

Planning Advisory Committee Meeting

January 13, 2025

Town of Berwick Council Chambers

7:15 pm

PAC Meeting Agenda

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Approval of the Minutes**
 - July 15, 2024 PAC Meeting
- 4. New Business**
 - Development Agreement
Lot 1AC Commercial Street (PIDs 55240048 & Portion on 55241418)
- 5. Other Business**
 - Activity reports – July – December 2024
- 6. Adjournment**

**PLANNING ADVISORY COMMITTEE
MEETING MINUTES
July 15, 2024
6:30 pm.**

Present: Councillor Rod Reeves, Chair
Mayor Donald Clarke
Deputy Mayor Mike Trinacty
Kelly Branton, PAC Citizen Representative
Joan Levack, PAC Citizen Representative
Dave Logie, PAC Citizen Representative
Neil Mattson, PAC Citizen Representative
Ben Croll, BCP & C
Jen Boyd, CAO
Roger Flynn, Office Admin Coordinator

Absent with regrets: Councillor Adam Lutz
Councillor Ty Walsh

1. **Call to Order**
The PAC Meeting was called to order at 6:30 pm by Councillor Reeves, Chair.
2. **Approval of the Agenda**
The agenda was approved as circulated.
3. **Previous Minutes**
The minutes from the PAC meeting of April 2, 2024, were approved as circulated.

Welcome of two new citizen members Dave Logie & Neil Mattson.
4. **New Business**
 - a. **Development Agreement – 106 Commercial Street**

Development Officer, Ben Croll presented an overview of the proposed development at 106 Commercial Street which would include 84 units to a maximum of 90 units. An area of 8.73 acres zoned RCDD, which permits a variety of low, medium, and high-density residential uses within comprehensively planned developments. The development will house two 6-unit townhouses, three 4-unit townhouses, & two 30-unit apartment buildings.

It will be targeted towards seniors due to the town's demographic and
proximity to Grandview Manor.

Regarding maintenance, the town would be responsible for snow plowing but not for capital maintenance.

Concerns were raised about the access road and who would manage it in terms of emergency services.

IT WAS MOVED AND SECONDED THAT the Planning Advisory Committee recommend to Council to proceed with the first reading subject to the finalization of ownership of the retention pond and finalize the ownership of the emergency access road.

MOTION CARRIED

5. Other Business

- a. Activity reports were presented
- March to June 2024

6. Adjournment

The PAC Meeting was adjourned at 7:45 pm.

| Report to Council – Development Agreement Application for Lot 1AC Commercial Street (PID 55240048) | |
|--|--|
| Prepared by: | Chrystal Fuller of Brighter Community Planning |
| Subject: | Development Agreement Application for Lot 1AC Commercial Street (PID 55240048) and Portion of PID 55241418 |
| Date: | January 13th, 2025 |
| Purpose: | For Council to consider entering into a Development Agreement to permit 120 dwelling units on PID 55240048 |
| Motion | That PAC forward the attached development agreement to Council for First Reading with a positive recommendation |

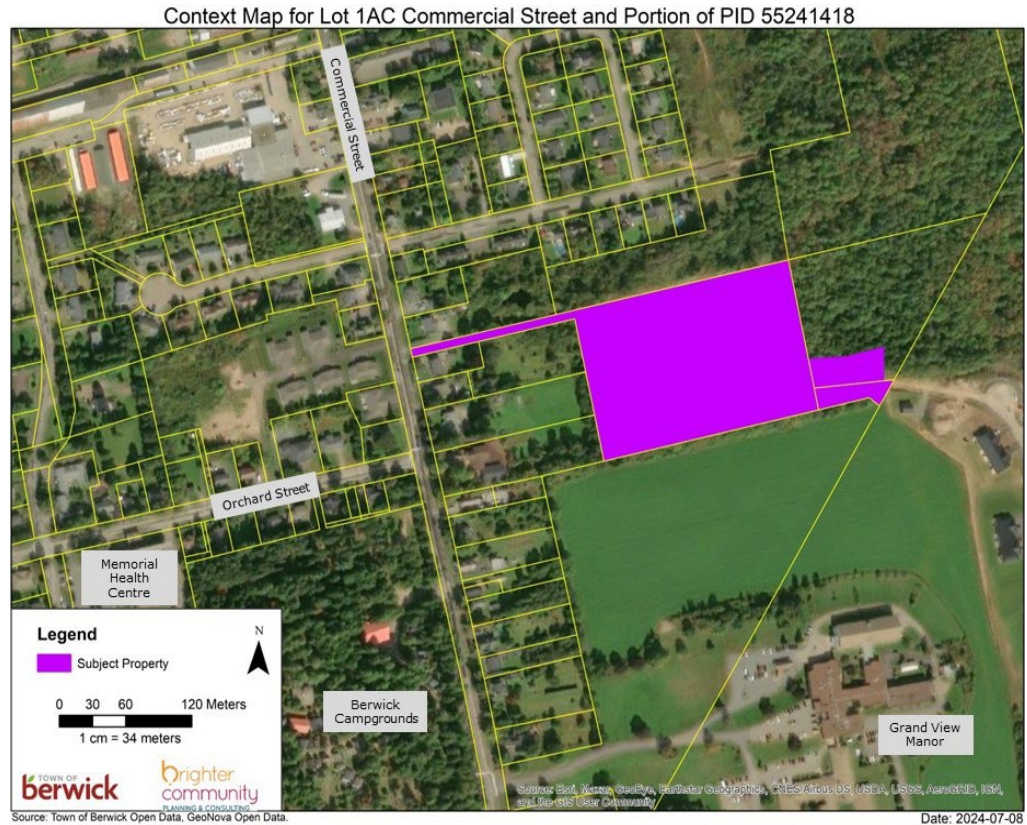
PART 1 BACKGROUND

1.1 Introduction

| | |
|--------------------------------|---|
| Property Owner | 3264285 Nova Scotia Limited (Nick Bentley) |
| Applicant | 3264285 Nova Scotia Limited (Nick Bentley) |
| Subject Property Civic Address | (PID 55240048) and portion of PID 55241418 |
| Designation | Future Residential (FRES) |
| Zone | Residential Comprehensive Development District (RCDD) |
| Subject Property Area | 8.4 acres |
| Existing Land Use | Vacant land |
| Adjacent Land Use | A low-density residential to the west and north (with a buffer vacant lot), medium density residential to the east, and Grandview Manor to the south. |

1.2 Location

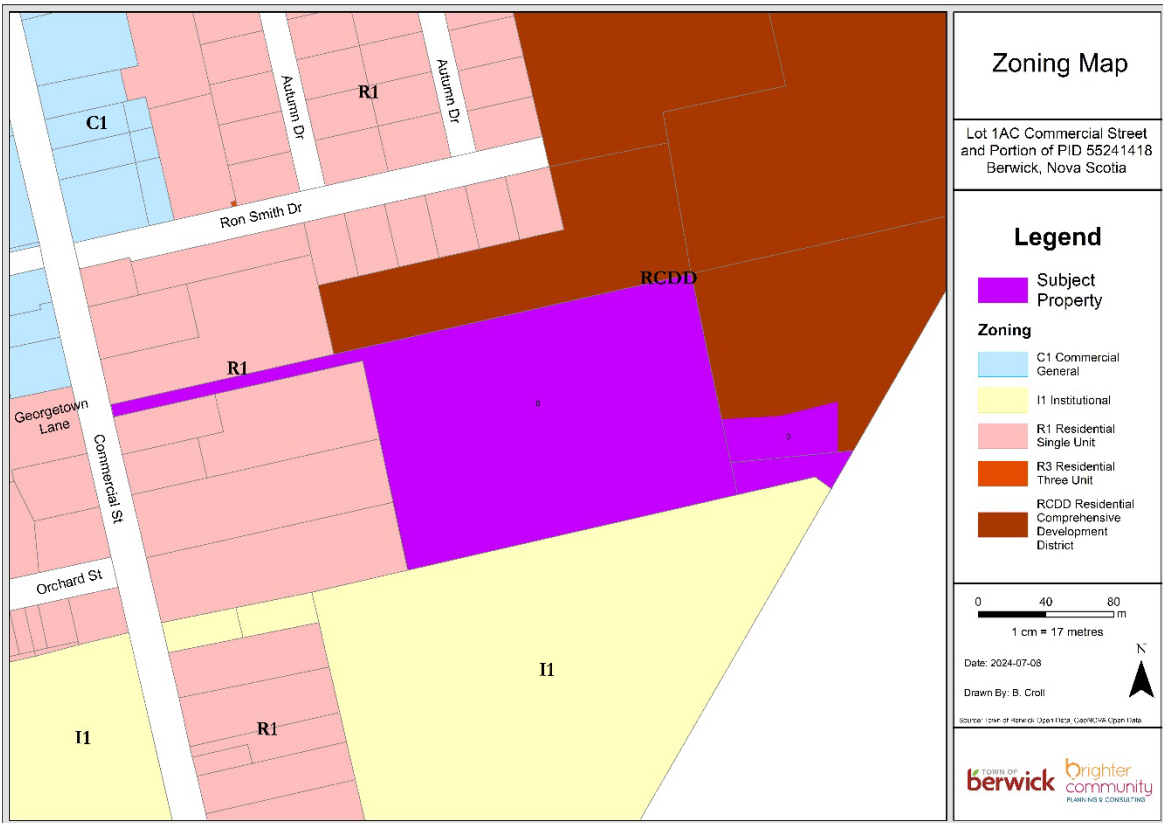
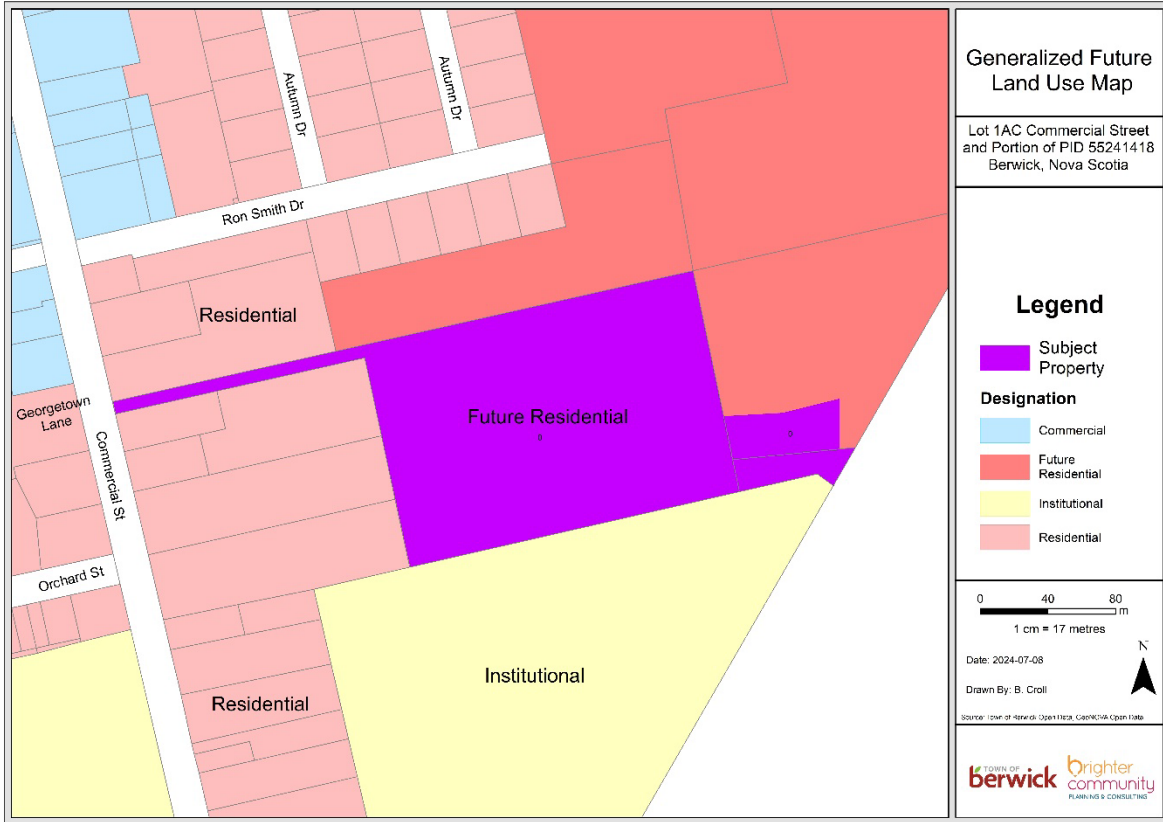
The Subject Property consists of PID 55240048 and a portion of PID 55241418. The Subject Property is located in the southern section of the Town of Berwick ("Town") with the west of the property fronting Commercial Street and the east of the property abutting the Town's boundary line. The Subject Property fronts on Commercial Street. The entirety of the Subject Property is within the Town. However, the County's boundary abuts the property.



The Subject Property is designated Future Residential ("FRES") and zoned Residential Comprehensive Development District ("RCDD"). The Subject Property is currently vacant, cleared, and prepared for development. There is a tree line surrounding the perimeter of the Subject Property. The Municipality of the County of Kings ("County") holds a storm sewer easement on a portion of the Subject Property.

There are two primary land uses surrounding the Subject Property. To the west and north is primarily low-density residential. To the east is a wooded vacant land and there is an informal driveway that connects the Subject Property to Kathleen Court. Along Kathleen Court is a residential development consisting of 4-unit townhouses. To the south is Grandview Manor.

Berwick's downtown area and the Harvest Moon Trail are within a 5-minute walk. The nearest parks are Chute Park and Peter Connell Memorial Field that are within a 15-minute walk to the west. The Berwick and District School is within a 5-minute drive or 10-minute bicycle ride.



1.3 Background

The owner of the Subject Property is 3264285 Nova Scotia Limited, where the applicant, Nick Bentley, is the president of the company. Bentley submitted the development agreement application on April 26th, 2022. The Town held a PIM on June 7th, 2022.

After the PIM, the Town requested additional information. This information was not received and the application was on hold for over a year awaiting responses from the applicant. Planning staff sent emails requesting additional information several times between the summer of 2022 and the spring of 2024.

In July of 2024, the applicant submitted a tentative subdivision application to both the County and the Town to extend Kathleen Court to provide public road access to the Subject Property. The Kathleen Court extension was proposed to be the main access to the development, with an emergency access to Commercial Street. This subdivision application required dual approval from both the Town of Berwick and the County, as the road extension lies within the County.

The Town of Berwick staff met several times with County staff to process the subdivision application. County approval of the subdivision plan to extend Kathleen Court is a requirement for the Town's development officer to approval the subdivision within the Town. After much discussion among the County, Town of Berwick representatives and Grandview Manor, the County's subdivision application did not proceed due to concerns identified by the County and the cost of extending Kathleen Court to the applicant. However, the applicant has reported that the County is prepared to allow for an emergency access to the development from Kathleen Court.

Another complicating factor for the subdivision related to infrastructure. The Bentley development and representatives of Grand View Manor negotiated a cost sharing arrangement for a sewage pumping station facility that both developers require. If the sewage pumping station is constructed and meets the Town of Berwick municipal specifications, the pumping station will be turned over to the Town. Grandview Manor has indicated that the cost sharing arrangement with Bentley is beneficial to the redevelopment of its facility. Bentley has indicated that in order for it to commit to cost sharing on the pump station, the Town must issue planning approval for a minimum of 60 units.

Once it became clear that the subdivision application by Bentley to extend Kathleen Court was no longer viable, Bentley revised the site plan. It is this revised site plan that this report addresses.

While the subdivision discussion with the County were ongoing, planning staff prepared planning reports for PAC and Council consideration where the applicant was seeking approval for a maximum of 90 units in a mixture of townhouse and multi-unit buildings, with the main access from Kathleen Court. Staff provided the following reports:

- July 15th, 2024 – Report to PAC, which provided a positive recommendation with conditions.
- September 10th, 2024 – First Reading report to Council. Council gave first reading and forwarded the application to a public hearing.
- October 8th, 2024 - Public hearing advertisements were issued for a public hearing on October 8th. However, the Town cancelled the Public Hearing to allow the developer to submit a revised site plan that changed the access to the development from Kathleen Court to Commercial Street and to reconfigure the site plan.

The Developer submitted a revised site plan on November 26th, 2024. The revised proposal is described in section 1.4 of this report.

1.4 The Revised Proposal

The applicant is seeking to enter a development agreement to permit a maximum of 120 residential units within 4 buildings. This proposed development equates to a gross density of 14.28 units/acre.

The proposed development will be accessed from Commercial Street with an emergency access that connects to Kathleen Court. The buildings will be connected to Commercial Street through a private driveway system.

Other important information:

| | |
|--|---------------------------|
| TOTAL PARKING REQUIRED per Building | |
| PARKING STALLS (6 m x 3 m) | 7 |
| ACCESSIBLE PARKING STALLS (6 m x 4.5 m) | 1 |
| UNDERGROUND PARKING | 30 |
| TOTAL per BUILDING | 38 |
| TOTAL | 152 PARKING STALLS |

| | |
|--|---------------------------|
| LOT COVERAGE (Within Town Limits) | 32685 sq. m (100%) |
| BUILDINGS | 5700 sq. m (17%) |
| PRIVATE DRIVEWAYS / PARKING | 4830 sq. m (15%) |
| GRAVEL ACCESS ROAD | 1198 sq. m (4%) |
| WALKWAYS | 683 sq. m (2%) |
| AMENITY AREAS (10% REQUIRED) | 3806 sq. m (12%) |

The intent of the proposed development is to target seniors and GrandView Manor staff.

1.5 Public Information Meeting Summary

A Public Information Meeting (PIM) was held on June 7th, 2022, to get feedback on this application. The purpose of a PIM is to identify public issues so that these concerns, if possible, can be addressed through the approval process or within the Development Agreement itself.

Approximately 52 people attended the PIM. However, another PIM was held the same night as another application, potentially resulting in a larger number of attendees. Overall, there were three major concerns: Traffic, municipal services, and water consumption. The following chart provides a summary of the concerns, and if (or how) the draft Development Agreement will respond to the issue.

| Concern raised by the public | Addressed within the Development Agreement |
|---|---|
| The increase in traffic will result in excessive noise, concerns about pedestrian safety, | A traffic study is required before the 61 st unit permit. Any upgrades required to accommodate |

| Concern raised by the public | Addressed within the Development Agreement |
|---|--|
| and traffic congestion at the right of way | the development will be negotiated at that time. |
| Unclear how the property was going to be serviced | The development will be on a regulated on-site well system and connect to Town sewer |
| How will the development affect the water supply | The province regulates drinking water supply through its water withdrawal permitting system. Water utilities are also similarly regulated. Staff understand that this will be a regulated water utility. |

The Town did not hold an additional PIM on the revised plan.

2.1 APPLICABLE POLICIES

When reviewing development agreement applications, the policies outlined in the Municipal Planning Strategy (MPS) guide decision-making.

Section 2.3 of the MPS provides direction regarding residential development. The MPS states that the Town will promote new residential development that provides a variety of housing options, affordability, be respectful of the character of existing neighbourhoods, and to accommodate growth.

Policy R3 establishes the Future Residential designation, which aims to encourage new, comprehensively planned residential developments to plan for the extension of municipal infrastructure. Future Residential designation establishes the RCDD zone which can only be developed by development agreement.

Policy R13 allows for development to be considered solely through development agreements on vacant lands within the RCDD zone. This policy aims to promote a variety of housing types and densities, and include specific evaluative criteria related to waste and stormwater management, the adjacent road network, and the criteria specified in Policy IM7. Policy IM7 establishes general criteria that apply to any development agreement within the Town of Berwick. These general criteria include evaluating whether the development is in conformance with the Town’s MPS and Land Use Bylaw (“LUB”), not premature or inappropriate, ensure reduction of conflict between developments, suitability and costs, buffering, and obstruction of natural features. Part of the reduction of conflict between developments implies ensuring compatibility with adjacent land uses and the neighbourhood through massing and building form. For further analyzation, Policy R9 provides guidance on compatibility criteria for any new residential development consisting of four or more units. The criteria set out in Policy R9 include landscaping, building heights, roof lines, window placements, and other similar factors.

PART 2 DISCUSSION OF SPECIFIC POLICIES

The follow is a discussion of the specific policies of R13 that apply when considering this development.

2.1 Wastewater Management

The Town's current wastewater facility capacity is adequate to support the proposed development. However, the applicant will install a lift station to service the Subject Property. Council has indicated a willingness to take ownership of the lift station. The maintenance agreement of the lift station transfer is a prerequisite for permitting. Additionally, a master servicing plan, approved by the Town engineer, is also required for permitting.

The cost of the lift station will be shared with GrandView Manor, resulting on cost savings for both development and resulting in more efficient servicing for both developments. The efficient servicing is a benefit to the Town and will reduce operational requirements.

2.2 Stormwater Management

A master drainage plan that is approved by the Town Engineer is required upon permitting. This includes utilizing the retention pond. Changes to the existing retention pond will require approval from the County, which currently has an easement for the drainage from Kathleen Court.

2.3 Road Connectivity and Access

A Traffic Impact Study was completed on April 18, 2024 but this study assessed the impact of traffic on Kathleen Court. The results of this study were as follows: At the time the developer commissioned the study, the proposed development consisted of 75 units instead of 84 units. The nine extra unit does not change the recommendations from the study. The study concludes that no mitigation measures are recommended to accommodate the development. The Town's traffic authority had no concerns on the development if it was accessed from Kathleen Court.

The Developer did not provide a traffic study for the current proposal. The traffic authority is not prepared at this time to approve 120 units without a revised traffic study, but is prepared to allow some units without the traffic study. Specifically, the Traffic Authority will allow up to 60 units without a traffic study and additional units would only be permitted upon completion of a traffic study demonstrating impacts and installation of required mitigations.

The Private Driveway that connects the development to Commercial Street is fairly narrow. It will allow for adequate space for two way traffic, but is not of a sufficient size to provide, power poles or typical width sidewalk. The Developer has proposed a private drive of .9 meters but this width does not meet minimum sidewalk width. The minimum width for a sidewalk is 1.5 meters and normally requires a curb and median separating it from the travel surface used by vehicles. The Town Engineer advises that is safer to not have a sidewalk than to have a noncompliant sidewalk where pedestrians are less safe.

Any maintenance or snow clearing may also be a challenge due to the driveway's narrow width. The Developer indicated that he may be able to secure easements to address this concern, and the Town is open to accepting any easements. The Town Engineer is also recommending the travel path for the driveway be reduced to 6 meters, as per the building code, to accommodate a drainage swale on the north side of the driveway that connects to the ditch further to the east.

2.4 Implementation Policies (IM7)

Policy IM7 establishes general criteria that apply to any development agreement within the Town of Berwick. Planning staff reviewed the general implementation policies and did not identify any issues. The property will be serviced by municipal sewer and will require an onsite well. The

following discusses the main concerns of Policy IM7.

2.4.1 Consistency with existing development

To the west and north of the Subject Property is an L-shape series of single unit dwellings that border Commercial Street and Ron Smith Drive. These residential units are a mixture of single and two storey buildings, with the exception of one townhouse development. Although the proposed 30-unit buildings are larger than the surrounding residential buildings, they are located over 150 meters (492 feet) from Commercial Street and over 130 feet of a wooded buffer from Ron Smith Drive. Added landscaping will buffer the proposed 30-unit buildings and provide better consistency with the neighbourhood.

To the east is another of Bentley's development consisting of semidetached units along Kathleen Court. These units are within the County.

To the south is Grandview Manor that is planned to be 3 storeys high and has currently 142 residents. The new facility will have a similar number of residents. Although there is a large field roughly 500 feet wide between Grandview Manor and the proposed development, a large expansion of the long-term facility will occupy the majority of this space. One of the 30-unit buildings will be abutting this expansion, which will provide consistency to the surrounding use. Landscaping along the south property line will further maintain character of the neighbourhood.

Due to the distance of the buildings from adjacent uses, applied building articulation, along with the proposed buffering and landscaping, the exterior design and building mass does not present any concerns with the consistency of the neighbourhood.

2.4.2 Groundwater

The Town completed a desktop water study that confirmed that there is adequate water to support 500 additional dwelling units within the Town before further study is required. Since this study, the town now tracked new constructed or committed dwellings (units that have not been constructed but are approved either through subdivision or development approvals). As of January 8th, 2025, the Town has used 209 of the 500 dwelling unit capacity. If this development is approved, 329 of the 500 dwelling unit capacity will be used, leaving 171 unit capacity.

In addition, to the town wide study commission by the Town, the Developer submitted a Ground Water Assessment, dated May 15, 2023 that looks at the local area groundwater impact. The study compares current and anticipated future water demands to the capability of the current well and aquifer supply. It is important to note that the study is based on a development scenario of 75 units, not the current request of 120. The conclusions of the study are helpful to understand the impact of the potential first development phase. The study concludes that the aquifer has high quality water, the direct recharge will not reach maximum capacity with additional 75 units, and that there is no immediate threat of the cumulative drawdown to water supplies near the proposed development. However, according to the study, a water withdrawal approval and registration as a public drinking water supply is required upon permitting. It would be appropriate to have this Study updated to reflect the impact of 120 units and the draft development agreement includes this requirement.

2.4.3 School Capacity

According to the 2018 Annapolis Valley Regional School Board Long-Range Outlook Report, Berwick and District School has a maximum school capacity of 432 students. For the 2022-2023 school year, the Berwick and District School had 294 students, resulting in a school utilization rate of 68%. Berwick and District School feeds into West Kings District High School, which had a school utilization rate of 61% in 2017 (1147 students). With these statistics, there is no concern with the Berwick and District School capacity for the proposed development.

PART 3 OTHER PLANNING CONSIDERATIONS

3.1 Parking

The Land Use Bylaw requires a minimum of 1.5 parking spaces per unit. However, development agreements can vary the requirements for parking. The developer has proposed approximately 1.25 parking spots per unit using a combination of surface and underground parking. Given the proximity of the development to transit, the downtown and other amenities, walking and active transportation options are likely. In addition, parking minimum over provide excess of parking and add costs to the development.

3.2 Active Trail Connectivity

The Kathleen Court emergency access will provide pedestrian access between Highway 1 to the Town of Berwick. Residents along Kathleen Court should have an easy and direct access to Commercial Street. A .9 (2.95 feet) metre privately maintained sidewalk is proposed along the private driveway. Staff's opinion is that this poses a safety risk and it is safer to not have the sidewalk.

According to the Town's Active Living Strategy, walking is the main activity of interest for adults and seniors who consists of 88.4% of the Town's population. To achieve this, one of the primary goals is to provide accessible and safe routes for active transportation. The applicant wants to ensure the development can be accessed to all in a safe and reliable manner.

PART 4 DRAFT DEVELOPMENT AGREEMENT

The draft Development Agreement is attached and has provisions regarding the use and references the site plan. Key components of the draft Development Agreement:

- The draft Development Agreement is divided into two sections.
 - Phase 1: Requirements prior to first development permit approval
 - Emergency Access to the development to Kathleen Court
 - Master plans approved by the Town Engineer
 - Landscaping and site plans showing adequate landscaping, buffering, and active transportation connectivity
 - Permit up to 60 units
 - Amenity spaces must be created before occupancy permit is issued. 25% of the allotted amenity space shall be created for each building.
 - Engineering requirements for updated drawings, including power and drainage details along the private driveway.

- Easements for drainage, access and power along the private driveway.
 - Requirement for a sidewalk that is maintained year around by the developer.
 - 1.25 parking spaces per unit
- Phase 2:
 - Permit the additional 60 units subject to traffic study
 - All uses permitted and regulations in the R3 zone, unless otherwise specified
 - Detailed site plans for the two remaining building
 - Requirement for an updated ground water study before the 76th unit is permitted.
 - Requirement for a swale that meets municipal specification along the private driveway

PART 5 SUMMARY AND RECOMMENDATION

The Subject Property is in the Residential Comprehensive Development District (RCDD) zone, which is intended for development of vacant lots through comprehensive planning into a variety of residential types. The Subject Property is outside a primarily low-residential area with Grandview Manor to the south.

Planning staff have reviewed the proposal against the policies of the MPS, held a public information meeting, and received input from the Fire Chief, Town Engineer, Public Works, and the County. Although the proposal is denser than the surrounding properties, the site plan demonstrate a layout that is generally consistent with the character of the neighbourhood using criteria such as roof lines, height, buffering, and landscaping. Furthermore, it will provide much needed housing to the Town and province. The Town's infrastructure is capable of supporting the development with the construction of the lift station.

After a review of the applicable policies, the specifics of the site, the receipt of internal and external departmental comments and the information received from the public information meeting and applicant, planning staff are recommending the following motion for PAC's consideration:

That PAC forward the attached development agreement to Council for First Reading with a positive recommendation:

Appendix A

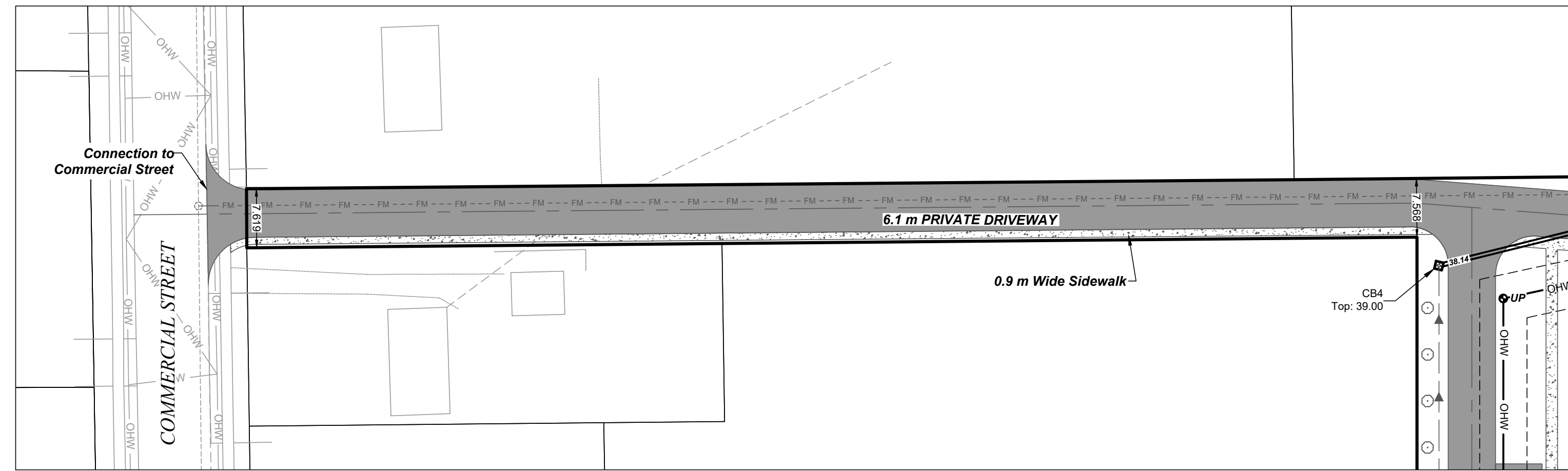
Appendix B

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| <p>Policy R9. It shall be the intention of Council to zone all existing residential structures containing four (4) or units and/or existing grouped dwellings located on a single lot as Residential Single Unit (R1). Expansion or redevelopment of existing residential structures containing four (4) or more units and group dwellings on a single lot shall be considered only by Development Agreement. In addition to the criteria contained in Policy IM7, Council shall give consideration to the following when reviewing applications for the development of multiple unit dwellings:</p> | |
| <p>(a) That the proposed structure is generally compatible with existing dwellings on adjacent properties;</p> | <p>The distance and added buffering to the proposed development reduces conflicts with adjacent development.</p> |
| <p>(b) That the design of the proposed structure and site reflects and is consistent with adjacent existing dwellings with respect to:</p> | |
| <p>(1) Building Mass;</p> | <p>Building Mass is generally consistent with Grandview Manor. The 30-unit buildings are larger than the surrounding buildings, but due to the design, buffering, landscaping, and setbacks, the impacts are mitigated.</p> |
| <p>(2) Relationship to and setback from the street line</p> | <p>No known concerns</p> |
| <p>(3) Roof line heights and orientations;</p> | <p>No known concerns</p> |
| <p>(4) Building Height:</p> | <p>Building height maximum of 40 feet.</p> |
| <p>(5) Placement and Proportions of window and door openings along the primary façade;</p> | <p>No concerns.</p> |
| <p>(6) Location of on-site parking</p> | <p>There will be a surface and underground parking lot for the 30-unit buildings provided at a ratio of 1.25 spaces per unit.</p> |
| <p>(7) Landscaping and landscape treatment</p> | <p>Landscaping will be provided as shown on the plan. This includes natural buffers,</p> |

| | |
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| | walkways, and amenities spaces. |
| <p>Policy R13. It shall be the intention of Council to include in the Land Use By-law a Residential Comprehensive Development District (RCDD) Zone. This zone shall permit a variety of residential types including low, medium and high density residential uses within comprehensively planned development.</p> <p>This zone will be applied to vacant lands within the Future Residential Generalized Future Land Use Designation. Development within the Residential Comprehensive Development District will be considered only by Development Agreement. When considering approval of a Development Agreement for lands within the Residential Comprehensive Development District Zone Council shall give consideration to:</p> | |
| (a) The provision for and integration of trunk wastewater and storm water into the existing municipal systems; | This DA is subject to the emergency access being provided by the MCK from Kathleen Court. |
| (b) The provision for and integration of collector and local road systems into the existing municipal road network; | No traffic study required for the first 60 units but a traffic study will be required for any development in excess of 60. |
| (c) Criteria contained in Policy IM7 | See below |
| IM7 In considering amendments to the Land Use By-law and/or the entering into a Development Agreement, in addition to the criteria set out in various policies of this Strategy, Council shall consider: | |
| (a) That the proposal is in conformance with the intents of this Strategy and with the requirements of all other Town By-laws and regulations: | No known concerns. |
| (b) That the proposal is not premature or inappropriate by reasons of: | |
| (1) The financial capability of the Town to absorb any costs relating to the development | No known concerns. |
| (2) The adequacy of sewer and ground water to support the proposed density of development; | Water study completed. Updated water study will be required before a permit for the 76 th unit is issued. |
| (3) The adequacy and proximity of school, | No known concerns. |

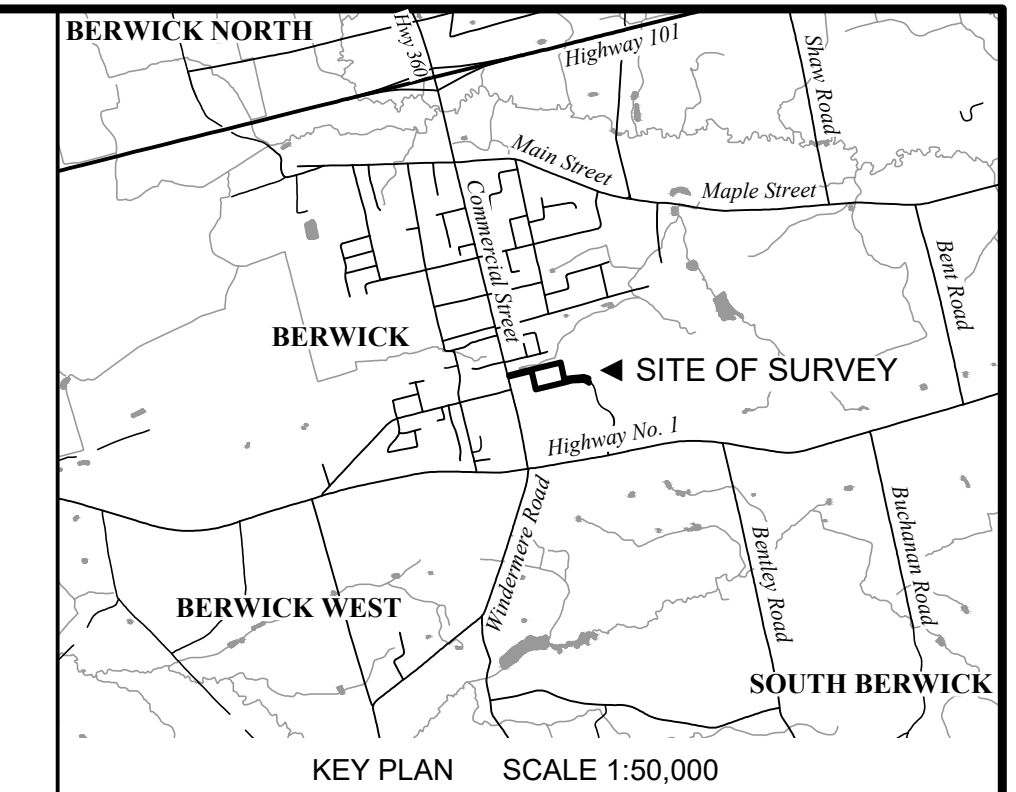
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| recreation, and other community facilities; | |
| (4) The adequacy of road networks adjacent to, or leading to the development; | A traffic study will be required for more than 60 units. |
| (5) The potential for the contamination of watercourses or the creation of erosion or sedimentation | A drainage plan demonstrating the net zero requirement is required upon permitting. |
| (6) The potential for damage to or destruction of historical buildings and site; | N/A |
| (c) That controls are contained in a Land Use By-law or a Development Agreement so as to reduce conflict between the development and any other adjacent or nearby land use by reason of: | |
| (1) Type of use; | Use is permitted by development agreement, subject to policies. |
| (2) Emissions including air and water pollutants and noise | No known concerns. |
| (3) Height, bulk and lot coverage of proposed building | Requirements in the DA to address compatibility. |
| (4) Traffic generation, access to and egress from the site, and parking; | Traffic study shall be required. |
| (5) Open storage | N/A |
| (6) Signs | N/A |
| (7) Similar matters of planning concern; | No known concerns. |
| (d) The suitability and development costs of the proposed site in terms of steepness of grades, soil and geological conditions, marshes, swamps, or bogs and proximity of highway ramps, railway rights-of-way and other nuisance factors; | No impacts. |
| (e) That provision is made for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic; | As proposed on the landscaping and site plan. |
| (f) That the development is located so as not obstruct any natural drainage channels or watercourses | N/A |

PROPOSED ENTRANCE FROM COMMERCIAL STREET
1:500



| TOTAL PARKING REQUIRED per Building | |
|---|--------------------|
| PARKING STALLS (6 m x 3 m) | 7 |
| ACCESSIBLE PARKING STALLS (6 m x 4.5 m) | 1 |
| UNDERGROUND PARKING | 30 |
| TOTAL per BUILDING | 38 |
| TOTAL | 152 PARKING STALLS |

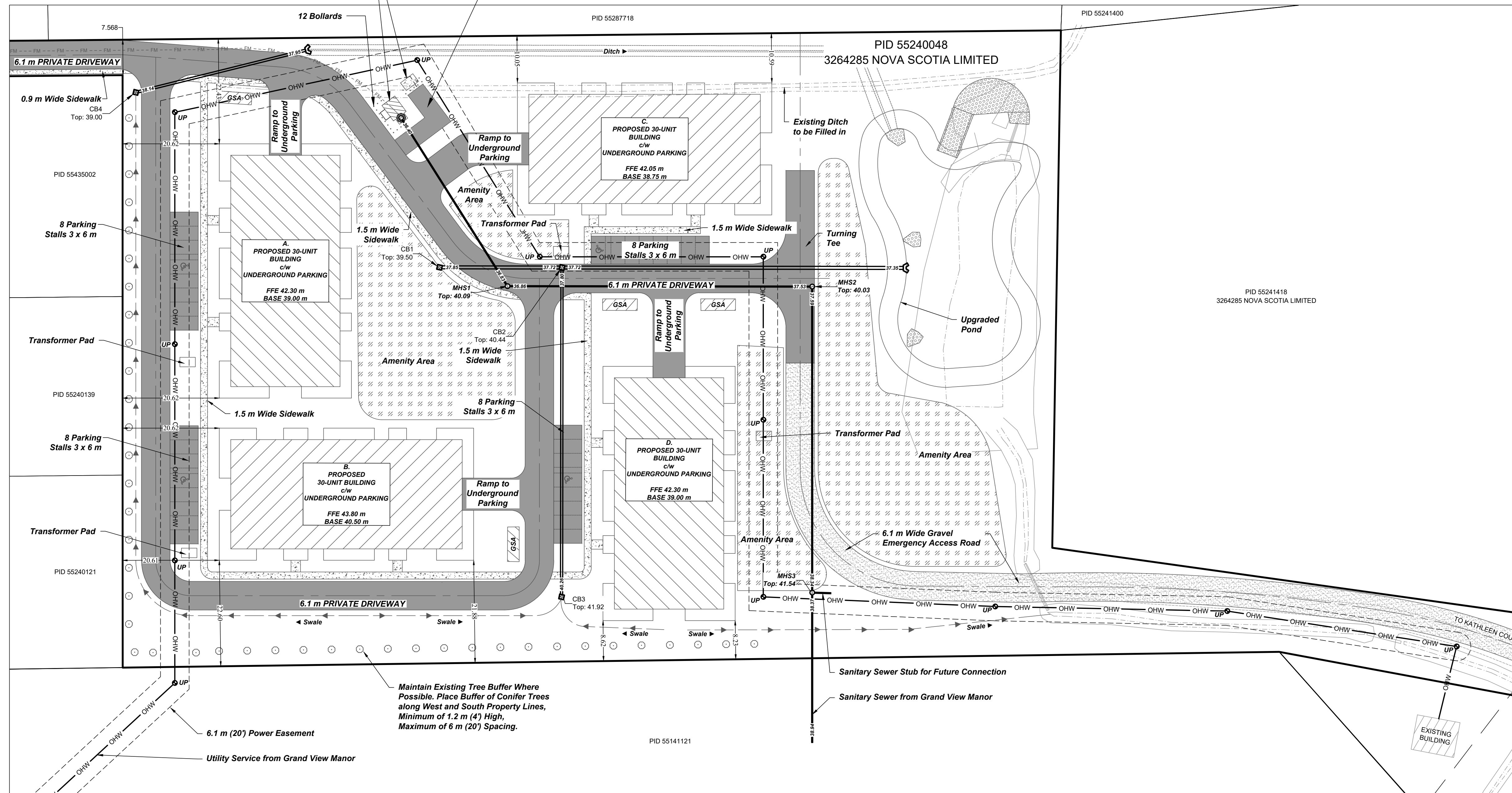
| LOT COVERAGE (Within Town Limits) | |
|-----------------------------------|------------------|
| BUILDINGS | 5700 sq. m (17%) |
| PRIVATE DRIVEWAYS / PARKING | 4830 sq. m (15%) |
| GRAVEL ACCESS ROAD | 1198 sq. m (4%) |
| WALKWAYS | 683 sq. m (2%) |
| AMENITY AREAS (10% REQUIRED) | 3806 sq. m (12%) |



REVISIONS

- 2. ISSUED FOR DEVELOPMENT AGREEMENT - 2024-11-26
- 1. ISSUED FOR BERWICK ELECTRIC REVIEW - 2024-11-21

PROPOSED DEVELOPMENT LAYOUT
1:500



LEGEND

| | |
|--------------------------------|--------|
| BEGINNING OF VERTICAL CURVE | BVC |
| END OF VERTICAL CURVE | EVC |
| POINT OF VERTICAL INTERSECTION | PVI |
| FINISHED GRADE | FG |
| CALCULATED POINT | C |
| POINT OF CURVATURE | PC |
| POINT OF COMPOUND CURVATURE | PCC |
| CHORD | CH |
| MANHOLE (SANITARY) | MHS |
| MANHOLE (STORM) | MHS1 |
| CATCH BASIN | CB |
| FIRE HYDRANT | FH |
| WATER VALVE | WV |
| CALCULATED POINT | CP |
| UTILITY POLE | UP |
| RIGHT OF WAY | ROW |
| NOT TO SCALE | --- |
| ANCHOR | ▲ |
| OVERHEAD WIRES | OHW |
| ELEVATION (EXISTING) | + 7.63 |
| PROPERTY LINE | --- |
| AREA TO BE FILLED | --- |
| SILT FENCE | --- |

SITE PLAN
SHOWING
PROPOSED DEVELOPMENT
ROAD & BUILDING LAYOUT
FOR
3264285 NOVA SCOTIA LIMITED
COMMERCIAL STREET, BERWICK
KINGS COUNTY, NS



SCALE 1:500
DESIGNED BY ERIC J. MORSE, P. ENG.

DeWOLFE & MORSE SURVEYING LIMITED
P.O. BOX 520 MIDDLETON
ANNAPOLIS COUNTY, N.S.
B0S - 1P0
Email: info@demosi.ca

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The This Development Agreement made this _____ day of _____, A.D.,2025

Between:

3264285 Nova Scotia, references body duly incorporated pursuant to the Companies Act of Nova Scotia and registered with the Nova Scotia Registry of Joint Stock Companies, with offices in Kentville and hereinafter called the "Developer",

OF THE FIRST PART

-and-

Town of Berwick a duly incorporated municipal body incorporated under the laws of the Province of Nova Scotia, hereinafter called the "Town"

OF THE SECOND PART

WHEREAS the Developer is the owner of certain lands known as Lot 1AC Commercial Street (PID55240048) and PID 55241418 in the Town of Berwick and more particularly described in the attached Schedule "A" and hereinafter called the "Property";

AND WHEREAS the Developer has submitted a detailed development proposal for the construction of 76 residential units on the Property;

AND WHEREAS Policy R13 of the Town of Berwick Municipal Planning Strategy requires that new development within the Residential Comprehensive Development District be considered and approved by Development Agreement;

AND WHEREAS the proposed development of the Property has been considered at a Public Hearing held on Insert Date of PH. and approved by a majority vote of the Town Council on Click or tap to enter a date. pursuant to requirements of the Municipal Government Act;

NOW THEREFORE in consideration of the various covenants and benefits hereinafter set out in this Agreement, the parties hereto agree as follows:

Part 1: General Requirements and Administration

1.1 Applicability of Agreement

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

1.1.2 Variances to the requirements of the applicable Land Use By-law shall be permitted in accordance with the Municipal Government Act on the whole site as shown on Schedule B.

1.2 Applicability of Other By-laws, Statutes and Regulations

1.2.1 Nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner or any other person from complying with the requirements of any by-law of the Town applicable to the Property (other than the Land Use By-law to the extent varied by this Agreement), or any statute or regulation of the Provincial/Federal Government and the Developer or Lot Owner agree(s) to observe and comply with all such laws, by-laws and regulations, as may be amended from time to time, in connection with the development and use of the Property.

1.2.2 The Developer 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 system, 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 Developer. All design drawings and information shall be certified by a Professional Engineer or appropriate professional as required by this Agreement or other approval agencies.

1.3 Conflict

1.3.1 Where the provisions of this Agreement conflict with those of any by-law of the Town applicable to the Property (other than the Land Use By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

1.3.2 Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

1.4 Costs, Expenses, Liabilities and Obligations

1.4.1 The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all Federal, Provincial and Municipal laws, by-laws, regulations and codes applicable to the Property.

1.5 Provisions Severable

1.5.1 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.

1.6 Property

- 1.6.1 The Developer hereby represents and warrants to the Town that the Developer is the owner of the Property and that all owners of the Property have entered into this Agreement. The Developer further confirms that there are no encumbrances or that any encumbrancer has provided consent.

Part 2: Definitions

- 2.1.1 All words used herein shall be defined as in the Land Use Bylaw and Subdivision Bylaw unless otherwise specifically defined herein. If not defined herein or in these Bylaws, the customary meaning shall apply.

2.2 When interpreting this agreement, the following words are defined as follows:

- a) *Multi-Unit* means a building containing three or more dwelling units.
- b) *Home Occupation* means the use of a dwelling for employment involving the provision or sale of goods or services or both goods and services.
- c) *Land Use Bylaw* means the Town of Berwick Land Use By-law adopted by Council on October 9, 2012, as amended from time to time.
- d) *Master Drainage Plan* means a plan prepared by a qualified engineer for the Property that illustrates the discharge to drains, ditches or streams of catchment runoff as a result of storm rainfall over the catchment.
- e) *Master Service Plan* means a plan indicating proposed road layout, tributary service areas, and existing and proposed services; including pipe sizes, valves, hydrants, manholes, lift stations, directions of flow, and points of connection to existing systems.
- f) *Municipal Planning Strategy* means the Town of Berwick Municipal Planning Strategy adopted by Town Council on October 9, 2012, as amended from time to time.
- g) *Permeable Area* means the area of a property that allows water to infiltrate the underlying soils. Permeable Surfaces shall include, but not be limited to, vegetative planting beds, porous asphalt, porous concrete, single-sized aggregate, open-jointed blocks, stone, pavers, or brick that are loose-set and without mortar.

Part 3: Use of Property, Subdivision and Development Provisions

3.1 Schedules

- 3.1.1 The Developer shall develop the Property in a manner, which, in the opinion of the Development Officer, generally conforms with the following Schedules attached to this Agreement:
- a) Schedule A: Legal Description of the Property
 - b) Schedule B: Site Plan

3.2 Requirements Prior to First approval

- 3.2.1 Prior to the issuance of the first Development Permit for any building, structure or use, the Developer shall provide the following to the Development Officer:
- a) Updated drawings, including power and drainage details along the name driveway. The driveway shall include a drainage swale in a location approved by the Town Engineer.
 - b) Description of the Development phasing
 - c) Water withdrawal approval from NSE, if required by NSE
 - d) Registration as Public Drinking Water Supply from NSE, if required by NSE
 - e) A Master Drainage Plan that is acceptable to the Development Officer
 - f) A Master Servicing Plan that is acceptable to the Development Officer
 - g) Executed Maintenance agreement with the Town for the lift station
 - h) The site includes a location that can connect to a future road connection to Ron Hill Drive.
- 3.2.2 Notwithstanding any other provision of this Agreement, the Developer shall not occupy or use the Property for any of the uses permitted by this Agreement unless an Occupancy Permit has been issued by the Town. No Occupancy Permit shall be issued by the Town unless and until the Developer has complied with all applicable provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.
- ### **3.3 General Description of Land Use**
- 3.3.1 Each development permit shall be subject to the requirements set out in section 3.3
- 3.3.2 The uses of the Property permitted by this Agreement are the following and as generally shown on Schedule B:
- A maximum of 120 residential units in four (4) Multi-Unit buildings
 - Home Occupations are permitted.
 - Accessory structures as permitted by the Land Use Bylaw. This does not include secondary suites.
- 3.3.3 The maximum height of the Multi-Unit buildings shall not exceed 3 (three) stories and 12.12 meters (40 feet).
- 3.3.4 A minimum side yard requirement of 20 meters for all buildings

- 3.3.5 The Property shall have a minimum frontage requirement of 7.6 meters along Commercial Street.
- 3.3.6 All other setbacks and lot requirements shall comply with the General Lot Requirements of the R-3 zone contained in the Land Use Bylaw, as amended from time to time, except as altered by this Agreement.
- 3.3.7 Each residential unit shall require a minimum of 1.25 parking space(s)
- 3.3.8 The Development may occur in phases and all development permit applications shall be consistent with the Master Drainage Plan and Master Servicing Plan submitted under the requirements of section 3.2.1. The Master Drainage Plan and Master Servicing Plan must be approved by the Town of Berwick Municipal Engineer before the Development Officer issues the first development permit.
- 3.3.9 All Home Occupations must comply with the provisions of Section 6.1.1 Business Uses Permitted in the Residential Zones of the Land Use Bylaw, as amended from time to time.
- 3.3.10 The Development Officer shall permit subdivision without road frontage for lots that contain public infrastructure. Any lot created without public road frontage shall require an access easement to the specifications required by the Town.
- 3.3.11 An acceptable traffic study shall be provided to the Town before the Development Officer issues a development permit for the 61st dwelling unit.
- 3.3.12 In the future, if Ron Hill Drive is extended to within 50 feet of the Property, the Developer agrees that the “private driveway” shown on the site Plan in Schedule B shall become an emergency access or a pedestrian access and that the Development’s main access point shall be to Ron Hill Drive, and that the Developer shall bear the costs to make this connection to the public street.
- 3.3.13 The Developer shall provide an updated Groundwater Assessment study before the development permit for the 76th dwelling unit is issued to determine if there is sufficient water resources to service the development.

3.4 Landscaping

- 3.4.1 A minimum of 10% of the Development shall be dedicated to amenity areas for the shared use of residents.
- 3.4.2 Landscape buffering shall be provided between the “Parking Lot”, as labelled on the Site Plan in Appendix B, and the abutting residential properties. The buffer shall include coniferous trees of a minimum height of 1.2 meters (4 feet) at planting and shall be placed no further than 6.1 meters (20 feet) apart.

3.4.3 Landscape buffering shall be provided between the “Private Driveway”, as label on the Site Plan in Appendix B and the south property line. The buffer shall include coniferous trees of a minimum height of 1.2 meters (4 feet) at planting and shall be placed no further than 6.1 meters (20 feet) apart.

3.4.4 All landscaping requirements stated in section 3.4 must be completed within 6 months of the first occupancy permit for any of the Multi-Unit buildings.

3.5 Maintenance

3.5.1 The Developer shall be responsible to maintain the property in compliance with all Town By-laws and applicable Provincial regulations and to ensure that the property is maintained in a safe and clean condition.

3.5.2 The Developer shall maintain the private driveway and emergency access during all seasons.

Part 4: Streets and Municipal Services

4.1 Off-Site Disturbance

4.1.1 Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Development Officer, in consultation with the Town’s Engineer or Director of Public Works.

4.2 Road Connection

4.2.1 No permits shall be issued until the Municipality of the County of Kings provides an emergency access approval from Kathleen Court to the Town of Berwick. The access shall be constructed before the first occupancy permit is issued.

Part 5: Amendments

5.1 Non-Substantive Amendments

5.1.1 The following items are considered by both parties to be not substantive and may be amended by the Development Officer

- a) Changes to landscaping and buffering requirements
- b) Changes to the Commencement of Development in section 6.3 to allow for an increase of no more than 2 years.
- c) Changes to the Discharge of Agreement in section 6.5

5.2 Substantive Amendments

5.2.1 Amendments to any matters not identified under Section 5.1 shall be deemed substantive and may only be amended in accordance with the approval requirements of the Municipal Government Act.

Part 6: Registration, Effect of Conveyances and Discharge

6.1 Registration

6.1.1 A copy of this Agreement and every amendment or discharge of this Agreement shall be recorded at the Registry of Deeds or Land Registry Office for the County of Kings, Nova Scotia and the Developer shall incur all costs in recording such documents.

6.2 Subsequent Owners

6.2.1 This Agreement shall be binding upon the parties hereto, their heirs, successors, assigns, mortgagees, lessees and all subsequent owners, and shall run with the Property which are the subject of this Agreement until this Agreement is discharged by Council.

6.2.2 Upon the transfer of title to any lot(s), the subsequent owner(s) thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot(s).

6.3 Commencement of Development

6.3.1 In the event that development on the Property has not commenced within 5 years from the date of registration of this Agreement at the Registry of Deeds or Land Registry Office, as indicated herein, the Property shall conform with the provisions of the Land Use By-law.

6.3.2 For the purpose of this section, commencement of development shall mean issuance of a Building Permit.

6.3.3 For the purpose of this section, Council may consider granting an extension of the commencement of development time period through a resolution under Section 6.1, if the Town receives a written request from the Developer at least sixty (60) calendar days prior to the expiry of the commencement of development time period.

6.4 Completion of Development

6.4.1 Upon the completion of the whole development, Council may review this Agreement, in whole or in part, and may:

- a) retain the Agreement in its present form;
- b) negotiate a new Agreement; or
- c) discharge this Agreement.

6.4.2 For the purpose of this section, completion of development shall mean issuance of the final Occupancy Permit.

6.5 Discharge of Agreement

- 6.5.1 If the Developer commences the development but fails to complete the development after 10 years from the date of registration of this Agreement at the Registry of Deeds or Land Registration Office Council may review this Agreement, in whole or in part, and may:
- a) retain the Agreement in its present form;
 - b) negotiate a new Agreement; or
 - c) discharge this Agreement.

Part 7: Enforcement and Rights and Remedies on Default

7.1 Enforcement

- 7.1.1 The Developer agrees that any officer appointed by the Town to enforce this Agreement shall be granted access onto the Property during all reasonable hours without obtaining consent of the Developer. The Developer further agrees that, upon receiving written notification from an officer of the Town to inspect the interior of any building located on the Property, the Developer agrees to allow for such an inspection during any reasonable hour within seventy two hours of receiving such a request.

7.2 Failure to Comply

- 7.2.1 If the Developer fails to observe or perform any condition of this Agreement after the Town has given the Developer 30 days written notice of the failure or default, then in each such case:
- a) The Town shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defence based upon the allegation that damages would be an adequate remedy;
 - b) The Town may enter onto the Property and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the Agreement, whereupon all reasonable expenses whether arising out of the entry onto the Property or from the performance of the covenants or remedial action, shall be a first lien on the Property and be shown on any tax certificate issued under the Municipal Government Act;
 - c) The Town may by resolution discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; or
 - d) In addition to the above remedies, the Town reserves the right to pursue any other remedy under the Municipal Government Act or Common Law in order to ensure compliance with this Agreement.

Part 8: Expenses

8.1.1 In addition to the costs to be paid pursuant to section 6.1.1, any expenses incurred by the Town in exercising its rights under Section 6 shall be paid by the Developer to the Town. Such expenses may include, but are not limited to, costs incurred in returning property owned by the Town, or the Property to their original condition before the beginning of work on the development, costs incurred for entry on the Properties and performance of the Developer's obligations, and all solicitors' fees and disbursements incurred in terminating or discharging this Development Agreement. Such expenses shall be payable by the Developer to the Town as a debt and may be recovered from the Developer by direct suit. They shall form a charge upon the Properties. The Developer shall pay interest on any sum so expended by the Town at the same monthly rate charged by the Town for tax arrears on the outstanding balance from time to time. Such interest shall be treated as an expense

8.1.2 The Developer shall be liable for any damage caused to public or private property by Developer or any contractor or other individual doing work related to the development. The Developer shall indemnify the Town and save it harmless from any claim, cause of action, or liability in any way relating to the development. The Developer shall obtain and maintain in force throughout the course of construction on the development, liability insurance coverage to ensure the responsibilities which the Developer is assuming in this section.

Part 9: Notice

Any notice to be given under this Development Agreement shall be made in writing and either served personally or forwarded by courier or by registered mail, postage prepaid, if to the Town to:

Town of Berwick
236 Commercial Street
Berwick, NS
B0P 1E0
Attention: Chief Administrative Officer

And if to the Developer to:
3264285 Nova Scotia Limited
7770 No. 221 Highway
Centreville, Nova Scotia
Attention: Nick Bentley
Nick@Bentleybuilt.ca

THIS AGREEMENT shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, agents, successors and assigns.

IN WITNESS WHEREOF, this Agreement was properly executed by the respective parties on the day and year first above written

SIGNED, SEALED AND DELIVERED

In the presence of:

Developer

Witness

Nick Bentley, Owner of 3264285 Nova Scotia Limited

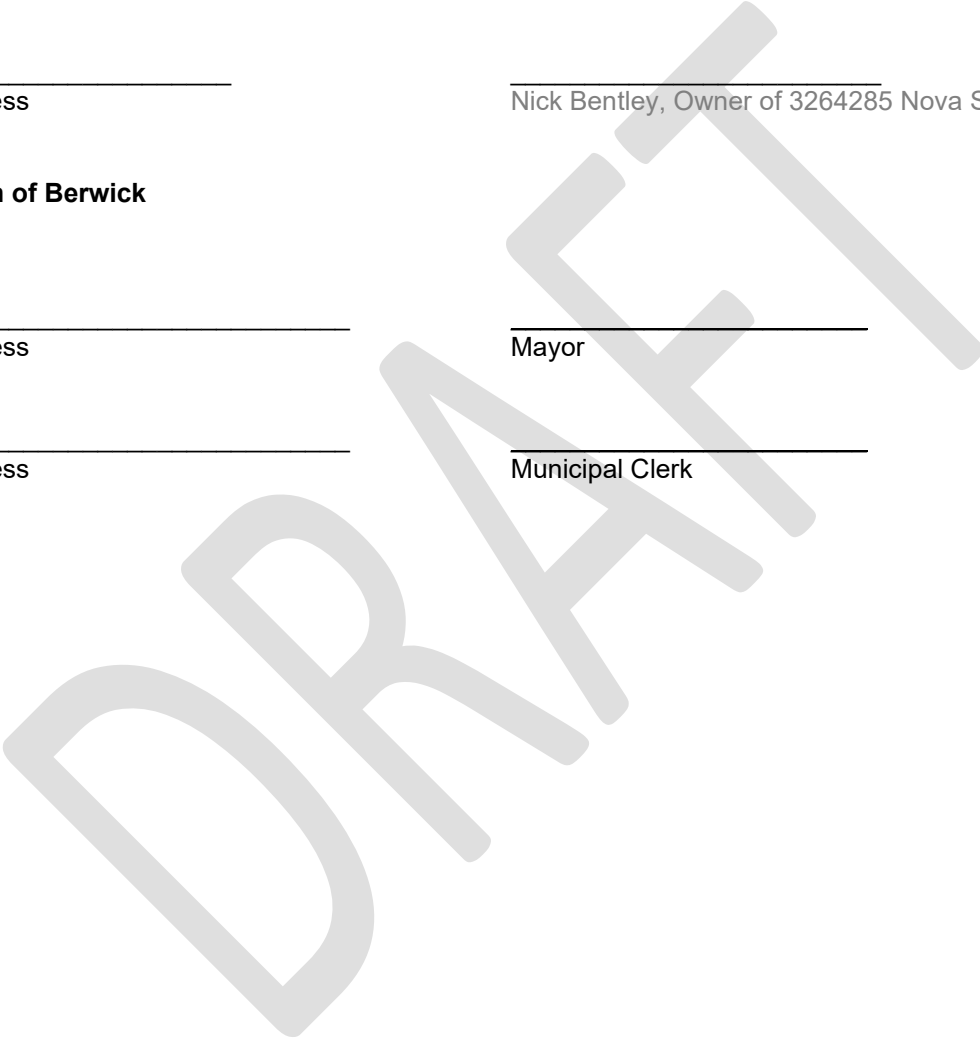
Town of Berwick

Witness

Mayor

Witness

Municipal Clerk



Schedule "A", - Property Description

LOT 406(13)

ALL that certain lot, piece and parcel of land situate lying and being at Berwick, in the County of Kings and Province of Nova Scotia, more particularly bounded and described as follows:

BEGINNING at a point on the East side of Commercial Street, known as the Southwest corner of lands of The Farmer's Union Company Limited;

THENCE South eighty-four degrees East seventeen chains and forty-six links to lands of William Middlemas;

THENCE South six degrees West six chains five links to land of Foster B. Chute;

THENCE North eighty-four degrees West to a stake and stones sixteen feet East to a certain row of apple trees now planted;

THENCE North six degrees East to a point twenty-five feet South of the line first described herein;

THENCE North eighty-four degrees West to a point on the East side of said street;

THENCE Northerly by the East side of street twenty-five feet to the place of beginning, containing six and one-half acres more or less.

AND ALSO Parcel A & Parcel C as shown on Registered Plan No. 121427992 recorded in the Land Registration Office for Kings County.

*** 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: KINGS COUNTY

Registration Year: 2022

Plan or Document Number: 121427992

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

AND;

LOT 15

ALL that certain piece or parcel of land situate, lying and being in the Town of Berwick in the County of Kings and Province of Nova Scotia, and shown as Lot "15" on a Tentative Plan of Subdivision certified by Eric J. Morse, NSLS, Plan Number 2022-340TP, dated February 1, 2024, and Revised July 2, 2024 and bounded and described as follows:

COMMENCING at a survey marker at the south west corner of PID 55241418;

THENCE North 84 degrees 47 minutes 22 seconds East, a distance of 44.066 metres, to a calculated point, said calculated point being the POINT OF BEGINNING;

THENCE North 84 degrees 47 minutes 22 seconds East, a distance of 48.342 metres, to a calculated point;

THENCE North 04 degrees 34 minutes 48 seconds West, a distance of 33.786 metres, to a calculated point;

THENCE South 85 degrees 23 minutes 29 seconds West, a distance of 50.979 metres, to a calculated point;

THENCE South 08 degrees 58 minutes 51 seconds East, a distance of 34.394 metres, to a calculated point, said calculated point being the POINT OF BEGINNING;

A tract of land containing an area of 1690.70 Square Metres.

All distances are horizontal grid distances, combined scale factor 0.99990052 applied.

All bearings are Grid, based on a 3 degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 degrees 30 minutes West Longitude, NAD 83 (CSRS) 2010.0, and are referred to Nova Scotia High Precision Network 215957

AND;

LOT 16A

ALL that certain piece or parcel of land situate, lying and being in the Town of Berwick in the County of Kings and Province of Nova Scotia, and shown as Lot "16A" on a Tentative Plan of Subdivision certified by Eric J. Morse, NSLS, Plan Number 2022-340TP, dated February 1, 2024, and Revised July 2, 2024 and bounded and described as follows:

BEGINNING at a survey marker at the south west corner of PID 55241418;

THENCE South 12 degrees 14 minutes 11 seconds East, a distance of 5.249 metres, to a calculated point;

THENCE North 76 degrees 02 minutes 22 seconds East, a distance of 34.247 metres, to a calculated point;

THENCE North 84 degrees 47 minutes 22 seconds East, a distance of 9.576 metres, to a calculated point;

THENCE North 08 degrees 58 minutes 51 seconds West, a distance of 34.394 metres, to a calculated point;

THENCE South 76 degrees 48 minutes 55 seconds West, a distance of 45.695 metres, to a calculated point;

THENCE South 12 degrees 14 minutes 11 seconds East, a distance of 28.192 metres, to a survey marker, said survey marker being the POINT OF BEGINNING;

A tract of land containing an area of 1490.0 Square Metres.

All distances are horizontal grid distances, combined scale factor 0.99990052 applied.

All bearings are Grid, based on a 3 degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 degrees 30 minutes West Longitude, NAD 83 (CSRS) 2010.0, and are referred to Nova Scotia High Precision Network 215957

DRAFT

Schedule “B”, - Site Plan

DRAFT



Municipality of the County of Kings

181 Coldbrook Village Park Drive
Coldbrook NS B4R 1B9

Tel: (902) 690-6152
Fax: (902) 679-0911
Tel: 1-888-337-2999

www.countyofkings.ca
Land of Orchards, Vineyards and Tides

Town of Berwick Activity Report - July 2024

| | Last Fiscal Year | | This Fiscal Year | |
|-------------------------------|---------------------|------------------------|---------------------|------------------------|
| | Total For July 2023 | Total For Year to Date | Total For July 2024 | Total For Year to Date |
| <u>PERMIT COUNTS</u> | | | | |
| Building Permits | 0 | 8 | 3 | 14 |
| Development Permits | 0 | 0 | 1 | 1 |
| Demolition Permits | 0 | 0 | 0 | 0 |
| Sign Permits | 0 | 0 | 0 | 0 |
| Total Permits | 0 | 8 | 4 | 15 |
| <hr/> | | | | |
| TOTAL BUILDING VALUE | 0 | \$634,860 | \$59,560 | \$975,761 |
| PERMIT VALUE | 0 | \$1,363 | \$159 | \$1,950 |
| <hr/> | | | | |
| <u>NUMBER OF UNITS</u> | | | | |
| One Unit | 0 | 1 | 0 | 2 |
| Two Unit | 0 | 0 | 0 | 2 |
| Multi Unit | 0 | 0 | 0 | 0 |
| Townhouse | 0 | 0 | 0 | 0 |
| Farm Dwelling | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0 | 0 | 0 |
| Farm Tenement | 0 | 0 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 0 | 0 | 0 |
| Total Residential | 0 | 1 | 0 | 4 |
| Recreational Cabins | 0 | 0 | 0 | 0 |
| <u>SUBDIVISIONS</u> | | | | |
| Total Plans Approved | 0 | 0 | 0 | 0 |
| Total Lots Approved | 0 | 0 | 0 | 0 |



Municipality of the County of Kings

181 Coldbrook Village Park Dr.
PO Box 100
Coldbrook NS B4N 3W3
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Tel: 1-888-337-2999

Land of Orchards, Vineyards and Tides

Report Date: 8/2/2024

Town of Berwick Building Permit Statistics - July 2024

Permits by Building Type

| Building Type | Total |
|--------------------|-------|
| ACCESSORY BUILDING | 2 |
| ONE UNIT | 1 |
| SOLAR | 1 |
| | 4 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|--------------------|--------------------|
| ACCESSORY BUILDING | \$22,560.00 |
| ONE UNIT | \$7,000.00 |
| SOLAR | \$30,000.00 |
| | \$59,560.00 |

Dwelling Units Demolished

| | | Total |
|--------------------|---|-------|
| SINGLE-DETACHED | 0 | 0 |
| RECREATIONAL CABIN | 0 | 0 |
| SEMI-DETACHED | 0 | 0 |
| ROW | 0 | 0 |
| APARTMENT | 0 | 0 |
| | 0 | 0 |

Town of Berwick

Building Permit Statistics - July 2024

| <u>Work Type</u> | | <u>Building Type</u> | | <u>Building Type</u> | | <u>Proposed Use</u> | |
|------------------|--------------|----------------------|-------------------------|----------------------|----------------------|---------------------|----------------|
| ADD | ADDITION | AB | ACCESSORY BUILDING | ID | INDUSTRIAL | AG | AGRICULTURAL |
| CON | CONSTRUCTION | AD | ACCESSORY DWELLING UNIT | IN | INSTITUTIONAL | CM | COMMERCIAL |
| LOC | LOCATION | AG | AGRICULTURAL | MH | MOBILE HOME | FI | FISHING |
| OTH | OTHER | AU | ACCESSORY USE | MU | MULTI UNIT | FO | FORESTRY |
| RNO | RENOVATION | BH | BOAT HOUSE | OU | ONE UNIT | IN | INSTITUTIONAL |
| DMO | DEMOLITION | CM | COMMERCIAL | RC | RECREATIONAL CABIN | MF | INDUSTRIAL |
| | | DK | DECK | RV | RECREATIONAL VEHICLE | NA | NOT APPLICABLE |
| | | FD | FARM DWELLING | SN | SIGN | RC | RECREATIONAL |
| | | FI | FISHING | SP | SWIMMING POOL | RE | RESIDENTIAL |
| | | F0 | FORESTRY | SO | SOLAR | | |
| | | FT | FARM TENEMENT | TH | TOWN HOUSE | | |
| | | GA | GARAGE | TU | TWO UNIT | | |

| Permit | Location | Work Type | Bldg Type | Prop Use | Est Value |
|--------|-----------------|-----------|-----------|----------|--------------------|
| 240551 | 10 GALA DR | CON | AB | RE | \$15,360.00 |
| 230400 | 318 VETERANS DR | CON | AB | RE | \$7,200.00 |
| 240693 | 150 MAPLE AVE | RNO | SO | RE | \$30,000.00 |
| 240718 | 10 THOMAS ST | RNO | OU | RE | \$7,000.00 |
| | | | | | \$59,560.00 |



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Land of Orchards, Vineyards and Tides

Town of Berwick Activity Report - August 2024

| | Last Fiscal Year | | This Fiscal Year | |
|-------------------------------|-----------------------|------------------------|-----------------------|------------------------|
| | Total For August 2023 | Total For Year to Date | Total For August 2024 | Total For Year to Date |
| <u>PERMIT COUNTS</u> | | | | |
| Building Permits | 8 | 16 | 1 | 15 |
| Development Permits | 0 | 0 | 0 | 1 |
| Demolition Permits | 0 | 0 | 0 | 0 |
| Sign Permits | 0 | 0 | 0 | 0 |
| Total Permits | 8 | 16 | 1 | 16 |
| <hr/> | | | | |
| TOTAL BUILDING VALUE | \$533,920 | \$1,168,780 | \$8,640 | \$984,401 |
| PERMIT VALUE | \$864 | \$2,227 | \$33 | \$1,983 |
| <hr/> | | | | |
| <u>NUMBER OF UNITS</u> | | | | |
| One Unit | 2 | 3 | 0 | 2 |
| Two Unit | 0 | 0 | 0 | 2 |
| Multi Unit | 0 | 0 | 0 | 0 |
| Townhouse | 0 | 0 | 0 | 0 |
| Farm Dwelling | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0 | 0 | 0 |
| Farm Tenement | 0 | 0 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 0 | 0 | 0 |
| Total Residential | 2 | 3 | 0 | 4 |
| Recreational Cabins | 0 | 0 | 0 | 0 |
| <u>SUBDIVISIONS</u> | | | | |
| Total Plans Approved | 0 | 0 | 0 | 0 |
| Total Lots Approved | 0 | 0 | 0 | 0 |



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Tel: 1-888-337-2999

Land of Orchards, Vineyards and Tides

Report Date: 9/6/2024

Town of Berwick Building Permit Statistics - August 2024

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| DECK | 1 |
| | 1 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|-------------------|
| DECK | \$8,640.00 |
| | \$8,640.00 |

Dwelling Units Demolished

| | | Total |
|--------------------|---|-------|
| SINGLE-DETACHED | 0 | 0 |
| RECREATIONAL CABIN | 0 | 0 |
| SEMI-DETACHED | 0 | 0 |
| ROW | 0 | 0 |
| APARTMENT | 0 | 0 |
| | 0 | 0 |

Town of Berwick

Building Permit Statistics - August 2024

| <u>Work Type</u> | | <u>Building Type</u> | | <u>Building Type</u> | | <u>Proposed Use</u> | |
|------------------|--------------|----------------------|-------------------------|----------------------|----------------------|---------------------|----------------|
| ADD | ADDITION | AB | ACCESSORY BUILDING | ID | INDUSTRIAL | AG | AGRICULTURAL |
| CON | CONSTRUCTION | AD | ACCESSORY DWELLING UNIT | IN | INSTITUTIONAL | CM | COMMERCIAL |
| LOC | LOCATION | AG | AGRICULTURAL | MH | MOBILE HOME | FI | FISHING |
| OTH | OTHER | AU | ACCESSORY USE | MU | MULTI UNIT | FO | FORESTRY |
| RNO | RENOVATION | BH | BOAT HOUSE | OU | ONE UNIT | IN | INSTITUTIONAL |
| DMO | DEMOLITION | CM | COMMERCIAL | RC | RECREATIONAL CABIN | MF | INDUSTRIAL |
| | | DK | DECK | RV | RECREATIONAL VEHICLE | NA | NOT APPLICABLE |
| | | FD | FARM DWELLING | SN | SIGN | RC | RECREATIONAL |
| | | FI | FISHING | SP | SWIMMING POOL | RE | RESIDENTIAL |
| | | F0 | FORESTRY | SO | SOLAR | | |
| | | FT | FARM TENEMENT | TH | TOWN HOUSE | | |
| | | GA | GARAGE | TU | TWO UNIT | | |

| Permit | Location | Work Type | Bldg Type | Prop Use | Est Value |
|--------|--------------|-----------|-----------|----------|-------------------|
| 240694 | 30 AUTUMN DR | ADD | DK | RE | \$8,640.00 |
| | | | | | \$8,640.00 |



Municipality of the County of Kings

181 Coldbrook Village Park Drive
Coldbrook NS B4R 1B9

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Tel: 1-888-337-2999

www.countyofkings.ca
Land of Orchards, Vineyards and Tides

Town of Berwick Activity Report - September 2024

| | Last Fiscal Year | | This Fiscal Year | |
|-----------------------------|-----------------------------|---------------------------|-----------------------------|---------------------------|
| | Total For September 2023 | Total For Year to Date | Total For September 2024 | Total For Year to Date |
| <u>PERMIT COUNTS</u> | | | | |
| Building Permits | 1 | 17 | 5 | 20 |
| Development Permits | 0 | 0 | 0 | 1 |
| Demolition Permits | 0 | 0 | 1 | 1 |
| Sign Permits | 0 | 0 | 0 | 0 |
| Total Permits | 1 | 17 | 6 | 22 |

| | | | | |
|----------------------|-----------|-------------|-----------|-------------|
| TOTAL BUILDING VALUE | \$216,100 | \$1,384,880 | \$231,660 | \$1,216,061 |
| PERMIT VALUE | \$258 | \$2,485 | \$406 | \$2,389 |

NUMBER OF UNITS

| | | | | |
|--------------------------|----------|----------|----------|----------|
| One Unit | 1 | 4 | 0 | 2 |
| Two Unit | 0 | 0 | 0 | 2 |
| Multi Unit | 0 | 0 | 0 | 0 |
| Townhouse | 0 | 0 | 0 | 0 |
| Farm Dwelling | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0 | 1 | 1 |
| Farm Tenement | 0 | 0 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 0 | 0 | 0 |
| Total Residential | 1 | 4 | 1 | 5 |
| Recreational Cabins | 0 | 0 | 0 | 0 |

SUBDIVISIONS

| | | | | |
|----------------------|---|---|---|---|
| Total Plans Approved | 0 | 0 | 0 | 0 |
| Total Lots Approved | 0 | 0 | 0 | 0 |



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Land of Orchards, Vineyards and Tides

Report Date: 10/4/2024

Town of Berwick Building Permit Statistics - September 2024

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| INSTITUTIONAL | 1 |
| MOBILE HOME | 1 |
| ONE UNIT | 2 |
| SOLAR | 2 |
| | 6 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|---------------------|
| INSTITUTIONAL | \$120,000.00 |
| MOBILE HOME | \$60,000.00 |
| ONE UNIT | \$19,500.00 |
| SOLAR | \$32,160.00 |
| | \$231,660.00 |

Dwelling Units Created

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| MOBILE HOME | 1 |
| | 1 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|------------------|
| MOBILE HOME | \$60,000.00 |
| | \$60,000.00 |

Dwelling Units Demolished

| | | Total |
|--------------------|---|-------|
| SINGLE-DETACHED | 1 | 1 |
| RECREATIONAL CABIN | 0 | 0 |
| SEMI-DETACHED | 0 | 0 |
| ROW | 0 | 0 |
| APARTMENT | 0 | 0 |
| | 1 | 1 |

Town of Berwick

Building Permit Statistics - September 2024

| <u>Work Type</u> | | <u>Building Type</u> | | <u>Building Type</u> | | <u>Proposed Use</u> | |
|------------------|--------------|----------------------|-------------------------|----------------------|----------------------|---------------------|----------------|
| ADD | ADDITION | AB | ACCESSORY BUILDING | ID | INDUSTRIAL | AG | AGRICULTURAL |
| CON | CONSTRUCTION | AD | ACCESSORY DWELLING UNIT | IN | INSTITUTIONAL | CM | COMMERCIAL |
| LOC | LOCATION | AG | AGRICULTURAL | MH | MOBILE HOME | FI | FISHING |
| OTH | OTHER | AU | ACCESSORY USE | MU | MULTI UNIT | FO | FORESTRY |
| RNO | RENOVATION | BH | BOAT HOUSE | OU | ONE UNIT | IN | INSTITUTIONAL |
| DMO | DEMOLITION | CM | COMMERCIAL | RC | RECREATIONAL CABIN | MF | INDUSTRIAL |
| | | DK | DECK | RV | RECREATIONAL VEHICLE | NA | NOT APPLICABLE |
| | | FD | FARM DWELLING | SN | SIGN | RC | RECREATIONAL |
| | | FI | FISHING | SP | SWIMMING POOL | RE | RESIDENTIAL |
| | | F0 | FORESTRY | SO | SOLAR | | |
| | | FT | FARM TENEMENT | TH | TOWN HOUSE | | |
| | | GA | GARAGE | TU | TWO UNIT | | |

| Permit | Location | Work Type | Bldg Type | Prop Use | Est Value |
|--------|-------------------|-----------|-----------|----------|---------------------|
| 240863 | 144 MAPLE AVE | RNO | SO | RE | \$14,560.00 |
| 240506 | 9 THOMAS ST | ADD | OU | RE | \$19,500.00 |
| 240814 | 12 GALA DR | RNO | SO | RE | \$17,600.00 |
| 240816 | 300 COMMERCIAL ST | CON | IN | IN | \$120,000.00 |
| 240844 | 35 DOUGLAS AVE | LOC | MH | RE | \$60,000.00 |
| 240855 | 131 FOSTER ST | DMO | OU | RE | \$0.00 |
| | | | | | \$231,660.00 |



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Land of Orchards, Vineyards and Tides

Town of Berwick Activity Report - October 2024

| | Last Fiscal Year | | This Fiscal Year | |
|-------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| | Total For October 2023 | Total For Year to Date | Total For October 2024 | Total For Year to Date |
| <u>PERMIT COUNTS</u> | | | | |
| Building Permits | 0 | 17 | 7 | 27 |
| Development Permits | 0 | 0 | 0 | 1 |
| Demolition Permits | 0 | 0 | 0 | 1 |
| Sign Permits | 0 | 0 | 0 | 0 |
| Total Permits | 0 | 17 | 7 | 29 |
| <hr/> | | | | |
| TOTAL BUILDING VALUE | 0 | \$1,384,880 | \$377,287 | \$1,593,348 |
| PERMIT VALUE | 0 | \$2,485 | \$582 | \$2,971 |
| <hr/> | | | | |
| <u>NUMBER OF UNITS</u> | | | | |
| One Unit | 0 | 4 | 1 | 3 |
| Two Unit | 0 | 0 | 0 | 2 |
| Multi Unit | 0 | 0 | 0 | 0 |
| Townhouse | 0 | 0 | 0 | 0 |
| Farm Dwelling | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0 | 0 | 1 |
| Farm Tenement | 0 | 0 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 0 | 0 | 0 |
| Total Residential | 0 | 4 | 1 | 6 |
| Recreational Cabins | 0 | 0 | 0 | 0 |
| <u>SUBDIVISIONS</u> | | | | |
| Total Plans Approved | 0 | 0 | 0 | 0 |
| Total Lots Approved | 0 | 0 | 0 | 0 |



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Land of Orchards, Vineyards and Tides

Report Date: 11/4/2024

Town of Berwick

Building Permit Statistics - October 2024

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| COMMERCIAL | 1 |
| DECK | 1 |
| GARAGE | 1 |
| INSTITUTIONAL | 1 |
| ONE UNIT | 1 |
| SOLAR | 2 |
| | 7 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|---------------------|
| COMMERCIAL | \$27,472.00 |
| DECK | \$11,880.00 |
| GARAGE | \$23,760.00 |
| INSTITUTIONAL | \$7,500.00 |
| ONE UNIT | \$229,940.00 |
| SOLAR | \$76,735.00 |
| | \$377,287.00 |

Dwelling Units Created

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| ONE UNIT | 1 |
| | 1 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|------------------|
| ONE UNIT | \$229,940.00 |
| | \$229,940.00 |

Dwelling Units Demolished

| | | Total |
|--------------------|---|-------|
| SINGLE-DETACHED | 0 | 0 |
| RECREATIONAL CABIN | 0 | 0 |
| SEMI-DETACHED | 0 | 0 |
| ROW | 0 | 0 |
| APARTMENT | 0 | 0 |
| | 0 | 0 |

Town of Berwick

Building Permit Statistics - October 2024

| <u>Work Type</u> | | <u>Building Type</u> | | <u>Building Type</u> | | <u>Proposed Use</u> | |
|------------------|--------------|----------------------|-------------------------|----------------------|----------------------|---------------------|----------------|
| ADD | ADDITION | AB | ACCESSORY BUILDING | ID | INDUSTRIAL | AG | AGRICULTURAL |
| CON | CONSTRUCTION | AD | ACCESSORY DWELLING UNIT | IN | INSTITUTIONAL | CM | COMMERCIAL |
| LOC | LOCATION | AG | AGRICULTURAL | MH | MOBILE HOME | FI | FISHING |
| OTH | OTHER | AU | ACCESSORY USE | MU | MULTI UNIT | FO | FORESTRY |
| RNO | RENOVATION | BH | BOAT HOUSE | OU | ONE UNIT | IN | INSTITUTIONAL |
| DMO | DEMOLITION | CM | COMMERCIAL | RC | RECREATIONAL CABIN | MF | INDUSTRIAL |
| | | DK | DECK | RV | RECREATIONAL VEHICLE | NA | NOT APPLICABLE |
| | | FD | FARM DWELLING | SN | SIGN | RC | RECREATIONAL |
| | | FI | FISHING | SP | SWIMMING POOL | RE | RESIDENTIAL |
| | | F0 | FORESTRY | SO | SOLAR | | |
| | | FT | FARM TENEMENT | TH | TOWN HOUSE | | |
| | | GA | GARAGE | TU | TWO UNIT | | |

| Permit | Location | Work Type | Bldg Type | Prop Use | Est Value |
|--------|-------------------|-----------|-----------|----------|---------------------|
| 240983 | 226 MAIN ST | CON | DK | RE | \$11,880.00 |
| 240978 | 15 THOMAS ST | RNO | SO | RE | \$48,989.00 |
| 240979 | 9 HORSBURGH DR | RNO | SO | RE | \$27,746.00 |
| 240906 | BEZANSON DR | CON | OU | RE | \$229,940.00 |
| 240928 | 243 COMMERCIAL ST | RNO | CM | CM | \$27,472.00 |
| 240960 | 4 THOMAS ST | ADD | GA | RE | \$23,760.00 |
| 240956 | 115 COMMERCIAL ST | RNO | IN | IN | \$7,500.00 |
| | | | | | \$377,287.00 |



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Town of Berwick Activity Report - November 2024

| | Last Fiscal Year | | This Fiscal Year | |
|-----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| | Total For November 2023 | Total For Year to Date | Total For November 2024 | Total For Year to Date |
| <u>PERMIT COUNTS</u> | | | | |
| Building Permits | 2 | 19 | 4 | 31 |
| Development Permits | 0 | 0 | 0 | 1 |
| Demolition Permits | 0 | 0 | 0 | 1 |
| Sign Permits | 0 | 0 | 0 | 0 |
| Total Permits | 2 | 19 | 4 | 33 |

| | | | | |
|----------------------|----------|-------------|-----------|-------------|
| TOTAL BUILDING VALUE | \$33,080 | \$1,417,960 | \$450,726 | \$2,044,074 |
| PERMIT VALUE | \$103 | \$2,588 | \$660 | \$3,631 |

NUMBER OF UNITS

| | | | | |
|--------------------------|----------|----------|----------|----------|
| One Unit | 0 | 4 | 1 | 4 |
| Two Unit | 0 | 0 | 0 | 2 |
| Multi Unit | 0 | 0 | 0 | 0 |
| Townhouse | 0 | 0 | 0 | 0 |
| Farm Dwelling | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0 | 0 | 1 |
| Farm Tenement | 0 | 0 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 0 | 0 | 0 |
| Total Residential | 0 | 4 | 1 | 7 |
| Recreational Cabins | 0 | 0 | 0 | 0 |

SUBDIVISIONS

| | | | | |
|----------------------|---|---|---|---|
| Total Plans Approved | 0 | 0 | 0 | 0 |
| Total Lots Approved | 0 | 0 | 0 | 0 |



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Land of Orchards, Vineyards and Tides

Report Date: 12/3/2024

Town of Berwick Building Permit Statistics - November 2024

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| GARAGE | 2 |
| INDUSTRIAL | 1 |
| ONE UNIT | 1 |
| | 4 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|---------------------|
| GARAGE | \$16,520.00 |
| INDUSTRIAL | \$202,386.00 |
| ONE UNIT | \$231,820.00 |
| | \$450,726.00 |

Dwelling Units Created

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| ONE UNIT | 1 |
| | 1 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|------------------|
| ONE UNIT | \$231,820.00 |
| | \$231,820.00 |

Dwelling Units Demolished

| | | Total |
|--------------------|---|-------|
| SINGLE-DETACHED | 0 | 0 |
| RECREATIONAL CABIN | 0 | 0 |
| SEMI-DETACHED | 0 | 0 |
| ROW | 0 | 0 |
| APARTMENT | 0 | 0 |
| | 0 | 0 |

Town of Berwick

Building Permit Statistics - November 2024

| <u>Work Type</u> | | <u>Building Type</u> | | <u>Building Type</u> | | <u>Proposed Use</u> | |
|------------------|--------------|----------------------|-------------------------|----------------------|----------------------|---------------------|----------------|
| ADD | ADDITION | AB | ACCESSORY BUILDING | ID | INDUSTRIAL | AG | AGRICULTURAL |
| CON | CONSTRUCTION | AD | ACCESSORY DWELLING UNIT | IN | INSTITUTIONAL | CM | COMMERCIAL |
| LOC | LOCATION | AG | AGRICULTURAL | MH | MOBILE HOME | FI | FISHING |
| OTH | OTHER | AU | ACCESSORY USE | MU | MULTI UNIT | FO | FORESTRY |
| RNO | RENOVATION | BH | BOAT HOUSE | OU | ONE UNIT | IN | INSTITUTIONAL |
| DMO | DEMOLITION | CM | COMMERCIAL | RC | RECREATIONAL CABIN | MF | INDUSTRIAL |
| | | DK | DECK | RV | RECREATIONAL VEHICLE | NA | NOT APPLICABLE |
| | | FD | FARM DWELLING | SN | SIGN | RC | RECREATIONAL |
| | | FI | FISHING | SP | SWIMMING POOL | RE | RESIDENTIAL |
| | | F0 | FORESTRY | SO | SOLAR | | |
| | | FT | FARM TENEMENT | TH | TOWN HOUSE | | |
| | | GA | GARAGE | TU | TWO UNIT | | |

| Permit | Location | Work Type | Bldg Type | Prop Use | Est Value |
|--------|-----------------|-----------|-----------|----------|---------------------|
| 241056 | 301 MAIN ST | CON | GA | RE | \$11,520.00 |
| 240827 | 326 MAIN ST | CON | ID | ID | \$202,386.00 |
| 240829 | 41 MACINTOSH ST | CON | OU | RE | \$231,820.00 |
| 240845 | 162 MAPLE AVE | RNO | GA | RE | \$5,000.00 |
| | | | | | \$450,726.00 |



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Town of Berwick Activity Report - December 2024

| | Last Fiscal Year | | This Fiscal Year | |
|-----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| | Total For December 2023 | Total For Year to Date | Total For December 2024 | Total For Year to Date |
| <u>PERMIT COUNTS</u> | | | | |
| Building Permits | 3 | 22 | 1 | 32 |
| Development Permits | 0 | 0 | 0 | 1 |
| Demolition Permits | 0 | 0 | 0 | 1 |
| Sign Permits | 0 | 0 | 0 | 0 |
| Total Permits | 3 | 22 | 1 | 34 |

| | | | | |
|----------------------|-----------|-------------|-----------|-------------|
| TOTAL BUILDING VALUE | \$128,140 | \$1,546,100 | \$937,800 | \$2,981,874 |
| PERMIT VALUE | \$202 | \$2,790 | \$384 | \$4,015 |

NUMBER OF UNITS

| | | | | |
|--------------------------|----------|----------|----------|-----------|
| One Unit | 1 | 5 | 0 | 4 |
| Two Unit | 0 | 0 | 0 | 2 |
| Multi Unit | 0 | 0 | 6 | 6 |
| Townhouse | 0 | 0 | 0 | 0 |
| Farm Dwelling | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0 | 0 | 1 |
| Farm Tenement | 0 | 0 | 0 | 0 |
| Accessory Dwelling Unit | 1 | 1 | 0 | 0 |
| Total Residential | 1 | 5 | 6 | 13 |
| Recreational Cabins | 0 | 0 | 0 | 0 |

SUBDIVISIONS

| | | | | |
|----------------------|---|---|---|---|
| Total Plans Approved | 0 | 0 | 0 | 0 |
| Total Lots Approved | 0 | 0 | 0 | 0 |



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Land of Orchards, Vineyards and Tides

Report Date: 1/3/2025

Town of Berwick Building Permit Statistics - December 2024

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| MULTI UNIT | 1 |
| | 1 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|---------------------|
| MULTI UNIT | \$937,800.00 |
| | \$937,800.00 |

Dwelling Units Created

Permits by Building Type

| Building Type | Total |
|---------------|-------|
| MULTI UNIT | 6 |
| | 6 |

Summary of Est. Value by Building Type

| Building Type | Total Est. Value |
|---------------|------------------|
| MULTI UNIT | \$937,800.00 |
| | \$937,800.00 |

Dwelling Units Demolished

| | | Total |
|--------------------|----------|----------|
| SINGLE-DETACHED | 0 | 0 |
| RECREATIONAL CABIN | 0 | 0 |
| SEMI-DETACHED | 0 | 0 |
| ROW | 0 | 0 |
| APARTMENT | 0 | 0 |
| | 0 | 0 |

Town of Berwick

Building Permit Statistics - December 2024

| <u>Work Type</u> | | <u>Building Type</u> | | <u>Building Type</u> | | <u>Proposed Use</u> | |
|------------------|--------------|----------------------|-------------------------|----------------------|----------------------|---------------------|----------------|
| ADD | ADDITION | AB | ACCESSORY BUILDING | ID | INDUSTRIAL | AG | AGRICULTURAL |
| CON | CONSTRUCTION | AD | ACCESSORY DWELLING UNIT | IN | INSTITUTIONAL | CM | COMMERCIAL |
| LOC | LOCATION | AG | AGRICULTURAL | MH | MOBILE HOME | FI | FISHING |
| OTH | OTHER | AU | ACCESSORY USE | MU | MULTI UNIT | FO | FORESTRY |
| RNO | RENOVATION | BH | BOAT HOUSE | OU | ONE UNIT | IN | INSTITUTIONAL |
| DMO | DEMOLITION | CM | COMMERCIAL | RC | RECREATIONAL CABIN | MF | INDUSTRIAL |
| | | DK | DECK | RV | RECREATIONAL VEHICLE | NA | NOT APPLICABLE |
| | | FD | FARM DWELLING | SN | SIGN | RC | RECREATIONAL |
| | | FI | FISHING | SP | SWIMMING POOL | RE | RESIDENTIAL |
| | | F0 | FORESTRY | SO | SOLAR | | |
| | | FT | FARM TENEMENT | TH | TOWN HOUSE | | |
| | | GA | GARAGE | TU | TWO UNIT | | |

| Permit | Location | Work Type | Bldg Type | Prop Use | Est Value |
|--------|---------------|-----------|-----------|----------|---------------------|
| 240886 | 131 FOSTER ST | CON | MU | RE | \$937,800.00 |
| | | | | | \$937,800.00 |