

To: **Inverness County Planning Advisory Committee  
Inverness County Council**

From: **Planning Staff (EDPC)**

Date: **March 6, 2025**

Reference: **Development Agreement application from Charlamara Holdings Inc. for up to twelve (12) rental cottages at Chéticamp Island Road, Chéticamp (PIDs 50350693, 50350685, and 50350677).**

**Recommendation:**

That Municipal Council approve the proposed development agreement attached to this staff report between Charlamara Holdings Inc. and the Municipality of the County of Inverness to allow up to twelve (12) rental cottages on PIDs 50350693, 50350685, and 50350677 on the Chéticamp Island Road, Chéticamp.

<b>Description</b>	
<b>Designation:</b>	Rural Residential
<b>Zoning:</b>	Rural Industrial (RI-1)
<b>PID(s)</b>	50350693, 50350685, 50350677
<b>Total Lot Area:</b>	4.2 hectares (41956 m <sup>2</sup> )
<b>Site Visit:</b>	September 13, 2024

**Background:**

District Planning received an application from Conrad Taves Design Consulting on behalf of Charlamara Holdings Inc. for a development agreement for six (6) rental cottages to be located at Chéticamp Island Road (PIDs 50350693, 50350685, 50350677). The applicant is also requesting to allow up to six additional cottages for potential future development, for a total of up to twelve (12) total units.

The proponent has a second development agreement application concurrently underway to develop a restaurant, museum, retail shop, and multi-use space on nearby lands (PID 50168384, see Appendix A). Additional applications are underway to develop a test kitchen in Point Cross and for a hotel development on the north side of Chéticamp.

There are restrictions on the number of main buildings on a lot under the existing zoning. The lands were recently subdivided into three lots with bona fide access (i.e. an undeveloped private road). This division enabled the



*Figure 1 Rental cottage under construction, September 13, 2024.*

developer to begin construction on the six cottages (i.e. single detached dwellings). This is intended as a stop-gap measure while the planning application is processed; subject to the approval of a development agreement, the units would be used as rental cottages and the lots would be re-consolidated.

The lands slope steeply upwards from the Chéticamp Island Road and are primarily covered in coniferous trees and natural vegetation. The sites where the cottages are currently under construction have been cleared and graded. There are a series of old roadways (now trails) crossing the property and in the surrounding area. These trails have historically been used for recreational purposes and to access a small cemetery, located on a separate parcel within PID 50350677. The property owner has constructed a parking area at the base of the tower access to allow parking and access to the trails and cemetery on foot. This parking area will also service the museum and restaurant development across Chéticamp Island Road. The surrounding area is relatively undeveloped. There are a few cabins and single detached dwellings, some of which are owned by the developer, and the Acadian Communications Tower near the site. Other



Figure 2 Public walking trail entrance, located at the base of the tower access driveway.

notable development on Chéticamp Island is the St. Plage Pierre Beach Campground and RV Park.

**Analysis:**

The lands are designated Rural Residential. Policy 6-6 of the *Chéticamp Municipal Planning Strategy* allows “...new commercial uses as permitted in Policy 6-5 by development agreement...” Policy 6-5 enables a range of commercial uses in the Rural Commercial (RC-2) Zone, including rental cottages.

Policy 6-7 lays out the evaluation criteria specific to development agreement applications for RC-2 Zone uses. Policy A-5 and A-6 contain additional criteria which pertain to any application for a development agreement. The policy table in Appendix B summarizes these policies and staff comments. Many of the terms of the development agreement are structured around enabling the units which are already present and approved as single detached dwellings.

The agreement allows for the first six rental cottages, which are already under construction as single unit dwellings. Up to six more could be considered by non-substantive amendment. Following recent changes to the *Municipal Government Act*, non-substantive amendments to

development agreements may now be approved by the Development Officer. The applicant has indicated that the design of any future cottages would be the same as those already under construction. Upon an application, the Development Officer will review the site plan for general compliance with the terms of the agreement and for appropriate siting of the units. The policy criteria outlined in the Municipal Planning Strategy have been evaluated in the context of the potential full build-out of 12 units.

The buildings are relatively modest. They are each a single story with a floor area of 38.6 square metres (416 square feet). There are several single unit dwellings in the area, only one of which is owned by someone other than the developer (#755 Chéticamp Island Road). The six rental cottages currently under construction are located at the top of the tower access driveway. They are screened from view by the slope and vegetation on the hillside area.

There may be a modest increase in traffic to the area, but this would be negligible when compared to the proposed commercial development in the area. The Nova Scotia Department of Public Works was asked to comment on the potential impact on traffic volumes and access to the site. The Department indicated that they have no concerns about the existing road networks.

Municipal staff and the Volunteer Fire Department were both asked to comment on whether the proposal is premature or inappropriate due to the potential financial implications and impact on emergency fire response, respectively. Both indicated no concerns regarding the proposal.

The applicant has provided copies of the notification receipt for each of the systems to be installed on the three existing properties. The work carried out under the notifications must follow the Nova Scotia On-site Sewage Disposal Systems Standards. Should the developer proceed with additional rental cottages in the future, they will also be subject to compliance with the provincial process, regulations, and standards for the installation of on-site sewage disposal facilities.

The Development Agreement also addresses signage, lighting, outdoor storage, landscaping, and other similar matters in accordance with the *Chéticamp Secondary Municipal Planning Strategy* policies.

**Conclusion:**

As outlined in this report, the proposed development agreement is in keeping with the general intent and applicable policies of the *Chéticamp Secondary Municipal Planning Strategy* (summarized in Appendix B). Therefore, staff recommend that Municipal Council approve the proposed development agreement attached to this staff report between Charlamara Holdings

Inc. and the Municipality of the County of Inverness to allow up to twelve (12) rental cottages on PIDs 50350693, 50350685, and 50350677 on the Chéticamp Island Road, Chéticamp.

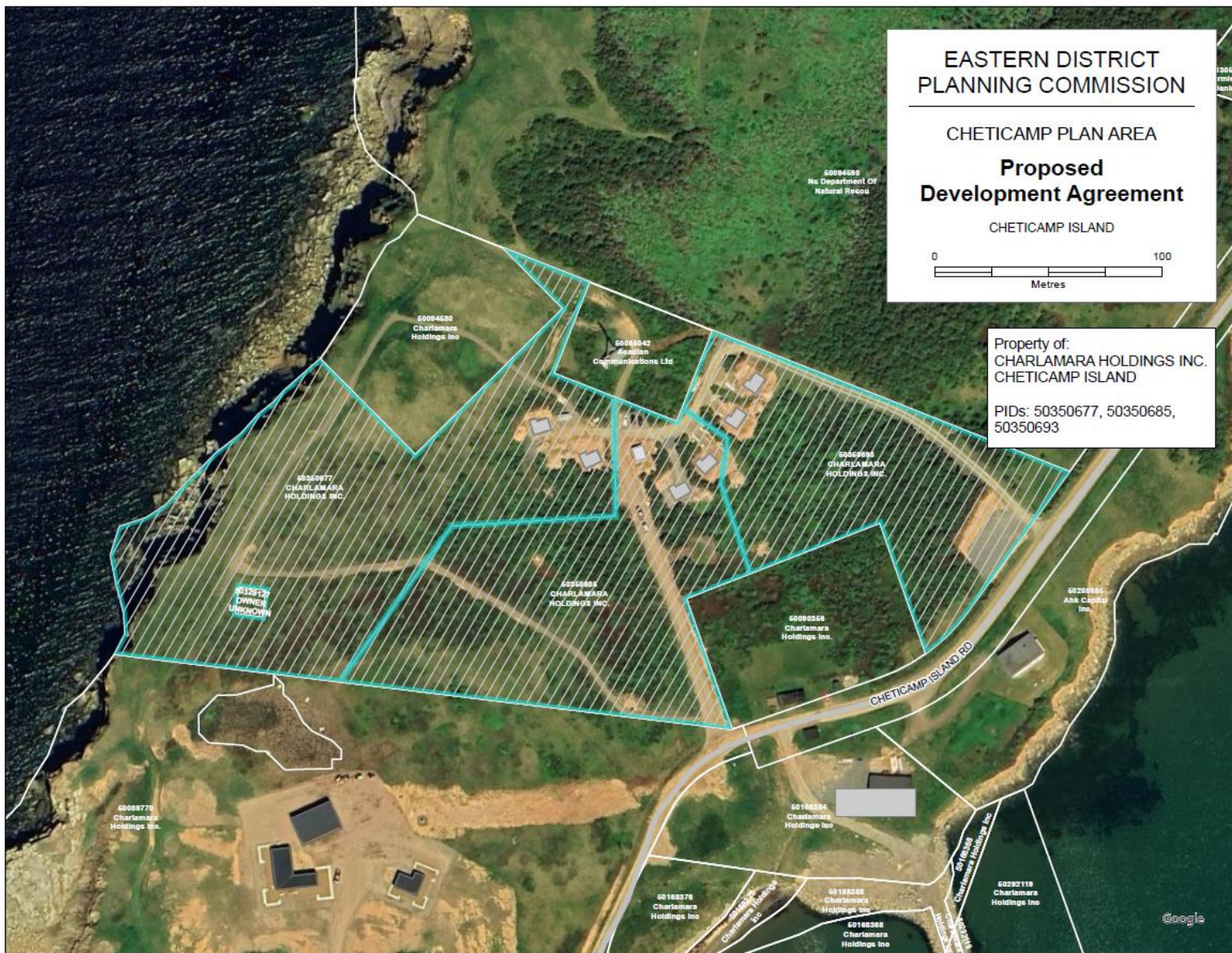
**Summary of Appendices**

Appendix A: Site location

Appendix B: Summary of applicable policies

Appendix C: Development Agreement

### Appendix A: Site Location



## Appendix B: Policy Summary

<b>Policy 6-6</b>	
It shall be the policy of Council to consider the expansion of existing Rural Commercial General (RC-2) uses beyond the areas zoned Rural Commercial General (RC-2) or new commercial uses as permitted in Policy 6-5, by development agreement as provided by the appropriate sections of the Municipal Government Act.	
<b>Policy 6-7</b>	
In considering a proposal for a Development Agreement as stated in Policy 6-6, it shall be a policy of Council to have regard to the following:	
a) The potential to adversely affect adjacent residential uses.	Complies
b) The architectural design, including the scale of any building and its exterior finish is compatible with adjacent uses.	Complies
c) Total area used for outdoor storage and adequate provisions of artificial or natural screening devices	Complies
d) The impact of the proposed expanded use on traffic volumes and the local road network, as well as traffic volumes and the local road network, as well as traffic circulation, sighting distances and entrance and exit to and from the site.	Complies
e) The expanded or new use is not obnoxious by virtue of noise, odour, dust, vibration, smoke, or other emission.	Complies
f) The expansion of new use shall not affect the hours of operation where the use would interfere with or create undue problems for the residents of the surrounding area.	Complies
g) The proposal meets all the pertinent policies of the Strategy, including Policies A-5 and A-6 as provided for in Chapter 4 of this Strategy	Complies
As a condition for approval of a request for a Development Permit for a use other than a permitted use as authorized elsewhere in this Strategy it shall be the intention of Council to require the applicant to enter into a Development Agreement with the municipality, specifically setting out conditions under which the development may proceed.	
A Development Agreement shall not require an amendment to the Land Use By-law but shall be binding upon the property until the agreement or part thereof is discharged by Council. In considering Development Agreements, in addition to all other criteria as set out in various policies of this Strategy. Council shall have regard to the following matters:	
a) That the proposed agreement is in conformance with the intent of this Municipal Planning Strategy and the requirements of all other Municipal By-laws and regulations.	Complies
That the proposal which is subject to the Development Agreement is not premature or inappropriate by reason of:	
i. the financial capability of the municipality to absorb any costs related to the development;	Complies
ii. the adequacy of the physical site conditions for private on-site sewer and water systems;	Complies

iii.	the adequacy of the street or road networks, adjacent to and leading to the development; and	Complies
iv.	the adequacy of municipal fire protection, service and equipment.	Complies
That controls are placed on the proposed development so as to reduce the conflict with any adjacent or nearby land uses by reason of:		
i.	the type of use;	Complies
ii.	the height, bulk and lot coverage of any proposed building or structure;	Complies DA Appendix C
iii.	traffic generation;	Complies
iv.	access and egress from the site and the distance of these from street intersections;	Complies
v.	parking;	Complies DA s. 3.5.9
vi.	landscaping;	Complies DA s. 3.5.8
vii.	open storage;	Complies DA s. 3.5.6 – 3.5.7
viii.	signs;	Complies DA s. 3.5.4 – 3.5.5
ix.	the hours of operation;	Complies DA s. 3.7.1
x.	maintenance of any building(s) and property; and	Complies DA s. 3.6
xi.	any other relevant matters of planning concern.	None identified
d)	The suitability of the proposed site in terms of steepness of grades, soil and for geological conditions, and the relative location of watercourses, marshes, swamps, or bogs.	Complies
The terms of the agreement provided, as appropriate, for:		
i.	the discharge of the agreement or parts thereof upon the successful fulfillment of its terms;	Complies DA s. 6.4

## Appendix C: Development Agreement

This is to certify that the resolution to adopt this development agreement, of which this is a true copy, was passed at a duly called meeting of the Council of the County of Inverness:

\_\_\_\_\_ day of \_\_\_\_\_ 2025.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the Municipality this:

\_\_\_\_\_ day of \_\_\_\_\_ 2025.

Keith MacDonald,

THIS DEVELOPMENT AGREEMENT made this \_\_\_\_\_ day  
of \_\_\_\_\_ AD 2025, BETWEEN:

**CHARLAMARA HOLDINGS INC.**, a body corporate, with registered office(s) in Village of Carp, Province of Ontario (hereinafter called the "Developer").

OF THE FIRST PART

-and-

**MUNICIPALITY OF THE COUNTY OF INVERNESS**, a body corporate, in the County of Inverness, Province of Nova Scotia (hereinafter call the "Municipality").

OF THE SECOND PART

WHEREAS the Developer has good title to lands known as PIDS 50350693, 50350685, and 50350677 located on Chéticamp Island Road, Chéticamp Island, in the Municipality of the County of Inverness, Nova Scotia, and which said lands (hereinafter called the "Property") are more particularly described in Schedule "A" of this Agreement; and

WHEREAS pursuant to Chapter 2, Policy 6-6 of the *Chéticamp Plan Area Secondary Planning Strategy*, the Developer has requested permission to develop six single unit rental cottages by Development Agreement on the Property;

WITNESS that in consideration of the sum of One Dollar (\$1.00) now paid by the Developer to the Municipality (the receipt of which is hereby acknowledged) the request to change the use of the Property is agreed upon by the Developer and the Municipality subject to the following:

### PART 1: DEFINITIONS

#### 1.1 Words Not Defined under this Agreement

All words unless otherwise specifically defined herein shall be as defined in the *Chéticamp Plan Area Secondary Planning Strategy* as amended from time to time. If a term is not defined in this document, its customary meaning shall apply.

### PART 2: GENERAL REQUIREMENTS

#### 2.1 Applicability of Agreement

The Developer agrees that the area of the Property as described in Schedule "A" shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

#### 2.2 Applicability of the Land Use By-law



Except as otherwise stipulated by this Agreement, the development of the Property shall comply with the *Chéticamp Plan Area Secondary Land Use By-law*.

### **2.3 Applicability of Other By-laws, Statutes, and Regulations**

Subject to the provisions of this Agreement, the Developer shall be bound by all By-laws and regulations of the Municipality as well as by any applicable statutes and regulations of the Province of Nova Scotia and the Government of Canada;

2.3.2 Further to Subsection 2.3.1, the Developer shall receive any necessary approvals from the Provincial Department of Public Works with respect to access to the site prior to any development or building permits being issued;

2.3.3 Further to Subsection 2.3.1, the Developer shall receive any necessary approvals from the Provincial Department of Environment with respect to any potential infilling of wetlands located on the site prior to any development or building permits being issued;

2.3.4 Further to Subsection 2.3.1, the Developer shall receive any necessary approvals from the Provincial Department of Environment with respect to any on-site sewage disposal systems located on the site prior to any development or building permits being issued.

### **2.4 Conflict**

2.4.1 Where the provisions of this Agreement conflict with those of any other applicable Municipal by-law (other than the *Subdivision or 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.

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

### **2.5 Cost, Expenses, Liabilities, and Obligations**

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.

### **2.6 Provisions Severable**

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.

## **PART 3: USE OF LANDS AND DEVELOPMENT PROVISIONS**

### **3.1 Schedules**

The Developer shall develop the Property in a manner, which, in the opinion of the Development Officer, conforms to this agreement and the following Schedules attached to this Agreement.

Schedule A Parcel Description

Schedule B Site Plan

Schedule C External Appearance

### **3.2 Future Subdivision of Land**

3.2.1 Upon registration of this agreement, the Property may be consolidated in accordance with the

Subdivision By-law of the Municipality of the County of Inverness and this Development Agreement shall remain in effect for the consolidated parcel.

- 3.2.2 Except for consolidation of lands as outlined in Section 3.2.1, subdivision of the Property shall constitute a substantive amendment to this Agreement.
- 3.2.3 The access roads connecting Chéticamp Island Road to the cottages have the status of an internal driveway and shall not be recognized by the municipality as a Private or Public Road, unless it is modified according to the process and standards of the municipal Subdivision By-law.
- 3.2.4 Notwithstanding Subsection 3.2.3, a subdivision carried out in accordance with Subsection 3.2.2 may create a new road parcel for a private road right-of-way within the area shown on Schedule "B".

### **3.3 Requirements Prior to Approval**

- 3.3.1 The buildings shall not be occupied or used as rental cottages unless Change of Use Development Permits have been issued by the Municipality 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.
- 3.3.2 No development permit shall be granted for the development unless:
  - a) The Developer has provided proof that all requirements of Schedule(s) B and C are or will be complied with, except for modifications as authorized within this Agreement.
  - b) An access approval from the Nova Scotia Department of Public Works is submitted;
  - c) Detailed signage and lighting plans as per Section 3.5 are submitted;
  - d) Detailed parking plans as per Section 3.5.9 are submitted;
  - e) Detailed landscaping plans as per Section 3.5.8 are submitted;
  - f) Erosion and sedimentation control measures as per Section 4.2 were implemented; and
- 3.3.3 The Developer shall not occupy or use the Property for any of the uses permitted by this Agreement unless Building and Occupancy Permits have been issued by the Municipality.

### **3.4 General Description of Land Use**

- 3.4.1 The use of the Property permitted by this Agreement shall be a rental cottage development.
- 3.4.2 The number of cottage buildings shall not exceed six (6).
- 3.4.3 The architectural design of buildings shall be as shown in Schedule C: External Appearance. Minor changes to the cottage design that do not result in an increase of more than 10 percent of the cottage's floor area or an increase of more than 10 percent in the buildings' height shall be accepted by the Development Officer.
- 3.4.4 The location of buildings and driveways shall be governed by Schedule D. Minor alterations to driveways and parking areas shall be accepted by the Development Officer.
- 3.4.5 Accessory uses that do not interfere with the intent of the Development Agreement or any of its Schedules may be permitted by the Development Officer.
- 3.4.6 Further to 3.4.5, accessory buildings shall be permitted on the property, provided that:

- a) The floor area of all accessory buildings does not exceed 10% of the lot area;
- b) The building height is limited to 15 feet;
- c) The architectural style is consistent with the main building on the property; and
- d) All applicable Accessory Building provisions of the *Chéticamp Land Use By-law* are met.

3.4.7 The walking trails identified on Schedule B shall remain available for public use.

### **3.5 Parking, Lighting, Signage, Outdoor Storage, and Landscaping**

3.5.1 Lighting, signage and storage shall adhere to the requirements of the *Chéticamp Plan Area Secondary Land Use By-law* and the applicable provisions of this Agreement.

3.5.2 The Developer shall include lighting details on the detailed plans submitted for Development Permits when submitted to the Development Officer for review to determine compliance with this Agreement.

3.5.3 Any lighting shall be directed away from adjoining properties in a manner such that neighbouring properties will not experience any undue glare.

3.5.4 A maximum of two ground signs shall be permitted subject to the following:

- a) The maximum height shall be 2 metres (6.5 feet) as measured from grade level to the highest point of the sign; and
- b) The maximum sign area shall be 2.2 square metres (24 square feet).
- c) The sign shall comply with all applicable provisions of the *Chéticamp Secondary Land Use By-law*.

3.5.5 Directional signage shall be permitted.

3.5.6 Outdoor storage shall not be permitted.

3.5.7 Solid waste shall only be stored indoors, or in an enclosed structure which is screened from view by opaque fencing a minimum of 5 feet in height, or at an off-site location.

3.5.8 A landscaping plan shall be provided and shall:

- a) Include the retention of natural vegetation except where the removal is necessary to accommodate the development;
- b) Be designed to maximize the functional and aesthetic design of each rental cottage site.

3.5.9 A minimum of 1 parking space per dwelling unit shall be provided. Parking areas which include a consolidated area with space for more than four vehicles shall comply with the parking area standards of the *Chéticamp Plan Area Secondary Land Use By-law*.

### **3.6 Maintenance**

The Developer shall maintain and keep in good repair all portions of the development on the Property, including but not limited to, the exterior of the building, walkways, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal, snow and ice control, and the salting of walkways and driveways.

### **3.7 Hours of Operation**

3.7.1 Hours of operation shall be 24 hours a day, seven days a week.

## **PART 4: INFRASTRUCTURE AND ENVIRONMENTAL PROTECTION**

### **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 Development Engineer.

### **4.2 Erosion and Sedimentation Control**

4.2.1 During the commencement of on-site works, the Developer shall comply with the *Erosion and Sedimentation Control Handbook for Construction Sites* as prepared and revised from time to time by Nova Scotia Environment.

## **PART 5: AMENDMENTS**

### **5.1 Non-Substantive Amendments**

5.1.1 The following items are considered by both parties to be non-substantive and may be amended by the Development Officer:

- a) The granting of an extension to the date of commencement or completion of construction as identified in Section 6.3 of this Agreement;
- b) The architectural design of buildings shown in Schedule C;
- c) Minor alterations to the location of buildings, driveways, and parking areas as governed by Schedule B.
- d) The addition of up to six rental cottages, provided that:
  - i. The buildings are located in a manner which minimizes any undue impacts on neighbouring properties and comply with minimum yard requirements of the Residential Rural (RR-1) Zone; and
  - ii. The design of the buildings is in keeping with the architectural design shown in Schedule C.

### **5.2 Substantive Amendments**

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.

### **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 that is the subject of this Agreement until this Agreement is discharged by the Chief Administrative Officer.

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 This agreement or portions of it may be discharged at the discretion of the Municipality with or without the concurrence of the property owner if construction has not commenced within two (1) years and/or construction has not been completed within five (10) years or the registration of the agreement.

6.3.2 For the purpose of this section, the Development Officer may consider granting an extension of the commencement or completion of development time period under Section 5.1, if the Development Officer 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**

This agreement may be discharged at the discretion of the Municipality upon the completion of the project and the satisfactory fulfillment of the terms of the Agreement.

## **PART 7: COMPLIANCE AND RIGHTS AND REMEDIES ON DEFAULT**

### **7.1 Enforcement**

The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Property during all reasonable hours without obtaining consent of the Developer.

### **7.2 Failure to Comply**

If the Developer fails to observe or perform any condition of this Agreement after the Municipality has given the Developer thirty (30) days written notice of the failure or default, then in each such case:

- a) The Municipality shall be entitled to apply to any court of competent jurisdiction for injunction 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 defense based upon the allegation that damages would be an adequate remedy;
- b) The Municipality 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 break 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 Assessment Act; or,

- c) The Municipality may discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Property shall conform with the provisions of the Land Use By-law.

### **7.3 Municipal Responsibility**

The Municipality does not make any representation to the Developer about the suitability of the Property for the development proposed by this Agreement. The Developer assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the development.

### **7.4 Warranties by the Developer**

The Developer warrants as follows:

- a) The Developer has good title in fee simple to the Property or good beneficial title subject to normal financing encumbrance, or is the sole holder of a Registered Interest in the Property. No other entity has an interest in the Property which would require their signature on this Agreement to validly bind the Property or Developer has obtained the approval of every other entity which has an interest in the Property whose authorization is required for the Developers to sign the Agreement to validly bind the Property.
- b) The Developer has taken all steps necessary to, and it has full authority to, enter the Agreement.

### **7.5 Onus for Compliance on Developer**

Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in the Agreement shall not be deemed a waiver of any subsequent breach or default in the conditions or requirement contained in this Agreement.

### **7.6 Costs**

The Developer is responsible for all costs associated with recording this Agreement in the Registry of Deeds or Land Registration Office, as applicable, and all costs of advertising for and recording any amendments.

### **7.7 Full Agreement**

The Agreement constitutes the entire agreement and contract entered into by the Municipality and the Developer. No other agreement or representation, oral or written, shall be binding.

### **7.8 Interpretation**

- 7.8.1 Where context requires, the singular shall include the plural, and the use of words in one gender shall include the masculine, feminine, and neutral genders as circumstances warrant;
- 7.8.2 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.
- 7.8.3 References to particular sections of statutes and by-laws shall be deemed to the references to any successor legislation and by-laws even if the content has been amended, unless the context otherwise requires.

THIS AGREEMENT shall ensure to the benefit of and be binding upon the Parties hereto, their respective agents, successors, and assigns.

WITNESS that this Agreement, made in triplicate, was properly executed by the respective Parties on this \_\_\_\_ day of \_\_\_\_ 2025.

SIGNED, SEALED and DELIVERED

MUNICIPALITY OF THE COUNTY OF INVERNESS

in the presence of

) per:

)

)

)

)

)

)

)

\_\_\_\_\_

\_\_\_\_\_

WARDEN

Witness

)

)

)

)

\_\_\_\_\_

CHIEF ADMINISTRATIVE OFFICER

SIGNED, SEALED and DELIVERED

) DEVELOPER:

in the presence of

)

)

)

)

)

)

\_\_\_\_\_

\_\_\_\_\_

Witness

)

KIRK HOPPNER

DIRECTOR, CHARLAMARA HOLDINGS INC.

**SCHEDULE "A"**

**PID 50350693**

Parcel Description

Registration County: INVERNESS COUNTY

Street/Place Name: CHETICAMP ISLAND ROAD /CHETICAMP ISLAND

Title of Plan: PLAN OF SURVEY SHOWING SUBDIVISION OF LAND DEEDED TO CHARLAMARA HOLDINGS INC. CREATING LOTS 24-1 CHETICAMP ISLAND, (LA POINTE)

Designation of Parcel on Plan: LOT 24-3

Registration Number of Plan: 124404444

Registration Date of Plan: 2024-07-15 09:54:09

\*\*\* 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: INVERNESS COUNTY

Registration Year: 2024

Plan or Document Number: 124404444

**PID 50350685**

Parcel Description

Registration County: INVERNESS COUNTY

Street/Place Name: CHETICAMP ISLAND ROAD /CHETICAMP ISLAND

Title of Plan: PLAN OF SURVEY SHOWING SUBDIVISION OF LAND DEEDED TO CHARLAMARA HOLDINGS INC. CREATING LOTS 24-1 CHETICAMP ISLAND, (LA POINTE)

Designation of Parcel on Plan: LOT 24-2

Registration Number of Plan: 124404444

Registration Date of Plan: 2024-07-15 09:54:09

\*\*\* 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: INVERNESS COUNTY

Registration Year: 2024

Plan or Document Number: 124404444



**PID 50350677**

Parcel Description

Registration County: INVERNESS COUNTY

Street/Place Name: CHETICAMP ISLAND ROAD /CHETICAMP ISLAND

Title of Plan: PLAN OF SURVEY SHOWING SUBDIVISION OF LAND DEEDED TO  
CHARLAMARA HOLDINGS INC. CREATING LOTS 24-1 CHETICAMP ISLAND, (LA POINTE)

Designation of Parcel on Plan: LOT 24-1

Registration Number of Plan: 124404444

Registration Date of Plan: 2024-07-15 09:54:09

\*\*\* 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: INVERNESS COUNTY

Registration Year: 2024

Plan or Document Number: 124404444



## Schedule "C" External Appearance

