

**DEVELOPMENT AGREEMENT  
370 JUBILEE ROAD,  
BRIDGEWATER, NS**

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

BETWEEN:           **MARCHAND DEVELOPMENTS LTD.**  
                          hereinafter called the “**Property Owner**”

OF THE FIRST PART

AND

**TOWN OF BRIDGEWATER,**  
a municipal body corporate pursuant to the *Municipal  
Government Act*, hereinafter called the “**Town**”

OF THE SECOND PART

WHEREAS the Property Owner wishes to use the property at 370 Jubilee Road (PID 60036647 (“the Property”), further described in Schedule A, for a collective development composed of residential uses and

WHEREAS the Property is situated within an area designated ‘Comprehensive Residential’ on the Future Land Use Map of the Municipal Planning Strategy (December 2014), and zoned ‘Comprehensive Residential (R3)’ on the Zoning Map of the Land Use By-law (December 2014); and

WHEREAS Policy R-23 (a) of the Municipal Planning Strategy (December 2014) and Parts 4.4.4 (b) of the Land Use By-law (December 2014) allow Town Council to consider the proposed development on the Property only by Development Agreement; and

WHEREAS on \_\_\_\_\_, Council of the Town of Bridgewater approved a Development Agreement on the Property, to allow the proposed development, subject to the execution of the Development Agreement by the parties hereto; and

WHEREAS the Property Owner is the owner of the Property:

Now this agreement witnesseth that in consideration of the foregoing recitals and for other good and valuable consideration the parties hereto agree as follows:

**1. SCHEDULES**

The following attached Schedules shall form part of this Agreement:

Schedule A: Description of Lands

Schedule B: Phasing Plan

Schedule C: Site Plan

**2. DEFINITIONS**

All terms unless otherwise specifically defined herein shall be as defined in the applicable Land Use By-law and Subdivision By-law.

**Ground Floor** – the floor of a building first above the established grade

**Multi-unit Residential Dwellings** – a dwelling containing fifteen (15) or more dwelling units

**Stacked Townhouses** - a building that is divided vertically into three or more separate dwelling units, as well as horizontally into two or more separate dwelling units, each of which has a dedicated exterior entrance

**Streetline** – any lot line dividing a lot from a public street

**Streetline Grade** - means the elevation of a streetline, located at a midpoint of a building. For buildings that are greater than 26ft in width, separate streetline grades are determined for the midpoint of each building segment that is 26ft wide, or a part thereof.

**Townhouses** - a building that is divided vertically into three or more separate dwelling units, each of which has a dedicated exterior entrance oriented towards the street and is designed to exist independently if subdivided

### 3. PERMITTED USE

That the development on the Property shall be limited to:

- (a) 886 total residential units, including a maximum of 822 units in multi-unit residential dwellings on a minimum 35.44 acre parcel.
- (b) A minimum of 20% of the units in Phase 1 shall be composed of dwellings with two or more bedrooms.
- (c) Those uses permitted in the underlying zoning by the Land Use By-law, as amended from time to time.

Except as otherwise provided in this Agreement, the provisions of the Land Use By-law, as amended from time to time, apply to any development on the Property.

### 4. BUILDING CHARACTERISTICS FOR MULTI-UNIT RESIDENTIAL DWELLINGS

- (a) The maximum height shall be 6 storeys measured from the streetline grade.
- (b) The ground floor storey shall be at substantially the same elevation as the streetline grade.
- (c) All multi-unit residential dwellings shall include primary entrances on all façades oriented towards and abutting a public street, excluding buildings 2, 3, 4, 5, and 14, of which 4, 5, and 14 shall only require a primary entrance on Street A.
- (d) All ground floor units that are abutting a public street shall have individual entrances facing and connected to said street.
- (e) To ensure variation along the street, all multi-unit residential dwellings shall include varying vertical architecture for the bottom three stories at minimum, on those façades oriented towards and abutting a public street, including but not limited to using different façade materials or projections.
- (f) Windows and doors shall occupy no less than 25% of any façade.
- (g) Multi-unit residential dwellings abutting a public street shall have a minimum 6ft stepback at the base of the fourth story on façades oriented towards the public street.

### 5. BUILDING CHARACTERISTICS FOR TOWNHOUSES AND STACKED TOWNHOUSES

- (a) To ensure variation along the street, all townhouses and stacked townhouses abutting a public street shall include varying vertical architecture where the units are separated by a common vertical wall, on those façades oriented towards a public street, including but not limited to using different façade materials or projections.
- (b) There shall be no garage projections beyond the front main wall of the dwelling unit.

### 6. PROPERTY CHARACTERISTICS

- (a) Maximum front yard setbacks shall be 40ft for multi-unit residential dwellings, excluding building 12.
- (b) Notwithstanding Section 6(a), a variance of the setback distances of up to 10% may be considered within the terms of this development at the discretion of the Development Officer prior to the issuance of a development permit.
- (c) There shall be paved pedestrian access adjacent to the driveways, in reasonable accordance with those shown in Schedule C, for buildings 2, 3, 12, and 14.
- (d) There shall be paved pedestrian access connecting each multi-unit residential dwelling to the surface parking located on the same lot.
- (e) There shall be paved pedestrian access connecting the main entrances of each multi-unit residential dwelling to the adjacent public street.
- (f) Building 18 shall have paved pedestrian access to each upper unit from Street A.
- (g) A variance to the minimum frontage requirement of the Land Use By-law is hereby granted to reduce the distance requirement from 59ft to 20ft for buildings 6, 7, and 17.

## **7. PHASING**

- (a) Phases shall be completed as follows after the date of this agreement:
  - i. Development of Phase 1, in accordance with Schedule B, shall be completed within 10 years of the date of this agreement.
  - ii. No development permit for development within Phase 2 shall be issued until building permits have been issued for all buildings in Phase 1.
  - iii. Development of Phase 2, in accordance with Schedule B, shall be completed within 20 years of the date of this agreement.
  - iv. No development permit for development within Phase 3 shall be issued until building permits have been issued for all buildings in Phase 2.
  - v. Development of Phase 3, in accordance with Schedule B, shall be completed within 30 years of the date of this agreement.
- (b) Construction of the full extent of Street A shall be completed prior to approval of a subdivision plan or issuance of any development permits within Phase 2.
- (c) Construction of the full extent of Street B shall be completed prior to approval of a subdivision plan or issuance of any development permits within Phase 3.
- (d) Within thirty (30) days following completion of any public streets and services or prior to completion of any required streets and services with performance surety, the street shall be conveyed by deed to the Town and declared a public street by Town Council, in accordance with the Subdivision By-law.
- (e) Site preparation, including grubbing but excluding grubbing for trail development, outside of the proposed street right-of-ways, shall not occur until development permits are issued for the associated phase.
- (f) Parkland development shall be complete prior to development permit issuance for Phase 1d as outlined in Section 9. This shall include the development of a temporary trail connecting the main trail to the Phase 1 extent of Street A. This temporary trail shall no longer be required once the street is constructed to meet the main trail.

## **8. STREETS**

- (a) Streets shall be constructed to local street standards, in accordance with the Subdivision By-law and Design and Construction Standards, unless otherwise approved by the Town Engineer, and conveyed to the Town as per Section 7(d).

- (b) When streets are constructed, existing trees should be retained where possible.
- (c) Trees of a minimum 50mm caliper shall be planted at maximum 30ft intervals at appropriate locations on both sides of the street, unless otherwise approved by the Development Officer, and shall be subject to approval of detailed design of the subject street and services.
- (d) In locations with curbs, pedestrian ramps shall be installed at all intersections in continuation of sidewalks. Ramps shall include tactile paving or detectable warning tiles to enhance safety for visually impaired persons.

## **9. PARKLAND**

- (a) The Property Owner shall transfer to the Town, for the purpose of open space, an area of useable land equal to a minimum of 3.9 acres, in reasonable accordance with the Phasing Plan in Schedule B, after the issuance of a development permit for Phase 1d and prior to issuance of any development permits for Phase 2, in accordance with Section 7(b).
- (b) The construction of a main trail connecting the park from Street A to Exhibition Drive shall be completed prior to the issuance of a development permit for Phase 1d.
- (c) There shall be a trail connection connecting the main trail to Street B, completed prior to conveyance of Street B.
- (d) Trails shall be constructed to connect buildings 1, 2, 3, and 4 to the property line adjacent to the parkland. These trails shall be completed prior to issuance of any development permits for the subsequent subphase, in accordance with the Phasing Plan in Schedule B.
- (e) The trails, as identified in Section 9(d), shall be extended to connect to the main trail prior to the issuance of a development permit for Phase 1d.
- (f) A midblock crosswalk shall be installed at the cost of the Property Owner, on Exhibition Drive where the trail intersects with the street, unless determined to be unsafe by the Traffic Authority at the time of permitting. The crosswalk shall be completed prior to the issuance of a development permit for Phase 1d.
- (g) A 65ft watercourse buffer around the existing watercourse as identified on the Site Plan in Schedule C, shall be maintained in its natural state.
- (h) Prior to the conveyance of the open space as referenced in Section 9(a), the Property Owner shall ensure that trail infrastructure, excluding the trail to Street B referenced in 9(c), is completed as outlined in this part of the development agreement, to the satisfaction of the Town Engineer.

## **10. AMENITY SPACE**

- (a) The Property shall contain amenity space, as required by the Land Use By-law.
- (b) The Property Owner shall be considered in default if any of the required amenity space is not completed within twenty-four (24) months of the issuance of a development permit for the respective building.

## **11. LANDSCAPING PLANS**

- (a) The Property Owner shall submit a detailed landscaping plan for each building, to the satisfaction of the Development Officer, prior to the issuance of a development permit for the respective building. The landscaping shall be in substantive accordance with the submitted landscaping plans.
- (b) Each landscaping plan shall include, but not be limited to, the following for each phase: the location and type of street trees, the location and type of additional plantings, parking lot design in accordance with the Land Use By-law, pedestrian paths from the main entrances of buildings

and ground floor units to the adjacent streets, and trails from the main trail to buildings 1, 2, 3, 4, and 15.

- (c) The planting of native species is strongly encouraged.
- (d) The Property Owner shall be considered in default if any of the required landscaping presented in the landscaping plans is not completed within twelve (12) months of the issuance of an occupancy permit for the respective subphase, except that an extension may be provided at the discretion of the Development Officer due to seasonal restrictions.
- (e) The Property Owner shall ensure that the planting of all street trees on a street is complete prior to the conveyance of said street.

## **12. PARKING AND TRAFFIC**

- (a) A minimum of 1 vehicular parking space per 1 unit shall be required.
- (b) The provision of bicycle parking spaces shall be in accordance with the Land Use By-law, except that bicycle parking shall be required inside buildings. A minimum provision of 50% up to a maximum of 90% of the required number of bicycle parking spaces for each multi-unit residential dwelling shall be located inside the buildings.
- (c) The inclusion of charging infrastructure for electric vehicles is strongly encouraged.
- (d) Driveway entrances for the multi-unit buildings shall be in substantively same locations as shown on the Site Plan in Schedule C.
- (e) Stacked townhouses and townhouses may share driveway openings and in such occurrences any opening shall be a maximum of 30ft wide.
- (f) Any changes, deletions or additions of access points need prior approval by the Traffic Authority.
- (g) Prior to the issuance of any development permits for Phase 2, an updated Traffic Impact Study shall be submitted in consideration of the Traffic Impact Study dated February 3, 2022, prepared by DesignPoint Engineering. The scope shall be determined by the Town Engineer but shall include the intersection at Centennial Street and Dufferin Street. Should the Town Engineer determine that any improvements are necessary as a result of the updated Traffic Impact Study, the Property Owner shall be responsible for a capital cost contribution to such improvements based on the percentage increase to traffic volumes within the area of study as generated by the Property, unless otherwise resolved by Council.

## **13. SOLID WASTE**

- (a) Any outdoor facilities for the storage of solid waste shall provide visual separation from adjacent residential development and public areas and not be located on the front or flankage yard of a property.

## **14. LIGHTING**

- (a) The lighting on the property shall be sufficient enough to promote the safety and security of all users, including but not limited to users of the pedestrian access to the buildings.
- (b) Any exterior lighting shall be located and positioned so that nearby properties and streets are not illuminated to the extent that a hazard or nuisance will result.
- (c) A detailed lighting plan for each phase shall be submitted to the satisfaction of the Development Officer, prior to the issuance of a development permit for the respective building.

## **15. MAINTENANCE**

- (a) The Property Owner shall ensure that all buildings on the Property are kept in good repair, and that exposed exterior surfaces are painted or treated as may be necessary, so that the buildings are maintained in a tidy and attractive state.

- (b) The Property Owner shall ensure that all retaining walls, lawns, trees, shrubs, gardens, other landscaping elements, and amenity space are regularly maintained and that any undeveloped, unused portions of the lot are kept in a tidy state and free from unkempt materials or matter of any kind.

## **16. SANITARY SEWER AND WATER SERVICES**

- (a) The Property Owner shall prepare a comprehensive design report for the in-street service infrastructure, including water and wastewater services, to the satisfaction of the Town Engineer, prior to the issuance of any development permits.
- (b) The Property Owner shall prepare a detailed submission for the approval of building service infrastructure to the satisfaction of the Town Engineer, prior to the issuance of any development permit related to said building.
- (c) The Property Owner shall ensure that the Property will have adequate fire protection to the satisfaction of the Town Engineer, prior to the issuance of any development permits.
- (d) Any improvements to the existing in-street municipal infrastructure required to accommodate the development shall be the responsibility of the Property Owner, as per the downstream capacity assessment as amended from time to time based on changing infrastructure conditions and shall be completed prior to any development permit issuance or at the discretion of the Town Engineer. Once existing infrastructure has been upgraded to accommodate the development, the Property Owner shall not be responsible for further upgrades to increase capacity for other developments.
- (e) Notwithstanding subsection 16 (d), the Developer agrees to a further percentage contribution to mandated improvements to wastewater system capacity, only where there are changes to the Nova Scotia Environment and Climate Change Wastewater Operating Regulations between 20 and 30 years from the date of this agreement that may require any improvements within the collection system applicable to the development. The contribution would only be for those main buildings that have not been granted development permits when the aforementioned regulatory changes occur.

## **17. STORMWATER MANAGEMENT**

- (a) The Property Owner shall prepare a detailed stormwater management report including a comprehensive grading plan to the satisfaction of the Town Engineer, prior to the issuance of any development permits.
- (b) The Property Owner shall submit subsequent stormwater management plans for each subphase of the development prior to the issuance of any development permits for said subphase.
- (c) The Property Owner shall ensure that all post-development peak stormwater runoff flows for all development on the Property are equal to or less than pre-development stormwater peak runoff flows for small and large storms, to the satisfaction of the Town Engineer.
- (d) The Property Owner shall ensure that the required stormwater pond, or facility with the same purpose, is complete and operational prior to the issuance of the building permit for Phase 1c.

## **18. CHANGES AND ALTERATIONS**

- (a) All matters in this agreement not specified in Subsection 18(b) below are non-substantive matters which may be changed or altered without a public hearing, but with the written consent of Town Council, provided that Town Council determines that the changes do not significantly alter the intended effect of this agreement.
- (b) That the following matters are substantive matters and may not be changed or altered except by amendment to this agreement in the form of a further development agreement incorporating the intended change:

- (i) Permitted Use as outlined in 3(a)
- (c) Notwithstanding the foregoing, discharge of this Agreement is not a substantive matter and this Agreement may be discharged by Council at the request of the Property Owner without a public hearing.

**19. APPLICABILITY OF THE AGREEMENT**

The Property Owner agrees that the Property shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

**20. APPLICABILITY OF THE LAND USE BYLAW AND THE SUBDIVISION BYLAW**

Except as otherwise provided in this Agreement, the provisions of the Land Use By-Law and the Subdivision Bylaw as amended from time to time, apply to any development, use or subdivision on the Property.

**21. COMPLIANCE WITH OTHER BY-LAWS AND REGULATIONS**

- (a) Nothing in this agreement shall exempt or be taken to exempt the Property Owner from general compliance with federal, provincial, and/or municipal statutes, regulations and/or bylaws. This includes complying with other By-laws or Regulations in force with the Town, including the Building Code By-law and Subdivision By-law, or from obtaining any Federal, Provincial or Municipal license, permission, permit, authority or approval required.
- (b) The Property Owner shall be responsible for securing all applicable approvals associated with the on-site and off-site servicing systems required to accommodate the development including, but not limited to, sanitary sewer system, water supply system, stormwater sewer and drainage systems and utilities. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies, and regulations of the Town and other approval agencies. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Property Owner, unless otherwise agreed upon. All design drawings and information shall be certified by a Professional Engineer or appropriate profession as required by this Agreement or other approval agencies.

**22. COMPLIANCE WITH OTHER BY-LAWS AND REGULATIONS**

Nothing in this agreement shall exempt the Property Owner from complying with other By-laws or Regulations in force with the Town, including the Building Code By-law, or from obtaining any Federal, Provincial or Municipal license, permission, permit, authority or approval required.

**23. CONFLICT**

- (a) Where the provision of this Agreement conflict with those of any by-law of the Town applicable to the Property (other than the Land –Use Bylaw to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.
- (b) In case of conflict, the text of the Agreement prevails over the Schedules.

**24. COSTS**

The Property Owner is responsible for all costs associated with recording this Agreement in the Land Registration Office. These costs are included in the Development Agreement Application Fee that is collected by the Town of Bridgewater under Policy 89 – Fees Policy.

**25. FULL AGREEMENT**

This Agreement constitutes the entire agreement and contract entered into by the Town and the Property Owner. No other agreement or representation, oral or written, shall be binding.

**26. SEVERABILITY OF PROVISIONS**

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

**27. INTERPRETATION**

- (a) Where the context requires, the singular shall include the plural, and the masculine gender shall include the feminine and neutral genders.
- (b) In case of conflict, the text of the Agreement prevails over the Schedules.

**28. BREACH OF TERMS OR CONDITIONS**

Upon the breach by the Property Owner of the terms or conditions of this Agreement, the Town may undertake any remedies permitted by the *Municipal Government Act*, including but not limited to any remedies permitted by section 264 of the *Municipal Government Act*.

**29. TERMINATION OF AGREEMENT**

- (a) This Agreement shall be in effect until discharged by resolution of the Council of the Town pursuant to the *Municipal Government Act*, whereupon the Land Use By-law shall apply to the Property; and
- (b) The Property Owner shall sign this Agreement within 180 calendar days from the date the appeal period lapses or all appeals have been abandoned or disposed of or the Agreement has been affirmed by the Nova Scotia Utility and Review Board or the unexecuted Agreement shall be null and void; and
- (c) The Town of Bridgewater may discharge this Development Agreement if the use described herein has not been commenced within twelve (12) months of the date of this Agreement; and
- (e) In this Agreement, the development is deemed to have been commenced or started when a development permit for any part of the development has been issued; and
- (f) The Town of Bridgewater retains the option of discharging this Development Agreement should any fact provided by the Property Owner to the Town constitute a material misrepresentation of the facts; and
- (g) This Agreement shall enure to the benefit of, and be binding upon the Town and its successors and assigns and shall enure to the benefit of and be binding upon the Property Owner, their heirs, executors, administrators, and assigns, the owner or owners from time to time of the Property, until discharged.
- (h) If the developer deletes land in accordance with Section 3 of this Agreement or fails to complete Phase 2 or 3 of the development within the timelines prescribed in Section 7 of this Agreement, Council may review this Agreement, in whole or in part, and may:
  - i. retain the whole or part of this Agreement in its present form; or
  - ii. negotiate a new Agreement in whole or in part; or
  - iii. discharge this agreement in whole or in part.
- (i) For the purposes of this Section, completion of development shall mean the issuance of an occupancy permit for each building.



**OWNERSHIP**

We, the Property Owner, hereby certify that I am the sole owner of PID 60036647, as described in Schedule A, having received the deed from Judith Diane Wile, Henry John Dawson Wile, Mary Lucinda Lowe, and Elspeth Marianne McLean-Wile, dated May 20, 2021. I have not disposed of any interest in the property and there are no judgments or other liens or encumbrances affecting the property.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
MARCHAND DEVELOPMENTS LTD.

**IN WITNESS WHEREOF** the parties hereto have caused this agreement to be executed by affixing their seals and corporate seals on the day and year first above written.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
MARCHAND DEVELOPMENTS LTD.

**TOWN OF BRIDGEWATER**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
DAVID MITCHELL, Mayor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
TAMMY CROWDER, CAO



PROVINCE OF NOVA SCOTIA  
COUNTY OF LUNENBURG

**GRANTOR'S AFFIDAVIT (CORPORATE)**

I, Tammy Crowder, of Bridgewater, Lunenburg County, Nova Scotia, make oath and say that:

1. I am the Chief Administrative Officer and Acting Clerk, of the Town of Bridgewater, the "Municipality" and/or the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that the Town of Bridgewater executed the foregoing instrument by its proper officials duly authorized in that regard under seal on the date of this affidavit. This acknowledgment is made for the purpose of registering such Instrument pursuant to S.31 (a) of the Registry Act, R.S.N.S. 1989, c.392, as am. or s. 79(1)(a) of the Land Registration Act, S.N.S. 2001, c.6, as am., as the case may be, for the purpose of registering this instrument.
3. The Corporation is a resident of Canada under the Income Tax Act (Canada).
4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such to occupy a dwelling owned by the Corporation.
5. That the lands and/or dwelling contained in the within Indenture have not been occupied by the Mayor and/or any Councillor and/or employee of the Municipality.

SWORN TO at Bridgewater,            )  
in the County of Lunenburg,            )  
Province of Nova Scotia,            )  
this    day of                            )  
A.D., 2023, BEFORE ME:            )  
  )  
  )  
\_\_\_\_\_  
A BARRISTER OF THE SUPREME        )  
COURT OF NOVA SCOTIA            )  
  )

\_\_\_\_\_ )  
Tammy Crowder

**AFFIDAVITS OF EXECUTION**

**PROVINCE OF NOVA SCOTIA  
COUNTY OF LUNENBURG, NS**

ON THIS \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2023, before me, the subscriber personally came and appeared \_\_\_\_\_ a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that **TOWN OF BRIDGEWATER**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be hereunto affixed in h\_\_\_\_\_ presence.

\_\_\_\_\_  
A COMMISSIONER OF THE SUPREME  
COURT OF NOVA SCOTIA

**PROVINCE OF NOVA SCOTIA  
COUNTY OF LUNENBURG, NS**

ON THIS \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2023, before me, the subscriber personally came and appeared \_\_\_\_\_ a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that **MARCHAND DEVELOPMENTS LTD.**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be hereunto affixed in h\_\_\_\_\_ presence.

\_\_\_\_\_  
A COMMISSIONER OF THE SUPREME  
COURT OF NOVA SCOTIA

## Schedule A

### Description of Lands

Place Name: BRIDGEWATER  
Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG COUNTY  
Designation of Parcel on Plan: BLOCK A LANDS OF BERNARD AND DAWSON WILE  
Title of Plan: PLAN OF SURVEY OF LANDS OF BERNARD AND DAWSON WILE  
Registration County: LUNENBURG COUNTY  
Registration Number of Plan: 8153  
Registration Date of Plan: 1991-01-08

SUBJECT TO A WATER LINE EASEMENT as granted in a Grant of Easement from Dawson J. Wile and Bernard L. Wile to The Public Service Commission of Bridgewater dated August 7, 1990, and registered on Sept. 5, 1990, at the Registry of Deeds Office for Lunenburg County, in Book 484 at Page 40, as Document number 8108.

SUBJECT TO A SEWER EASEMENT as granted in a Grant of Easement from Dawson Wile and Bernard Wile to David Lowe and Wanda Lowe dated August 29, 2002, and registered on August 30, 2002, at the Registry of Deeds Office for Lunenburg County, in Book 856 at Page 51, as Document number 5459.

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

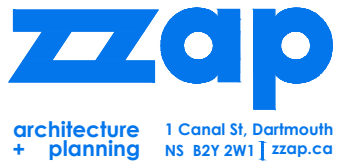
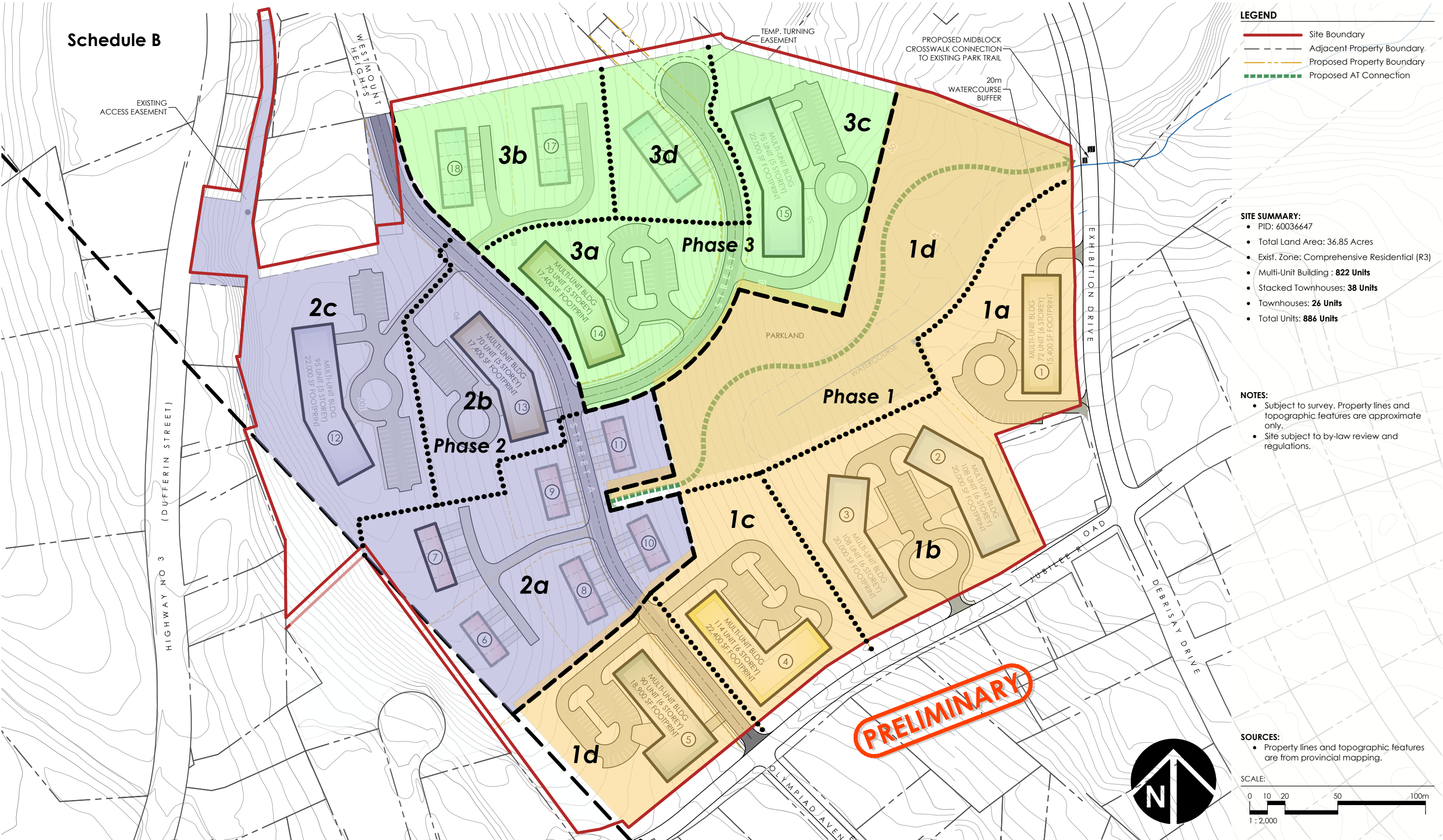
Compliance:

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: LUNENBURG COUNTY  
Registration Year: 1987  
Plan or Document Number: 6796

FILE: C:\Users\Ken\Zwickler\Projects - 2021\Projects\21-030-Marchand - Jubilee Bridgewater\4\_PLAN\1\_DWG\1\_Site Plan\21-030-JUBILEE\_RD-121.dwg SHEET: 11x17

**Schedule B**



CLIENT

PROJECT

**JUBILEE ROAD DEVELOPMENT**  
Hebville / Bridgewater, Nova Scotia

DRAWING

**PHASING PLAN**

PROJECT NO. 21-030

DRAWING NUMBER

DRAWN BY: KJW

**121**

DATE: SEPTEMBER 06, 2022

FILE: C:\Users\Ken.Zwickler\Zareski Architecture & Planning\Projects - 2021\Projects\21-030 Marchand - Jubilee Bridgewater\_4\_PLAN1\_DWG\1\_Site Plan\21-030\_JUBILEE\_RD-120.dwg SHEET: 11x17

**Schedule C**



**LEGEND**

- Site Boundary
- Adjacent Property Boundary
- Proposed Property Boundary
- Proposed AT Connection

**SITE SUMMARY:**

- PID: 60036647
- Total Land Area: 36.85 Acres
- Exist. Zone: Comprehensive Residential (R3)
- Multi-Unit Building : **822 Units**
- Stacked Townhouses: **38 Units**
- Townhouses: **26 Units**
- Total Units: **886 Units**

**NOTES:**

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

**SOURCES:**

- Property lines and topographic features are from provincial mapping.

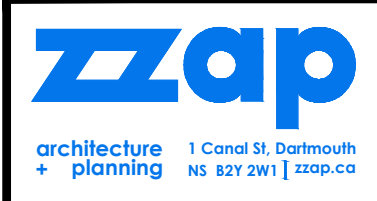
**SCALE:**

0 10 20 50 100m

1 : 2,000



**PRELIMINARY**



CLIENT

PROJECT

**JUBILEE ROAD DEVELOPMENT**

Hebville / Bridgewater, Nova Scotia

DRAWING

**SITE PLAN**

PROJECT NO. 21-030

DRAWN BY: KJW

DATE: SEPTEMBER 06, 2022

DRAWING NUMBER

**120**