

Public Information Meeting

File 1 - Amendment to LUB to rezone 66 Clairmont street (PID 60374063) from Institutional (I) to Residential (R).

File 2 - Request for Development Agreement for 66 Clairmont Street (PID 60374063) and immediately east and adjacent property (PID 60634151) to develop a 48-unit residential complex.

Thursday, October 7th, 2021
Mahone Bay Legion
21 Pond Street, Mahone Bay, NS



File 1: LUB Amendment to Rezone

- Request by M.A.D.E for Mahone Bay to create 48-unit residential complex at 66 Clairmont St (PID 60374063) submitted to council on July 13th 2021.
- Land Use Bylaw amendment to rezone 66 Clairmont St from Institutional to Residential.

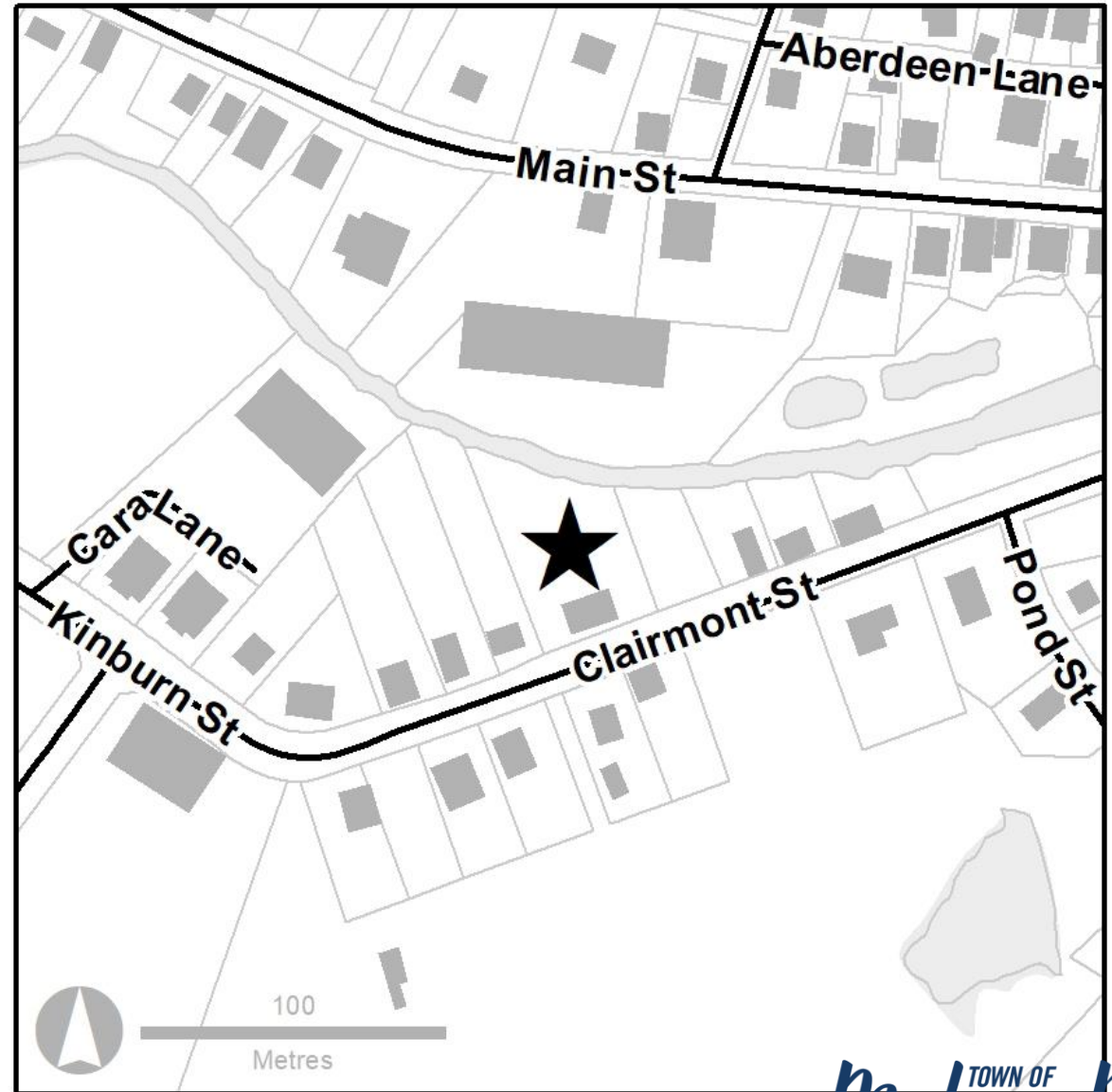


Figure 1 – Location map of PID 60374063

File 1: LUB Amendment to Rezone

- The current Institutional Zone allows:
 - Range of institutional uses (business & professional offices, churches, educational facilities, hospitals, nursing homes, etc.)
 - Uses like offices, restaurants and dwelling units only by Development Agreement.
 - MPS Policy 4.7.6: consider changing the zoning of land from Institutional to Residential without amendment of this Municipal Planning Strategy in accordance with Policies 6.3.1, 6.4.1 and 6.4.2
- Required Changes will include:
 - Rezoning property to Residential;
 - Permitted in the Residential Zone: one to two-unit dwellings, parks, playgrounds and open space.
 - Any form of residential development by Development Agreement in accordance with MPS policy 4.1.4 (within the Residential Zone, residential developments which are not permitted by Policy 4.1.2 or Policy 4.1.3 may be permitted by development agreement in accordance with Policies 6.4.1 and 6.4.2)

File 1: LUB Amendment to Rezone

Before approving a LUB Amendment, Council must be satisfied that the following issues are addressed:

- Conforms to intent of Planning Strategy
- Meets all Municipal By-law
- Financial impact to Municipality
- Adequacy of Town Services
- Physical site conditions
- Creation or worsening of pollution
- Storm drainage and potential flooding issues
- Proximity to schools, recreation, EMS
- Site access and street network, emergency access, pedestrian safety, parking
- Noise, dust, nuisance, health hazards
- Screening, fencing and landscaping, Height of structure(s)
- Proof that site can be served with water and sewer (on-site or central)
- Suitable regarding grades, soil, geological conditions, location of watercourses and water bodies, including sea level rise
- Character and stability of surrounding neighbourhood
- consideration to the impact of other permitted uses in the zone. (6.3.1)

File 1: LUB Amendment to Rezone

- ✓ Direction from Council – July 13, 2021
- ➔ Public Information Meeting – October 7, 2021
- Staff Report (including summary of PIM comments) considered by Planning Advisory Committee (PAC) – date TBD
- Recommendation from PAC and staff report considered by Council – date TBD
- Public Hearing held – date TBD
- Council vote to adopt or reject amendments

Questions or Comments on File 1:

Rezoning 66 Clairmont St from Institutional (IN) to Residential (R) Zone.

- Do you support the idea of a rezone for the property?
- Any other comments or questions?

File 2: Request for Development Agreement for 66 Clairmont Street

- Request received from M.A.D.E for Mahone Bay to propose a 48-unit residential complex.
- Council direction to proceed via Development Agreement.
- Currently contains 1 structure with an institutional use.
- The request includes the property immediately east and adjacent (PID 60634151), which is zoned Residential.

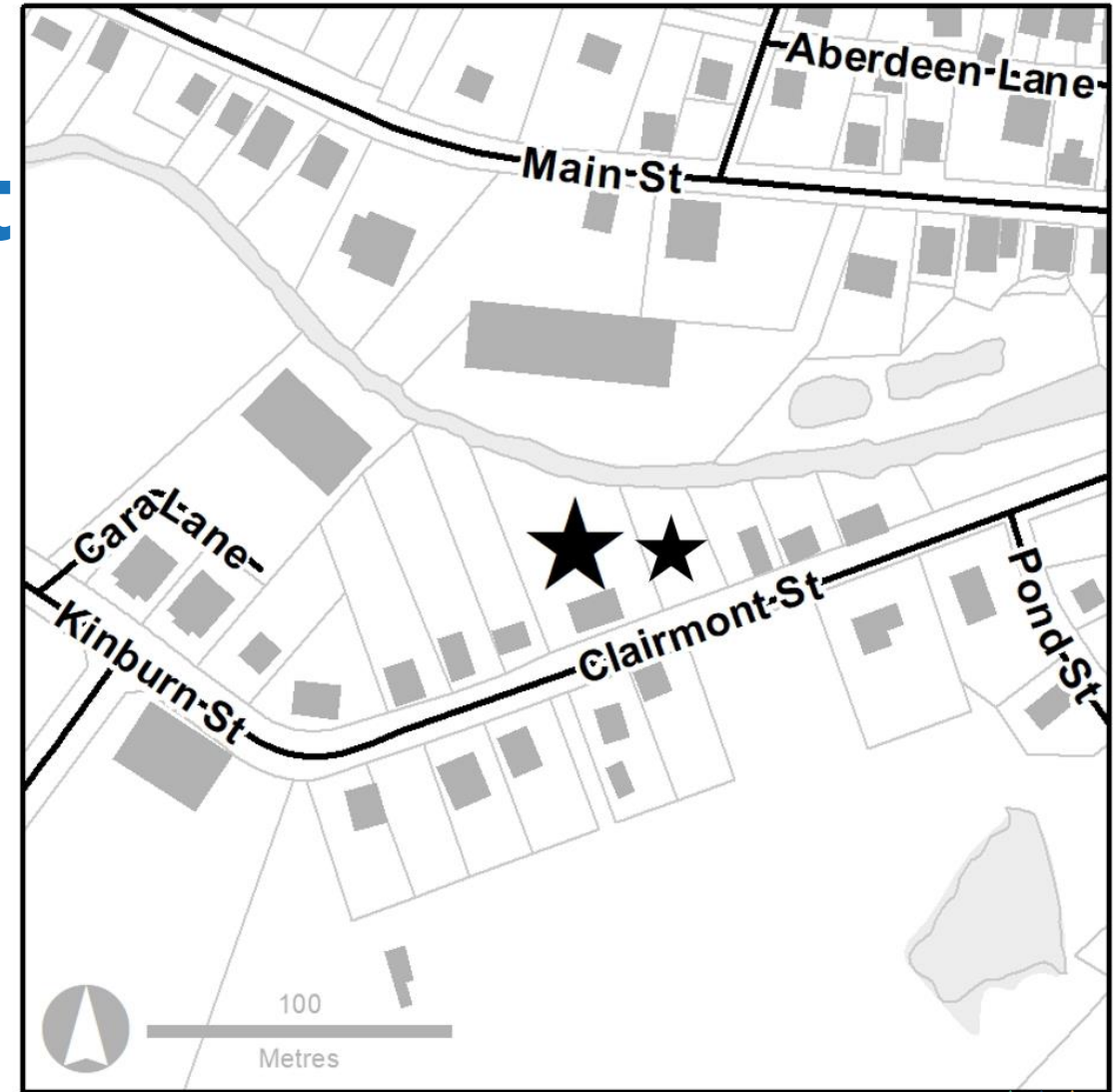


Figure 2 – Location map of PID 60634151 & 60374063

66 Clairmont Street and property immediately east and adjacent

PID 60374063



Figure 3 – Street view of PID 60374063

PID 60634151



Figure 4 – Street view of PID 60634151

File 2: Development Agreement for 66 Clairmont Street

Before approving a Development Agreement, Council must be satisfied that the following issues are addressed:

- Conforms to intent of Planning Strategy
- Meets all Municipal By-law
- Financial impact to Municipality
- Adequacy of Municipal Services
- Physical site conditions
- Creation or worsening of pollution
- Storm drainage and potential flooding issues
- Proximity to schools, recreation, EMS
- Site access and street network, emergency access, pedestrian safety, parking
- Noise, dust, nuisance, health hazards
- Screening, fencing and landscaping, height of structure(s)
- Proof that site can be served with water and sewer (on-site or central)
- Suitable regarding grades, soil, geological conditions, location of watercourses and water bodies, including sea level rise
- Character and stability of surrounding neighbourhood
- consideration to the impact of other permitted uses in the zone. (6.3.1)

File 2: Development Agreement for 66 Clairmont Street

- ✓ Direction from Council – July 13, 2021
- ➔ Public Information Meeting – October 7, 2021
- Staff Report (including summary of PIM comments) considered by Planning Advisory Committee (PAC) – date TBD
- Recommendation from PAC and staff report considered by Council – date TBD
- Public Hearing held – date TBD
- Council vote to adopt or reject Development Agreement

Questions or Comments on File 2:

Request for Development Agreement for 66 Clairmont Street to allow the development of a 48-unit residential complex.

- Do you support the request of the Applicant?
- What considerations and protections should be implemented if the request moves forward?
- Any other comments or questions?

Thank You for your Interest!

- Staff are available to answer questions or provide information at any time
- Please feel free to contact us to ask a question, receive an update on the file or provide feedback

Contact the Community Development & Recreation Department:

Phone: [902-624-8327](tel:902-624-8327)

Email: planning@chester.ca

In Person: 186 Central Street, Chester, N.S.



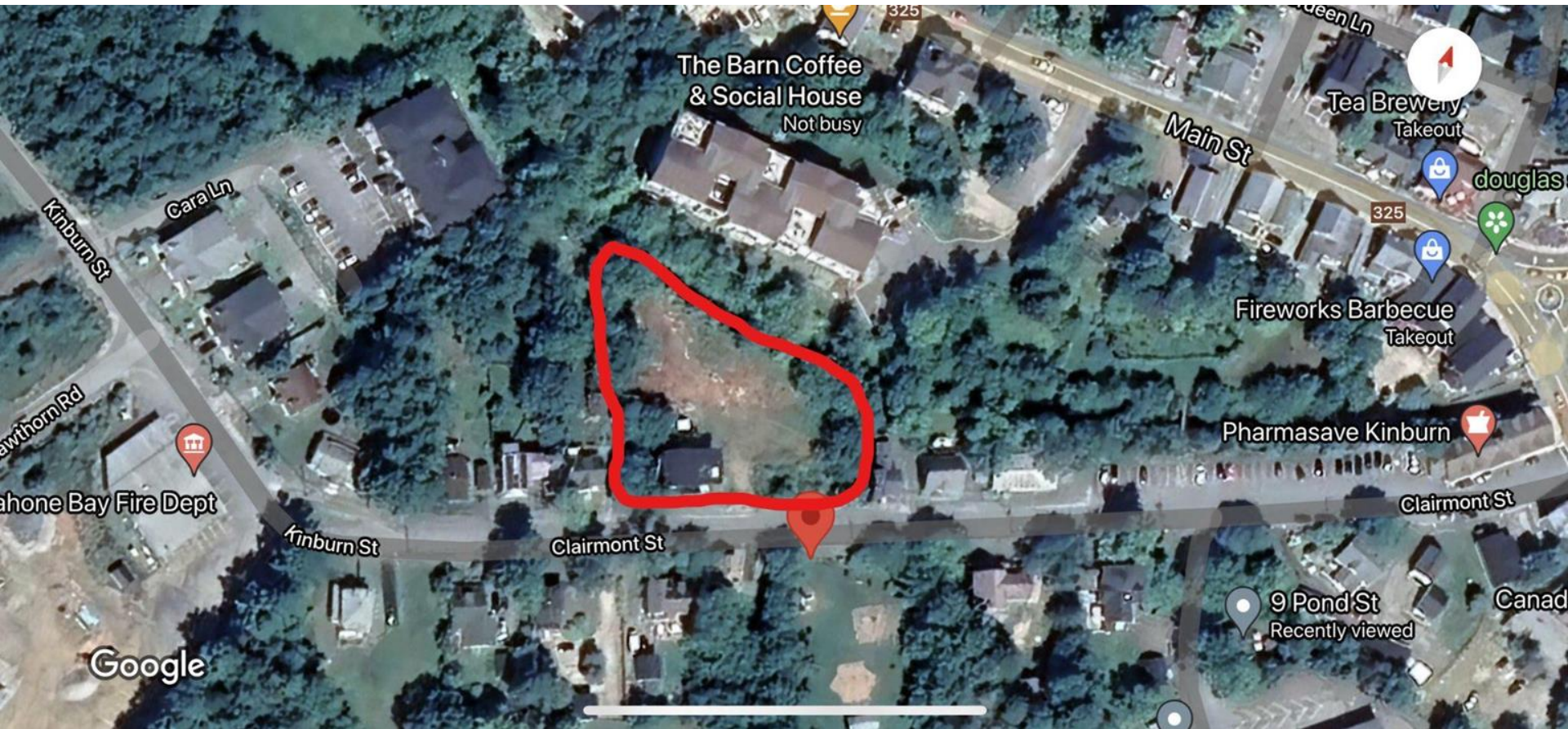
66 Clairmont Street

Development Proposal

MADE for Mahone Bay

Jane Raeburn & Bob Youden







Google



63 Clairmont St





48 Clairmont St



67 Clairmont St

Clairmont St



Google



63 Clairmont St



This architectural elevation drawing shows a three-story residential building with a dark roof, white siding, and brown accents. The building features multiple windows, including dormers and large multi-paned windows. A north arrow and a scale bar are included in the drawing.

CLAIRMONT STREET ELEVATION

Irma Da Sie, Architect
106 Pelham, PO Box 196
Lunenburg, Nova Scotia B0J 2C0
Tel: (902) 298.1556
irma.dasie@gmail.com




Front Elevation - Clairmont Street



East Elevation

No.	Revision	Date

Irma Da Sie Architect



108 Pelham, PO Box 108
 Leesburg, Nova Scotia
 B0J 2G9
 Tel: (902) 268-1666
 Irma.DaSie@gmail.com

Project
 THE LODGE
 66 Clairmont Street, Mahone Bay

Drawing Title
 FRONT ELEVATION
 EAST ELEVATION

Date
 JUNE 2021

Scale
 1" = 10'-0"

Project No.
 2021-001

Drawing No.
 SK-5


$$1/32'' = 1'-0''$$

CLAIRMONT STREET
Mahone Bay, NS
May 27, 2021

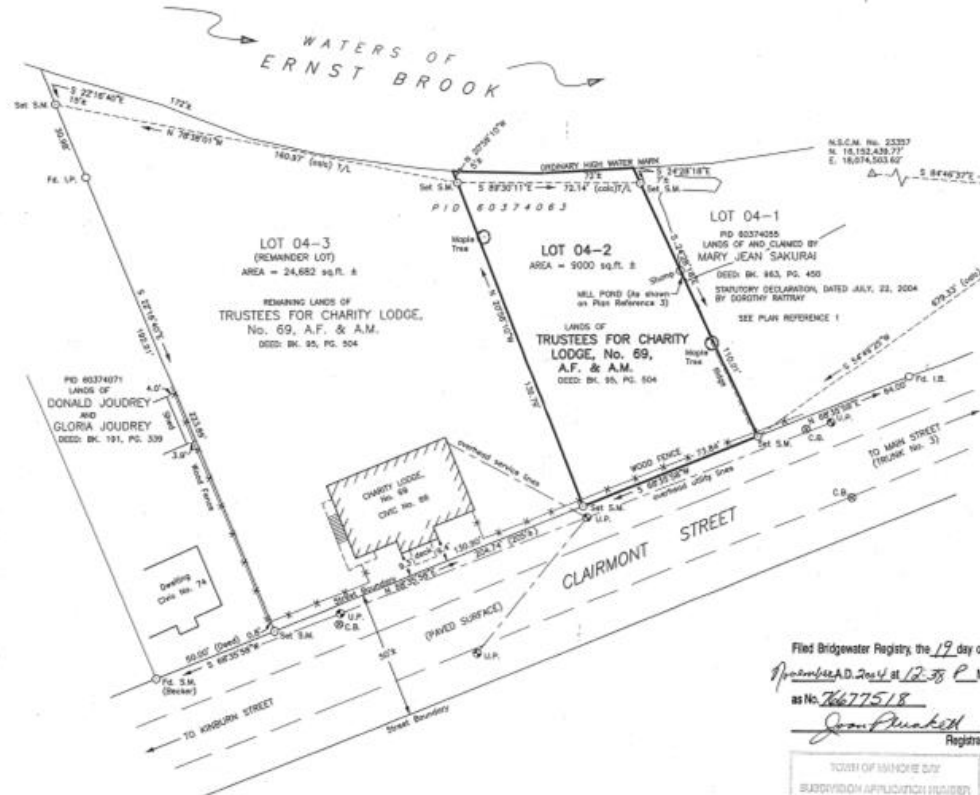
CLAIRMONT STREET APARTMENTS
Mahone Bay, NS
May 27, 2021

REGISTERED *LSH*
CONSULTANT DIVISION
DATE *16 November 2004*

FOOTED TO THE PUBLIC STREET TO CHARTERED
EAST, WEST, NORTH AND SOUTH THE LOTS CONTAINED BY THIS
PLAN. PLANS AND ORIGINALLY OWNED BY THE
LANDS ON THE PLAN ARE OWNED BY THE
REGISTERED *16 November 2004*
APPROVAL FOR THE LOTS CONTAINED BY THIS
PLAN IS REQUESTED FOR PUBLIC SERVICES.

NOTE
LOTS *04-2*
AND APPROVED OR CAN BE SERVED
BY A PUBLIC SERVICE.

A copy of this plan has been filed in the
registry of Deeds, Bridgewater, NS.



KEY PLAN
TOPO. MAP No. 21 A/B
SCALE 1:50,000

APPROVAL REQUESTED FOR LOT 04-2
LOT CAN BE SERVED BY CENTRAL SERVICES.

LOT DESIGNATORS:
LOT 04-1 ORIGINATES WITH PLAN REFERENCE 1.
LOT 04-2 AND LOT 04-3 ORIGINATE WITH THIS PLAN.

N.S.C.M. No. 23337
N. 10.152.438.77
E. 18.074.503.67
N.S.C.M. No. 23359
N. 10.152.438.77
E. 18.074.503.67

- PLAN REFERENCES:
1. PLAN 04-060 BY TURNER SURVEYS, DATED JULY 22, 2004.
 2. PUBLIC WORKS CANADA, PLAN No. S-2571 BY ERWIN R. TURNER, DATED FEBRUARY 15, 1990.
 3. PLAN M-7 BY S. EDGAR MARCH, DATED MARCH 12, 1930 AND REVISED MAY 26, 1930.

LEGEND	
○ S.M.	SURVEY MARKER
△	ON THE PLAN WITH IDENTIFICATION (see PLAN)
FE	IRON BAR
○ U.A.	IRON BAR
S.C.	DESCRIPTIVE OF CURVE
C.C.	DESCRIPTIVE OF CURVE
PO	PROPERTY IDENTIFICATION MARKER
○ S.P.	5000 FOOT
○ U.P.	UTILITY POLE
○ N.S.C.M.	NOVA SCOTIA
○ O.P.M.	ON-PROPERTY MARKER
○ C.A.	CALLED
○ C.B.	CATCH BASIN

VALUES SHOWN ARE NOT ADJUSTED. NO SCALE FACTOR WAS APPLIED.
SUNDY OF JULY 2, 1921, and SEPTEMBER 22, 1924.
SHOWN IN: CHARTERED LANDS
REMARKS: SHOWN ARE NOVA SCOTIA GRID NORTH (SEE ADAPTED TRANSVERSE MERCATOR PROJECTION, COORDINATE SYSTEM 84030) AND MORE SUNDY FROM N.S.C.M. No. 23359 AND N.S.C.M. No. 23387.

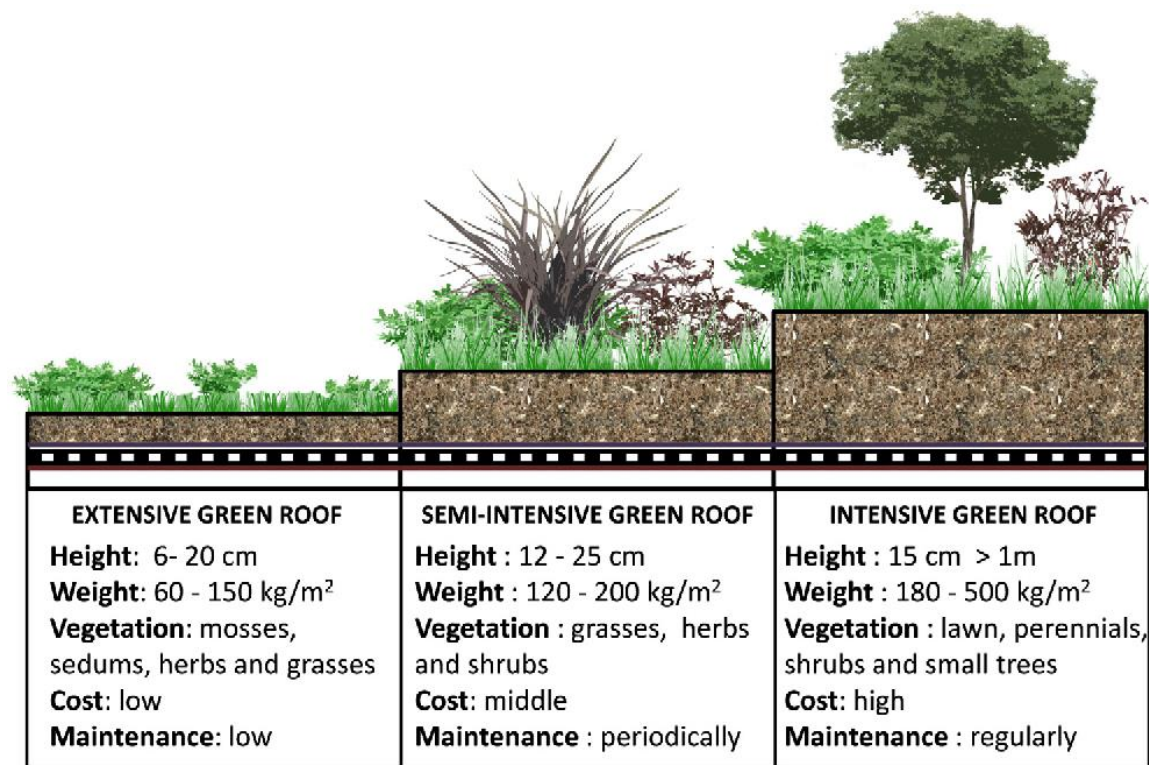
PLAN OF SUBDIVISION
SHOWING LOT 04-2 LANDS OF THE TRUSTEES
FOR CHARITY LODGE, No. 69, A.F. & A.M.
LOCATED IN THE TOWN OF MAHONE BAY,
LUNenburg COUNTY, NOVA SCOTIA.

SURVEYOR'S CERTIFICATE
I, SURVEYOR, HAVE BEEN LAND SURVEYOR, having verified that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Nova Scotia Land Surveyors Act and regulations made thereunder.
Dated this 18th day of SEPTEMBER, 2004.
N.S.C.M. No. 23387
N.S.C.M. No. 23387

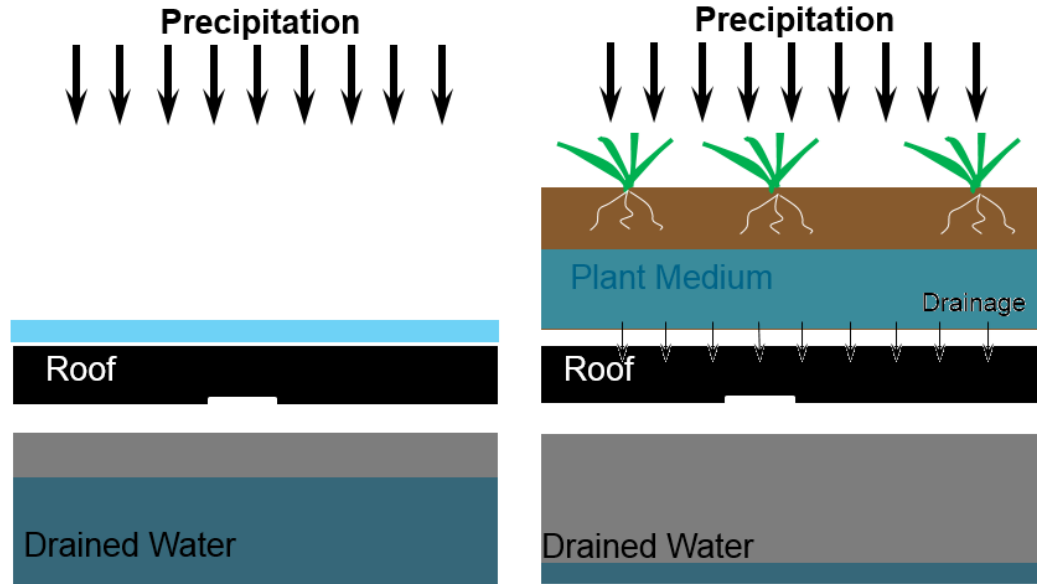
Filed Bridgewater Registry, the 19 day of
November A.D. 2004 at 12:38 P.M.
as No. *766775/18*
John P. Smith
Registrar

TOWN OF MAHONE BAY
SUBDIVISION APPLICATION NUMBER





Stormwater Management



Traditional Roof versus Green Roof

