

PUBLIC HEARING

June 21ST, 2011

PRESENT

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

MEETING CALLED TO ORDER

Mayor Corkum called the Public Meeting to order at 7:00 P.M.

PROPOSED REZONING ON BELCHER ST.

Director Gentleman provided an overview of the proposed application for rezoning of PID # 55258164 from Residential Two Unit Dwelling (R 2) to Residential Multiple Unit Dwelling (R-3) to construct an eight (8) unit dwelling. The meeting was advertized and any interested persons or people were invited to attend this public meeting and present either oral or written presentations.

Director Gentleman stated that the piece of land to be rezoned was at the request of Terry Whynot from Kent Field Estates. He had approached the Town in 2011 to purchase the subject property so he could ad it to his property at 98 Belcher Street. Kent Field Estates is interested in obtaining this property on Belcher Street to erect an 8 unit rental unit. Director Gentleman noted that all adjacent property owners had been notified by registered mail asking if they would like the opportunity to express an interest in purchasing all or part of this land. Terry Whynot being the only one to respond.

Some of the issues the Town of Kentville had looked at in regards to the rezoning application were:

- The demand for rental properties is increasing
- Senior housing market is fast becoming a growing

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commodity with the hospital being so close as well as recreation facilities

- Site plan approval process must be met before construction can begin
- No environmental issues
- Engineering and Public Works reviewed this application and it was determined that it met all their requirements regarding storm water
- This application meets all MPS requirements of rezoning

Staff recommended to hold and approve 1st reading of the rezoning process at the previous Council Meeting held May 30, 2011.

COMMENTS FROM AUDIENCE MEMBERS

The Mayor invited anyone from the public in attendance to speak on the matter.

Terry Whynot from Kent Field Estates presented a few comments regarding his interest in purchasing this property and his plans for constructing a new apartment building.

Jim Rogers - 110 Belcher Street:

- Did not receive registered letter
- Concerned about loss of property value
- Excess noise and pollution from existing apartment building
- Has been unable to sell his home
- Contests property line with Kent Field Estates regarding driveway
- Presented a copy of survey certificate
- Concern on potential loss of Oak tree

Nicola Young - 114 Belcher Street

- Unable to sell property
- Did not receive registered letter
- Concern on loss of property value

Carrie Rand - 118 Belcher Street

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- To what degree does the Town of Kentville protect current home owners
- What will our property value decrease to with two apartment buildings near by
- Please consider apartment management for this company –quality that they expect in their area.
- Property in question looks run down

Wesley Rand - 118 Belcher Street

- Support for neighbours expressed

Robert Young - 114 Belcher Street

- Addressed a concern regarding the access road if Mr. Rogers has property line issues.
- Area is over developed now
- Town of Kentville should have put more effort into the process of contacting them regarding the application.

Shelley Moore - 88 Belcher Street

- Expressed support for neighbours
- Concerned with traffic issues

Randall Prime - 1354 Princess Cr. Coldbrook

- Consider that this area already has development so more will not necessarily cause a negative impact
- Access can only improve if this development progresses
- Expressed support for project

Terry Whynot

- Will put up fence for neighbours if requested.
- Will ensure property is attractive as properties surrounding it
- Assured Councilor Pearl that the existing apartment building is continuously being upgraded as well as all his other properties.

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Councilor Pearl

- Important to determine what the correct property line is.
- Concerned that some property owners did not receive their registered letters regarding their right to purchase a part or all of the surplus property.

Director Gentleman explained the process that followed to contact the adjacent property owners.

Carrie Vaughan from 911 Richard Street.

- Her property is located behind the older part of the Belcher Street apartments Mr Whynot owns east of NSCC. She has never experienced any problems with tenants
- In support of new buildings

Dale Whynot from 867 Hunter Court

- Property manager for Kent Field Estates
- Provide a 24 hour , 7 days a week property management and can be called at any time

Mayor Corkum – Council will decide if this development is a good thing or is it not. Council will make its decision based on staff recommendations and information received tonight

Thank you for coming forward and stating your concerns and interest.

ADJOURNMENT

Hearing adjourned approximately 8:00 p.m.