

**TOWN OF MAHONE BAY**  
**Planning Advisory Committee Minutes**

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chambers on Tuesday, June 7, 2016 at 7:00 p.m.

**Present:** Deputy Mayor David Devenne (Chair)  
Councillor John Bain  
Councillor Kelly Wilson  
John Biebesheimer  
C.A.O. James Wentzell

**Staff:** Bill DeGrace, Planner  
Maureen Hughes, Deputy Town Clerk

**Regrets:** Councillor Lynn Hennigar  
Kristen Martell

**Gallery:** Bob Youden, President, M.A.D.E. for Mahone Bay Ltd.

**Minutes**

A Motion by Councillor Bain, seconded by Councillor Wilson, to approve the minutes of the February 2, 2016 meeting as presented. **Motion carried.**

**New Business**

**Request for Development Agreement to construct senior citizens housing of up to 26 units**

Senior Planner, Bill DeGrace, presented a staff report prepared in response to a request received from M.A.D.E. for Mahone Bay Ltd. to enter into a development agreement with the Town of Mahone Bay for the development of the lot identified as PID 60374493 as a building containing up to 26 units. The proposal has been identified as a substantial amendment to the Development Agreement made with M.A.D.E. for Mahone Bay in 2013, in which a 22-unit dwelling was identified as a second phase.

The development is proposed to be officially designated as affordable housing for seniors. The developer, Bob Youden, outlined the building amendments such as wider doorways and layout which allows for wheelchairs and walkers, as well as accommodations in respect to utility heights and shelving, which are required for designation as housing for seniors. Mr. Youden shared local statistics for seniors waiting for access to low-income housing and details of construction and design which will be required for the necessary amendments and to keep building costs low enough to provide low-income housing units.

Mr. DeGrace's report included information regarding Land Use Bylaw provisions and Municipal Planning Strategy policies as they apply to residential use, as well as a review of the criteria to be applied when considering development agreements. Some of the areas highlighted in Mr. DeGrace's report included parking requirements for seniors housing, landscape planning,

visibility of the proposed development and a review of potential environmental concerns as the property in question borders Ernst Brook. A review of Town services has shown that the available services are adequate for the needs of the proposed development.

The report indicated that staff believe that the proposed site is suitable for such development on condition of key matters identified in the report being addressed in the development agreement. As such, staff recommend amendment of the Development Agreement with M.A.D.E. for Mahone Bay Ltd for the construction of a building with up to 26 senior citizens' housing units based on the proposal submitted.

A motion by Councillor Bain, seconded by Mr. Biebesheimer, **“THAT the Planning Advisory Committee recommend that Council amend the development agreement with M.A.D.E. for Mahone Bay Ltd. for the development of the property identified as PID 60374493, accessed via Cara Lane, for up to 26 senior citizens' housing units.”** **Motion carried.**

### **Adjournment**

The committee adjourned upon motion at 7:55 p.m.

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Deputy Mayor David Devenne, Chairperson

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J. Wentzell, C.A.O.