This Agreement made this _____ Day of _____ 2023.

Between:

Black Bay Real Estate Group (owner of 105 South Albion Street, hereinafter called the "Owner"),

of the one part, and

The Town of Amherst (a body corporate in the Province of Nova Scotia, hereinafter called the "Town"),

of the other part.

WHEREAS the Owner wishes to obtain permission pursuant to Policy RP-9 of the Municipal Planning Strategy of the Town of Amherst, to construct two, 5-unit townhouses, one, 128-unit apartment building, and one, 48-unit apartment building at 105 South Albion Street (formerly known as Blaine Street), as shown on Schedule B.

AND WHEREAS a condition of the granting of approval of Council is that the Owner enter into an Agreement with the Town;

AND WHEREAS the Council of the Town, at its meeting on the ____ Day of ____ 2023, approved said Development Agreement, subject to the registered Owner of the land described herein entering into this Agreement;

AND WHEREAS the following Schedules shall be attached to and form part of this Agreement:

- (a) Schedule 'A' Terms and Conditions
- (b) Schedule 'B' Property Location Map
- (c) Schedule 'C' Site Plan
- (d) Schedule 'D' Building Elevations

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the granting by the Town of the Development Agreement requested by the Owner, the Owner agrees as follows:

- 1) That the Owner is the registered owner of the aforesaid Land in the Town of Amherst, hereinafter called the "Land". The aforesaid Land is the only land in the Town of Amherst to which this Agreement applies, and the Land is illustrated in the plan shown on Schedule B attached.
- 2) That the Owner may construct a maximum of two, 5-unit townhouses and two apartment buildings, including one 8-story, 128-unit building and one 4-story 48-unit building on said Land, subject to Schedules A, B, C, and D attached.
- 3) Nothing in this Agreement shall exempt or be taken to exempt the Owner or any other person from complying with the requirements of any Bylaw of the Town applicable to the Property (other than the Land Use Bylaw to the extent varied by this Agreement) or any Provincial or Federal statute, act, or regulation.

- 4) Any failure of the Town to insist upon strict enforcement of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Town may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.
- 5) Should the Owner fail to act in accordance with any aspect of this Agreement, the Town shall retain the right to discharge the Agreement upon 30 days notification and / or enter the property and conduct the required work. The cost of the said work will become a lien on the property tax bill.
- 6) The Town shall issue the necessary Development Permit for the development upon expiration of the appeal period specified for Development Agreements under Section 249 of the *Municipal Government Act*, as the same may be amended from time to time, or upon the withdrawal or dismissal of any appeal which may be taken.
- 7) The Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Town in accordance with Section 229 of the *Municipal Government Act.*

In the presence of

THE TOWN OF AMHERST

David Kogon MD, Mayor

Jason MacDonald, MCIP, LPP, CAO

FOR THE OWNER

Adam Barrett, President Black Bay Real Estate Group Terms and Conditions:

1.0 USE OF LAND AND BUILDINGS

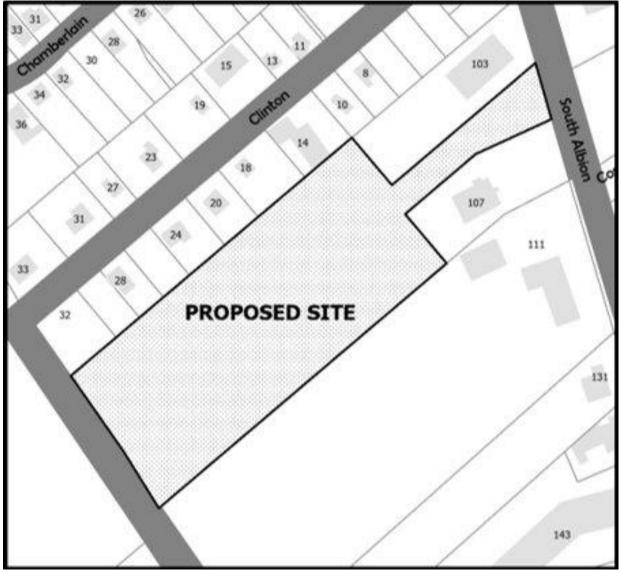
- 1.1 The use of the property shall be limited to two, 5-unit townhouses and two apartment buildings, including one 8-story, 128-unit building and one 4-story 48-unit building in the general location as shown on Schedule 'C'.
- 1.2 A minimum of 203 parking spaces, including 81 surface parking, 112 underground and 10 garage parking spaces shall be provided on the Land and shall be generally configured as shown and explained on Schedule 'C'.
- 1.4 Accessory buildings may be permitted on the Land in accordance with the *Town of Amherst* Land Use Bylaw and shall not be considered a substantial change to this agreement.
- 1.5 The building shall generally conform to the designs shown on Schedule 'C' and 'D'. Variations to the architectural details and footprint of the dwellings may be permitted, to the satisfaction of the Development Officer. Such changes shall not be considered substantial.
- 1.6 The Owners shall be responsible for all elements of the Site Plan on the Land generally in accordance with Schedule 'C'. Variations to the Site Plan elements may be permitted, to the satisfaction of the Development Officer and shall not be considered substantial changes to this agreement.
- 1.7 The Owner shall be responsible for maintaining screened solid waste containment areas.
- 1.8 Paving of the driveways and parking areas shall be completed for the associated building within twelve (12) months from the date an Occupancy Permit is issued.
- 1.9 The Owner shall be responsible for constructing the access to the site will have the option to construct a public street, subject to conformance with the Amherst Subdivision Bylaw requirements.
- 1.10 The Owner shall be responsible for any changes to the location and configuration of access and parking that is required to accommodate access for emergency vehicles, to the satisfaction of the Development Officer and the authority having jurisdiction. Such changes shall not be considered substantial to this agreement.

2.0 GENERAL REQUIREMENTS

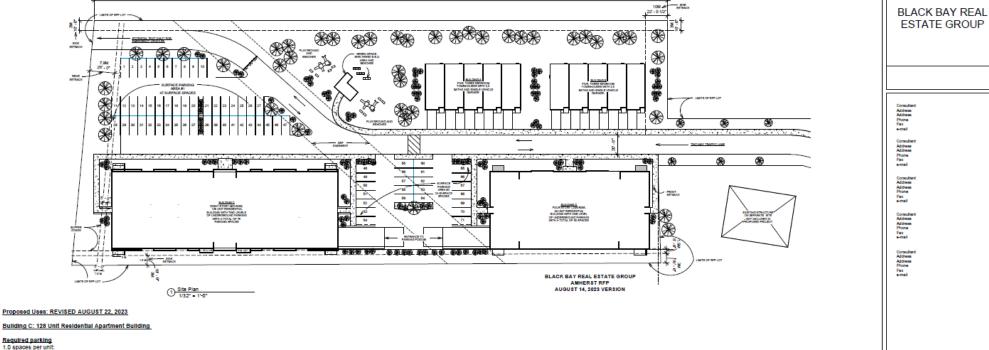
- 2.1 The Owner shall keep the Land, building and any portion thereof clean and in good repair. All elements of the development on the Land shall be regularly maintained and kept in a tidy state, and free from unkept materials of any kind.
- 2.2 The Owner shall ensure that exterior lighting does not shine directly onto adjacent properties.
- 2.3 Solid waste management shall be in conformance with the Town of Amherst *Solid Waste Bylaw*.
- 2.4 The Owner shall submit a storm water management plan to satisfaction of the Development Officer and shall be responsible for storm water management during and after construction.

2.5 The Owner shall take all reasonable steps to maintain a clean worksite during construction by picking up building material waste and taking all reasonable measures to minimize dust on an ongoing basis during construction.

SCHEDULE 'B'



SCHEDULE 'C'



Townhouse buildings A and B: total of 10 townhouses. - one covered garage parking space per townhouse and one driveway parking space Provided: 10 garage spaces and 10 potential driveway spaces

Building C: Unit Residential Apartment Building 128 units x 1.0 - 128 spaces required of which 4 are to be barrier free.

Provided: Two levels of Under-Building parking: 82 standard spaces of which four are accessible spaces: total of 82 spaces

Building D: 48 Unit Residential Apartment Building

1.0 spaces per unit: 48 units x 1.0 - 48 spaces required of which 2 are to be barrier free.

Provided: One level of Under-Building parking: 30 standard spaces of which two are accessible spaces: total of 30 spaces

Surface parking provided for buildings C and D: Surface parking area #1 = 47 spaces Surface parking area #2 = 24 spaces Total number of surface parking spaces = 71 spaces

<u>Total parking spaces for Buildings C and D:</u> Total required number of surface and underground parking spaces for Buildings C and D = 176 spaces Total provided number of surface and underground parking spaces for Buildings C and D = 183 spaces

BEDROOM COUNT

Bedroom count Building A and B Townhouses 10 townhouses in total with 3 bedrooms each - total of 30 bedrooms

Bedroom count Building C

Levels 1 - 8 10 one bedroom units and 6 two bedroom units - 22 bedrooms per level x 8 levels - 176 bedrooms

Bedroom count Building D Levels 1 - 4 8 one bedroom units and 4 two bedroom units = 16 bedrooms per level x 4 levels = 64 bedrooms

Total bedrooms of Buildings A. B. C and D = 270

Amenity requirements 5m² per dwelling unit = 5m² x 186 units = 930m² Provided: 6,248m²

597 - 1 1/2"

Project totals Townhouse Units: 10 Apartment Units: 176 Total units of Townhouses A.B and Apartment Buildings C and D: 186 Townhouse bedrooms: 30 Apartment Bedrooms: 240 Total number of bedrooms of Townhouses A,B and Apartment Buildings C and D: 270

LAND USE BY-LAWS Amherst

Highway Commercial Zoning: Residential uses in Commercial zones to comply with all applicable Residential use shall (I) satisfy all applicable Residential standards in this Bylaw Refer to Residential section 8.1.1 and 8.1.2

Requirements (PER 8.1.1 and 8.1.2 zone requirements) Min. Lot Size = 300m² (subject to Development Agreement) Min. Front Yard - Apartment Building = 6m, Townhouse = 10m Min. Rear Yard - all types - 8m Min. Side Yard - Apartment Building - 2m one side, 3m other side Min.Flank Yard - 6m (not applicable) Max Building Height = 11m (subject to Development Agreeement)

Property and Building Stats Lot Area: 15,783m²(169.887sf)

Townhouse building A (Townhouse B sim) Per floor = 82M² Total of all three floors = 246M² Total of all 10 townhouse units (Townhouse A and B) = 2,460M ²

Apartment building C Floors 1 through 8 = 1,697M² each level Total of all 8 floors (does not include underground parking) = 13,576M²

Apartment building D Building Gross Area Floors 1 through 4 = 1,197M² each level Total of all 4 floors (does not include underground parking) = 4,788M²

Amenity spaces Apartment building; each unit will receive a deck of at least 3M ² (35sf) Townhouses: each townhouse will have two rear deck areas comprising 10M ² (108sf)



SCHEDULE 'D'



1 North 3/32" = 1'-0"



2 South 3/32" = 1'-0"



SCHEDULE 'D'





(2) West 3/32" = 1'-0"

SCHEDULE 'D'



North -Bidg D



