

**SITE PLAN APPROVAL APPLICATION # SP2025-006_ 93-132 COLONIAL ARMS DRIVE
(PID 05321302)**

PROPOSED DEVELOPMENT

The subject property is in Mixed Use (MX) zone of the Annapolis County Planning Area. The first phase of the development proposal is to construct 8 single unit dwellings:

MPS Policy 7.3.4.1 – Criteria for a Development Agreement or Site Plan Approval	
Criteria	Comment
1. The adequacy and the proximity of the proposed development to recreation and other community facilities.	The proposed development is in close proximity to some recreational facilities and community facilities.
2. The impact of the proposed development on existing nearby land uses with particular regard to the use and size of the structures that are proposed, buffering and landscaping, hours of operation for the proposed use (where applicable), and other similar features of the use and structure in order to minimize any potential land use conflicts.	<p>No land use conflicts identified.</p> <p>Per the signed letter of undertaking, one of the conditions attached to this development is to provide adequate screening consisting of natural vegetation along the lot line abutting the adjacent properties to minimize land use conflict issues with respect to but not limited to privacy and impacts of any nuisance factors.</p> <p>The proposed development complies with MX zone regulations.</p>
3. The adequacy of municipal services with particular regard to demands on the municipal storm water, sanitary sewer, and water systems: fire protection: solid waste collection: police protection; and existing schools and churches.	<p>As part of the consultation process for site plan approvals, the development plans were reviewed by municipal staff and external departments.</p> <p>MUNICIPAL STAFF</p> <ul style="list-style-type: none">• Building inspection Building inspectors had no comments with the proposed development with respect to fire and building locations. Nonetheless, approval of the site plan does not imply compliance with the Building Code Act, Fire Safety Act, or any other legislation, and the applicant understands that it is their sole obligation to ensure compliance with all legislation.• Municipal Engineer & Public Work This development has no access to municipal services. Municipal engineer had no comments with proposed well location.• GIS & Civic Address Each proposed building and access point/parking lots to each building must have a civic address sign visibly posted for identification and emergency purpose.

	<p>Additionally, the access road/driveway Road onto the property be traversable by emergency response vehicles at all times and free of any obstructions.</p> <p>These were added to the conditions of the letter of undertaking signed by the applicant.</p> <p>EXTERNAL DEPARTMENTS</p> <ul style="list-style-type: none"> • Fire Chief – Bear River Fire Department No comments with fire protection and accesses. • Valley Waste Collection Valley Waste had no issues servicing the proposed developments. • Nova Scotia Depart of Public works (transportation & Infrastructure) NSPW had no comments about traffic and driveway safety. However, NSDPW has requested the applicant to apply for a new commercial entry permit <p>The request is added to the conditions of the letter of undertaking signed by the applicant.</p> <ul style="list-style-type: none"> • RCMP No comments regarding safety. • AVRCE The Regional School Board had no comments about existing school capacity. <p>Generally, the consulted departments had no concerns and are supportive of the proposed development.</p>
4. The adequacy of provisions for on-site sewage disposal and on-site water where the proposed development will not be connected to a centralized municipal system.	<p>The site will be serviced by on-site septic and well.</p> <p>Municipal Operations had no concerns with the proposed well and septic location as shown on the attached site plan.</p>
5. The impact of and the adequacy of proposed pedestrian and vehicular traffic circulation with particular regard to the traffic that the development will generate, the adequacy of the proposed access and egress points from the site, traffic flows in and around the site in terms of its ability to handle any new traffic and the adequacy of the proposed parking areas.	<p>The application was submitted to the Nova Scotia Department of Public works (NSDPW).</p> <p>NSPW had no comments about traffic and driveway safety. However, NSDPW has requested the applicant to apply for a new commercial entry permit</p> <p>The request is added to the conditions of the letter of undertaking signed by the applicant.</p>

<p>6. The impact of the proposed development on structures on the immediately abutting lots in terms of such considerations as height, roof line, setbacks, and lot coverage to minimize any potential land use conflicts between the proposed development and structures on abutting properties.</p>	<p>The proposed buildings are single unit dwellings (single storey) and comply with the zoning regulations of the MX zone. No land use conflict identified.</p>
<p>7. The adequacy of the proposed lot to ensure that adequate screening and landscaping can be undertaken to minimize the potential for any land use conflicts with adjacent uses.</p>	<p>As part of the development and the signed letter of undertaking, the applicant is required to provide and maintain adequate screening consisting of natural vegetation along the lot line abutting the adjacent properties to minimize land use conflict issues with respect to but not limited to privacy and impacts of any nuisance factors.</p>
<p>8. The suitability of the proposed site in terms of steepness of grades, soils and geological conditions, location of watercourses, wetlands such as marshes, swamps, and bogs and the proximity to highway ramps, and other nuisance factors.</p>	<p>As shown on the site plan, watercourse is identified on the property and proposed developments/buildings meet the 50ft watercourse setback requirement of the Annapolis Land Use Bylaw. No other nuisance factors on the property.</p> <p>The proposed development complies with the zoning regulations of the MX zone.</p>