



TOWN OF KENTVILLE PUBLIC HEARING STONERIDGE PROPERTY, PROPERTY ID 55290241 COVID-19 PROTOCOL

Meeting Minutes: 4:30 p.m. June 17, 2020

1. CALL TO ORDER AND ROLL CALL

PRESENT

Mayor Sandra Snow, Deputy Mayor Craig Gerrard, Councillor John Andrew, Councillor Eric Bolland, Councillor Cathy Maxwell, Councillor Lynn Pulsifer and Councillor Cate Savage.

Chief Administrative Office (CAO) Kelly Rice, Director of Planning Bev Gentleman, Economic Development Coordinator Lindsay Young, IT Manager Jason Bethune and Recording Secretary Jennifer West. Chrystal Fuller, Brighter Community Planning and Consulting representing Stoneridge Properties.

REGRETS

None.

2. OPENING OF THE PUBLIC HEARING

Mayor Snow opened the public hearing by welcoming everyone and providing an outline of the meeting process.

3. REVIEW OF GENERAL RULES OF CONDUCT

Director Gentleman reviewed the general rules of conduct for public participation in this meeting.

4. PUBLIC HEARING

(a) Presentation by Planner Beverly Gentleman

Director Gentleman reviewed the process of completing a rezoning application, including a description of the property, description of provincial statements of interest, and the reason for this request.

Presentation available

(b) Presentation by Applicant

Ms. Fuller from Brighter Community Planning and Consulting for Stoneridge Properties gave a presentation about the proposal to rezone this property to allow for residential development on a shared driveway and to promote housing options.

Presentation available

5. COMMENTS FROM THE PUBLIC

(a) Ian Peck, 141 School Street

- What is the Town doing to reduce trespassing, and what will the developer do to reduce water flowing from this property?
- Good engineering practices will manage stormwater on this site and will prevent additional stormwater from leaving the site.

- It is difficult to control trespassing on to private property.

(b) Ron Cousins, 88 School Street

- How will the developer keep people out of his woodlot? He does not want kids to be able to play in his woods.
- There may be opportunities through the site planning process to make it more difficult for people to trespass through woodlots or private property (fencing, stormwater structures, paths, signage).
- Will the developer pay for a fence?
- There may be ways to incorporate signage or fencing into a site plan, at the cost of the developer.

(c) Cynthia Peck, 141 School Street

- Ms. Peck has some of the same concerns as Mr. Cousins including trespassing. Wants to know what is going on at that site. Concerns about ice and flooding issues.
- Stormwater management will be addressed in the site plan.

(d) Catherine Herber, 44 Spring Garden Road

- Ms. Herber's property is adjacent to proposed development. She has concerns about the natural springs which run all the time. The developer needs to finish the construction of ditches and fences in that area, at the expense of the developer. Would like to see fewer trespassers. Would like to ensure that the driveway culvert will be replaced.
- Regarding the open ditches, this could be an artifact of the old Land Use Bylaw. The work cited by Ms. Herber should be completed by the developer prior to the application being approved.

(e) Steve Clouthier, 15 Overlook Road

- Mr. Clouthier supports the development, with careful planning and community consultation. He wants to ensure that homeowners are protected, and property development is strategic.
- Is the purpose of the rezoning going to make it easier for the owner to sell the property? The submission is inadequate and lacks sufficient detail.
- The detailed site assessment and traffic studies must be completed and may show that some issues can be resolved, and others cannot.

(f) Karuna Singh-Smith, 81 Spring Garden Road

- Ms. Singh-Smith outlines her concerns which include
 - o the site evaluation plan as part of the review process.
 - o steep slopes and stormwater management. What erosion and sedimentation studies have been completed?
 - o water flow, public services, traffic and littering.
 - o water, pedestrian traffic increase, buffer between Spring Garden and development.
- There has not been a determination of the number or size of apartment buildings. They might be town houses or stacked townhouses. The exact development form has not yet been determined. Studies will sort out all these issues if the rezoning is approved.
- Stormwater is an important consideration which impacts site planning. The zoning bylaw is clear about setbacks and parking requirements.
- Does not support this rezoning at this time.

(g) Jaimie and Aaron Peerless, 35 Overlook Road – June 15, 2020

- General concerns about changes now impacting the community and families in the future.

Submitted Letter Attached

(h) Jesslyn Munro and Mark Hughes, 33 Overlook Road – June 10, 2020

- Request to delay decision on this matter to allow more robust community consultation.
- Concerns about 7 issues with the development application – they do not support this application in its current state.

Submitted Letter Attached

(i) Paul Ross, address unknown – June 10, 2020

- General support for the project, but some concerns about water runoff and traffic access.

Submitted Letter Attached

(j) Kathy Ross-Laing – June 11, 2020

- Concerns about water runoff from this development – she does not support this application.

Submitted Letter Attached

(k) Colin Pottie, 221 Prospect Avenue – June 12, 2020

- Support for this development, support for helping Kentville grow.

Submitted Letter Attached

(l) Larry Honey, 47 Academy Street

- Conditional support for the development, with concerns about drainage, water services, traffic, and the timeline.

Submitted Letter Attached

(m) Steve and Wendy Clouthier, 15 Overlook Road – June 14, 2020

- Concerns about 9 issues with the development application – they do not support this application in its current state.

Submitted Letter Attached

(n) John and Jacqueline Hire, 31 Overlook Road – June 15, 2020

- Concerns about several issues with the development application – they do not support this application in its current state.

Submitted Letter Attached

6. CLARIFICATION FOR COUNCIL

Councillor Savage

- How will the developer complete the prep work including open ditches?
- The site planning approval process will ensure that all these issues will be dealt with.

Councillor Andrew

- There is a need for affordable housing in Kentville, there is a housing crisis in this area and across the country. Housing diversity needs to be considered further.

Deputy Mayor Gerrard

- Has there been a traffic impact study?
- Not yet, a traffic study would be completed after more details of the development are known.

Councillor Maxwell

- Is the site development plan a public process?
- Yes, there will be public consultation and an opportunity for residents to review the plan.

Councillor Pulsifer

- Appreciate the detail in the Council packages

Councillor Bolland

- Concerns about this proposal and specific properties.
- There are provisions in the Land Use Bylaw for slopes, and for this kind of development.

Mayor Snow

- Regarding stormwater ponds- can these be used by residents to water gardens? Is there any consideration for green buildings grants?
- These grants are often done through partnerships and will be considered. Many efficiency considerations are covered in the new Federal Building Code.

Councillor Savage

- What are the impacts associated with the Donald Hiltz Connector Road?
- If the second entrance is needed, will there be a traffic impact study based on number of units.
- From a developer's perspective, will their proposal address all required services including fire and emergency service traffic?

Deputy Mayor Gerrard

- Is there a threshold for traffic because this is a minor collector road?
- There is no threshold, but there could be improvements and changes in the future.

7. ADJOURNMENT

It was moved by Councillor Cate Savage and seconded by Councillor Eric Bolland

That the June 17, 2020 meeting of Council be adjourned at 6:47 p.m.

MOTION CARRIED