OPEN HOUSE

-

Request to Permit Medical Clinic and Office Uses in Yarmouth Mall

6:00 pm
Doors open

6:15 – 7:15 pm
Project introduction
Q&A to follow as necessary

7.30 pm
Doors close

Yarmouth
ON THE EDGE OF EVERYWHERE
PARTOUT, À PARTIR D'ICI

Welcome

The Town of Yarmouth has received a ***Development Agreement*** application from the owner of Yarmouth Mall (*Toulon Development Corp*) to permit **Medical Clinic** and **Office** uses within the existing mall building.

Tonight's open house is intended to provide you with:

1. Basic information about the proposal, applicable Town land use policies & application approval process; and
2. Opportunity to engage with Town staff and the applicant regarding the project.

Proposal

The owner seeks to permit **medical clinic** and **office** uses at 76 Starrs Rd (Yarmouth Mall) to:

- Attract additional tenants;
- Offer a wider variety of services to the mall users;
- Secure additional use flexibility over time; and
- Fill existing vacant spaces

Proposal

- The application seeks to limit (or cap) the overall size of potential **medical clinic** and **office** uses to a maximum of **20,000**sf.

- The draft agreement also allows for residential and additional commercial, and entertainment uses (flexibility).

Proposal

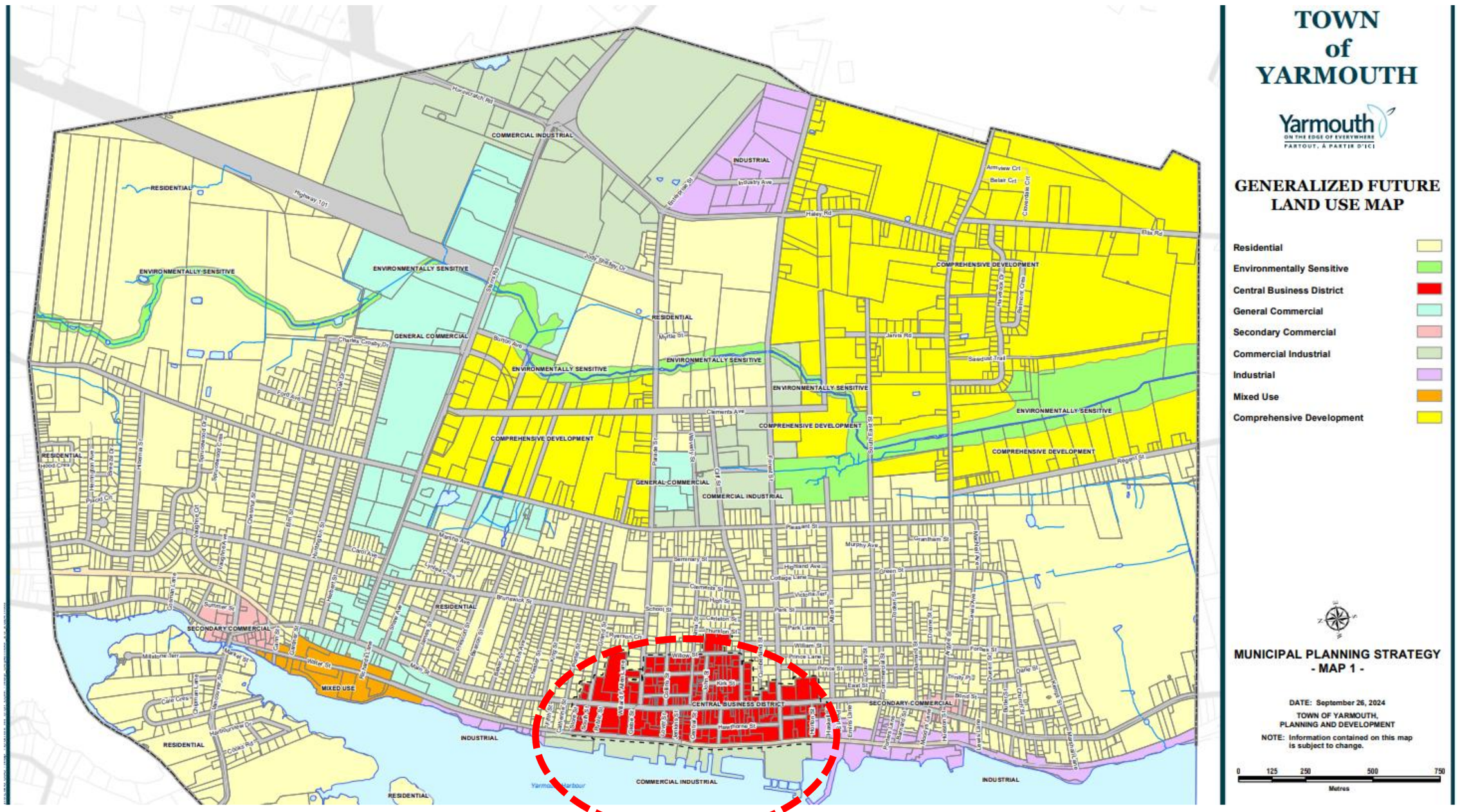
- There is no intent to construct an addition or redevelop the mall or site at this time.

- If approved by Council, the intended **office** and **medical clinic** uses would be confined to the existing building only – i.e., no additions including offices or medical clinics would be permitted.

Town of Yarmouth Municipal Planning Strategy

Historically, the Town of Yarmouth, through its Municipal Planning Strategy, permitted offices only in specific parts of the town, including:

- Downtown (C-1 Zone / Central Business District)
- Downtown Transition Zone
- Waterfront Commercial Industrial (WCI-5 Zone)



Therefore, amendments to the Municipal Planning Strategy would be required to permit the desired office uses in Yarmouth Mall.

NOTE: The existing Municipal Planning Strategy (MPS) is currently under review . The new MPS is anticipated to be considered by Town Council for approval in April of 2026

Town of Yarmouth Land Use Bylaw

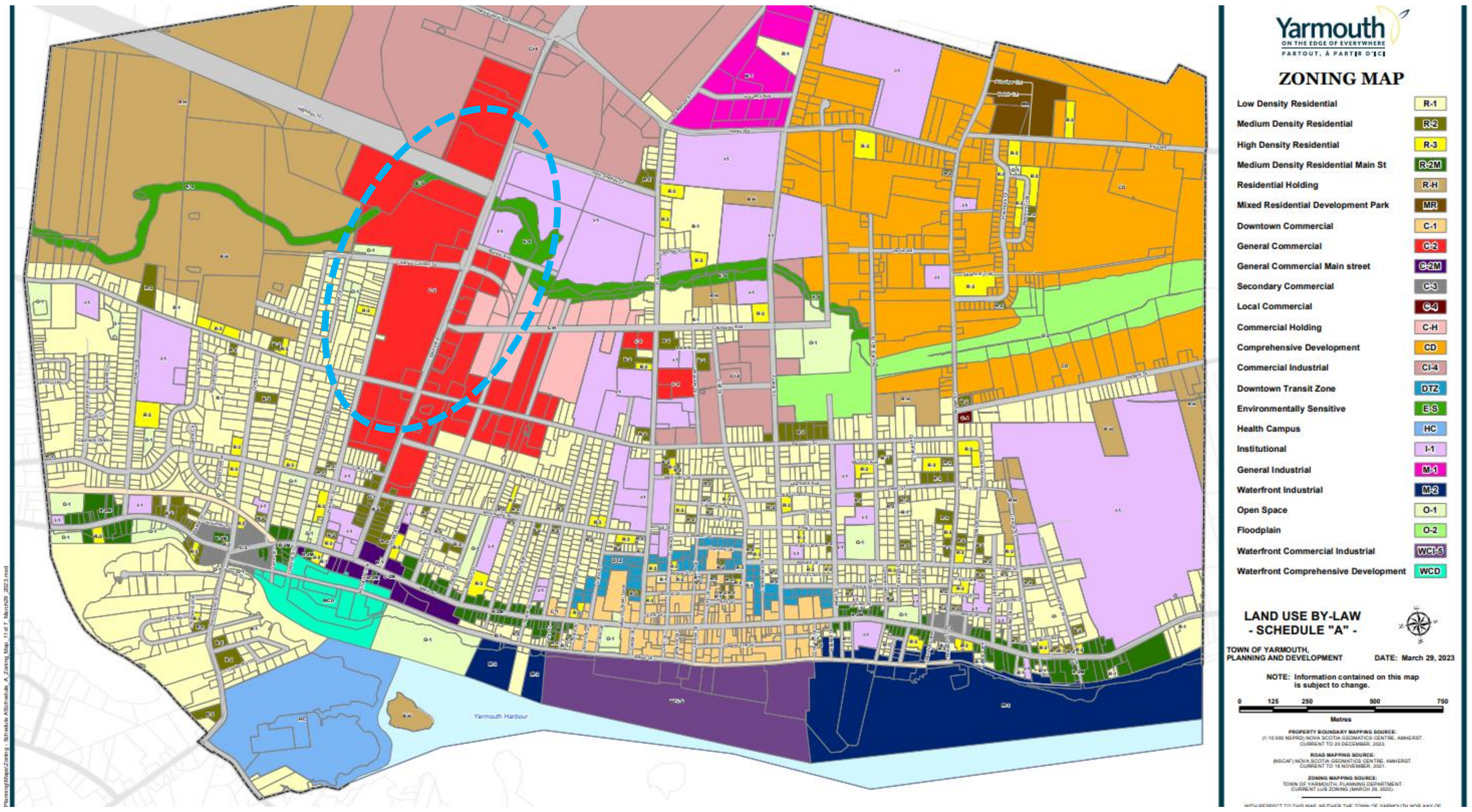
76 Starrs Rd is currently zoned General Commercial (C-2).

C-2 permits a range of commercial and service uses.

Offices and Medical Clinics are not permitted in the C-2 Zone (area in blue circle below).

To accommodate the office and medical uses in Yarmouth Mall, the owner can:

- Request an amendment to the Land Use Bylaw to add the desired uses to the list of permitted uses in the C-2 Zone; or
- Enter into a Development Agreement (custom, site-specific zoning) to permit offices and medical clinics with or without conditions.



Town of Yarmouth Engagement Promise

PUBLIC PARTICIPATION GOAL	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice & recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
	☑	☑	✗	✗	✗

Town of Yarmouth Engagement Promise

Town staff will:

- inform you about the project to the best of our knowledge

- advise you on how and when you can provide your feedback and follow the status of the project

- incorporate your feedback into the project where feasible

- explain (via a written report to Council) how your feedback influenced the project

- but not:

  partner with you in each aspect of the project including identification of preferred solution; and

  place the decision-making in your hands

Development Agreement Approval Process - FAQ

Q: What is a Development Agreement?
A: A Development Agreement is a legal document which establishes a contract between an applicant and the Town. The agreement outlines a specific type of development according to plans and specifications agreed on by both Council and the applicant.

Q. What does the Development Agreement review process look like?
A: Please refer to the approval process graphic on our "Development Agreement Approval Process" board.

Q. What documents are used to evaluate Development Agreements?
Town Staff, the Planning Advisory Committee and Council review a Development Agreement application against criteria contained in the Municipal Planning Strategy, Land Use Bylaw and any other planning policy that may apply to a project.

Q: What does a Development Agreement regulate?
A: Development Agreements shall contain such terms and conditions which Council feels are necessary to ensure that any specific development is consistent with the Municipal Planning Strategy.

As a result, a Development Agreement shall include some or all of the following provisions where applicable:

- Specific use, size and location of new structures;
- The percentage of lands that may be built upon;
- Size and number of driveways;
- Parking and loading facilities;
- Buffering or landscaping including fencing and exterior lighting;
- Time limits for the initiation of construction.

Q. Who approves Development Agreements?
A: Town Council makes the final decision on whether to approve, modify or refuse a Development Agreement application.

Town Staff review applications and make recommendations to the Planning Advisory Committee (PAC). PAC evaluates the proposal and then forwards the application along with their recommendation to Council for consideration.

A Public Hearing is part of this process as well. The decision of Council is appealable to the Nova Scotia Utility & Review Board.

Q. How long does the process take from start to finish?
A: The timing can vary, but most Development Agreements take between 3 to 5 months from submission to registration.

Development Agreement Approval Process

WE ARE HERE

Opportunity for your input #1

Application Submitted

Review by Staff

After an application is received, staff reviews the application and seeks feedback from key Town departments and in certain situations from the public.

Planning Advisory Committee (PAC)

Staff prepares a recommendation on the Application and presents it to PAC. PAC may hold a Public Participation meeting before providing their recommendation to Council.

Council First Reading

Council gives notice of intention whether or not enter into the agreement

Opportunity for your input #2

Public Hearing Notice

Two ads in the newspaper or online -one in each of two successive weeks. First ad appearing 14 days before hearing.
Copy of first notice sent to abutting municipalities and villages affected by document.

Council Public Hearing

Members of the public may address Council to voice their perspectives on the Application.

Opportunity for your input #3

Council Second Reading

Council decides whether or not enter into the agreement

Council Refuses

Notice to applicant must be sent within seven days of Council's decision outlining right of appeal.
Applicant may appeal refusal to Utility and Review Board within 14 days of receiving notice

Council Approves

14 day appeal period to NS Utility and Review Board after ad appears

Notice of approval published in newspaper

Copy of agreement sent to Minister

Agreement may be registered effective 14 days after notice published if no appeal filed

How can I stay informed about the status of the application?

Visit Get Involved

Please visit https://getinvolvedyarmouth.ca for status updates and information about the project

Contact the Town Planner

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