

KENTVILLE PUBLIC HEARING MINUTES

March 16th, 2017

PRESENT

Mayor Sandra Snow, Deputy Mayor Eric Bolland, Councillor Cate Savage, Councillor John Andrew, Councillor Craig Gerrard, Councillor Lynn Pulsifer, Councillor Cathy Maxwell, Planning & Development Director Beverley Gentleman and Recording Secretary Patricia Gourley

CALL TO ORDER AND ROLL CALL

Mayor Sandra Snow called the meeting to order at 6:00 p.m.

OVERVIEW OF PROPOSALS

Director Bev Gentleman presented an overview of the proposed amendments to the Land Use Bylaw- Industrial Land Use, as noted in the attached report.

Consideration of amendments to the Industrial (M) Zone of the Land Use Bylaw to include as permitted uses:

- Distilleries
- Recreation Sales and Service
- Self-Storage Facilities, and
- Hotels/Motels
- Delete requirement for no Outdoor display within the Industrial Zone

And further

Consideration of amendments to the Commercial General (C1) Zone of the Land Use Bylaw to include as permitted uses:

- Beverage Rooms: and
- Breweries.

Director Bev Gentleman then reported on the application received to rezone the Fisher lands.

Consideration of Amendments to the Land Use Bylaw:

- To rezone PID's 55246466, 55508600, 55260764, 55260772 and 55507487, from Two Unit Residential (R-2) to Multi-Unit Residential (R-3) to construct approximately 142 dwelling units within two three (3) story buildings and two five (5) unit town houses.

The first reading of the above three amendments was noted at the Council Meeting of February 27th, 2017 and all reports are included in that meeting package.

PRESENTATIONS BY DEVELOPER

Tony Fisher presented an overview on his future development at 45 Main Street:

- His land is just under six (6) acres.
- No trees have been removed from the buffer zone between his land the Oak Grove Cemetery.
- The proposed town houses will have a basement and a main floor with a double garage.
- The proposed apartment's buildings will be four (4) stories with underground parking.

Paul Scary, Tony Fisher's architect noted that this property is a wonderful site for this type of building project.

CORRESPONDENCE

Director Gentleman read the two letters received regarding this project.

1. Robert and Charlene (Bunny) Bennett
2. Alan Russell – Trustee for Oak Grove Cemetery

Letters are attached to report.

PUBLIC COMMENTS

Ron Gerrard:

- To the developer – When will construction began and what will the market value of the rentals be?

Clifford Hill:

- To the developer – Will the units have a water sprinkler system in the buildings?

Nicole Robinson:

- What is the difference in allowing breweries and not distilleries in the C-1 Zone in downtown Kentville? Will there be an opportunity to consider distilleries in the C-1 Zone?

NEXT STEPS

Second Reading to be held at the Council Meeting, March 20th, 2017

ADJOURNMENT

6:30 p.m.