



TOWN OF KENTVILLE

PUBLIC HEARING MEETING

Meeting Minutes: September 15, 2021

This meeting was held in Council Chambers and was livestreamed on Facebook using Zoom. The meeting was posted to YouTube with closed captioning after the meeting.

1. MAYOR OPENS THE PUBLIC HEARING

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

PRESENT

Chief Administrative Officer (CAO) Dan Troke reported that all members of Council were present: Mayor Sandra Snow, Councillor Craig Gerrard, Councillor Paula Huntley, Councillor Cathy Maxwell, Councillor Cate Savage and Councillor Gillian Yorke and Councillor Andrew Zebian.

Staff in attendance included Chief Administrative Officer Dan Troke, Director of Planning and Development Beverly Gentleman, Community Economic Development Officer Lindsay Young, IT Manager Jason Bethune (remotely) and Recording Secretary Jennifer West.

REGRETS

None.

DECLARATIONS OF CONFLICT OF INTEREST

None.

2. OVERVIEW OF PROPOSAL/AMENDMENT(S)

This public hearing was called as part of the review and public engagement for the following two items:

- Municipal Planning Strategy and Land Use Bylaw amendment to adopt the various housekeeping items.

- Municipal Planning Strategy and Land Use Bylaw amendment to allow Multi-Residential Development within the Highway Commercial in the (C-2) Zone with a commercial component on the ground floor to include all (C-1) permitted commercial uses within the (C-2) Zone.

Presentation attached for more information

3. COMMENTS FROM THE PUBLIC ON THE PROPOSAL

a) Phone-In attendees (on-line through Zoom)

Andrew Amos, Hampton Green (Stonemont Senior Living), Cole Harbour.

- Suggests that the mandatory ground floor commercial use requirement for assisted living facilities be left at the developer's discretion. The residents in the assisted living facilities are vulnerable persons and the potential intermingling of those residents with the public is counterintuitive with their model.
- Very few of their residents drive therefore under their model they only require 0.3 parking spaces per resident, this includes parking for the various staff in the facility.

Krista Lang, West Main Street Kentville.

- Ms. Lang is familiar with the Land Use Bylaw- she volunteered on the original review committee and feels that by making these changes her time on the committee is not very valued.
- Concern with allowing people of a vulnerable nature who live in assisted living facilities to live in an area of high traffic flow. Many of these vulnerable people can get confused and could be a danger to themselves, especially in the high traffic 70 KM zone.
- People who are needing or requiring an assisted living facility should be in an area with sidewalks. The industrial park does not have sidewalks and has a large volume of heavy industrial trucks.
- Some residents do still drive and will add to the traffic congestion, and the questions whether the Industrial Park is the best place for an assisted living facility.
- Congratulates Council and Economic Development who have done a wonderful job at developing the Industrial Park and would really like to see it stay an industrial park and not mix it up with residential development.
- Would not want to see the same situation as there is on West Main Street with Robinson Oil mixed in with residential. That's why

Superior Propane had to move to the industrial park before the school could be built.

b) Zoom attendees' submissions (using Q&A function)

None.

c) Written submissions submitted by September 13, 2021 4:30 PM

None.

d) Other email submissions

None.

4. MEETING ADJOURNED AT 6:42 pm.