



***Magnolia Continuing Care Holdings –
Development Agreement for Assisted Living
Facility***

Planning Advisory Committee
May 13, 2025

Planning & Development Department



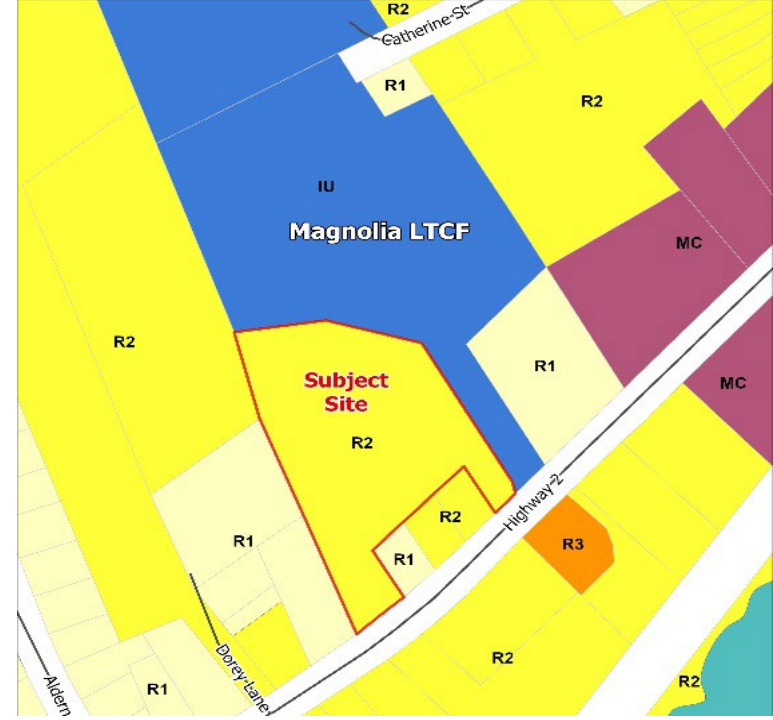
EAST HANTS

Background

- In September 2008 Council approved a development agreement for the existing nursing home and a 5 storey assisted living facility containing fifty (50) units.
- A new development agreement for a four storey, 70 unit assisted living facility was approved by Council in March 2023. The amended agreement was signed and entered into in March 2024.
- An application has been submitted by B.D. Stevens, on behalf of Magnolia Continuing Care Holdings Limited, to amend the existing development agreement to change the number of units from 70 to 76.

Subject Property

- The property is located at 410 Highway 2, Enfield.
- The land is zoned Two Dwelling Unit Residential (R2). There is an existing development agreement which enables an Assisted Living Facility.
- To the north of the site is the Magnolia nursing home. The nursing home property is zoned Institutional Use (IU).
- To the west are existing residential zoned properties with existing buildings located on them. To the east of the site is the driveway for the Magnolia and then a residential zoned property.

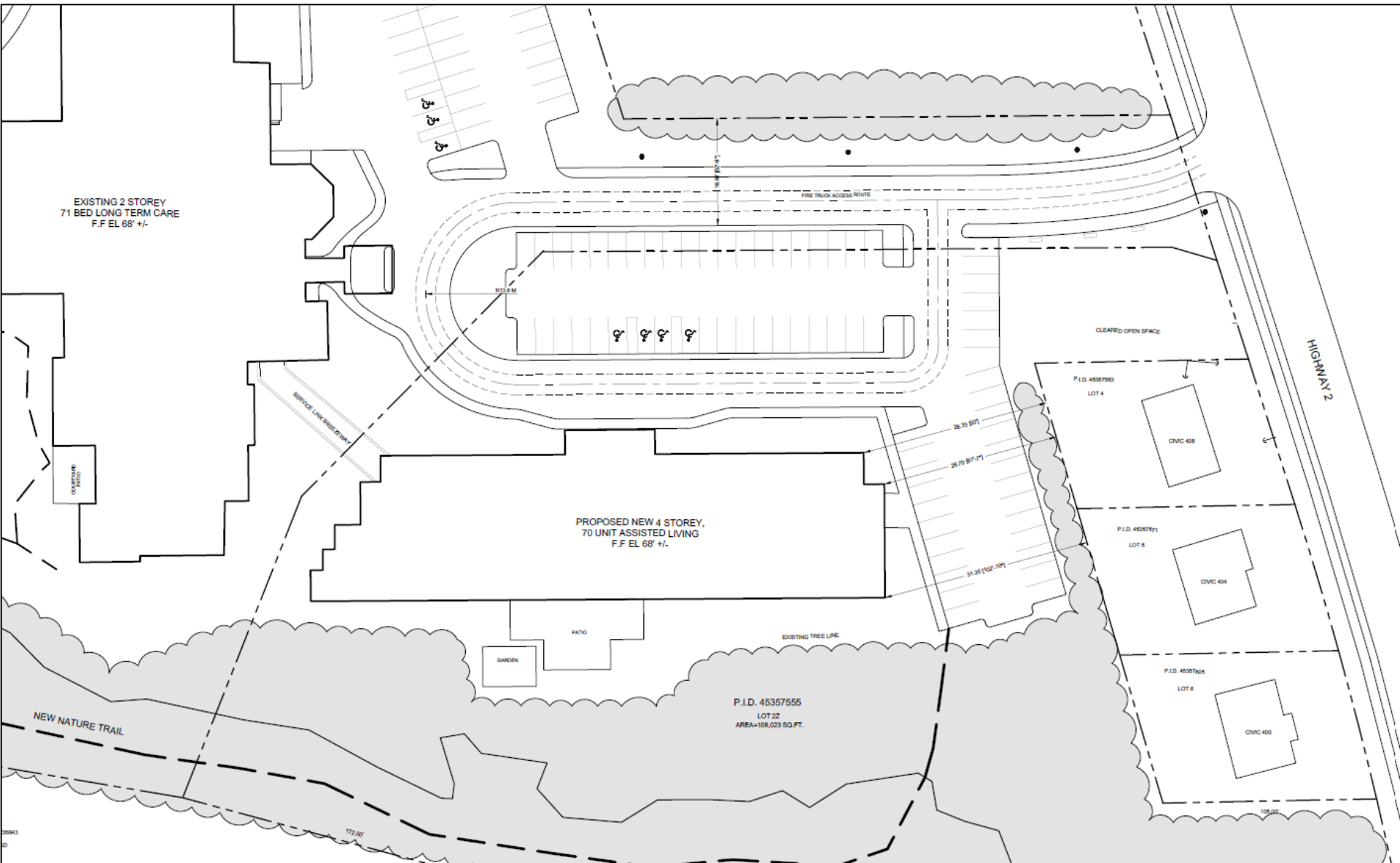




Development Proposal

- The amendments to the development agreement are requested to enable an increase from 70 units to 76 units. In addition to the increase in unit number, additional amendments include:
 - Expand the ground floor area of the building by 5.4% which will include common uses (garbage room, kitchen facilities, etc.);
 - Change to the parking lot layout and increase in parking area; and
 - Change to the external elevation design, i.e addition of canopy at front door.
- The above 3 bulleted items can be dealt with as unsubstantial amendments but as the application includes an increase in the number of units, a substantial amendment to the development agreement is required.

Approved Site Plan



Proposed Site Plan



Proposed Site Plan



Development Proposal

- Changes to the site plan include:
 - The amended site plan includes 92 new parking spaces of which 4 are accessible spaces. The original site plan included 71 spaces.
 - Internal movement of vehicles through the site has been amended.
 - To accommodate more parking, the proposed building is closer to the property line to the rear of the building by approximately 11 metres. The building is now proposed to be 25 metres from the north west corner of the building and 41 metres from the south west corner.

Approved Building Design



Proposed Building Design





Policy Analysis

- The property is zoned Two Dwelling Unit Residential (R2). This zone allows for development agreements to be considered for Institutional Use (IU) Zone uses.
- There is an existing development agreement which permits a 70 unit assisted living facility. Should the applicant decide to continue with the permitted building they still have 10 months to apply for a permit and an additional 2 years to construct the building.
- The staff review of this application will consider the impact of the changes to the development agreement and will provide that analysis in the final staff report.

Policy Analysis

- Staff will be requesting comments from internal departments and external agencies, including Nova Scotia department of Public Works (NSPW), the internal East Hants Department of Infrastructure and Operations, and the local Volunteer Fire Department.

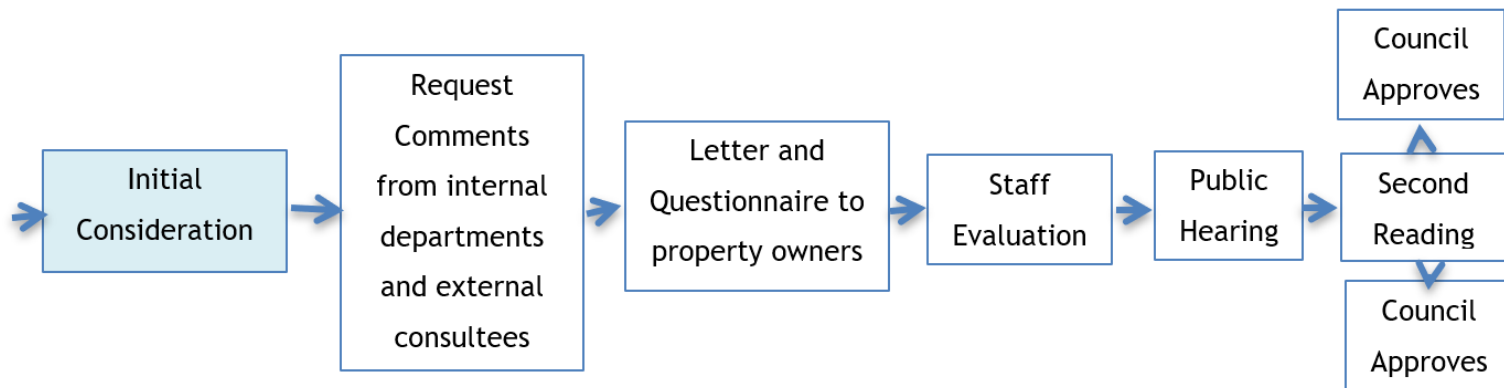


Citizen Engagement

- Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application.
 - An advertisement outlining the proposal and indicating that it is under review by staff will be placed in the *Chronicle Herald*.
 - A letter and questionnaire will be mailed to all property owners within a 300 m of the subject property asking for comments on the proposed development agreement amendment.
- A public information meeting (PIM) is not required for this application.

Conclusion

- Staff are recommending that a public hearing be scheduled for this development agreement application.
- Any decisions to approve or not the development agreement application is appealable to the Utility and Review Board.





Recommendation

- That initial consideration be given and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- *give initial consideration to substantially amend an existing Development Agreement for an assisted living facility on 410 Highway 2, Enfield to enable a public hearing; and*
- *authorize staff to schedule a public hearing.*