



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

Planning Advisory Committee
October 21, 2025

Planning & Development Department



EAST HANTS

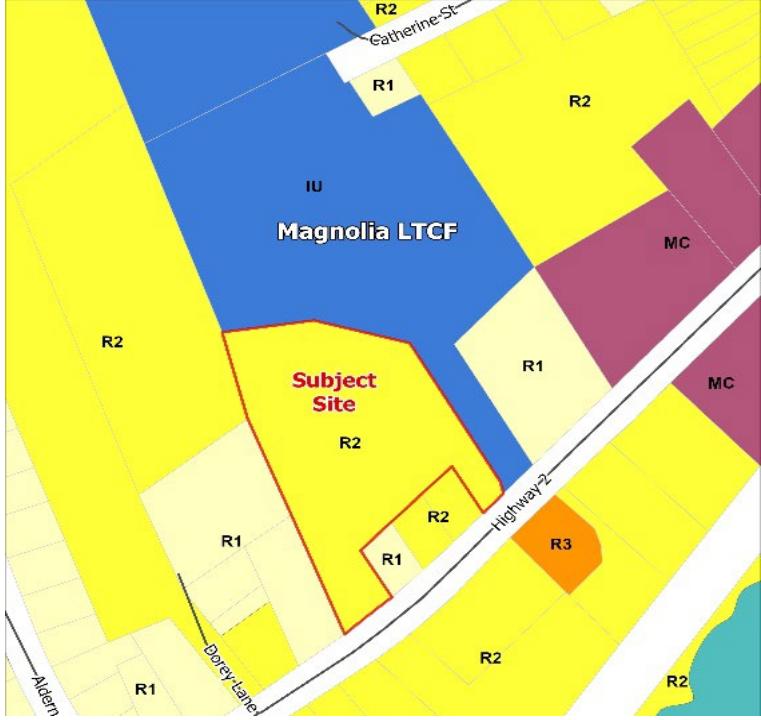
Background

- 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.

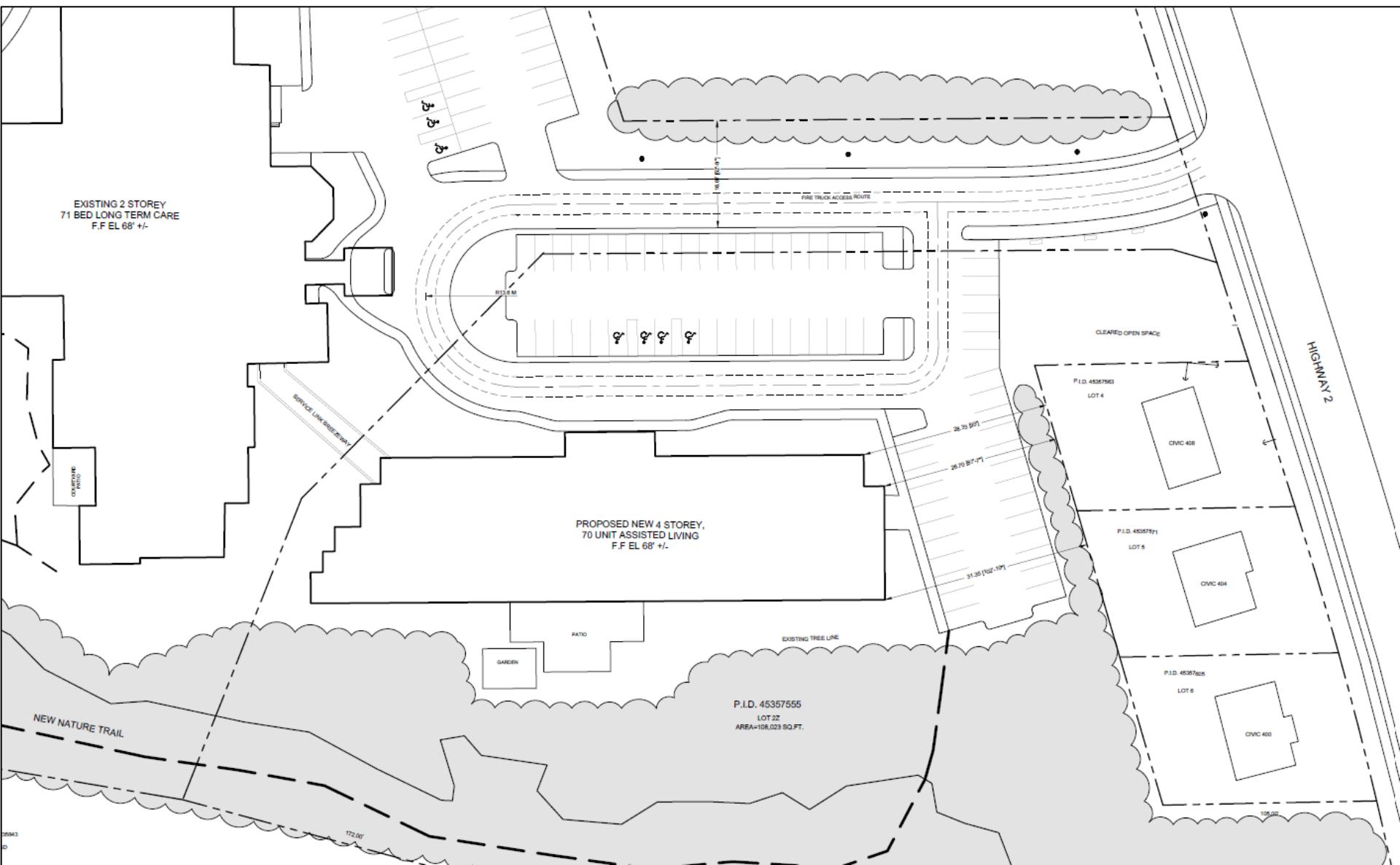


Development Proposal

- 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.



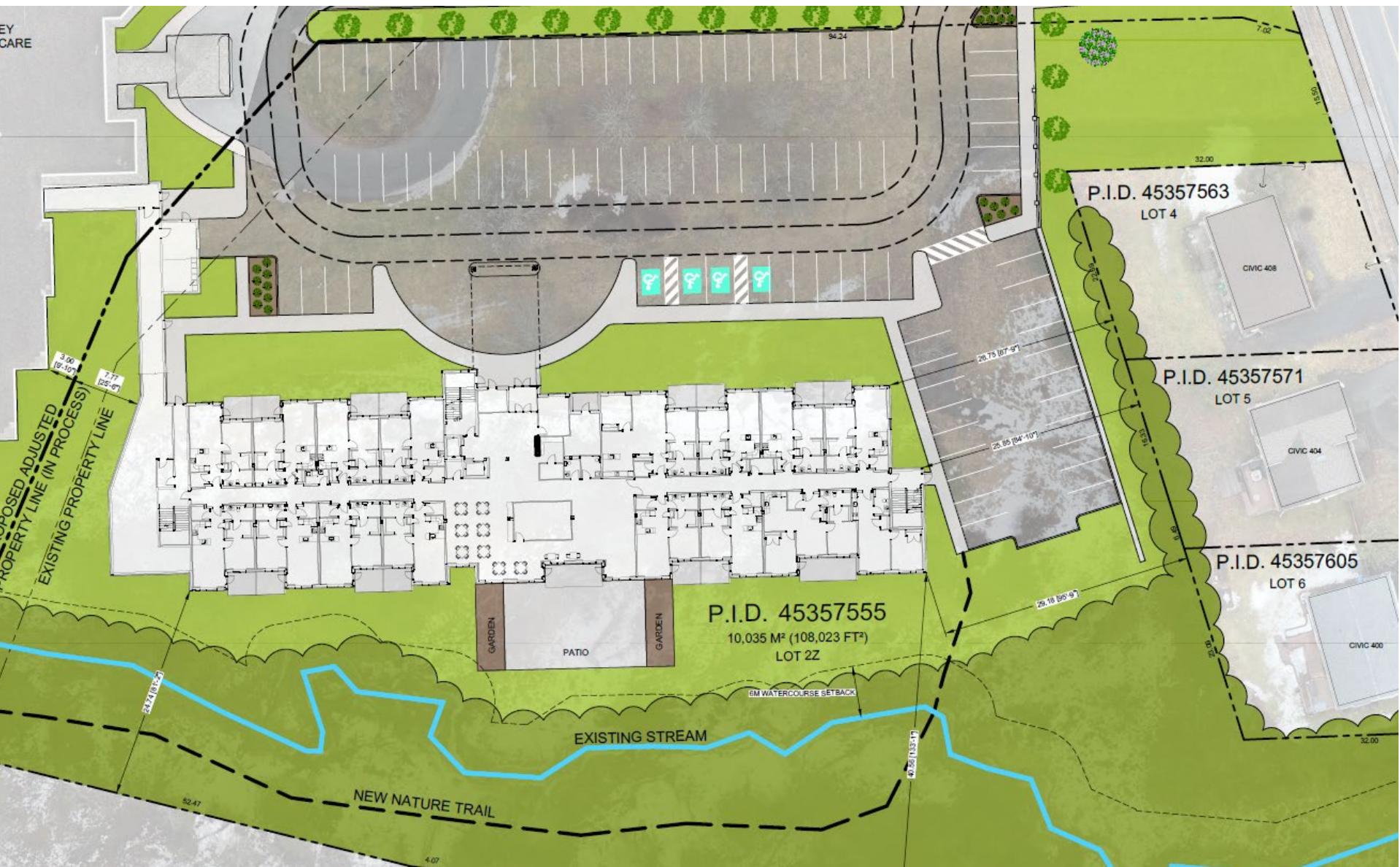
Approved Site Plan



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 4.5 months to apply for a permit and an additional 2 years to construct the building.



Policy Analysis

- The Nova Scotia Department of Public Works have confirmed that the existing commercial access is acceptable for the proposed use and a negative impact to the Provincial road network is not anticipated.
- The Enfield Volunteer Fire Department have provided comments regarding the application. Following those comments the applicant has agreed to invite the fire department to visit the property, following paving of the parking area but before the painting of parking spaces. This will enable the identification of any proposed parking spaces that could be removed to provide easier access for a larger fire truck. Provisions for this has been included in the development agreement.



Policy Analysis

- The proposed building is similar in size and scale to the approved building but to accommodate more parking the building has been moved closer to the western property boundary by around 11 metres. The south west corner of the building for example is proposed to be approximately 41 metres from the property boundary to the rear. The area between the building and the rear property boundary will be retained with existing trees.
- The building looks to be approximately 2-3 metres closer to the southern boundary. There is proposed to be 27 metres in one corner and 29 metres in the south western boundary between the side of the building and the property boundary.
- Staff suggest that the addition of the six additional units and the alteration in the location of the building will have a limited additional impact on neighbouring properties.



Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff has been placed in the Chronicle Herald.
- A letter and questionnaire was mailed to around 140 properties which included property owners and residents within 300 metres of the application properties. Of those 140 questionnaires that were mailed out, 13 responses were received. The responses have been scanned and provided to Planning Advisory Committee with this final report. The majority of the responses received suggested they support the development or that they have no concerns with the project.
- A summary of the comments received has been included in the staff report but some of those comments include:
 - There are less than 100 nursing bedrooms in East Hants.
 - Fully support the changes and happy to have more seniors in the area.
 - Comments about traffic issues in nearby area.
 - Concern with the parking area which will lower property values and potential light pollution,
 - Sees value in keeping residents in the community they have called home for years.



Citizen Engagement

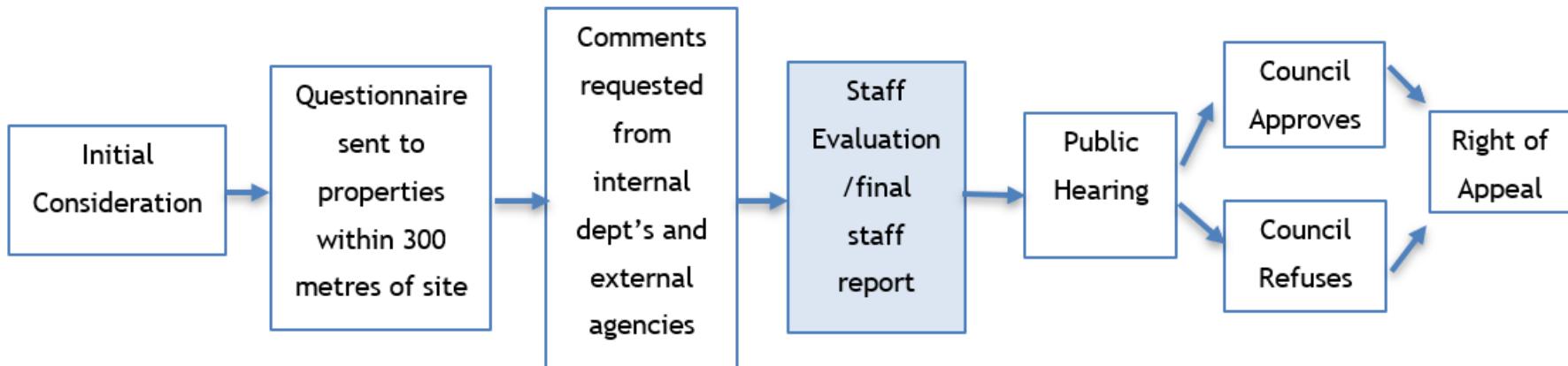
Canada Post Strike

- The rolling Canada Post strike means that it is highly likely that letters regarding the public hearing will be delayed in reaching the property owner/resident. For this reason, the public hearing has not been scheduled for October. Staff will work towards scheduling a public hearing for the November meeting of Council and mail the letters earlier than normal to account for any delays.
- There is no requirement in the Municipal Government Act to mail letters to the public regarding a public hearing. There is however a policy in the MPS (CE17.b) that requires a letter be mailed to property owners and residents within 300 metres of a proposed rezoning and development agreement application site. During this time of uncertainty regarding Canada Post mail delivery service there is still potential that further work stoppages may impact mail delivery. Should a complete work stoppage occur again there are two options for the public notification of the public hearing:
 - Use the Chronicle Herald, municipal website and social media only to notify the public of the public hearing. This will mean that delays in processing the planning application are limited.; or
 - The public hearing meeting not be held until the Canada Post complete work stoppage is over.
- Staff recommend that the Chronicle Herald, the municipal website and social media be used to notify property owners and residents regarding future public hearings if Canada Post should move back to a complete work stoppage.



Conclusion

- Staff have completed the review of the requested amendments to the existing development agreement and recommend approval. There is limited impact to the surrounding area from the increase in units from 70 units to 76 units and the increase will provide much needed residential options in the community.
- Any decisions to approve or not the development agreement application is appealable to the Regulatory and Appeals Board.



Alternatives

- Planning Advisory Committee may determine that the public hearing should wait until a complete Canada Post work stoppage has ended before organizing a public hearing, in which case the following motion has been drafted.

Alternative Motion

Planning Advisory Committee recommends to Council that Council direct staff to wait for the Canada Post complete work stoppage to have ended before scheduling a public hearing for the planning application for the assisted living facility.



Recommendations

- 1) That final approval be given to amendments to the existing Magnolia Continuing Care Holdings agreement for an assisted living facility
- 2) That approval be given to use the Chronicle Herald, the municipal website and social media to notify nearby property owners and residents of the public hearing, should Canada Post move to a complete work stoppage.

Recommended Motions

- 1) *Planning Advisory Committee recommends to Council that Council give final consideration and approved amendments to the existing Magnolia Continuing Care Holdings development agreement for an assisted living facility on 410 Highway 2, Enfield.*
- 2) *Planning Advisory Committee recommends to Council that Council direct staff to use the Chronicle Herald, the municipal website and social media as a way to notify the public of the public hearing, should Canada Post move to a complete work stoppage.*

