Town of Yarmouth
REQUEST FOR DECISION
Proposed Amendment Re: Community & Social Services

November 10, 2026

1.0 Recommendation

That the Planning Advisory Committee recommend that Council give first reading to the proposed amendments to the Municipal Planning Strategy and Land Use Bylaw **(Attachment 1)**.

2.0 Report

EXECUTIVE SUMMARY

This report introduces proposed amendments to the 2026 Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) to establish Community Support & Social Services as a new land use permitted by Development Agreement in the Mixed Use 3 (MU-3) Zone.

The proposed amendments directly respond to a Development Agreement application for 77 Parade Street, which identified a gap in the recently adopted planning documents. While prompted by this application, the amendments would establish a generally applicable planning framework for similar uses throughout the MU-3 Zone.

Staff supports the proposed amendments, as they are consistent with the broader vision and intent of the MPS to accommodate a diverse range of land uses and services that respond to the needs of the Town of Yarmouth residents and broader community.

BACKGROUND

On September 24, 2026, the property owner, Delmar Construction Limited, submitted a request to amend their Development Agreement application, DA2025-007, to allow for community support and social service at 77 Parade Street ("subject property") . The subject property is currently designated Mixed Use and zoned Mixed Use 3 (MU-3).

The proposed use does not clearly fall within any of the existing land-use definitions or permissions under the 2026 MPS and LUB. As a result, amendments to both documents are required before the proposed Development Agreement (DA) can be considered for approval.

The amended application was introduced to the Planning Advisory Committee at its October 5, 2026 meeting.

PROPOSAL

The current MPS policies and LUB regulations do not provide a clear approval framework for the proposed use. The following amendments are required:

a. add a new defined land use in the LUB;
b. add a permitting provision in the LUB for the new use;
c. add an enabling policy in the MPS to permit the new use by DA; and

d. add a set of evaluation criteria to assess applications for the new use.

Permitting Community Support & Social Service in the MU-3 zone by DA

The 2026 LUB contains no land use definition that could clearly accommodate community-based support services such as counselling, addiction support, social assistance and related services. Staff propose introducing a new land use definition, Community Support & Social Services, to address this land use gap.

The proposed definition intends to reflect the services typically provided by non-profit organizations that engage in non-medical social support programs without a mandatory license issued by a professional regulatory body to practice.

For clarification, the proposed Community Support & Social Service use does not:

- require the operator to be a licensed practitioner;
- include supervised consumption and administration of substances;
- include overnight accommodation or residential use.

The proposed definition accommodates a diverse range of programs and services. Permitting Community Support & Social Service uses by DA allows Council and staff to assess each proposal on a case-by-case basis and to incorporate appropriate provisions outside of the typical land-use realm (e.g., hours of operations, site-related safety measures).

Attachment 1 contains the proposed MPS policies, land use definition, DA evaluation criteria and the permitting provisions in the 2026 LUB.

Lands and Zones Affected by the Amendments

Staff deem the proposed Community Support & Social Service use as institutional in nature, which generally aligns with the intent of the MU-3 zone. The MU-3 Zone is designed to enable a wide range of commercial and residential uses along with supporting institutional and community activities. In addition the MU-3 zone generally provides a transition between residential and commercial areas.

At this time, staff propose permitting the new land use by DA only in the MU-3 zone but are open to considering the use in other zones identified as suitable in the future, either by DA or as-of-right.

Enabling MPS Policies and Evaluation Criteria

Permitting provisions in the LUB shall be supported by enabling MPS policies. Staff propose amending *Policy 5.3.9(k)i* to add Community Support & Social Services as a use permitted by DA in the MU-3 zone, and introduce new policies providing additional control measures (e.g., temporary uses approvals) and evaluation criteria for assessing new applications involving this use.

In addition to the existing general development agreement criteria under Policy 6.9, the proposed criteria would guide the evaluation of Community Support & Social Services with respect to scale and intensity of the use, hours of operations, proximity to pedestrian connections or access to public transit.

The range of programs that could fall under the definition of Community Support & Social Services is diverse. Depending on the nature and scale of the proposed use, some programs may present unique site-specific considerations, including activities occurring outside regular business hours. Therefore, site-related safety considerations and appropriate mitigation measures are included among the proposed evaluation criteria.

Development Agreement

The proposed MPS and LUB amendments and the Development Agreement application for 77 Parade Street are separate approval processes.

Staff are currently working on writing the proposed DA with the goal of introducing the complete draft to PAC at its December meeting. The proposed DA will be assessed against existing MPS policies, as well as the proposed additional criteria albeit not being formally adopted by Council at this time.

Guidelines for Future Operators

Staff are developing guidelines for local community organizations to help them navigate the Town's planning and development approval process as well as key considerations associated with items like site selection or community engagement. Staff are considering reaching out to existing community-based support organizations that currently operate in the Town of Yarmouth for their feedback before finalizing the document. **Attachment 2** contains the working draft of the guidelines.

3.0 Strategic Relevance

A range of organizations currently provide social-support and community-based services in Yarmouth. These services include counselling, community programming, addiction support, referrals, advocacy and other forms of individual and community assistance.

The proposed amendments would establish a planning approval framework for such uses under the 2026 MPS & LUB framework, which may be further adjusted and refined in the future as needed. Staff deem the request and the proposed amendments align with the general vision and intent of the 2026 MPS & LUB.

4.0 Desired Outcomes

That PAC forward the proposed amendments to Council for First Reading.

5.0 Response

a. Approve Staff recommendations.

b. Refer the matter back to staff for additional information.

6.0 General Implications of Recommendation

Should the proposed amendments receive Council's approval, MU-3-zoned properties will be eligible for development proposals that meet the definition of Social Service use by DA.

The proposed evaluation criteria would provide additional guidance for assessing future DA applications. Approval of the proposed amendments does not constitute the Town's approval of

the Development Agreement application for 77 Parade Street which will be considered separately.

7.0 Organizational Implications

None identified.

8.0 Financial Implications

None identified.

9.0 Equity, Diversity, and Inclusion

The proposed amendments would establish a planning framework for facilities providing counselling, social and community support services to members of the community, including individuals who may face barriers to accessing such services.

10.0 Follow Up Actions

Should Council adopt the proposed amendments, the MPS amendments shall be forwarded to the province for review before coming into effect. LUB amendments required to carry out a concurrent amendment to MPS are not subject to the 14-day appeal period requirement, as per MGA section 248.

The associated Development Agreement application for 77 Parade Street will proceed through its separate review and approval process, including applicable public participation requirements.

11.0 Communication

Pursuant to the Town's Public Participation Policy for planning matters, a Public Participation Meeting is required prior to PAC making a recommendation on the proposed amendments. The proposed amendments and this report will be made available online through Get Involved. Should the Planning Advisory Committee forward the application to Council, a Public Hearing of Council would be advertised online.

ATTACHMENTS:

Attachment 1	**Proposed MPS & LUB Amendments**
Attachment 2	**Guide for Social & Community Service Operators (working draft)**

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