

SITE PLAN APPROVAL INFORMATION SHEET

Applicant: Vantage Point Holdings Ltd

Property Location: PID 45118221, 45436292, & 45436284 Old Enfield Rd/Bakery Lane, Enfield

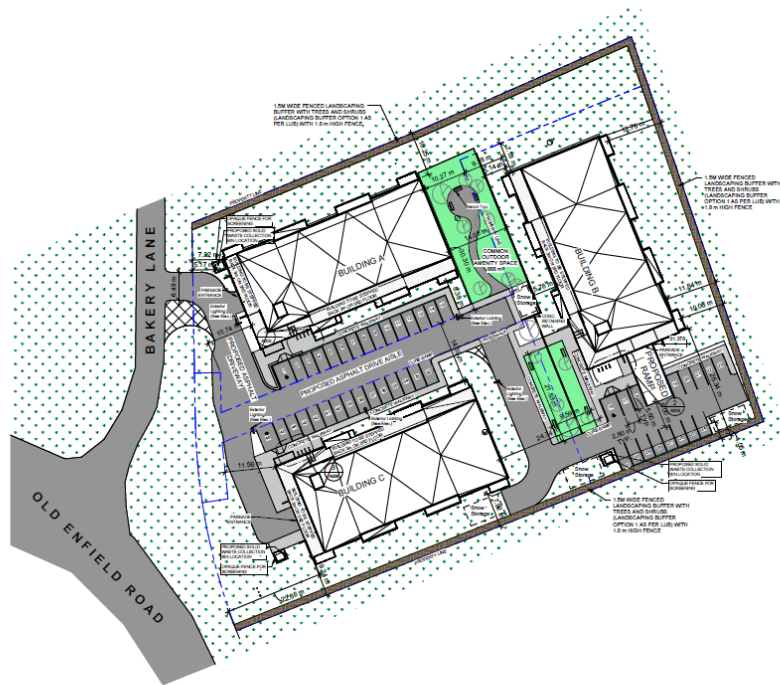
Site Plan Application: To permit the construction of three (3) Multiple Unit Dwellings, 24 units each

Site Plan Approval Granted by Municipal Development Officer on: Amendment approved on June 8, 2026
(amenity space was changed from roof top to ground area)

Site Plan:

- GENERAL NOTES:**
1. STREET LIGHTING USED TO ILLUMINATE ANY AREA WITHIN THE SITE IS LOCATED IN A MANNER THAT WOULD NOT REFLECT ONTO ADJACENT PROPERTIES OR THE STREET
 2. ALL PARKING ENTRANCES TO BE RECESSED INTO STRUCTURE BY 1 FT FOR INTERGRATION INTO BUILDING
 3. NO SLOPE GREATER THAN 5% IN OUTDOOR AMENITY SPACE
 4. PROPOSED WASTE BINS TO BE ENCLOSED BY OPAQUE FENCE

**BUILDING B AND C ARE IDENTICAL IN LAYOUT
BUILDING A AND C ARE MIRRORED IN LAYOUT**



| PROPERTY ANALYSIS | | |
|---|--|--|
| AHU | EAST HANTS | |
| ADDRESS | 51 OLD ENFIELD ROAD + LOT W BAKERY LANE, EAST HANTS NS | |
| PID | 45436284, 45436292, 45118221 | |
| USE | LARGE MULTIPLEX | |
| ZONE | R3 | |
| BUILDING "A" - ZONING ANALYSIS | | |
| | REQUIRED | PROPOSED |
| BUILDING HEIGHT | 11.0 m MAX | 11.0 m |
| LOT AREA | 3000 m ² MIN | 3508.4 m ² |
| MAX BUILD SIZE | 24 DU, 1250 m ² MAX | 24 DU, 1134.31 m ² |
| LOT COVERAGE | 40% MAX | 32.33% |
| BUILDING "A" FOOTPRINT | 1,088.06 m ² | |
| BUILDING "B" - ZONING ANALYSIS | | |
| | REQUIRED | PROPOSED |
| BUILDING HEIGHT | 11.0 m MAX | 11.0 m |
| LOT AREA | 3000 m ² MIN | 4451.5 m ² |
| MAX BUILD SIZE | 24 DU, 1250 m ² MAX | 24 DU, 1134.31 m ² |
| LOT COVERAGE | 40% MAX | 24.4% |
| BUILDING "B" FOOTPRINT | 1,086.3 m ² | |
| BUILDING "C" - ZONING ANALYSIS | | |
| | REQUIRED | PROPOSED |
| BUILDING HEIGHT | 11.0 m MAX | 11.0 m |
| LOT AREA | 3000 m ² MIN | 3523.3 m ² |
| MAX BUILD SIZE | 24 DU, 1250 m ² MAX | 24 DU, 1134.31 m ² |
| LOT COVERAGE | 40% MAX | 30.84% |
| BUILDING "C" FOOTPRINT | 1,086.3 m ² | |
| COMMON OUTDOOR AMENITY SPACE | | |
| | REQUIRED | PROPOSED |
| TOTAL | 665 m ² | |
| TOTAL PER UNIT | 10.0 m ² | |
| REQUIRED PER UNIT | 10.0 m ² | |
| PARKING ANALYSIS | | |
| | REQUIRED | PROPOSED |
| RESIDENT | 1.5 STALLS / DU | 36 STALLS / BUILDING |
| VISITOR | 1 STALL / 7 DU | 4 STALLS / BUILDING |
| | TOTAL | 120 STALLS REQUIRED (40 STALLS / BUILDING) |
| UNDERGROUND | 78 STALLS (26 STALLS / BUILDING) | |
| SURFACE | 46 STALLS | |
| | 124 STALLS PROVIDED | |
| PARKING STALLS DESIGNATED AS ACCESSIBLE | | |
| | REQUIRED | PROPOSED |
| RESIDENT | 2 STALLS / BUILDING | 6 STALLS (2 STALLS / BUILDING IN PARKADE) |
| VISITOR | 1 STALL (1 IN 100 STALLS) | 3 STALLS |
| TOTAL | 7 STALLS | 9 STALLS |

STUDIO WORKS INTERNATIONAL LTD

ARCHITECT: STUDIOWORKS INT. INC.
1005-1000 QUINLAN ROAD
HALIFAX, NS B3J 1A3
TEL: (902) 429-2559

STRUCTURAL ENGINEER: CAMPBELL COMEAU ENGINEERING
2718 SACKVILLE ST., SUITE 110
HALIFAX, NS B3J 4Y6
TEL: (902) 429-6564

MECHANICAL ENGINEER: [REDACTED]
ELECTRICAL ENGINEER: [REDACTED]
TRUCK CONSULTANT: [REDACTED]
2102-11 HORSESHOE LAKE DRIVE
HALIFAX, NS B3J 3B8
TEL: (902) 833-8560

SCUM ENGINEER: [REDACTED]
2102-11 HORSESHOE LAKE DRIVE
HALIFAX, NS B3J 3B8
TEL: (902) 455-1537

GENERAL NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.
2. DO NOT SCALE THIS DRAWING.

| REV | DESCRIPTION | DATE |
|-----|------------------------|------------|
| 1 | DESIGNED FOR SITE PLAN | 2025-05-21 |
| 2 | REVISED FOR SITE PLAN | 2025-04-04 |
| 3 | REVISED FOR PERMIT | 2025-01-28 |
| 4 | PERMIT REVIEW | 2025-01-28 |
| 5 | REVISED FOR PERMIT | 2025-06-19 |
| 6 | REVISED SITE PLAN | 2025-03-11 |
| 7 | DIFF PLAN PERMIT | 2024-08-13 |

DRAWING TITLE:
PROPOSED OVERALL SITE PLAN

PROJECT:
NEW APARTMENT BUILDINGS

51 OLD ENFIELD ROAD + LOT W BAKERY LANE, ENFIELD

DRAWN BY: [REDACTED] MB
CHECKED BY: [REDACTED] RS
DATE: 2025-03-08
CLIENT: [REDACTED]
Professional Control: [REDACTED] Srv. Ltd.
SCALE: AS SHOWN

A-003

Community:
Enfield

Current Zone:
Multiple Unit Residential (R3) Zone

Size of Property:
11,315 sq m (combined)

For further information, please contact Kelly Ash, Development Officer, kash@easthants.ca



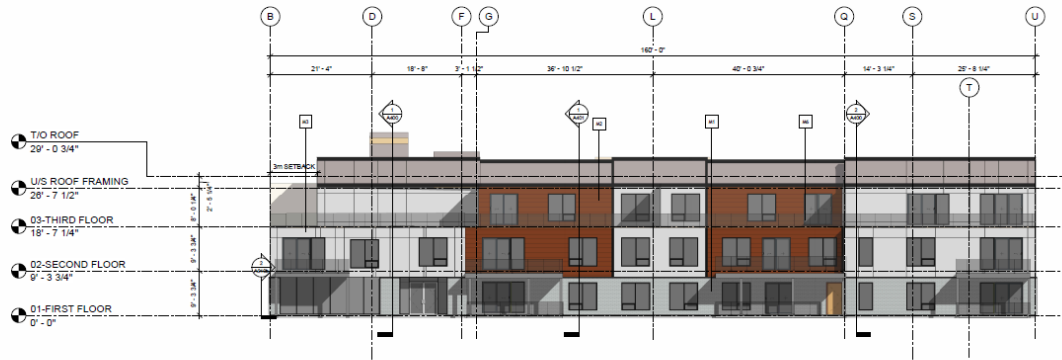
SITE PLAN APPROVAL INFORMATION SHEET

Building Elevations:


| MATERIALS | |
|-----------|-----------------------------------|
| M1 | MASONRY - GREY |
| M2 | WOOD LOOK METAL SIDING |
| M3 | ARCHITECTURAL PANEL - WHITE |
| M4 | ARCHITECTURAL PANEL - MEDIUM GREY |
| M5 | GLASS |
| M6 | GLASS BALCONY RAILING |



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



360 CAD SERVICES INC.
INTERNATIONAL LTD.

STUDIO WORKS
INTERNATIONAL LTD.

1645 100th Street, Suite 1000, Richmond, BC V6V 2G9
1714 Gilmour Road, Suite 100, Delta, BC V4L 1Y7
4675 St. Johns Street, Suite 100, Surrey, BC V4A 1A3

CONSULTANTS:

ARCHITECTURAL DRAFTING
360CAD SERVICES INC.
1714 GILMOUR ROAD
HALIFAX, NS B4A 1C2
TEL: (902) 340-9800


ARCHITECT
STUDIOWORKS INC.
1004 DE QUINCEVILLE ROAD
HALIFAX, NS B3J 1A3
TEL: (902) 429-3388

STRUCTURAL ENGINEER
A.R.C. ENGINEERING
1242 WEST TOWN STREET
HALIFAX, NS B3H 4K2
TEL: (902) 423-6103

ELECTRICAL ENGINEER
STRUM CONSULTING
21021 HORSHEAM LAKE DRIVE
HALIFAX, NS B3H 0B9
TEL: (902) 859-5665

CIVIL ENGINEER
SCDM
26 QUOND CRESCENT
HALIFAX, NS B3S 1C6
TEL: (902) 489-1917

GENERAL NOTE:
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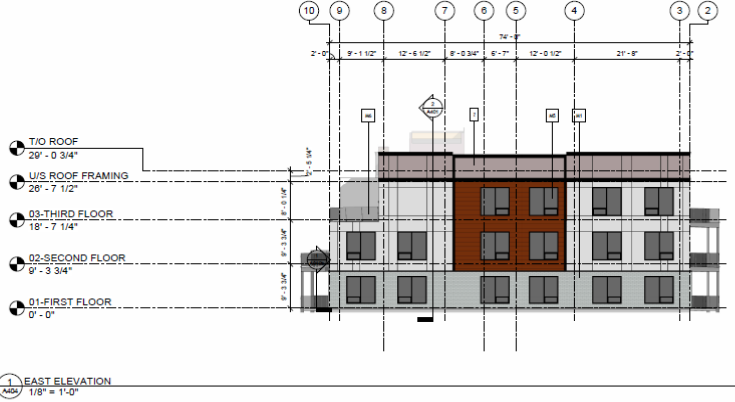
| REV. | DESCRIPTION | DATE |
|------|---------------------|------------|
| 1 | ISSUED FOR PERMIT | 2024.05.31 |
| 2 | REVISED SITE PLAN | 2024.03.21 |
| 3 | EXERCISE FOR PERMIT | 2023.08.17 |
| 4 | REPRINT REVIEW | 2024.03.26 |
| 5 | SITE PLAN APPROVAL | 2024.03.18 |

DRAWING TITLE:
NORTH / SOUTH ELEVATIONS

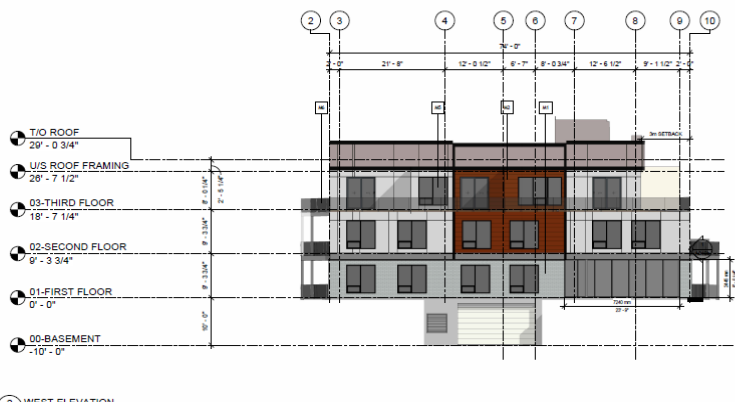
PROJECT:
NEW MULTI UNIT RESIDENTIAL BUILDING A
81 OLD EMPIRE ROAD - LOT W BAKERY LAKE EAST PHASE 06

| | |
|-------------|------------------|
| DRAWN BY: | LR |
| CHECKED BY: | RS |
| DATE: | 2024-09-02 |
| CLIENT: | DWQ: |
| PURCHASER: | CONR. SERV. LTD. |
| SCALE: | A403 |
| | AS SHOWN |

| MATERIALS | |
|-----------|-----------------------------------|
| M1 | MASONRY - GREY |
| M2 | WOOD LOOK METAL SIDING |
| M3 | ARCHITECTURAL PANEL - WHITE |
| M4 | ARCHITECTURAL PANEL - MEDIUM GREY |
| M5 | GLASS |
| M6 | GLASS BALCONY RAILING |



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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CONSULTANTS:
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ARCHITECT
STUDIOWORKS INT. INC.
100818 GUNPOCK ROAD
HALFAX, NS B3L 1A3
TEL: (902) 432-1818
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A.R.C. ENGINEERING
204-202 TOBIN STREET
HALFAX, NS B3K 4C2
TEL: (902) 423-8809
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
STRUM CONSULTING
230211 HORSESHOE LAKE DRIVE
HALFAX, NS B3S 0B9
TEL: (902) 458-6862
CIVIL ENGINEER
SICOR
35 OLAND PRESIDENT
HALFAX, NS B3B 1G4
TEL: (902) 468-1837

GENERAL NOTES:
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| REV | DESCRIPTION | DATE |
|-----|--------------------|------------|
| 1 | SITE PLAN APPROVAL | 2028-12-08 |
| 2 | CLIENT REVIEW | 2028-12-08 |
| 3 | SOILED FOR PERMIT | 2028-06-17 |
| 4 | REVISED SITE PLAN | 2028-03-21 |
| 5 | SITE PLAN FINISH | 2028-08-17 |

DRAWING TITLE:
EAST / WEST ELEVATIONS

PROJECT:
NEW MULTI UNIT RESIDENTIAL BUILDING BUILDING A
51 OLD BRIDGE ROAD - LOTT W/BAKERY LAKE EAST WANTS NS

| | |
|----------------------------|------------------|
| DRAWN BY: | LR |
| CHECKED BY: | RS |
| DATE: | 2028-09-02 |
| CLIENT: | DWG: |
| Porcupine Corp. Serv. Ltd. | |
| SCALE: | A404 AS SHOWN |