



TOWN OF KENTVILLE COUNCIL MUNICIPAL PLANNING STRATEGY BRIEFING Meeting Minutes: April 21, 2021

Town Hall, 354 Main Street, Kentville, Nova Scotia, B4N 1K6

This meeting was held in Town Hall and virtually using Zoom. It was livestreamed on Facebook and posted to YouTube with closed captioning after the meeting.

CALL TO ORDER AND ROLL CALL

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

PRESENT

Council:

- Mayor Sandra Snow
- Deputy Mayor Cate Savage
- Councillor Craig Gerrard
- Councillor Paula Huntley
- Councillor Cathy Maxwell
- Councillor Gillian Yorke
- Councillor Andrew Zebian

Staff:

- Dan Troke, Chief Administrative Officer
- Beverly Gentleman, Director of Planning
- Jason Bethune, IT Manager
- Jennifer West, Recording Secretary

REGRETS

None.

Note: *“Points for Discussion”* below show comments made by individual councillors during debate. They do not necessarily represent the opinion of the group.

MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW WORKSHOP

DEFINITIONS

The definition of Automobile Sales Establishment is unclear and need to be improved with respect to off site signage and “space”.

- Points for Discussion
 - If there was a shed on the lot, it would have to be a permitted shed or office.

Special Council Meeting Minutes, MPS Workshop - April 21, 2021

Approved April 26, 2021

Page 1

- Trying to make it clearer to define an automobile facility.

GENERAL PROVISIONS

The plan has some issues around fencing, cash-in-lieu of parking, and prohibited signs.

Fencing:

- Points for Discussion
 - The example for this property is from the Chrysalis House fence.
 - If the C1 zone expands, will some of the existing structures be required to change their buffers? There hasn't been consideration to extend the C1 zone at this time.
 - Building up the commercial inventory in the C1 zone is in progress.
 - If some residential properties need to be protected from building at the property line, that is up to Council.

Cash in lieu of Parking:

Is it possible for the Development Officer to receive and accept applications for cash in lieu of parking, instead of bringing this to Council?

- Points for Discussion
 - Staff could approve applications, and Council could just review exceptions to the policy.

Prohibited Signs:

- Points for Discussion
 - What about the Farmers Market? They have special permission to do this, as well as special events. This is not a permanent sign, even though it is off premise.
 - Are there any other places using these kinds of signs? Yes- and some have approved temporary sign permits. If they have a building on site, they can continue to use "grandfathered" signs.

Chickens:

Recommend that chickens be removed from the bylaw and covered under the Animal Control Bylaw.

- Points for Discussion
 - This will include an amendment to the Animal Control Bylaw. Enforcement is easier through the Animal Control Bylaw. It will still be limited to two.

RESIDENTIAL ZONES

Recommend minor changes to the number of dwellings in medium density residential units.

Special Council Meeting Minutes, MPS Workshop - April 21, 2021

Approved April 26, 2021

Page 2

- Points for Discussion
 - The size of the lot, number of units and other factors dictates the number of units for a property.

COMMERCIAL ZONES

There is a need for associated retail space in businesses in the downtown.
The wording for setbacks in Commercial zones should be changed to 500 feet.

- Points for Discussion
 - Is there a requirement for the retail portion of the business? There is no requirement for retail days and times. If this occurs, it would need to be addressed in the bylaws.

COUNCIL REQUESTED AMENDMENTS

Council has requested some changes to residential development in the C-2 commercial zone.

- Points for Discussion
 - It is not unusual for a large property to have different zones. The property at Shylah Drive must have a 500' setback.
 -

Council has suggested other changes to the Highway Commercial Zone.

Clarification: Is there a specific type of residential development that Council wishes to allow on this property or in the C2 zone? Is the request specific to a specific property or on all C2 zones?

Is our C2 zone only Park Street? No. There is some on Belcher Street (vet and dentist). Currently there is very mixed zoning along Park Street.

- Points for Discussion
 - Discussion about C2 land uses, road frontage, and ground level land uses.
 - C2 was intended for car lots and other type of land use. Residential was not permitted. Is this amendment intended to apply across the board or on specific sites.
 - How much vacant C2 is in the Town? These changes would not likely apply to existing car dealerships, but if someone bought a car lot (ex. Par 4, or old Honda dealership) they might want to develop it into commercial and residential.
 - Are multi- residential units acceptable in the C2 zone?
 - Concerns about growth in Kentville and in the Valley. Giving away C2 land might be a lost opportunity. It may reduce the number of large businesses that can come to the Town.
 - Discussion about the Business Park zoning, and the future of land use.

Special Council Meeting Minutes, MPS Workshop - April 21, 2021

Approved April 26, 2021

Page 3

- Using highway frontage for residential may not be the right path for Kentville. Consider putting the residential behind the commercial zone along the road frontage.
- Clarification of C1 and C2 zoning changes, and road frontage.
- Discussion of “natural evolution” of land from industrial to commercial and mixed residential and commercial.
- This meeting is the start of a lengthy process of changing these bylaws. Does Council want to consider changes to the land use bylaw that would allow a project to proceed under different zoning? Does Council want to focus this on a single property or across the Town? Changes to the bylaw would allow one prospective developer to move forward, but it might also encourage conversations about other developments. Good to let these conversations happen and also let the public have these conversations as well.
- A developer for this property has come to Council and is part of the public record already.

Council requested issues:

Tiny homes will be dealt with in the same way as a single family home.

- Discussion
 - Tiny homes might be dealt with through a development agreement similar to a land lease community with a single Property ID for multiple units. All have to meet codes and permits and road frontage.
 - This is currently allowed in Large Lot Residential (R5).

Pre-zoning property to R2 to facilitate side-by-sides.

- Discussion
 - There is language now for a property owner to be able to upzone their property. A vacant R1 zone with access to a major collector road (Park Street) could upzone to R2.
 - Is there any R5 that could be rezoned to R2? Yes, but this was not strongly supported during the last review of the MPS.
 - Discussion about available land to develop in the Town.

Regarding non-conforming properties

- Discussion
 - One property (LaPierre’s) has expressed interest to apply for a tiny home land lease type rezoning for their property.

Informal vote:

Does Council want to move forward with changes or keep the MPS and LUB as it is?
There is Council support for a change in the MPS and LUB.

The proposed development for the Shylah Drive road front property is for small residential units, without kitchens, with a large, shared dining area, and with medical and nursing services. This would be very likely for older adults and seniors.

Staff should provide a briefing report back to Council with options for moving forward that Council can vote on. There may be a need for inclusion of certain kinds of economic activity. Tonight, staff have received all the information they need to create a report for Council.

The housekeeping amendments presented tonight should still move forward, apart from the more complicated larger issues of the C2 zone.

ADJOURNMENT

It was moved by Councillor Andrew Zebian

That the April 21, 2021 meeting of Council be adjourned at 7:46 p.m.

MOTION CARRIED