



TOWN OF KENTVILLE

Public Hearing Meeting

June 21, 2023

Meeting Minutes

Kentville Volunteer Fire Hall, 463 Main Street, Kentville Nova Scotia

Town Hall was open to the public and the meeting was livestreamed to YouTube.

PRESENT

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

Staff in attendance included Chief Administrative Officer Dan Troke, Director of Engineering and Public Works Dave Bell, Acting Development Officer Kirsten Duncan, Community and Economic Development Officer Lindsay Young and Recording Secretary Jennifer West.

1.0 MEETING OPENING

Mayor Sandra Snow called the Public Meeting to order at 6:00 p.m. and noted that all Council members were in attendance.

2.0 PUBLIC HEARING

a. STAFF PRESENTATION

Acting Development Officer Kirsten Duncan presented an overview of the application to rezone Property Online Identification (PID) number 55247761 from Large Lot Residential (R5) to Single Unit Dwelling (R1), One and Two Unit Dwelling (R2) and High Density Residential (R4).

b. APPLICANT PRESENTATION

The developer's representative Crystal Fuller gave a presentation on the rezoning application with highlights including the approval and development process, market influences, provincial regulations, and the housing crisis.

c. PUBLIC COMMENTS

Registered comments:

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Mike Carter. Concerns about the Mitchell Brook watercourse, traffic study, green space and parks.

Susan Bowser. Concerns about the rapid increase in density for the community, stormwater management and traffic.

Leanne Jennings. Concerns about planning, municipal planning strategy, planning development objectives, and community character.

Kait Bowser. Concerns with application meeting planning policies for pedestrians, cyclists, children and wheelchair users.

Written Comments:

Chief Administrative Officer Dan Troke provided a review of the 54 written comments received by the Mayor and Councillors to date on this proposal.

Open Public Comments:

Wayne Smith. Concerns with the traffic study, traffic issues, and cut-throughs.

Kim Longaphy. Concerns with stormwater management, expansion of infrastructure, safety of children, and traffic calming.

Nancy Acker. Concerns with rezoning, old growth forest destruction, stormwater management, and stress on infrastructure.

Bill Ballagdon. Concerns with traffic and safety of children.

Sherry Donovan. Concerns with wildfire evacuation in subdivisions, infrastructure and amenities, safe movement of pedestrians and cyclists.

Gordon Lindy. Concerns with infrastructure, water supply and the Donald Hiltz Connector. Zoning issues and subdivision issues.

Erin Maskins. Concerns with rezoning, traffic, density and proper planning practices.

Gary Cleveland. Concerns with infrastructure expansion, stormwater management and clear cutting.

Ian Stewart. Concerns with traffic increases, safety of pedestrians, density of people and cars.

Ben Cortens. Concerns with bylaws and rezoning.

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Kate. Concerns with safe travel, density of residents and cars, water and stormwater.

Recess

Jessica Van Luxemborg. Concerns with traffic, safety and density.

Ed Hinsel. Concerns with developer.

Bruce Blakeney. Concerns with Donald Hiltz Connector distributing traffic and sidewalks.

Meghan Sabean. Concerns with planning process, public engagement process, and long term planning of the town.

Jennifer Currie. Concerns with extension of infrastructure, safe movement of pedestrians and cars, and parks and green space.

Elanor Church. Concerns with high density, quality of life, long term planning, and staff expertise.

David Acker. Concerns with lack of professional planner on staff.

Bunny Bennett. Concerns about water, stormwater, and green space.

Gary Randall. Concerns about Donald Hiltz Connector.

Julia Russell. Concerns about rezoning, higher density, proximity to apartment buildings, and flooding.

Ron Cousins. Concerns about clear cutting and flooding.

Gordon Roussel. Concerns about sidewalks, traffic calming, and short cutting.

Patricia. Concerns about development in appropriate locations and comprehensive planning.

Final Comment from Planner/Developer:


Crystal Fuller. Appreciation for respectful comments. Clarification of planner support for this rezoning. Clarification of Council consideration of a zoning request.

There being no further business to discuss,

It was moved
That the public hearing adjourn at 8:45pm.

ADJOURNMENT

8:45 pm



Approved by CAO and Clerk Dan Troke