

Form 24

Purpose: to change the registered interest, benefits or burdens

(Instrument code: 450)

(If change(s) requested relate(s) to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register)

Registration district: Hants
Submitter's user number: 435
Submitter's name: Harold G. S. Adams, Q.C.

In the matter of Parcel Identification Number (PID)

PID 45053063	
PID 45003811	

(Expand box for additional PIDs, maximum 9 PIDs per form)

For Office Use

HANTS COUNTY LAND REGISTRATION OFFICE I certify that this document was registered as shown here. Tina Landzeat, Registrar			
104520904			LR ROD
Document #			
JAN 28 2014		8:41	
MM	DD	YYYY	Time LO

The following additional forms are being submitted simultaneously with this form and relate to the attached document (check appropriate boxes, if applicable):

- Form 24(s)
 Form 8A(s)

Additional information *(check appropriate boxes, if applicable):*

- This Form 24 creates or is part of a subdivision or consolidation.
 This Form 24 is a municipal or provincial street or road transfer.
 This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.

Power of attorney *(Note: completion of this section is mandatory)*

- The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
 recorded in the attorney roll
 recorded in the parcel register
 incorporated in the document

OR

- No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register(s), as set out below.

The registered interests and related information are to be changed as follows:

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) if applicable</i>	
Mailing address of interest holder to be added (if applicable)	
Manner of tenure to be removed (if applicable)	
Manner of tenure to be added (if applicable)	
Description of mixture of tenants in common and joint tenancy (if applicable)	
Access type to be removed (if applicable)	
Access type to be added (if applicable)	
Percentage or share of interest held (for use with tenant in common interests)	
Non-resident (to qualified solicitor's information and belief) (Yes/No?)	
Reference to related instrument in parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law and no document is attached) Instrument code: 443	

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*):

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*:

Instrument type	
Interest holder name and type to be added	
Interest holder mailing address	
Judgment Roll reference	

The following benefits are to be added and/or removed in the parcel register(s):
(Note: An amending PDCA is required if the changes being made to the benefit section are not currently reflected in the description in the parcel register).

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	
Mailing address of interest holder to be added (if applicable)	
Servient tenement parcel(s) (list all affected PIDs):	
Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

The following burdens are to be added and/or removed in the parcel register(s):
(Note: An amending PDCA is required if the changes being made to the burden section are not currently reflected in the description in the parcel register).

Instrument type	Amendment
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	Municipality of the District of West Hants - Party to Agreement (Burden)
Mailing address of interest holder to be added (if applicable)	PO Box 3000, Windsor, NS B0N 2T0
Reference to related instrument in names-based roll/parcel register (if applicable)	Document No. 90368441
Reason for removal of interest (for use only)	N/A

The following recorded interests are to be added and/or removed in the parcel register:

Instrument type	
Interest holder and type to be removed <i>(if applicable)</i>	
Interest holder and type to be added <i>(if applicable)</i> <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	
Mailing address of interest holder to be added <i>(if applicable)</i>	
Reference to related instrument in names-based roll/parcel register <i>(if applicable)</i>	
Reason for removal of interest <i>(for use only when interest is being removed by operation of law)</i> Instrument code: 443	

The textual qualifications are to be changed as follows:

Textual qualification on title to be removed <i>(insert any existing textual description being changed, added to or altered in any way)</i>	
Textual qualification on title to be added <i>(insert replacement textual qualification)</i>	
Reason for change to textual qualification <i>(for use only when no document is attached)</i> Instrument code: 838	

The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed:

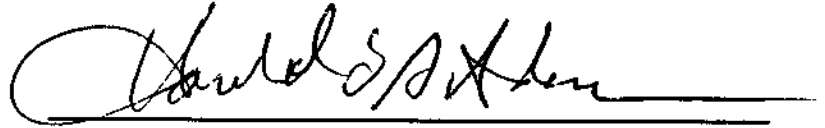
Name and mailing address of occupier to be removed	
Name and mailing address of occupier to be added	

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register(s) as instructed on this form.

Dated at Windsor, in the County of Hants, Province of Nova Scotia, on

January 27th, 2014.



Signature of authorized lawyer

Name: Harold G. S. Adams, Q.C.

Address: 189 Gerrish Street
PO Box 2379
Windsor NS B0N 2T0

Phone: 1-902-798-8384

E-mail: adamsco@ns.sympatico.ca

Fax: 1-902-798-0432

- This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

AMENDING AGREEMENT

THIS AMENDING AGREEMENT made this 23 day of January, 2018.

BETWEEN:

THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS, a body corporate pursuant to the *Municipal Government Act*, having its chief place of business at 76 Morison Drive, Wentworth Creek, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the "Municipality")

OF THE FIRST PART

- and -

BRISON DEVELOPMENTS LIMITED (3229190 Nova Scotia Limited), a body corporate, with head office at Windsor, in the County of Hants and Province of Nova Scotia,

(Hereinafter referred to as the "Developer")

OF THE SECOND PART

WHEREAS the Developer and the Municipality entered into a Development Agreement (the "Development Agreement") dated the 2nd of April 2008, and recorded at the Registry of Deeds at Windsor, in the County of Hants, Province of Nova Scotia on the 8th day of April 2008 as Document No. 90368441.

AND WHEREAS subdivision of the Property after the date of registration of the Development Agreement has resulted in changes to the Property Identification Numbers (PIDs) listed in the Development Agreement, the lands now subject to the Development Agreement are PIDs 45053063 and 45003811, hereinafter referred to as the "Property", which lands are more particularly described in Schedule A (2013) attached hereto;

AND WHEREAS the Development Agreement provides for a development known as "The Crossing" Land Lease Community (the "Development") on the Property;

AND WHEREAS the Developer has requested that the Development Agreement be amended to change the area designated as "Future Development", permit additional buildings in the Development, alter the requirements for an emergency access route, and make a number of text and schedule changes;

AND WHEREAS the Council of the Municipality of the District of West Hants approved this request at a meeting held on Nov. 12, 2013, and adopted this Amending Agreement by policy;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

- Existing Schedules to the Development Agreement shall be replaced with the Schedules attached as follows:

<i>Existing Schedule</i>	<i>Replace with New Schedule</i>
Schedule A – Property Description	Schedule A (2013) – Property Description
Schedule B – Land Use Plan	Schedule B (2013) – Land Use Plan
Schedule C – Phasing Plan	Schedule C (2013) – Phasing Plan
Schedule D – Mini Home Site Plan;	No Change
Schedule E - Architectural Design Sketch	No Change
Schedule F – Water Servicing Plan	Schedule F (2013) – Water Servicing Plan
Schedule G – Sanitary Servicing Plan	Schedule G (2013) – Sanitary Servicing Plan
Schedule H – Storm Sewer Servicing Plan	Schedule H (2013) – Storm Drainage Plan
Schedule I – Parks, Trails, Buffers Plan	Schedule I (2013) Parks and Trails Plan

- The following shall be added to Clause 1.0 Definitions:

“Active Recreational Uses” means an area within designated Community Commons where recreational activity takes place, for example, playgrounds, tennis courts, lawn bowling greens, picnic areas, community gardens, multi-purpose trails, or similar uses.

“Community Commons” means designated lands that may be used for passive or active recreational uses, required watercourse buffers, community uses, and maintenance buildings.

“Community Use/Local Commercial Building” means a building operated and maintained by the Developer primarily for the use of residents of the Development and their guests for meetings, recreation and similar activities, and which may also contain Local Commercial uses subject to the Land Use By-law and other applicable provisions of this Development Agreement.”

“Land Lease Community” means a lot for more than one dwelling unit on which individual sites are provided for more than one dwelling unit, and includes any accessory service and recreation buildings, but does not include a campground.

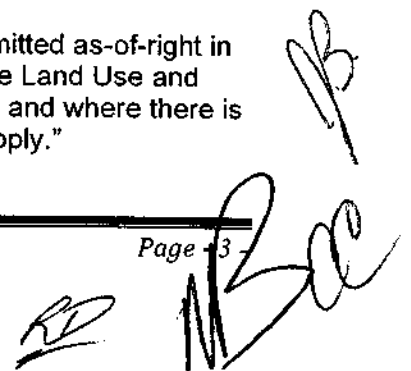
“Outdoor Covered Area” means an open sided shelter formed by a roof projecting from the side of the building and supported by posts.

- Clause 1.1 Definition “Accessory Building” shall be amended by deleting the words “lot as the main building”, and substituting the words “site as the dwelling unit”.
- Clause 1.2 Definition “Emergency Access” shall be amended by deleting it in its entirety and replacing it with the following:

“Emergency Access” means an access from the Development to lands abutting the Development that is designed, built and maintained to the satisfaction of the Municipality, the Department of Transportation and Infrastructure Renewal, and, if applicable, the Town

of Windsor. An Emergency Access is gated to prevent the movement of traffic except for emergency vehicles as part of an emergency response."

5. The following shall be deleted from Clause 1.0 Definitions:
"Temporary Access" means a street built to the construction standards for private roads of the Subdivision By-law and maintained by the Developer to the satisfaction of the Municipality which is used for no more than 18 months while a permanent street is completed to the specifications of the Manual and the requirements of this Agreement."
6. Clause 3.2 (i) shall be amended by deleting it in its entirety and replacing it with "subject to 3.2 (ii), a Land Lease Community containing not more than 200 manufactured homes, modular homes, or single unit dwellings;"
7. A new Clause 3.2 (ii) shall be added as follows:
(ii) "the Development Officer, in consultation with the Municipal Engineer, and, if applicable, NS Department of Transportation, may vary the number of dwelling units in section 3.2 (i) up to 220;"
8. Clause 3.2 (iii) shall be deleted in its entirety and replacing it with "Community Commons lands"
9. Clause 3.2 (iv) shall be amended by deleting it in its entirety and replacing it with "two property maintenance sheds subject to Clauses 6.3 and 6.4".
10. Clause 3.2 (v) shall be amended by inserting the words, "(identified as "Future Development on Schedule B (2013) Land Use Plan)" between the words "the property" and "in accordance".
11. Clause 3.2 shall be amended by adding a new sub-section as follows:
"(ix) a Community Use/Local Commercial Building with a maximum size of 5,000 ft² (464 m²). Local Commercial uses will be permitted in this building in accordance with the Land Use By-law, except that the total maximum area for Local Commercial uses shall be increased to 2,500 ft² (232 m²)."
12. Clause 3.4 shall be deleted in its entirety.
13. Clause 3.5 shall be amended by deleting the words "mini home sites" and replacing them with "dwelling unit sites within the Land Lease Community".
14. Add new Clause 3.5 as follows:
"Subdivision of the lands designated as "Future Development" on Schedule B (2013) - Land Use Plan shall be permitted. Any lot(s) subdivided from the original Property shall then be automatically excluded from this Development Agreement, and those lands shall be governed by the Land Use and Subdivision By-laws."
15. Add new Clause 3.6 as follows:
"No other uses are permitted on the Property, except that any use permitted as-of-right in the underlying zone may be permitted, provided the requirements of the Land Use and Subdivision By-laws and this Development Agreement can be satisfied and where there is any conflict between the two, the more stringent requirements are to apply."

Handwritten signatures and initials in black ink, including a large signature that appears to be 'Bac' and several smaller initials.

16. Clause 4.4 shall be deleted in its entirety and replaced with the following:
"An emergency access shall be built at the western end of Irvn Drive as shown on Schedule B (2013) - Land Use Plan. This emergency access must be approved by the Municipality, the Department of Transportation and Infrastructure Renewal, and if applicable, the Town of Windsor. The Municipality shall consult with emergency service providers on the design of the emergency access. The Developer shall provide to the Municipality copies of written agreements indicating that the emergency access is permitted on lands other than those owned by the Developer. The Developer shall provide to the Municipality a copy of the maintenance agreement pertaining to the emergency access. The emergency access will be required prior to any one of the following three permits being issued:
- (i) a building permit for the 150th dwelling unit in the mini home park;
 - or
 - (ii) a building permit for the second maintenance shed as outlined in Clause 6.4;
 - or
 - (iii) an occupancy permit for any portion of the Community Use/Local Commercial Building as outlined in Clause 3.2 (viii).
17. Add new Clause 4.5 as follows:
"The emergency access will not be a municipal public street, and shall be maintained and kept accessible at all times by the Developer. Appropriate signage shall be erected indicating that the road is to be used for emergency access only."
18. Clause 5.0 shall be amended by deleting the words "MINI HOME" from the heading.
19. Clauses 5.1 and 5.2 shall be amended by replacing the words, "mini home site" with "dwelling unit site".
20. Clause 5.2 shall be amended by changing the Site Requirements Maximum Height of Accessory Building from 15 ft (4.57 m) to 20 ft (6.1m).
21. Clauses 6.1 and 6.2 shall be amended by replacing the words "mini homes" with "manufactured homes".
22. Clause 6.3 shall be amended by deleting the first sentence and replacing it with "the first property maintenance shed may be increased in size, up to a total of 1,500 ft² (139.3 m²)."
23. Add new Clause 6.4 as follows:
"In addition to the shed described in Clause 6.3 of this Agreement, a second property maintenance shed may be built on the Property. Subject to Clause 6.5 of this Agreement, it shall be no larger than 5,000 ft² (464 m²) in size, including outdoor covered areas, with a maximum height of 35 feet (10.6 m). The shed shall conform to the setback requirements for accessory buildings in the Land Use By-law."
24. Add new Clause 6.5 as follows:
"The Development Officer, in consultation with the West Hants Building Official, may vary the maximum size specified in Clause 6.4 by up to 10%."
25. Clause 7.3 shall be amended by replacing the reference to "Section 3.2 (iii)", with "Section 3.2 (vi)".

26. Clause 9.1 shall be amended by deleting the word "screening" and replacing it with the word "buffering".
27. Delete the heading 12.0 "PARKLAND", and replace with "COMMUNITY COMMONS"
28. Delete Clause 12.1 and replace with, "Approximately 15 acres of the total land area of the Property shall be designated as Common Land, as shown in Schedule I (2013) - Parks and Trails Plan. A minimum of 5.5 acres of the designated Common Land area shall be used for active recreational uses."
29. Clause 14.1 (i) shall be amended by deleting the word "mini" and replacing it with the word "manufactured".
30. Throughout the document the term "Mini Home Park" shall be replaced with the term "Land Lease Community", and the term "Area One Land Use By-law" shall be replaced with the term "West Hants Land Use By-law".
31. Clause 20.1 shall be amended by adding the words "and Amending Agreement" between the words "Agreement" and "shall".
32. All other terms of the Development Agreement shall remain in full force and effect.

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

SIGNED, SEALED AND DELIVERED
in the presence of:

Jeanne Bourque
Witness

Jeanne Bourque
Witness

Jeanne Bourque
Witness

**MUNICIPALITY OF THE
DISTRICT OF WEST HANTS**

Per: *Richard P. Langford*
WARDEN

Per: *Cheryl Langford*
C.A.O., Clerk-Treasurer

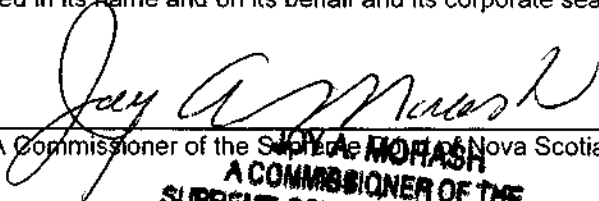
**BRISON DEVELOPMENTS LIMITED
(3229190 Nova Scotia Limited)**

Per: *[Signature]*

[Handwritten initials]

PROVINCE OF NOVA SCOTIA)
COUNTY OF HANTS)

ON THIS ^{40 Jan} 23rd day of ^{Jan} January, A.D., 2013, before me, the subscriber, personally came and appeared ^{Seawie Bourne}, a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that **THE MUNICIPALITY OF WEST HANTS**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.


A Commissioner of the Supreme Court of Nova Scotia
JAY A. MORASH
A COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA)
COUNTY OF HANTS)

ON THIS _____ day of _____, A.D., 2013, before me, the subscriber, personally came and appeared _____, a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that **BRISON DEVELOPMENTS LIMITED**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

A Commissioner of the Supreme Court of Nova Scotia

SCHEDULE A (2013)

PROPERTY DESCRIPTION - PID 45053063

ALL that lot of land situate, lying and being at Garlands Crossing, in the County of Hants and Province of Nova Scotia which may be more particularly bounded and described as follows:

BEGINNING at the point of intersection of the southeasterly boundary of lands now or formerly of Moira Burgess with the northeasterly boundary of a private road being an extension of Underwood Road, so called;

THENCE southwesterly along lands now or formerly of Moira Burgess to the southeasterly corner thereof;

THENCE northwesterly and westerly along lands now or formerly of Moira Burgess to the northeasterly boundary of lands now or formerly of Wanda Donelle;

THENCE northwesterly along lands now or formerly of Wanda Donelle;

THENCE westerly along land now or formerly of Wanda Donelle and lands now or formerly of Anahid Investments Limited to lands of the Nova Scotia Department of Transportation and Public Works, being the high school lands;

THENCE southeasterly along the high school lands to the southeast corner thereof;

THENCE westerly along the high school lands to the northeast corner of lands now or formerly of Dwight Banks;

THENCE southeasterly along lands now or formerly of Dwight Banks to lands now or formerly of Grant Burgess;

THENCE northeasterly along lands now or formerly of Grant Burgess to the northeast corner thereof;

THENCE southeasterly along lands now or formerly of Grant Burgess to the northerly boundary of other lands of 3229190 Nova Scotia Limited;

THENCE easterly along other lands of 3229190 Nova Scotia Limited to the northwesterly boundary of lands now or formerly of William Bowman;

THENCE northeasterly along lands now or formerly of William Bowman to the northwesterly corner thereof;

THENCE southeasterly along lands now or formerly of William Bowman to the northwesterly boundary of other lands of 3229190 Nova Scotia Limited;

THENCE northeasterly along other lands of 3229190 Nova Scotia Limited to the southeasterly margin of Underwood Road, so called;

THENCE northwesterly along Underwood Road and the various lands of Glenn E. Johnson to the place of beginning.

CONTAINING in area 54 acres, more or less.

AND SUBJECT TO a right of way for all purposes at all times over and across the private road being Underwood Road extension, to the lands of Glenn E. Johnson, lands of Vernon Swinamer and other lands of Annie M. Burgess.

TOGETHER WITH a right-of-way for all purposes from King Street, in the Town of Windsor, to the lands herein described which said right-of-way consists of two portions as follows:

the first portion being from King Street, aforesaid, to Lot AB-1, being lands now or formerly of Dwight Banks, which said portion of the right-of-way has been described in a deed registered on the 17th day of December, 1998 as document no. 5352 in Book 851 at Page 223 as follows:

Also a right-of-way from the lands hereby conveyed on, to and over the old Halifax Road aforesaid and across lands of the Nova Scotia Railway, now the Dominion Atlantic Railway, and unto to the new post road leading from Windsor to Halifax as it was formerly used by the said Thomas McLatchy, and for all purposes whatsoever,

and the second portion described in a Grant of Rights-of-Way registered on the 22nd day of September, 2003 as document no. 4515 in Book 1016 at Page 366 and being an easement 66 feet in width for access from the former Old Halifax Road along the northerly boundary of Lot AB-1 to the lands herein described.

SUBJECT TO a Land Use Agreement in favour of the Municipality of the District of West Hants registered on April 8, 2008 as document no. 90368441.

SAVING AND EXCEPTING the following parcels conveyed to the Municipality of the District of West Hants:

Place Name: IRVEN DRIVE, GARLANDS CROSSING

Municipality/County: HANTS COUNTY

Designation of Parcel on Plan: PARCEL ID-1

Title of Plan: Plan of Subdivision Showing Survey Parcel ID-1, Irvén Drive, Parcel MC-1, Merriwether Crescent & Parcel LS-1 and Showing Lease Lots 1 to 55 inclusive and Easement Parcels SE-2 and DE-2 to DE-5 & Walkway Parcels WW-1 and WW-2 Portion of Lands Conveyed to 3229790 Nova Scotia Limited

Registration County: HANTS COUNTY Registration Number of Plan: 92692871

And:

Place Name: IRVEN DRIVE, GARLANDS CROSSING

Municipality/County: HANTS COUNTY

Designation of Parcel on Plan: PARCEL LS-1

Title of Plan: Plan of Subdivision Showing Survey Parcel ID-1, Irvén Drive, Parcel MC-1, Merriwether Crescent & Parcel LS-1 and Showing Lease Lots 1 to 55 inclusive and Easement Parcels SE-2 and DE-2 to DE-5 & Walkway Parcels WW-1 and WW-2 Portion of Lands Conveyed to 3229790 Nova Scotia Limited

Registration County: HANTS COUNTY

Registration Number of Plan: 92692871

And:

Place Name: MERRIWEATHER CRESCENT, GARLANDS CROSSING

Municipality/County: HANTS COUNTY

Designation of Parcel on Plan: PARCEL MC-1

Title of Plan: Plan of Subdivision Showing Survey Parcel ID-1, Irvén Drive, Parcel MC-1, Merriwether Crescent & Parcel LS-1 and Showing Lease Lots 1 to 55 inclusive and Easement Parcels SE-2 and DE-2 to DE-5 & Walkway Parcels WW-1 and WW-2 Portion of Lands Conveyed to 3229790 Nova Scotia Limited

Registration County: HANTS COUNTY

Registration Number of Plan: 92692871

And:

Registration County: HANTS COUNTY

Street/Place Name: MERRIWEATHER CRESCENT AND ANNIE MAY COURT, GARLANDS CROSSING

Title of Plan: PLAN OF SUBDIVISION SHOWING SURVEY OF PARCEL MC-2 (MERRIWEATHER CRESCENT) AND PARCEL AMC-1 (ANNIE MAY COURT) AND SHOWING LEASE LOTS 201 TO 237 INCLUSIVE, LANDS OF 3229190 NOVA SCOTIA LIMITED

Designation of Parcel on Plan: PARCEL MC-2

Registration Number of Plan: 101358639

Registration Date of Plan: 2012-08-17 15:47:59

And:

Registration County: HANTS COUNTY

Street/Place Name: MERRIWEATHER CRESCENT AND ANNIE MAY COURT, GARLANDS CROSSING
Title of Plan: PLAN OF SUBDIVISION SHOWING SURVEY OF PARCEL MC-2 (MERRIWEATHER CRESCENT) AND PARCEL AMC-1 (ANNIE MAY COURT) AND SHOWING LEASE LOTS 201 TO 237 INCLUSIVE, LANDS OF 3229190 NOVA SCOTIA LIMITED

Designation of Parcel on Plan: PARCEL AMC-1

Registration Number of Plan: 101358639

Registration Date of Plan: 2012-08-17 15:47:59

SAVING and EXCEPTING Lot 44 to Lot 51, inclusive as shown on registered Plan No. 92673467 at the Land Registration Office for Hants County.

SAVING and EXCEPTING Lot GJ-1as shown on registered Plan No. 95499803 at the Land Registration Office for Hants County.

Subject to an easement as shown on the above noted plan and more particularly described in document no. 92705319.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Hants as plan or document number 95499803.

The MGA compliance statement has been applied by SNSMR during the processing of the abovementioned plan 95499803.

PROPERTY DESCRIPTION - PID 45003811

ALL that lot of land situate, lying and being at or near Garland's Crossing, in the County of Hants and Province of Nova Scotia which may be more particularly bounded and described as follows:

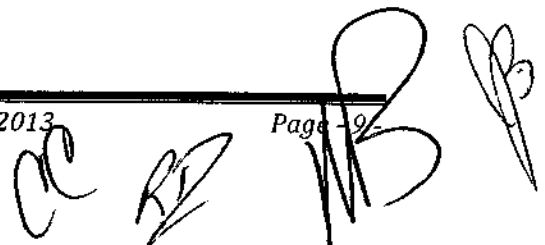
BEGINNING at the point of intersection of the northerly boundary of lands of the Windsor and Hantsport Railway Company (formerly of the Dominion Atlantic Railway) and the easterly margin of lands of the Town of Windsor (formerly the Old Halifax Road) with the southerly boundary of lands now or formerly of Grant Burgess;

THENCE easterly along lands now or formerly of Grant Burgess and other lands of Philip Burgess and Patricia Burgess to the northwesterly boundary of lands now or formerly of William Bowman;

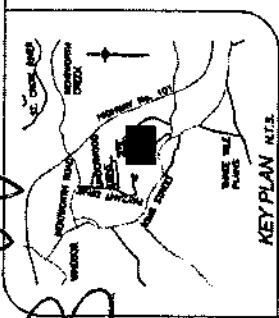
THENCE southwesterly along lands now or formerly of William Bowman and lands now or formerly of Lester Dicks to the northerly boundary of lands of the Windsor and Hantsport Railway Company;

THENCE westerly along lands of the Windsor and Hantsport Railway Company to the place of beginning.

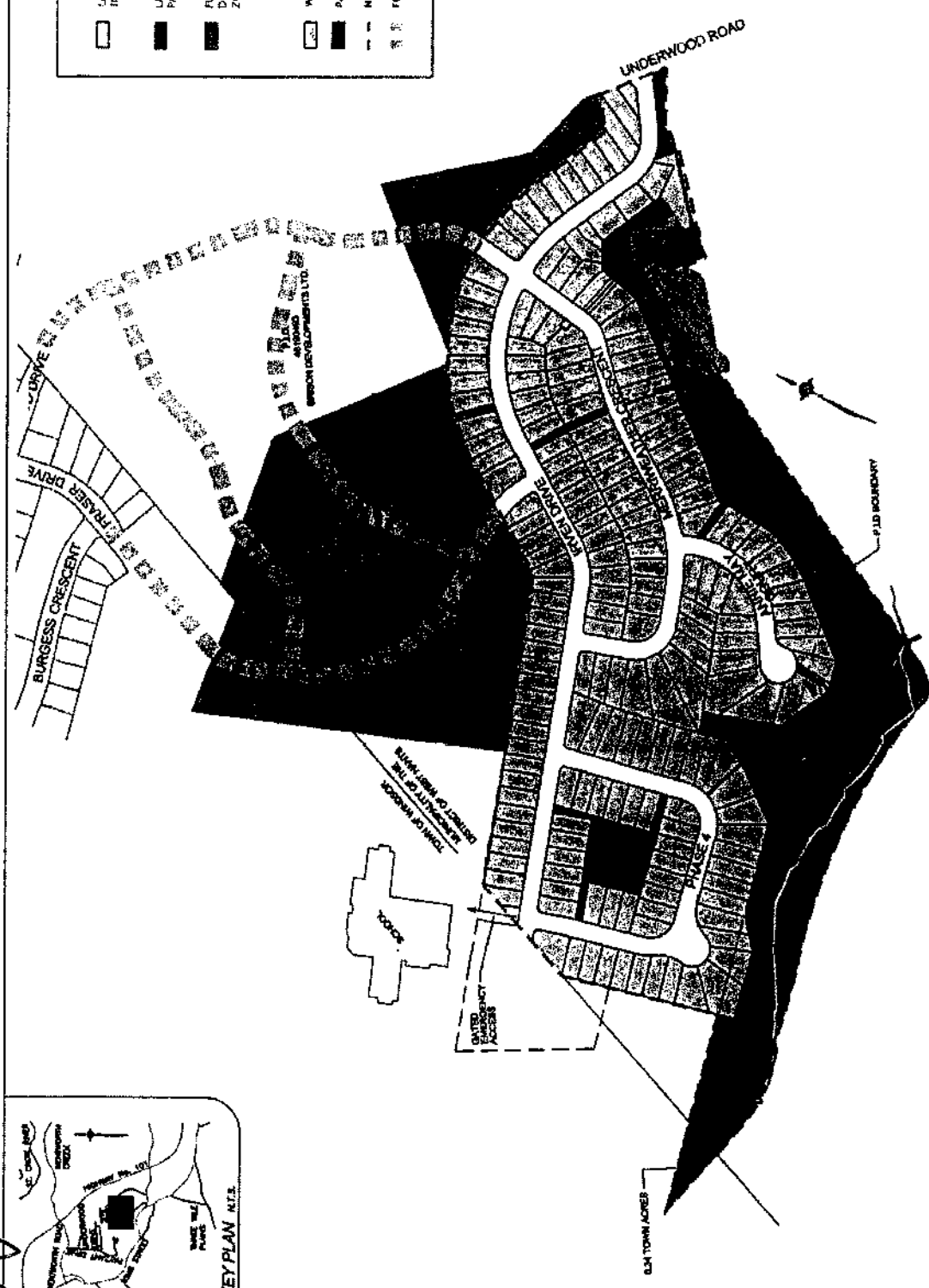
SAID LOT being triangular in shape and CONTAINING in area 10 acres, more or less.



Handwritten signatures and initials, including 'RD' and 'RC'.



	LAND LEASE - 55.75 ACRES INCL PARK LAND - 19.1 LOTS
	LAND LEASE - 15.47 ACRES PARKLAND - 28% PARKLAND
	FUTURE DEVELOPMENT ZONE R-2
	WETLANDS
	PATHWAYS
	NEW LAND LEASED BOUNDARY
	FUTURE STREET NETWORK
TOTAL AREA 21.41 ACRES	



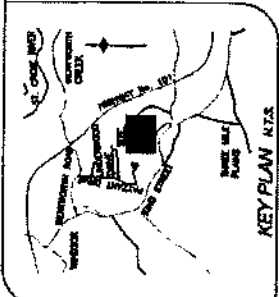
KVM
CONSULTANTS LIMITED

THE CROSSING
BRISON DEVELOPMENTS

SCHEDULE 'B'
LAND USE PLAN
2013 DA AMENDMENT

DRAWN: 1/3/00
SCALE: 1:500
DATE: 15 March 2013
REVISED: 21 August 2013
FILE No: 511-B

PROJECT
No: 511



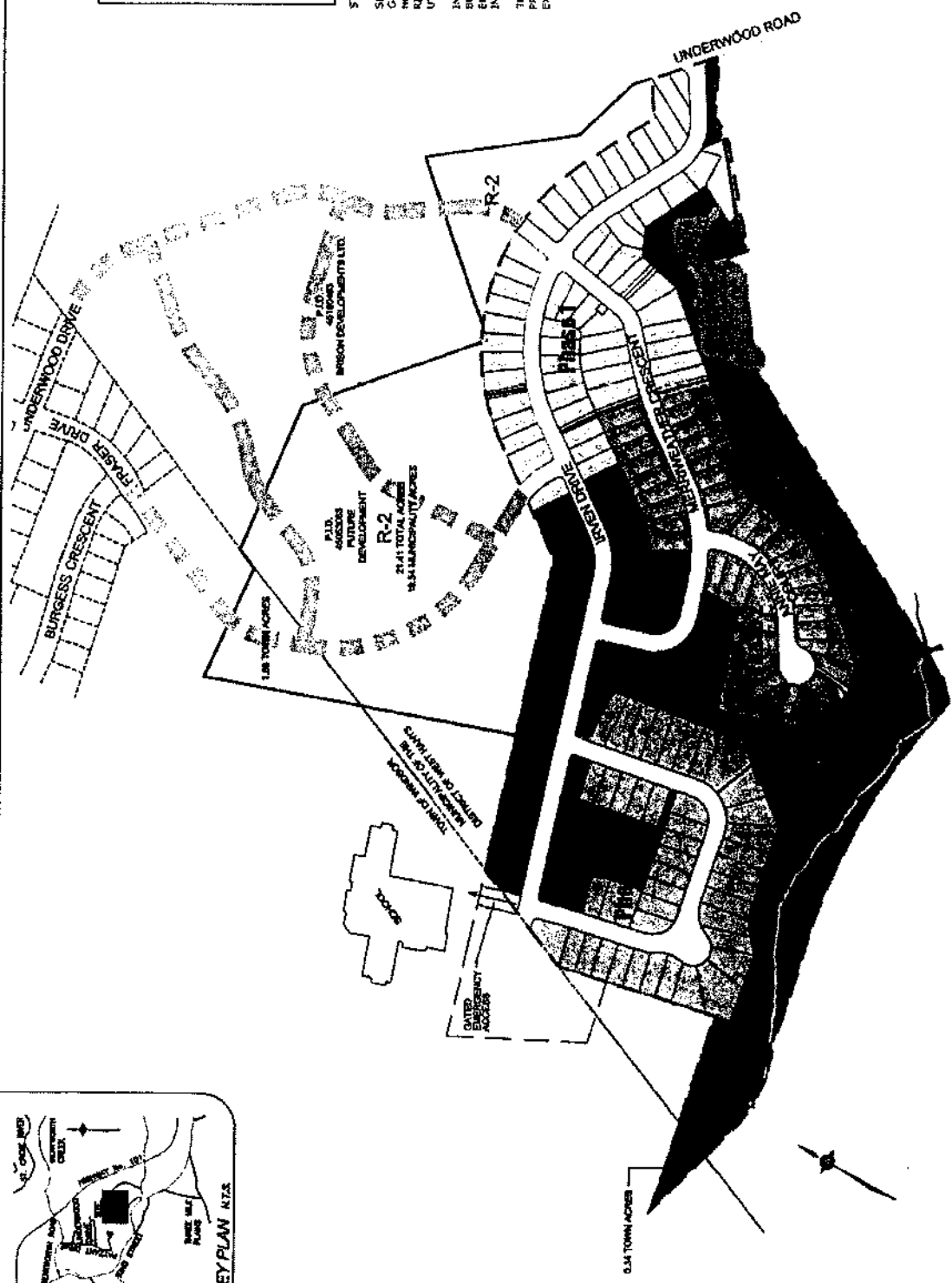
PHASE 1	12.34 AC. 54 UNITS
PHASE 2	8.78 AC. 41 UNITS
PHASE 3	8.78 AC. 54 UNITS
PHASE 4	8.26 AC. 44 UNITS
WETLANDS	
PATHWAYS	
NEW LAND LEASED BOUNDARY	
FUTURE STREET NETWORK	

STREET NETWORK & EMERGENCY ACCESS

SECTION 5.1, ITEMS 9, 10, & 11, OF THE GALLAGO TRAFFIC STUDY INDICATES THAT NO FURTHER ROAD ACCESSES ARE REQUIRED TO SERVICE 191 MINI HOME UNITS PLUS 139 R1 LOTS.

IN THE EVENT THE CURRENT ROAD ACCESS BECOMES TEMPORARILY BLOCKED AN EMERGENCY ACCESS IS TO BE PROVIDED IN PHASE 3.

THE DEVELOPER RESERVES THE RIGHT TO PROVIDE OTHER ROAD ACCESSSES TO EXISTING STREETS.



KVM
CONSULTANTS LIMITED

11, Crossland Road, Lee South, BC
Phone: (604) 273-1321 Fax: (604) 273-1322
Email: info@kvm.ca

[Handwritten signatures]

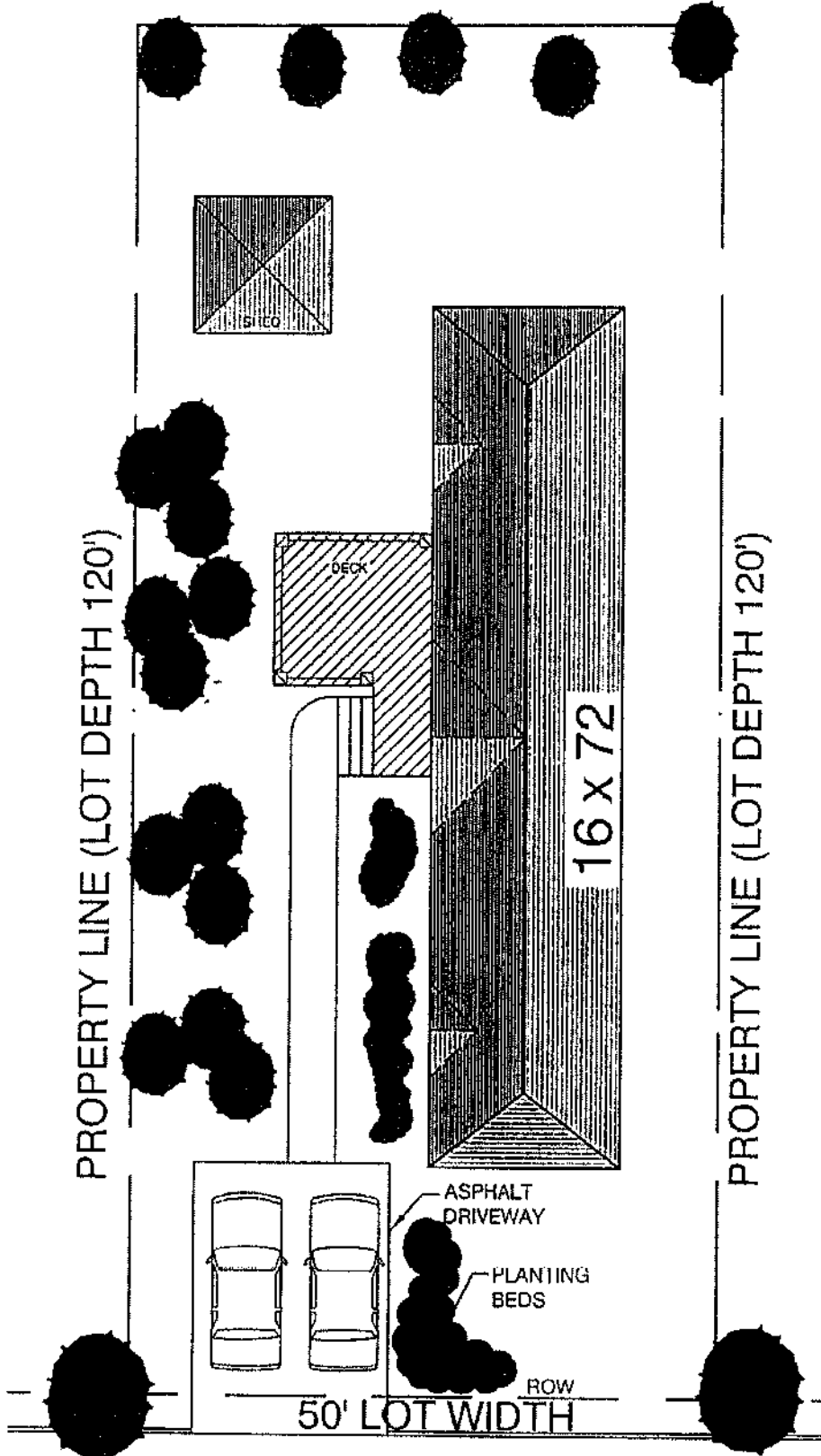
THE CROSSING
BRISON DEVELOPMENTS

SCHEDULE 'C'
PHASING PLAN
2013 DA AMENDMENT

DRAWN: [Name]
SCALE: 1"=300'
DATE: 15 March 2013
REVISED: 23 AUG 2013
FILE NO: S11-C

PROJECT No. 511

TYPICAL SITE PLAN DETAIL

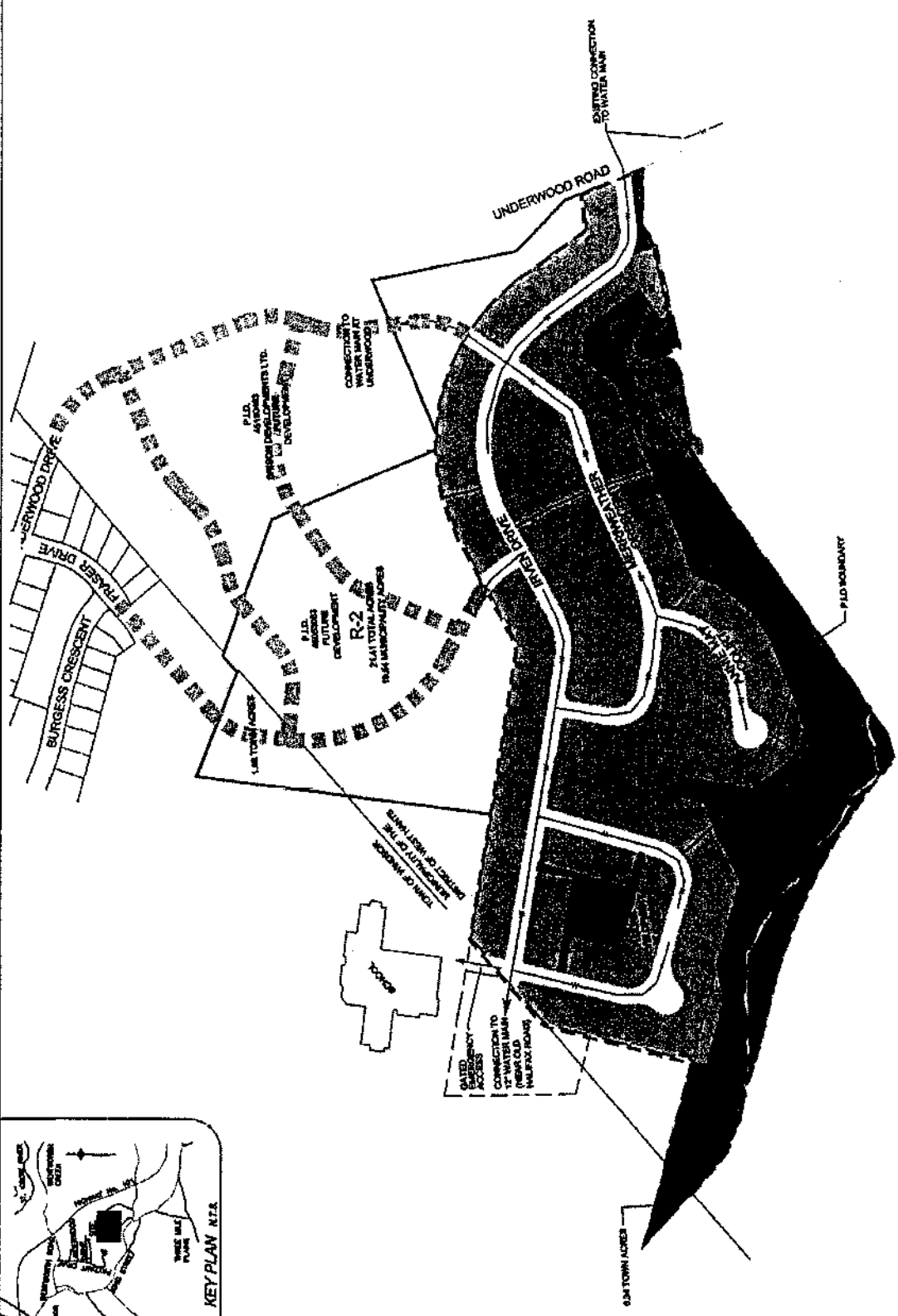
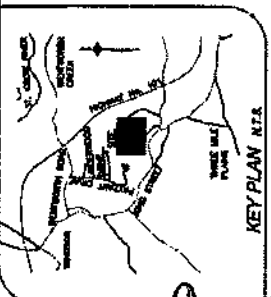


Handwritten signatures and initials:
B.B.
R.D.
C.C.



RE
CAB

13
RD
CC



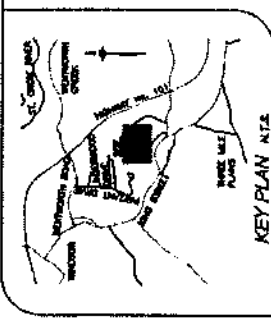
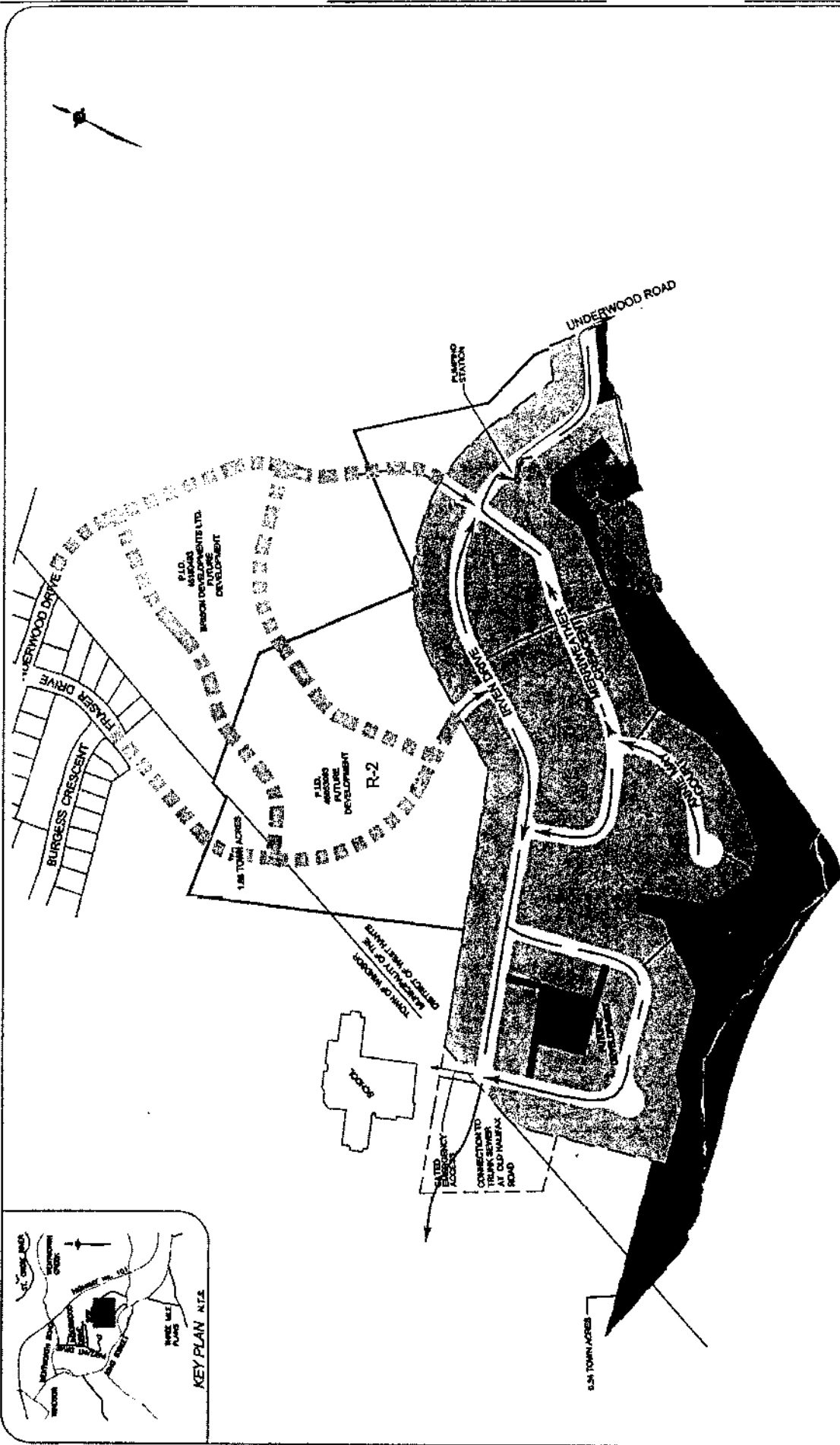
THE CROSSING
BRISON DEVELOPMENTS

SCHEDULE 'F'
WATER SERVICING PLAN
2013 DA AMENDMENT

DRAWN
SCALE
DATE
REVISED
FILE NO.

STAFF
17/3/07
15 March 2013
19 AUG 2012
511.2

PROJECT
NO
511



PROJECT No. 511

STAFF: PHS00
15 March 2013
22 AUGUST 2013
511-G

DRAWN SCALE
DATE REVISIONS
FILES

**SCHEDULE 'G'
SANITARY SERVICING PLAN
2013 DA AMENDMENT**

**THE CROSSING
BRISON DEVELOPMENTS**

34 Cross Street, Leitchfield, BC
Phone: 604-881-2200 Fax: 604-881-3132
Email: info@kcam.com
KCAM
CONSULTANTS LIMITED

5.51 TOWN ACRES

1.88 TOWN ACRES

EMERGENCY ACCESS
CONNECTION TO TRUNK SEWER AT OLD HUNTER ROAD

TOWN OF WOODBINE
SUNNYSIDE-GARDING
SUNNYSIDE-GARDING

1.88 TOWN ACRES

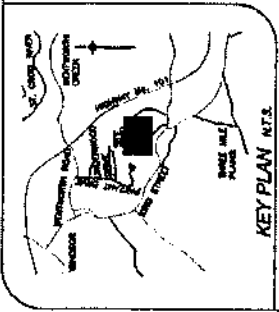
OLD MORGAN BRISON DEVELOPMENTS LTD FUTURE DEVELOPMENT
OLD MORGAN BRISON DEVELOPMENTS LTD FUTURE DEVELOPMENT

R2
R3

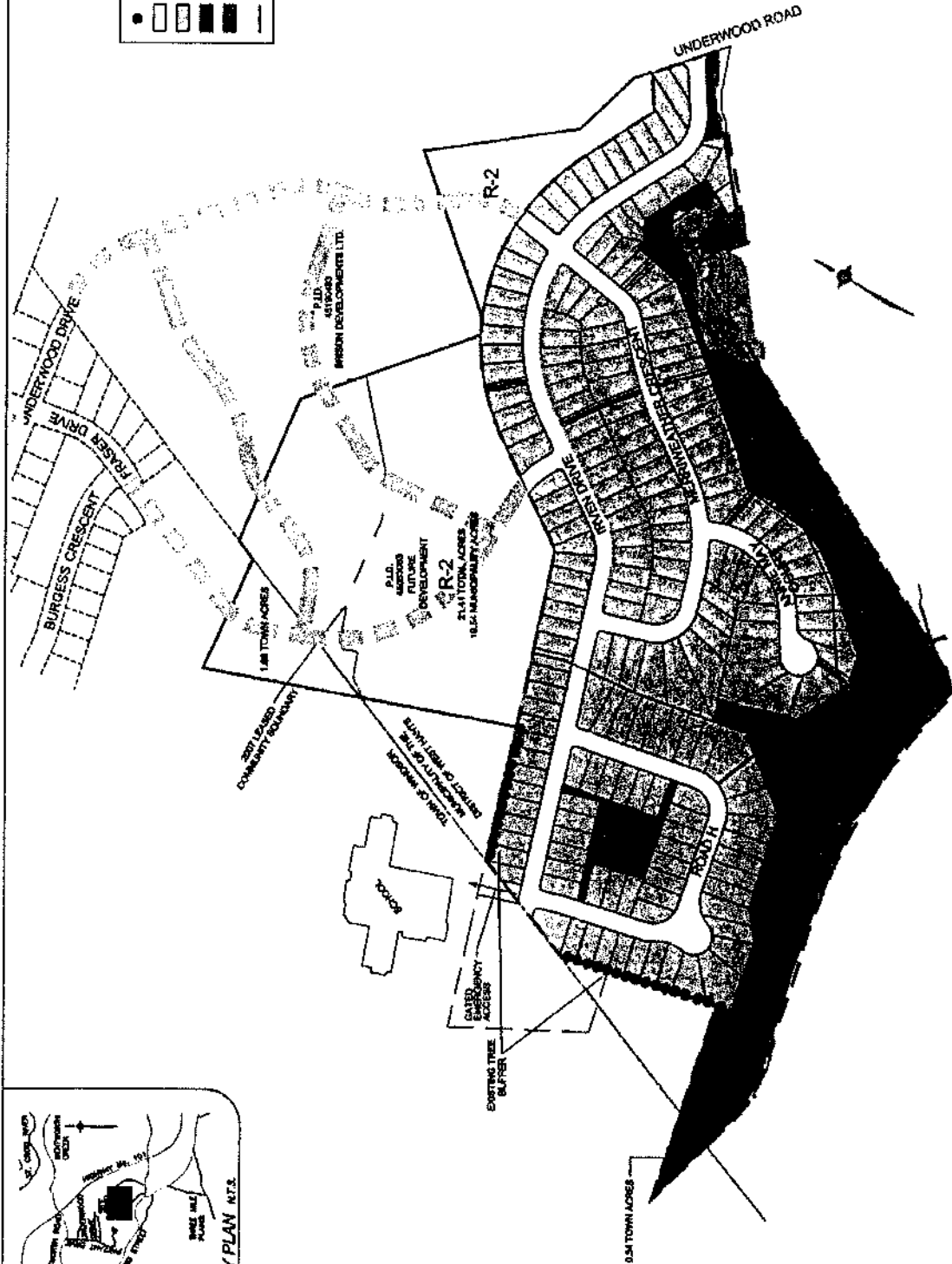
BURRESS DRIVE
FRASER DRIVE
UNDERWOOD DRIVE
UNDERWOOD ROAD

PLANT STATION

Handwritten signatures and initials: CC, RD, JB.



- TREES
- ▨ FUTURE DEVELOPMENT
- ▨ WETLANDS
- ▨ PATHWAYS
- ▨ LAND LEASE - 15.47 ACRES
- ▨ PARKLAND - 28% PARKLAND
- ▨ NEW LAND LEASED BOUNDARY



KVM
CONSULTANTS LIMITED

THE CROSSING
BRISON DEVELOPMENTS


SCHEDULE 'I'
PARKS & TRAILS
2013 DA AMENDMENT

GRAPH SCALE DATE REVISION FILE NO.
STAFF 19330 15 MARCH 2013 15 AUG 2013 \$111

PROJECT No. 511

34 Orchard Road, Unit 10, Toronto, ON
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LAND REGISTRATION OFFICE
SCANNED
QC

113  AC