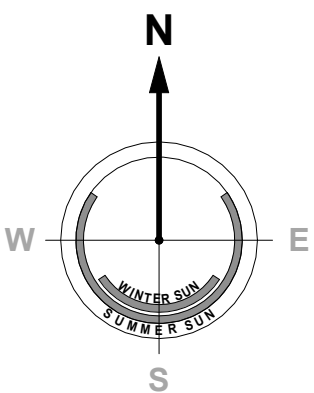


GENERAL NOTES:

NOT FOR CONSTRUCTION

ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.

DO NOT SCALE THIS DRAWING.



HOLLAND ROAD

BROOK STREET

WATERCOURSE

LOT 1

40000ft² = 3716.1m²
(0.918 Acres)

LOT 2

40000ft² = 3716.1m²
(0.918 Acres)

LOT 4

FUTURE
SUBDIVISION

ASSUMED
WATERCOURSE
WIDTH OF 4.5M
(14.76 FT)

20m WATERCOURSE
BUFFER

EXISTING
CONCRETE
BRIDGE

TODDLER AND PRESCHOOL
PLAY AREA (9900ft² = 919.75m²)

BUILDING 4 (2760ft² = 256.4m²)

BUILDING 3 (3186ft² = 296.0m²)

BUILDING 1 (2560ft² = 237.8m²)

BUILDING 2 (1829ft² = 169.9m²)

TOTAL (10335ft² = 960m²)

POND

PID 00528059
LOT A
LANDS OF
4318698 NOVA SCOTIA LIMITED
Document No. 122200968
LRO Plan No. 2063
AREA = 160297.8 m²
(39.61 Acres)

LOT 3

78910ft² = 7331.0m²
(1.81 Acres)

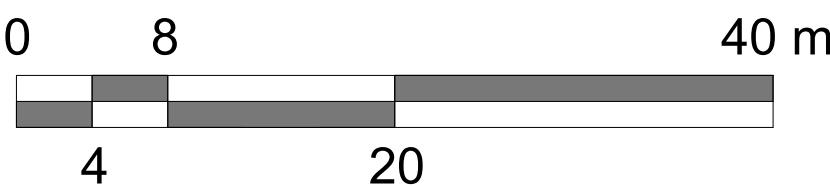
SEPTIC FIELD (6484ft² = 602m²)

FOREST SCHOOL
OUTDOOR PLAY AREA
(16614ft² = 1487.75m²)

EXISTING TREE
TO STAY

INFANT PLAY AREA
(600ft² = 55.74m²)

EXISTING DRILLED WELL LOCATION



SCALE 1 : 400

NOTE: ALL DIMENSIONS APPROXIMATE

LEGEND

- SUBJECT PROPERTY LINE
- NEW PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LIMIT LINE

PROPERTY ANALYSIS

CIVIC ADDRESS	229 HOLLAND ROAD, FLETCHERS LAKE
LEGAL ADDRESS	LOT A
PID	00528059
AAN	04677129
AHJ	HRM
LOT AREA	160297.8 m ² (39.61 Acres)
BUILDING USE	DAYCARE
SITE ZONING	R-1b

ZONING ANALYSIS

	REQUIRED	PROPOSED
FRONT SETBACK	30 feet (9.1 m)	> 30 feet (9.1 m)
REAR SETBACK	8 feet (2.4 m)	> 8 feet (2.4 m)
SIDE SETBACK	8 feet (2.4 m)	> 8 feet (2.4 m)
BUILD HEIGHT	35 feet (10.7 m)	< 35 feet (10.7 m)
LOT COVERAGE	35%	13%
FLOOR AREA	N/A	N/A
PARKING	37 REGULAR + 3 ACCESSIBLE STALLS	38 REGULAR + 3 ACCESSIBLE STALLS

REV	DESCRIPTION	DATE

ISSUED FOR REVIEW

DRAWING TITLE:
PROPOSED REZONING AND
SUBDIVISION PLAN

PROJECT:

HOLLAND ROAD DAYCARE

229 HOLLAND ROAD

DRAWN BY:	CH
CHECKED BY:	DC
DATE:	2025.09.22
CLIENT:	DWG:
METHODICAL METHODS	
SCALE:	AS SHOWN
	SP103