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Planning Advisory Committee Meeting Agenda

Thursday, December 11, 2025 – 7:00 p.m.

MODL Council Chambers, 10 Allee Champlain Drive, Cookville NS

In Person and Via Audio and Video Conference

- 1. Call To Order**
 - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Nomination and Election of Chair and Vice Chair**
- 3. Review of Procedure for Public to Address the Committee – Chair (below)**
- 4. Approval of Agenda** (any other items to be added)
- 5. Approval of Minutes of Thursday, April 24, 2025**
- 6. Business Arising from Minutes**
 - 6.1. Nil
- 7. Planning Advisory Committee Matters**
 - 7.1. Development Agreement Review for Proposed Cluster Development at
475 Upper Branch Road, Wileville (PID 60303724 & 60303781) 1-22
- 8. Heritage Advisory Committee Matters**
 - 8.1. Nil
- 9. Added Items**
- 10. In Camera**
- 11. Next Meeting Date: Thursday, January 22, 2026**
- 12. Adjournment**

Procedure for Addressing the Committee

An opportunity will be provided to all citizens to address the Committee on each agenda item shown on this Agenda or added to the Agenda by the Committee. Individuals who wish to address the Committee are asked to note the following:

- On each matter on the Committee's Agenda, the Chair will seek public comment upon the completion of staff's presentation.
- Each person shall state their name.
- All statements and questions shall be directed to the Chairperson.
- Presentations shall be limited to 10 minutes. Persons wishing to address the Committee a second time will be given opportunity to do so once all others in attendance have had the opportunity to address the Committee. Persons addressing the Committee for a second time shall limit their presentations to 5 minutes.

Anyone wishing to address the Committee on a matter not included on this Agenda can have the matter added to the next meeting's Agenda by contacting Jeff Merrill, Director of Planning, at 902-541-1340 or by email at planning@modl.ca

Planning Advisory Committee

Item: # 7.1.

Date: December 11, 2025

Authorization: J. Merrill



The Municipality of the District of Lunenburg

Request for Decision

Report to: Planning Advisory Committee

Submitted by: Anna Giblin, Planner I

Date: December 11, 2025

Re: Development Agreement Review for Proposed Cluster Development at 475 Upper Branch Road, Wileville (PID 60303724 and PID 60303781)

Recommendation

That the Planning Advisory Committee recommend that Municipal Council approve the proposed Development Agreement for a cluster development at 475 Upper Branch Road (PID 60303724 and PID 60303781) subject to the Development Agreement conditions as identified in the staff report.

Executive summary

The proposed cluster development, located at 475 Upper Branch Road in Wileville, Nova Scotia, is a multi-use development with 96 residential units and a 5,000 m² highway related light industrial/commercial facility. This report outlines the background information regarding the proposed development, planning policies, input from stakeholders, as well as resident feedback gathered during a public information session held on November 19, 2025. Upon staff review, the proposal is consistent with municipal planning policies, however some items are pending, and others can be conditions of the development agreement. Approvals from provincial departments and the completion of future technical reports will ensure that the development meets necessary requirements. The development agreement process allows for this type of oversight and helps to ensure that the concerns raised by residents, stakeholders, and Council are addressed throughout the planning and approval stages.

Background

The proposed development is located at 475 Upper Branch Road in Wileville, Nova Scotia. The development covers two separate PIDs which vary in size (PID 60303724 and PID 60303781). PID 60303724 is approximately 700 m² (0.07 ha), and PID 60303781 is approximately 12.4 ha.

The applicant proposes a residential development with 96 units as well as a highway related light industrial/commercial facility with approximately 5,000 m² of floor space and associated parking and loading areas. The residential use is proposed for 84 rental units split between 3 two-storey buildings (a 32-unit, 28-unit, and a 24-unit building) along with 12 stacked townhomes. While the nature of the light industrial use has not yet been determined, it may include uses such as a car dealership or offices.

At the time of application submission, the subject properties were unzoned but subject to the Municipal-Wide Cluster Development regulations. Therefore, this development must follow a Development Agreement (DA) process as outlined in the Municipal Planning Strategy (MPS).

A Public Information Session was held on November 19, 2025, at the Wileville Fire Hall where 20 residents were in attendance. At this meeting, staff presented the development agreement process and cluster development regulations to the public. Details and information regarding the development proposal were displayed on information boards set up around the room, and the applicant and their team addressed questions and concerns. The public information session offered members of the public an opportunity to learn more about the proposal and to have their feedback be heard.

Discussion

Policy Context and Evaluation

The development proposal is required to meet the applicable policies of the Municipal Planning Strategy (MPS) which outline the criteria for cluster development and guide the development agreement (DA) process. Specifically, sections 5.1, 5.2, and 6.

Council may set certain conditions in the DA that address elements such as street networks, site access, emergency routes, water, sewer, stormwater management, grading and erosion control, phasing of the development, completion timelines, and environmental impact. Council may also require additional technical documents including a detailed site plan, hydrogeological studies, environmental impact studies, and evaluations for emergency access.

Planning staff reviewed the development application and identified the items that are satisfied, pending, or conditional based on the policy criteria for development agreements outlined in the

MPS. Specifics on these policies can be found throughout this discussion section with further detail provided in the appendix.

Site Plan Summary:

Two site plans have been submitted. The initial site plan includes an internal private road which fronts Upper Branch Road and ends in a cul-de-sac. The plan shows the proposed locations of the residential multi-unit buildings and townhomes, the highway related light industrial/commercial facility, as well as surface parking lots, septic fields, and a walking trail system.

A more recent site plan was submitted that addresses some of the comments from external agencies. This site plan includes the addition of a second egress with frontage on Levi Hebb Road, fire ponds for on-site firefighting and stormwater management purposes, a 20 m setback from the on-site stream that crosses the property, the location of two identified Black Ash trees, and one of the on-site wetlands with buffer. The site plan also includes a proposed future road right of way (ROW) extension to connect the private road with Darius Wile Road. However, in Nova Scotia, the development of this road would require subdivision, and provincial regulations do not allow septic systems to cross property lines. The most recent site plan can be found in the appendix of this report.

Phasing:

The proposal is planned to be a phased development however the phasing details have not yet been determined. This can be a condition of the development agreement.

Project Timeframe:

No initiation or completion estimates have been made at this time. This can be a condition of the development agreement.

Servicing and Infrastructure:

- **Site Access:** A private road which fronts Upper Branch Road is planned to be 8-9 meters wide, designed to accommodate two-way traffic. It will end in a cul-de-sac to facilitate emergency vehicle access and safe turnarounds. There is potential to add left and right exit turning lanes if needed. Approval from NS Public Works will be required and can be a condition of the development agreement.

A one-way emergency access road is also planned with frontage on Levi Hebb Road. This access road is designed for emergency use only. The proposal also includes a future road

extension to connect the private road with Darius Wile Road. However, the development of this road may be limited due to provincial septic system requirements.

- **Water:** Drilled wells will service the development as there is no access to central water services on-site. A Level 1 Groundwater Resources Assessment has been completed which confirms water supply for 56 residential units. A Level 2 Groundwater Assessment and additional well drilling is taking place soon. These results will confirm water yield and help to determine the maximum number of units. If groundwater supplies permit, an additional level may be added to the multi-unit residential buildings, making them 3-storied with up to 140 units. The Level 2 Groundwater Assessment is a pending item and will need to be completed before entering into the development agreement.
- **Sanitary:** The development is planned to have an on-site septic system and underground septic tanks since the site is not serviced by central sewer. The south/west portion of the site is reserved for a proposed treated wastewater dispersion area. The land surrounding this area is planned to include walking trails and parklands.

The proposed septic system will require approval from Nova Scotia Department of Environment and Climate Change and can be a condition of the development agreement.

- **Stormwater:** Plans for stormwater management include an allocated stormwater management area, street catch basins, manholes, water pipes, and water retention ponds/fire ponds. Natural buffers and low-impact features such as swales and rain gardens are also planned to help manage stormwater. An accepted stormwater management plan can be a condition of the development agreement.

Wetlands and Watercourses:

Three wetland areas (WL1: 2,129 m², WL2: 15,635 m², WL3: 1,679 m²) have been delineated, and one stream have been identified on-site. The largest wetland (WL2) encompasses the stream that runs diagonally across the property.

The updated site plan indicates a 20 m setback from the stream, and an unindicated wetland buffer distance around WL1. One site plan shows the locations of all three wetlands and watercourses, including a 20 m buffer around each feature. The updated site plan indicates only one of the wetlands (WL1) and does not reflect the true size of the wetland based on the delineation.

The Provincial 30 m setback requirement for septic systems from wetlands and watercourses is met. However, some proposed parking areas, stormwater management areas, and structures

are located near or directly on portions of the wetland areas. Any wetland or watercourse alteration requires approval from the Department of Environment and Climate Change which can be a condition of the development agreement.

External Agency and Municipal Feedback

Emergency Services:

RCMP: A concern regarding the impact of population growth was noted. However, it was specified that the current General Duty Policing Resource Model review being conducted for Lunenburg District RCMP is expected to address this issue. Another concern related to the original master site plan, was the lack of a second egress access road for emergency vehicles given the number of proposed unit and industrial use. This concern was addressed in the updated site plan with the addition of an emergency exit that fronts Levi Hebb Road.

Emergency Health Services (EHS): A response was received, but no concerns were noted.

Fire: A concern was raised about the lack of second egress in the original site plan, however, this concern was addressed with the addition of an emergency exit in the updated site plan. Another concern related to the proposed 9 m private road, and how it may be insufficient for emergency vehicles needing to service the proposed industrial building. Additional comments noted the lack of clear access to the industrial building, and the absence of fire lanes for accessing each building. This can be a condition of the development agreement if not satisfied.

A concern was also raised regarding the lack of on-site firefighting capabilities in the initial site plan. However, this concern was addressed with the addition of on-site fire ponds for firefighting purposes included in the updated site plan.

Lunenburg County School Board: A response was received, but no concerns were noted.

Department of Public Works:

The Department of Public Works noted concerns regarding the following:

- A Traffic Impact Assessment was submitted and reviewed, however it is not required due to the scope of the development presented.
- A 10 m setback from the 100 series Right of Way (ROW) will need to be maintained, and the proposed signage will need to meet signage policies.

- The potential for conflicts around the road entrance and other driveways was flagged. It was indicated that the ROW limits will be close especially for trucks. It was advised that impacts would be limited if access to the adjoining properties can be provided via the private road. It was noted that one of the adjacent houses may lose driveway access if they cannot utilize the new road. It was also noted that trucks exiting east may off-track onto the adjoining property if the driveway is not large enough. A truck-turning analysis was recommended.
- The above comments and concerns can be addressed during the permitting process and can be a condition of the development agreement.

Municipal Feedback:

Engineering Department: Comments from this department will be provided once designs are more finalized. A stormwater management plan can be a condition of the development agreement.

Recreation, Parks, and Tourism: Support for the development and the addition of trails and green spaces was expressed.

Fire Services: The lack of a secondary egress was noted based on the initial site plan.

Environmental Review

Department of Environment & Climate Change:

The Nova Scotia Department of Environment & Climate Change (NSECC) provided the following comments regarding the Level 1 Groundwater Assessment Report:

- It was indicated that the proposed amount of water per person per day (240L) is low compared to the water demand recommended in the Atlantic Canada Water Supply Guidelines. It was recommended to use these guidelines to calculate average and peak water demand, which indicate 270-450 liters per day, with 450 liters per person per day suggested for the design of a new system.
- It was noted that a well survey must be conducted during the Level 2 Groundwater Assessment, and that suitable residential wells must be selected as observation wells for the pumping tests during the Level 2 Assessment.

Comments from NSECC regarding the wetlands:

- Details on how the proposed development will impact the existing wetlands were provided. Based on the initial site plan, it was noted that approximately 150 m² of WL1

will be directly under the proposed 32-unit building and the remaining portion of the wetland will be less than 10 m from the 32-unit building. The proposed parking areas will be within 30 m of the wetland buffer zone of WL2, and the proposed stormwater area is located less than 20 m from WL3.

- Potential impacts to the wetlands during construction and post-development will need to be assessed since the buffer zone is less than 30 m.
- The alteration of drainage patterns and stormwater from the development will directly impact WL1 and WL3. It was indicated that stormwater must be diverted away from the wetland and the potential impacts on the stormwater management plan on the wetlands are unknown.
- It was specified that a wetland assessment is required to demonstrate that the hydrology and ecological function will not be affected during the construction and post development. The assessment must also include mitigation measures to ensure no impact on wetland hydrology, and measures to restore or expand offset wetlands if the wetland functions become impaired.

Additional comments from NSECC include:

- Approval is required for any wetland or watercourse alteration.
- Approval is required for the proposed septic system.
- It is recommended that erosion and sedimentation controls are put in place and are maintained to ensure no impact on wetlands or watercourses.

A wetland assessment, erosion and sedimentation controls, and approval from NSECC for wetland/watercourse alteration can be conditions of the development agreement.

Planning Staff Review of Species at Risk:

Planning staff conducted a desktop review with provincial mapping data to assess the presence of Species at Risk. No Species at Risk habitat was identified on the site, however, a Species at Risk Assessment and/or an Environmental Impact Study can be a condition of the DA.

Regarding the presence of three wetlands and a stream, there are currently no municipal inland watercourse regulations or setbacks that need to be met.

Public Input

A Public Information Session was held on November 19, 2025, at the Wileville Fire Hall in Wileville. Twenty residents were in attendance. Planning staff presented on the Development Agreement process and provided an overview of cluster development. The applicant presented

information regarding the proposed development using display poster boards set up around the room. There were sticky notes available for residents to provide comments. The applicant and their team addressed questions and concerns raised by residents in an open-house setting. This session was intended to provide the public with an opportunity to learn about the project, ask questions, and offer feedback. This feedback has been included in the evaluation of the development.

Some residents had concerns about the potential for increased traffic that would be produced by the development, and the proximity of the proposed access road to the new 103 Highway connector road (Enterprise Drive). Some said that Upper Branch Road is already busy, and shared concerns about the number of new residents being added to the area and the impact that this could have on traffic volume. Some questions were raised regarding the potential for another entrance to the development to help reduce the traffic impact on Upper Branch Road. As the site plan indicates a Future Road Right of Way (ROW), adjacent property owners raised concerns about how this road could affect their existing property in the future.

Residents inquired about the proposed emergency exit that fronts Levi Hebb Road. They expressed concerns about the proximity of the one-way emergency exit to the proposed main access road, and that in the case of a forest fire, there could be issues around efficient evacuation. Residents of Levi Hebb Road had specific concerns about having their emergency exit route blocked. An additional question was asked about the emergency gate, and if there was potential for it to be used as a shortcut. An engineer from the development team responded, saying that the gate would not be locked but would be blocked to prevent everyday use.

Several questions and concerns were raised about the proposed light industrial/commercial facility. Residents had specific concerns regarding the unknown nature of the use, whether an industrial use is suitable for the location, and how it might impact nearby residents and the access road. A resident commented saying that there should be a list in the Development Agreement that limits the types of highway commercial uses on the site, saying "it can't be too open". Residents asked for clarification on if the light industrial site would share the same access road as the on-site residences. One of the development team members responded, saying that all uses on-site would share the same access road.

Residents also raised concerns regarding the environmental impacts of the development, particularly related to deforestation, habitat loss, and wetland drainage. Some residents noted the presence of old trees and the large wetland at the rear of the site, sharing concerns about

clearing and how it could affect the on-site wetlands. One resident questioned if there would be a remediation plan for addressing site cleanup post development.

Some residents also mentioned concerns about water drainage and flooding. Some noted existing flooding issues near the Highway 103 underpass and were concerned that new development in the area could increase these flooding issues. Residents that live on the south side of Upper Branch Road shared past flooding experiences and are concerned about changes resulting in more flooding. A nearby resident noted that one of the wetlands drains directly across the proposed access road. Another resident suggested that the development could help to improve water drainage issues if the site is designed properly.

An adjacent property owner to the proposed access road expressed support for the development but emphasized the need to maintain access to their property. They noted that locating the access road as far from the property line as possible, maintaining a buffer, and providing a curb cut for access would be preferred. Some other comments were made regarding the width of the proposed access road and the need to ensure adequate space for turning.

The creation of a trail system and green space was appreciated by some residents. However, a concern was raised about the possibility of non-resident visitors coming to use the space and negatively impacting nearby residents if they do not act respectfully. Some positive feedback was also heard on the addition of new housing units in the area, with some questions about affordability and the need for housing for seniors.

Budget/Financial Implications

N/A

Climate Change/sustainability

This site holds substantial ecological value with the presence of three wetland areas, a stream, and two identified Black Ash trees. Appropriate mitigation measures should be taken to ensure that the impact on these sensitive features is limited.

However, higher-density development can also help reduce urban sprawl, which in turn can help protect more rural and natural areas from being impacted from development. Locating dense developments in existing built-up areas further supports the preservation of natural lands and promotes efficient use of public services and infrastructure.

Inclusion Diversity Equity and Accessibility (IDEA@MODL)

The proposed development will increase the local housing supply, and the residents living in the development will be located close to the Town of Bridgewater which provides numerous services and employment opportunities.

Strategic Communications

The Development Agreement (DA) process enables the public to hear directly from the developer and to participate in meaningful dialogue regarding the development proposal. Planning staff held a public information session on November 19, 2025, which was attended by 20 members of the public. Attendees asked questions, raised concerns, and provided valuable feedback about the proposal. This feedback has been considered in the staff evaluation and is outlined in the discussion section of this report.

Work plan

If the Planning Advisory Committee provides a positive recommendation to Council, staff will prepare a Request for Decision report and bring the proposed Development Agreement forward to Council for first reading, followed by a public hearing and second reading.

Alternatives

The Planning Advisory Committee can request additional information.

Conclusion

The proposed cluster development planned for 475 Upper Branch Road in Wileville is consistent with municipal planning policies supported by preliminary technical reports, external agency feedback, and public consultation. It also aligns with the Provincial Statement of Interest on Housing by helping to provide a range of housing options to Nova Scotians.

The completion of additional studies, such as a Level 2 groundwater study and wetland assessment, will be important in confirming the site's capacity and minimizing the impact on the site's sensitive features. While some policy items have been identified as pending and will need to be addressed before entering into the development agreement, most items can be written as conditions in the agreement and can be addressed throughout the permitting stages. Details on these items are provided in the appendix of this report.

Report Preparation	
Department	Planning and Development Services
Report Prepared by	Anna Giblin, Planner I
Report Approved by	
Date Reviewed by C.A.O.	

December 11, 2025 - Appendix B: Policy Review Chart

Policy	Requirement	Staff Commentary	
5.1	Cluster Developments		
5.1.1	Council will review cluster development regulations every five years and update them in accordance with best practices for development regulations.	Not applicable - Future review of the cluster development regulations by Council will take place. Not relevant to this development.	N/A
5.1.2	Council will permit cluster developments in all areas of the Municipality unless stricter policies are contained in a Secondary Planning Strategy or associated Land Use By-law.	The development is not located in an existing Secondary Plan Area, therefore no Secondary Planning Strategy or associated Land Use By-law applies.	N/A
5.1.3	It will be a policy of Council to promote and encourage conservation design style cluster development.	The development includes closely located residential buildings and townhouses, as well as a highway related light industrial facility. The site layout allows for the southern section to be reserved for the onsite treatment system, which would also become a trail network. Some of this land (not the septic fields) could be dedicated as parkland.	Satisfied
5.2	Cluster Developments by Development Agreement		
5.2.1	Council will consider cluster development applications through the development agreement process.	The applicant is proposing a development at 475 Upper Branch Road (PID 60303781 and 60303724) in Wileville. The development would be a cluster development with both residential and light industrial/commercial land uses (specific use unknown at this time). 96 residential units within 3 two-storey buildings, and 12 stacked townhomes are proposed. The highway related industrial/commercial site would include 5,000 m ² of floor space and associated parking and loading areas. Since the development is a cluster development with more than 6 residential units contained in 2 or more dwellings on a single lot, a Development Agreement is required.	Satisfied
5.3	Non-Conforming Allowances for Cluster Developments		
5.3.1	As outlined in the Municipal-Wide Land Use By-law section on Non Conforming Uses, it will be a policy of Council that, for cluster developments being developed as bare land condominiums or phased land condominiums, all units that have been	N/A	N/A

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	accepted for registration by the Registrar of Condominiums as evidenced by their being registered at the appropriate Land Registration office established under the Land Registration Act by December 31, 2026, will be recognized by Council as non-conforming.		
5.3.2	Council will recognize cluster developments as non-conforming if they are not phased development condominiums. To qualify, a developer must hold a complete building permit application by December 31, 2026.	N/A	N/A
5.3.3	Despite subsection 5.3.2, Council may allow cluster developments to enter into a Development Agreement if it determines that the proposed development cannot be completed within the building permit timeframe.	Applicant to follow DA process since the proposal will not be completed within the building permit timeframe.	N/A
6	Implementation		
6.1	Development Agreements		
6.1.1	Council will consider entering into a new development agreement where such an agreement is enabled by policies elsewhere in this Plan. Where Council approves a development agreement, the development agreement will:		
(a)	Specify the development, expansion, alteration, or change permitted;	To be included in development agreement Applicant has provided adequate documentation that specifies details regarding the proposal.	N/A
(b)	Specify the conditions under which the development may occur; and	To be included in development agreement	N/A
(c)	Set terms by which Council may amend or terminate and discharge the agreement.	To be included in development agreement	N/A
6.1.2	Council will not approve or amend a development agreement unless Council is satisfied the proposed agreement is consistent with the enabling policy and the general criteria set out in Policy 6.3.	Pending Council review	N/A

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6.2	Content of a Development Agreement		
6.2.1	Council may specify conditions in the Development Agreement to meet the enabling and general criteria outlined in Policy 6.3. These conditions may include but are not limited to controls regarding:		
(a-i)	Adequacy of street networks, site access, and emergency evacuation;	<p>No concerns from EHS</p> <p>Tri-District Fire Dept comment:</p> <ul style="list-style-type: none"> - No clear access to industrial building - No clear fire lanes for access to each building - The proposed single 9m wide road may cause issues for emergency vehicles with two lane traffic - Lack of second egress (second egress/emergency exit included in revised mater plan) <p>Public Works comment:</p> <ul style="list-style-type: none"> - The projection of the submitted Traffic Impact Assessment is lower than what is required for a traffic impact statement. However, a traffic study is not required due to the scope of development. - Need to maintain 10 m setback from the 100 series ROW - Traffic signs to meet policies - Potential for conflicts regarding entrance - design and truck turning analysis recommended <p>RCMP Comment: No secondary egress road or access for emergency services (second egress/emergency exit included in revised site plan)</p> <ul style="list-style-type: none"> - Transportation Impact Assessment (Traffic Report) has been received. Indicates that new volumes generated by the proposed development will be relatively low and balanced between inbound and outbound traffic. New development can be adequately serviced by local road. - Requires approval from NS Public Works for proposed road entrance 	Conditional
(b)	Adequacy of services such as water and sewer;	<ul style="list-style-type: none"> - Additional well drilling taking place soon to confirm water yield - Engineering Dept comment not available until further designs submitted 	Pending (water) Conditional (septic)

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		<p>-NSECC Comment: The proposed septic system will require approval from NSECC.</p> <p>- Final septic design/approval to be included as condition of DA</p>	
(c)	Access of emergency vehicles;	<p>- No concerns from EHS</p> <p>Tri-District Fire Dept comment:</p> <ul style="list-style-type: none"> - No clear access to industrial building - No clear fire lanes for access to each building - The proposed single 9m wide road may cause issues for emergency vehicles with two lane traffic - Lack of second egress (second egress/emergency exit included in revised site plan) 	Conditional
(d)	Stormwater management;	<ul style="list-style-type: none"> - Stormwater management plan submitted - Engineering Dept comment not available until further designs submitted <p>NSECC comment:</p> <ul style="list-style-type: none"> - Potential impacts on the stormwater management plan on the wetlands are unknown 	Conditional
(e)	Grading and erosion control;	<ul style="list-style-type: none"> - NSECC Comment: Recommended that adequate erosion and sedimentation controls are put in place and maintained to ensure no impacts to wetlands and watercourses. - Engineering Dept comment not available until further designs submitted 	Conditional
(f)	The phasing of a development;	-It will be phased, but no phasing plan at this time	Conditional
(g)	Time limits for the initiation and/or completion of development;	<p>No timeframe identified yet</p> <p>The industrial/commercial site will take a minimum of 1 year to market</p>	Conditional
(h)	Availability of a safe water supply;	<ul style="list-style-type: none"> - Level 1 Groundwater Resources Assessment Completed (suitable for 56 units) -Level 2 pending 	Pending

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		<p>NSECC Comment:</p> <ul style="list-style-type: none"> - The proposed amount of water per person per day is low compared to the guidelines (Atlantic Canada Water Supply Guidelines). - Regarding the Level 2 assessment, well survey shall be conducted and suitable residential wells must be selected as observation wells for the pumping tests. 	
(i)	The suitability of the site in relation to environmental impact; and	<p>- NSECC Comment: Some portions of the wetlands onsite will be impacted by development.</p> <p>WL1 (2,129 m²): approximately 150 m² of wetland will be directly under the proposed 32 unit building. The rest of WL1 will be less than 10m to proposed 32 unit building.</p> <p>WL2 (15,635 m²): A portion of the proposed building parking areas will be located within the 30 m wetland buffer zone.</p> <p>WL3 (1,679 m²): Stormwater area is located less than 20 m from WL3.</p> <ul style="list-style-type: none"> - Potential impacts to wetland during construction/pose-development as buffer is less than 30m. Wetland assessment by a qualified ecologist is required. The assessment shall also include mitigation measures to ensure no impact on wetland hydrology, as well as measures to restore or expand offset wetlands if the wetland functions are impaired. - The development will alter the drainage patterns, and stormwater will directly affect WL1 and WL3. Stormwater shall be diverted away from the wetland. The potential impacts of the designed stormwater management plan on the three wetlands are unknown. -Adequate erosion and sedimentation controls are recommended to ensure no impacts to wetlands and watercourses. - If wetland or watercourse are altered, an approval from NSECC is required. - Species at Risk assessment – Can be a condition of DA 	Conditional
(j)	All other matters enabled in Section 227 of the Municipal Government Act.	No matters identified	
6.3	General Evaluation Criteria of a Development Agreement		

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6.3.1	Council will not approve a development agreement unless Council is satisfied the proposal:		
(a)	Is consistent with the intent of this Municipal Planning Strategy;	Yes	Satisfied
(b)	Does not conflict with any Municipal or Provincial programs, bylaws, or regulations in effect in the Municipality;	No	Satisfied
(c-i)	(c) Is not premature or inappropriate due to: (i) Impacts on existing drinking water supplies, both private and public;	- Level 1 Groundwater Resource Assessment Complete - Level 2 pending (number of units dependent on test results)	Pending
(c-ii)	The adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;	- No central water or sewer available on-site - Final on-site septic design/approval to be included as condition of DA -NSECC Comment: The proposed septic system will require approval from NSECC.	Conditional
(c-iii)	The creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;	- Preliminary Transportation Impact Assessment completed (no significant issues identified) - Public Works comment: The projection of the submitted Traffic Impact Assessment is lower than what is required for a traffic impact statement. However, a traffic study is not required due to the scope of development. - Need to maintain 10 m setback from the 100 series ROW - Traffic signs to meet policies - Potential for conflicts regarding entrance - design and truck turning analysis may be required - Approval from NS Public Works for proposed road entrance required - Concerns shared by RCMP and Fire Dept. around lack of second egress (addressed in revised site plan)	Conditional
(c-iv)	The adequacy of fire protection services and equipment;	- Tri-District Fire Dept comment: On-site water for fire fighting purposes needs to be considered (ie. dry hydrant, on-site fire pond, town water supply). No clear fire lanes identified. - Fire ponds included in revised master plan	Satisfied

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(c-v)	Impacts on known habitat for species at risk;	<ul style="list-style-type: none"> - Wetland Delineation Complete 2 Black Ash trees identified: - Site design indicates plans to maintain these trees - NSECC Comment: We have no information on the potential for species at risk at this location. - Planning staff analysis: No Species at Risk habitat identified on-site - Species at Risk assessment – Could be a condition of DA if Council chooses 	Satisfied
(c-vi)	The potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas; and	<ul style="list-style-type: none"> - Stormwater management plan submitted - Engineering Dept comment not available until further designs submitted - NSECC Comment: Development will alter drainage patterns and stormwater will directly affect WL1 and WL3. Stormwater shall be diverted away from the wetland. The potential impacts of the designed stormwater management plan on the three wetlands are unknown. - Wetland assessment by a qualified ecologist is required to demonstrate hydrology and ecological function will not be affected during the construction and after development. The assessment shall also include mitigation measures to ensure no impact on wetland hydrology, as well as measures to restore or expand offset wetlands if the wetland functions are impaired. - No comments or concerns from EHS 	Conditional
(c-vii)	The suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way.	<ul style="list-style-type: none"> - Wetland delineation complete (3 wetlands, 1 stream identified) - Some wetland banking/alterations required, approval from NSECC needed - Test Pit Summary Report completed - NSECC Comment: Wetland assessment by a qualified ecologist is required to demonstrate hydrology and ecological function will not be affected during the construction and after development. The assessment shall also include mitigation measures to ensure no impact 	Conditional

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		on wetland hydrology, as well as measures to restore or expand offset wetlands if the wetland functions are impaired. - If wetland or watercourse are altered, an approval from NSECC is required.	
6.4	Specific Evaluation Criteria of a Development Agreement		
6.4.1 (a)	Council may require, in addition to any other required information, any or all the following information, prepared by an appropriate qualified professional at the applicant's cost, and at a level sufficiently detailed to determine whether the criteria for adopting a development agreement have been met. A detailed plot plan showing features such as, but not limited to:		
(a-i)	The layout of the site and associated wastewater systems in accordance with Nova Scotia Environment's on-site sewage technical guidelines;	- NSECC Comment: The proposed septic system will require approval from NSECC.	Conditional
(a-ii)	Location and dimensions of existing and proposed road, bicycle, and pedestrian networks;	- Proposed roads, parking, loading areas, and trail system identified on site plan (road 9m width) - No bicycle infrastructure identified	Satisfied
(a-iii)	The location of dedicated green space, including open space and amenities;	- Trail system identified (around the onsite treatment system) - Some land (not the septic fields) could be dedicated as parkland MODL Recreation, Parks & Tourism Dept. comment: - In support of creating trails and green space	Satisfied
(b)	A hydrogeological assessment in accordance with the guidelines set out in Nova Scotia Environment's groundwater assessment standards;	- Level 1 Groundwater Resource Assessment Complete (complete for 56 units) - Level 2 pending (to confirm adequacy of water and determine number of acceptable units)	Pending

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(c)	An environmental impact study identifying the potential impact and recommended mitigation measure for wetlands, natural habitats, or species at risk;	<ul style="list-style-type: none"> - Wetland Delineation complete - Species at Risk Assessment/Environmental Impact Study can be a condition of DA - 20m buffer applied to stream, 30m buffer for the on-site treatment facility - Some areas requiring wetland banking (alteration) <p>NSECC comment:</p> <ul style="list-style-type: none"> - If wetland or watercourse are altered, an approval from NSECC is required. - Some wetlands will be impacted by development (according to site plan) - Wetland assessment by a qualified ecologist is required - Potential impacts to wetland during construction/pose-development as buffer is less than 30m 	Conditional
(d)	Access for emergency vehicles; and	<ul style="list-style-type: none"> - No concerns from EHS <p>- RCMP Comment: No secondary egress road or access for emergency services - Second egress added to revised site plan</p> <p>Tri-District Fire Dept comment:</p> <ul style="list-style-type: none"> - No clear access to industrial building - No clear fire lanes for access to each building - The proposed single 9m wide road may cause issues for emergency vehicles with two lane traffic - Lack of second egress – Second egress added to revised site plan 	Conditional
(e)	Any other matters enabled in Section 227 of the Municipal Government Act.	No matters identified	
Land Use Bylaw	Service of Notice of Amendments or Development Agreement	“Council will serve notice of the proposed amendment, Development Agreement or amendment thereto, to affected property owners whose property lies within 305 metres of the property which is the subject of the proposed amendment”	

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3.18.1	Provide a synopsis of the proposed amendment, Development Agreement, or amendment thereto,		N/A
3.18.2	State the date, time, and place set for the public hearing on the amendment, Development Agreement, or amendment thereto, and	Hearing Notice to follow Council First Reading (TBD)	N/A
3.18.3	Be served by ordinary and/or electronic mail.		N/A