.54	0.395	0.028	to Channel									
Area 25	0.185	0.079	0.265	30	17.998	128.29	43.374	114.94	24.943	18.431	48.84	0.425	0.012	Channel to South	0.098	2000	0.5	120	0.107	0.343	0.311	0.041	286.437
Area 26	0.239	0.102	0.341	30	7.768	117.23	43.374	147.9	25.213	18.161	61.93	0.419	0.018	Westerly								0.018	61.929
	1.05	1.04	2.09												0.137							0.100	466.227

Key Plan



Notes

Data collected by MEC EES Ltd May 2025

All measurements are in metres unless otherwise noted.

Property information:
Service Nova Scotia and Municipal Relations – Property Online
http://www.nspropertyonline.ca/ (February 10th 2026).

Existing lot boundaries shown on this plan are to be considered a graphical representation of property lines which approximate the size, configuration and location of parcels only.

Revisions:

#1	2026/08/18	by: cl	per County Comments
#	Y/M/D	by:	–

Post-Development Stormwater Outflows are Equal to / or Less Than Calculated Pre-Development Outflows (See Tables)

Base Data:
Composite of Field Data Collected by MEC Engineering May 2025 and LiDAR Data Obtained from geonova.novascotia.ca March 2nd 2026

Issued For Information

Area ID	Surface Area (hectares) Perv	Imp	Total	Impervious Portion %	Time of Concentration (min.) Total	Time to Centroid (min.) Total	Rainfall Depth (mm) Total	Rainfall Volume (m³) Total	Rainfall Losses (mm) Total	Runoff Depth (mm) Total	Runoff Volume (m³) Total	Runoff Coefficient Total	Maximum Flow (m³/sec) Total	Post-Development Conditions 1:100 Year Storm	Maximum Tributary Flow (m³/sec)	Pipe Size / Channel Width (mm)	Gradient (%)	Length (m)	Depth of flow (m)	Depth of flow (m)	Capacity (m³/sec)	Total Outflow (m³/sec)	Hydrograph Volume (m³)
Area 1	0.000	0.051	0.051	100	0.408	99.583	60.699	30.96	13.323	47.376	24.16	0.781	0.009	Bldg 1 to Area 13									
Area 2	0.000	0.059	0.059	100	1.331	101.94	60.699	35.81	9.857	50.841	30	0.838	0.011	to Area 3									
Area 3	0.013	0.025	0.038	65	1.315	103.76	60.699	23.07	23.099	37.599	14.29	0.619	0.006	to Ex. Ditch									
Area 4	0.000	0.051	0.051	100	0.408	99.583	60.699	30.96	13.323	47.376	24.16	0.781	0.009	Bldg 2 to Area 23									
Area 5	0.000	0.051	0.051	100	0.408	99.583	60.699	30.96	13.323	47.376	24.16	0.781	0.009	Bldg 3 to Area 23									
Area 6	0.000	0.120	0.120	100	1.433	102.14	60.699	72.84	9.304	51.394	61.67	0.847	0.022	to Area 7									
Area 7	0.031	0.058	0.089	65	1.231	103.6	60.699	54.02	23.149	37.55	33.42	0.619	0.013	Culvert to Area 3	0.035	450	0.6	14.0	0.121	1.015	0.221	0.051	139.378
Area 8	0.005	0.008	0.013	65	0.809	103.11	60.699	7.89	22.912	37.787	4.91	0.623	0.002	to East Boundary								0.002	4.912
Area 9	0.004	0.007	0.011	65	2.705	106.11	60.699	6.68	20.968	39.73	4.37	0.655	0.002	to Area 15									
Area 10	0.007	0.013	0.020	65	2.083	105.15	60.699	12.14	22.292	38.407	7.68	0.633	0.003	to Area 15									
Area 13	0.008	0.014	0.022	65	4.442	108.22	60.699	13.35	18.857	41.841	9.21	0.689	0.003	to Area 15									
Area 14	0.007	0.014	0.021	65	3.744	107.47	60.699	12.75	19.443	41.256	8.66	0.68	0.003	to Area 15									
Area 15	0.000	0.129	0.129	100	1.123	101.46	60.699	78.3	11.222	49.476	63.82	0.815	0.023	to Area 24									
Area 17	0.004	0.006	0.010	65	2.615	105.98	60.699	6.07	21.159	39.539	3.95	0.651	0.001	to Area 19									
Area 19	0.000	0.111	0.111	90	1.36	102	60.699	67.38	9.693	51.005	56.62	0.84	0.02	to Area 24									
Area 20	0.003	0.006	0.009	65	2.615	105.98	60.699	5.46	21.159	39.539	3.56	0.651	0.001	to Area 21									
Area 21	0.000	0.048	0.048	100	4.471	105.78	60.699	29.14	6.025	54.674	26.24	0.901	0.01	to Area 22									
Area 22	0.034	0.034	0.069	50	8.637	114.17	60.699	41.88	23.584	37.115	25.61	0.611	0.008	to Southwest								0.019	55.411
Area 23	0.026	0.049	0.075	65	1.396	103.94	60.699	45.52	23.031	37.668	28.25	0.621	0.011	Culvert to Outfall	0.030	450	0.6	23.0	0.111	0.966	0.221		
Area 24	0.243	0.243	0.487	50	2.528	107.28	60.699	295.6	26.81	33.888	165.04	0.558	0.062	to Channel									
Area 25	0.132	0.132	0.265	50	10.893	116.87	60.699	160.85	23.439	37.259	98.74	0.614	0.03	Channel to South	0.185	2000	0.5	120	0.152	0.417	0.311	0.089	510.179
Area 26	0.170	0.170	0.341	50	4.72	110.14	60.699	206.98	24.547	36.151	123.28	0.596	0.042	Westerly								0.042	123.275
	0.69	1.40	2.09																			0.203	833.155

MEC Engineering & Construction Services Limited
956 Prince Street, Truro, NS B2N 1H8 902.893.3799

Project:
Post-Development Drainage Areas

Lands of
Exit 14a Properties Limited

PID: 20487294
Onslow Road, Onslow, Colchester County, Nova Scotia

Drawn by: C Lockhart	Registered Professional Engineer, Province of Nova Scotia, R.J. Bezanson, 2026/08/19
Checked by: RJ Bezanson	
Date: 19 August 2026	
Scale: 1 : 400	
Job No. 250419	Sheet No. 250419-D2

Schedule D





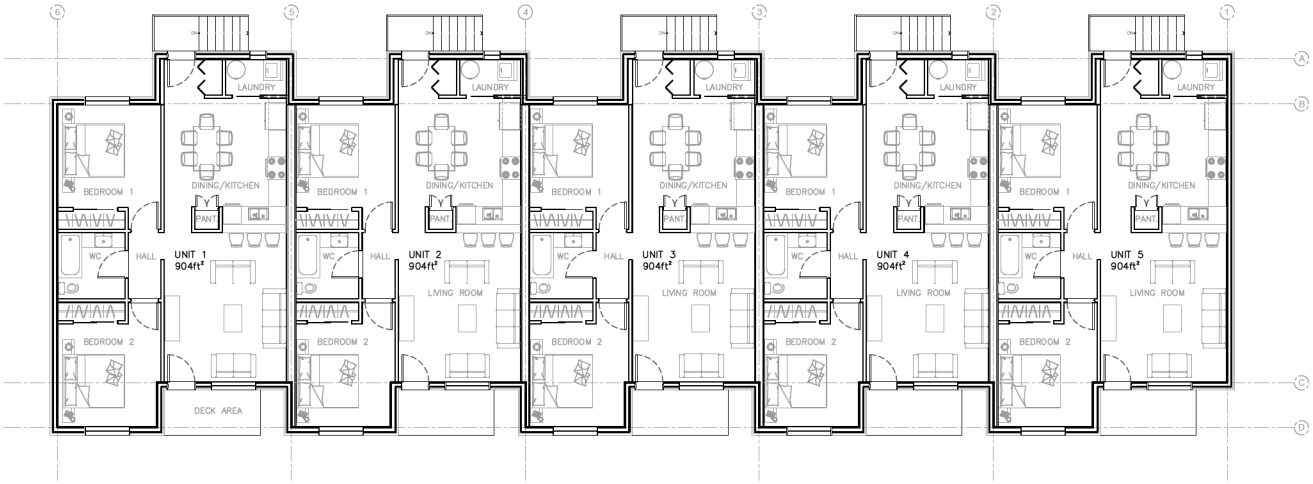






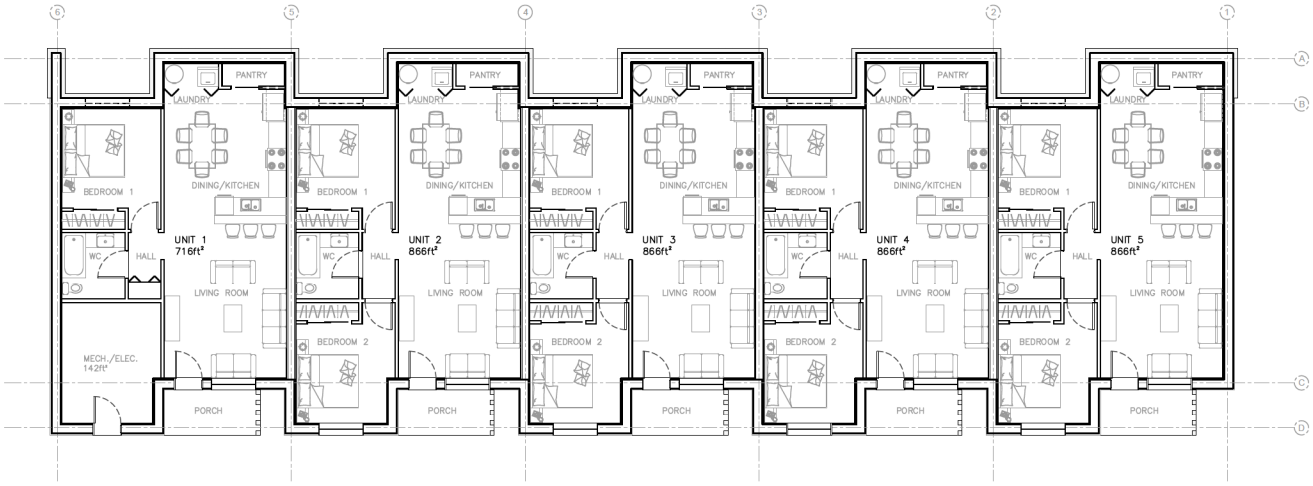


INSPIRATION



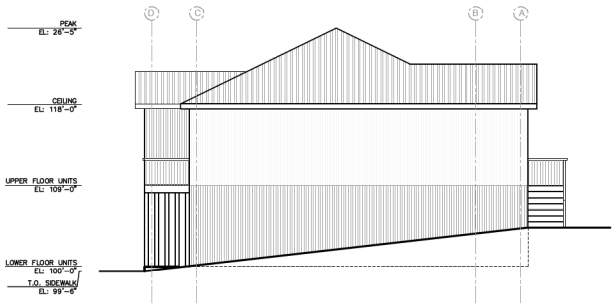
UPPER FLOOR PLAN

SCALE: 3/32" = 1'-0"



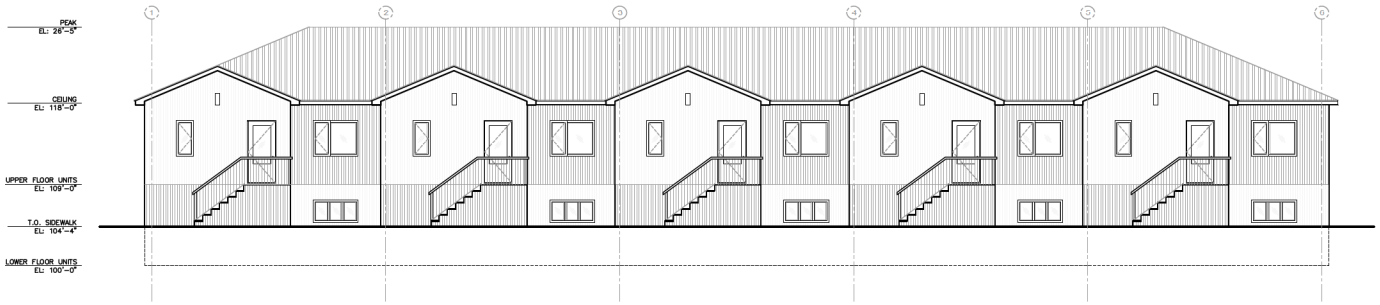
LOWER FLOOR PLAN

SCALE: 3/32" = 1'-0"



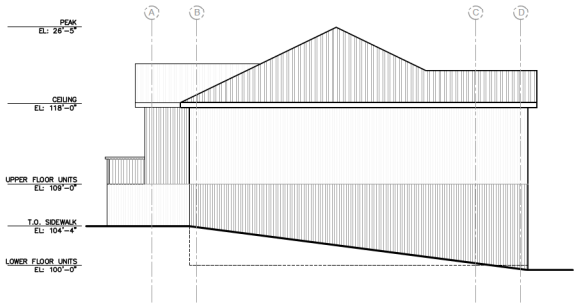
EAST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



MASTER PLAN RENDERING

SCALE: N/A



UPPER FLOOR RENDERING

SCALE: N/A



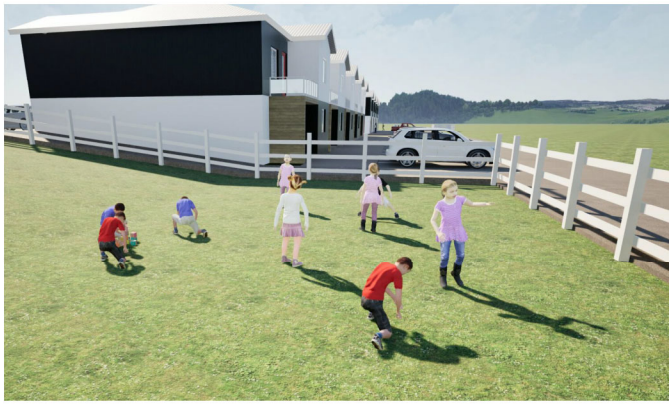
LOWER FLOOR RENDERING

SCALE: N/A



NIGHT VIEW RENDERING

SCALE: N/A



GREEN SPACE

SCALE: N/A