

A large yellow geometric shape, resembling a stylized arrow or a series of triangles, is positioned on the left side of the slide, pointing towards the right.

Appeal of Site Plan approval PID 15467129 (Nicholson Avenue, New Waterford)

Legislative Authority

- Section 232 of the *Municipal Government Act* (MGA)
- Development Officer grants Site Plan Approval if:
 - Meets Site Plan Approval criteria in Land Use By-law
 - Complies with Land Use By-law requirements
- Section 232(2) – Rights of appeal are the same as those that apply when a development officer grants or refuses to grant a variance (Section 236A) (Attachment A)

Project



- Application received for Long Term Care Facility
- Long Term Care Facilities may be permitted by Site Plan Approval in accordance with Section 2.13.2
- Property was the site of the former the Mount Carmel School

COURTYARD CONCRETE IS TO BE TINTED TO DAVIS COLOURS, SILVERSMOKE 860. CONCRETE MIX & TINTING INFORMATION TO BE SUBMITTED FOR REVIEW BY CONSULTANT.

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING FENCE
 - PROPOSED FENCE
 - OVERHEAD WIRE
 - MANHOLE & CATCH BASIN
 - EXISTING MANHOLE & CATCH BASIN
 - TACTILE PLATE
 - LIGHT STANDARD
 - BOLLARD LIGHT
 - HYDRANT
 - BENCH
 - UTILITY POLE WITH GUY
 - WATER VALVE
 - PLANTING
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - TC&C
 - TOP OF CURB/BOTTOM OF CURB
 - PROPOSED SPOT ELEVATION
 - LOCAL LOW POINT
 - LOCAL HIGH POINT
 - EXISTING SPOT ELEVATION

Architect: Prime Consultant

FOUGERE MENCHENTON ARCHITECTURE

Discipline: **LANDSCAPE ARCHITECTURE**

Sub-Consultant: Civil & Structural

CBCL

Sub-Consultant: Mechanical & Electrical

M & R ENGINEERING

Sub-Consultant: Landscape Architect

Vollick McKee Petersmann

Sub-Consultant: Interior Designer

STAR CAG

Client: **Maple Hill Manor**
Quality of Life in the City

Drawn: JC Checked: JMK

Designed: JC Approved:

Consultants Project No: **22022MHM**

Professional Stamp & Permit:

- Notes:**
- DO NOT SCALE FROM THIS DRAWING.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
 - CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA.
- 4 FOR REVIEW WITH CBRN 09/12/25
3 FOR REVIEW WITH CBRN 08/26/25
2 RT - ISSUED FOR GO 07/31/25
1 ISSUED FOR CONSTRUCTION 05/23/25
0 ISSUED FOR TENDER 01/10/25

No. Revision: VMAD/000

Drawing Nomenclature

Detail/Section No. **3** (A-1) (where detailed)

PROJECT TITLE: **Maple Hill LTC**

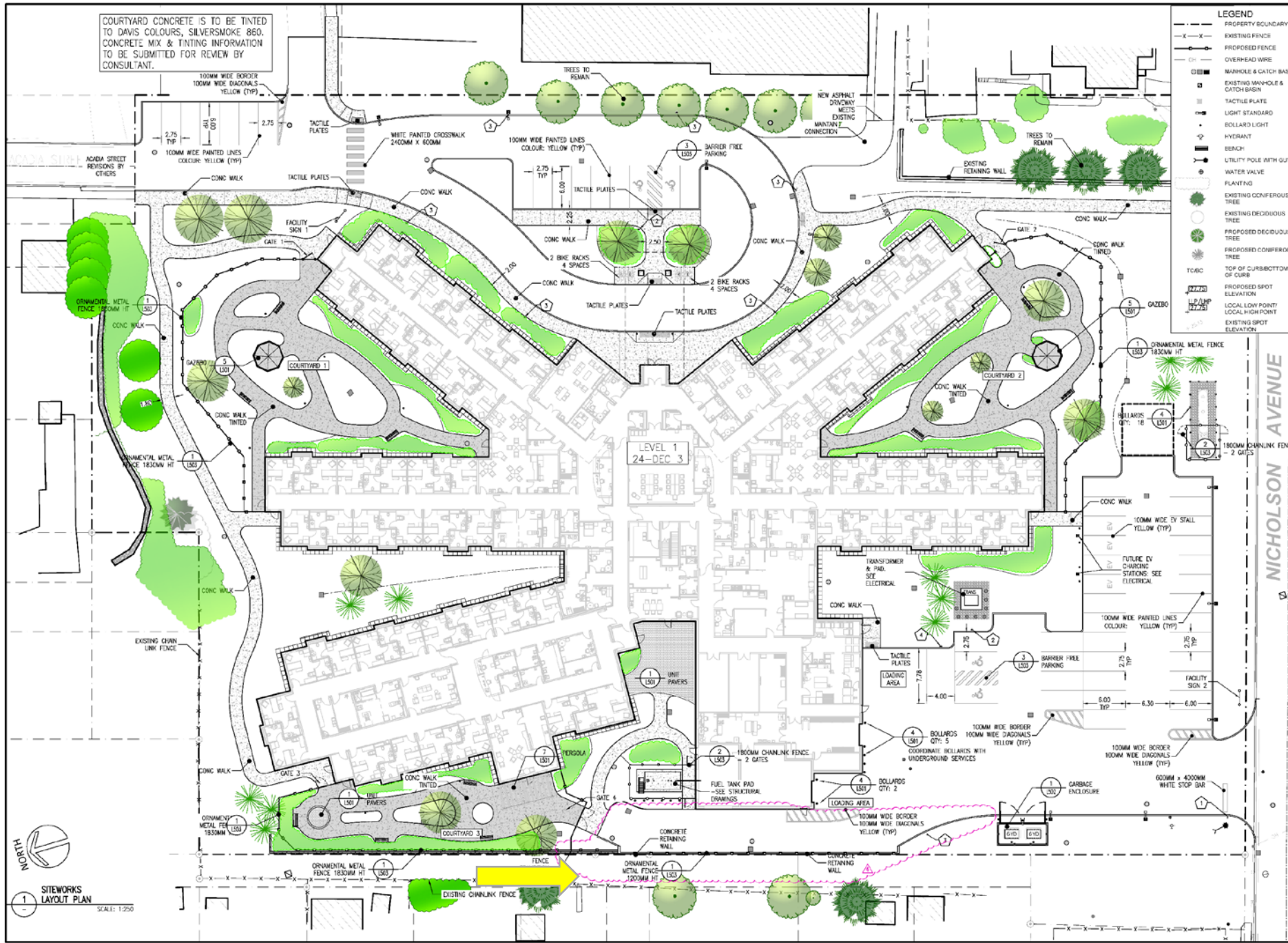
New Waterford, NS

DRAWING TITLE: **Siteworks Layout Plan 1:250**

SCALE: AS NOTED DRAWING NO: **L-101.0**

DATE: 05/23/25

REVISIONS: 2



Grounds for Appeal

- Appeal Received based on the ground of Stormwater and Surface Water Management
- Engineering has indicated the site plan is adequate for circulation.

Recommendation

Staff recommend Council uphold the Site Plan Approval granted by the Development Officer to allow for Long Term Care Facility the PID 15467129 (Nicholson Avenue, New Waterford)