

Town of Berwick
Report to Municipal Council
Agenda Item

Subject: Supplementary Report regarding Benjamin Grove
Development Agreement

From: Town Staff

Date: February 25, 2025

On February 13th, Council held a public hearing regarding the Benjamin Grove development agreement.

Council deferred second reading and asked staff for information regarding traffic calming measures for the private driveway and if the draft could be amended to respond to neighbour concerns regarding lighting and traffic calming.

In consultation with the municipal engineer, staff are recommending the following adjustments to the draft DA (see attached revised DA where any changes to the draft are shown in red)

- i. The Developer shall install a combination of rumble strips and speed bumps as traffic calming measures in 50m increments along the private driveway connecting the Development to Commercial Street. The design and layout shall be approved in advance by the Development Officer, with input from the Traffic Authority.
- ii. The Developer shall install decorative street lights in 25m increments along the private driveway connecting the Development to Commercial Street. The ratio between the spacing of the light posts and the height of the posts shall not exceed 5:1. The street lights shall incorporate a lighting distribution pattern that directs light downward onto the driveway while minimizing lighting behind the posts or beyond the driveway. A lighting plan shall be approved in advance by the Development Officer, with input from the Traffic Authority.

In addition to these changes, the Developer requested two other additional changes with staff that were discussed with Council during the public hearing. These changes are:

- Reduction to setback to 10 meters for buildings C and D. (see clause 3.3.4)
- Ability to not install landscaping, at the discretion of the development officer, if not safety or reasonable to do so given the narrow width of the driveway. (see clause 3.4.3)

Staff inserted the correct PID reference and deed description for the draft DA. Previously, an additional PID was included in previous versions but this property is not part of the proposed development.

The Developer agreed to all changes on February 20, 2025.

Recommendation

Staff are recommending that Council give final approval to the draft development agreement as attached.

Motion

Council approves the draft development for Benjamin Grove submitted by 3264285 Nova Scotia (Nick Bentley) to permit up to 120 apartment units in for buildings on PID 55240048.