

# **PUBLIC HEARING**

## **February 15, 2012**

### **PRESENT**

Mayor David Corkum, Councilor Bill Boyd, Councilor Bernie Cooper, Councilor Eric Bolland, Councilor Nola Folker-Hill, Councilor Tony Bentley, CAO Mark Phillips, Director of Planning and Development Beverley Gentleman, Town Engineer Fred Whynot and Town Clerk Carol Harnes.

### **MEETING CALLED TO ORDER**

Mayor Corkum called the Public Meeting to order at 7:02 p.m. and the roll was called, at which time it was noted that Deputy Mayor Mark Pearl was absent with permission.

Mayor Corkum welcomed everyone (14 citizens were in the audience) and outlined the format for the Public Hearing. Following this, he introduced the Director of Planning and Development, Beverley Gentleman.

### **DEVELOPMENT AGREEMENT SALVATION ARMY EXPANSION**

The Director noted that First Reading had been given for amendments to the Zoning Bylaw, at the January 23<sup>rd</sup> meeting of Town Council and Second Reading has been proposed for the February 26<sup>th</sup> meeting. However, prior to this Second Reading, is this Public Hearing, which is an opportunity for citizens to express their concerns, and to ask questions about the development.

Director Gentleman presented the background information on the Development Agreement, stating that the Salvation Army wishes to expand its current facility to meet the needs of its increasing congregation and the services provided. She noted that this structure is a legal non-conforming use, which means that the use does not meet the current requirements of the Zoning Bylaw, however, did so at the time of the construction. As such, the changes that are being proposed would require a Development Agreement and amendments would be required to the Zoning Bylaw.

Sketches were presented showing the lot, the current

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structure, and the proposed expansion. Architectural drawings of the building were also available and portrayed this development as being very attractive and complimentary to the surrounding neighbourhood.

Further, she noted that the Town's Engineer has reviewed the Development Agreement and has confirmed that adequate water and sewer infrastructure is in place for this expansion, and that the storm water management plan will address the issue of the current water run-off from this property, onto neighbouring properties.

Analysis was also carried out by the Traffic Authority, as to the impact of this expansion to the traffic flow and volume of the area. It became apparent, during this review, that the higher volume of traffic using this expanded development, would be primarily during times when other traffic was minimized. Therefore, there would be no detriment.

She added that the construction should be completed by late spring or early summer.

Public Comments:

Fourteen citizens were in the audience, however, no concerns were expressed. Mayor Corkum stated that if no one came forward with concerns, then Council would assume that there was no objection to the development.

**SUBDIVISION AMENDMENTS  
– PRIMARY SERVICES**

Director Gentleman reported that once again revisions are being proposed to the Subdivision Bylaw regarding the primary services required by developers in new subdivisions. She noted that these allowances had been previously made to encourage more development in Kentville, by eliminating the responsibility of developers to provide concrete curb and gutter and pavement as part of the primary services of new developments. The paving and curbing was being done by the Town and charged back to the homeowner over a 10 year period.

Over the years, however, this arrangement has become costly to the Town, with extra costs incurred through street wash outs, plowing, dust control, and so on. Further, the financial commitment for this work (upfront costs of newly developed streets) has meant that many of the older streets throughout Town have been neglected.

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She pointed out that the Town has committed to approximately \$1 million for paving and another \$500,000 for curbing and gutters in new developments, at this time, and these will be honoured as they are works in progress. However, she confirmed that all current developers have been notified of this possible change and there appears to be no objection.

Public comments:

Margaret Benjamin of Nichols Avenue asked why the Town does not consider sidewalks in subdivisions, especially in areas where children walk to school.

The Director responded that there is no language in the Subdivision Bylaw to allow for sidewalks in these areas, and there has been no interest expressed in having these installed.

Children walking to KCA may be able to use the trail system which is now paved.

**ADJOURNMENT**

The Public Hearing adjourned at 7:30 p.m.