



TOWN OF KENTVILLE
SPECIAL COUNCIL MEETING
Meeting Minutes: September 9, 2024
Town Hall, 354 Main Street, Kentville Nova Scotia

This meeting was held in Town Hall and was livestreamed on YouTube.

1. CALL TO ORDER AND ROLL CALL

Mayor Sandra Snow called the meeting to order at 5:11 p.m. and noted that all members of Council were present: Mayor Sandra Snow, Councillor Craig Gerrard, Councillor Paula Huntley, Councillor Cathy Maxwell, Deputy Mayor Cate Savage and Councillor Gillian Yorke and Councillor Andrew Zebian.

Staff in attendance included Chief Administrative Officer Jeff Lawrence, Solicitor Geoff Muttart, Director of Planning and Development Darren Shupe, Director of Engineering and Public Works, Planner Caroline Roberston, and Recording Secretary Jennifer West.

REGRETS

None.

DECLARATIONS OF CONFLICT OF INTEREST

None.

2. APPROVAL OF THE AGENDA

- Removal of 3.b First Reading, Cogs
- Removal of 4.0 In camera
- Removal 5.0 Public Comments

It was moved by Deputy mayor Cate Savage and Councillor Paula Huntley

That the agenda of the Special Meeting of Council on September 9, 2024 (5pm) be approved.

MOTION CARRIED

*Councillors who voted in favour of this motion:
Gerrard, Huntley, Maxwell, Savage, Snow, Yorke and Zebian*

3. RECOMMENDATIONS AND REPORTS

(a) First Reading, Brison Development Rezoning and Policy Amendment

At the September 6, 2024 Special Meeting of Council Advisory Committee, Mayor Sandra Snow reviewed the application by Brison Development Ltd to rezone a parcel of land near the Kentville Business Park from Industrial to Residential, and to amend a planning policy that would allow clarity and consistency during the application process.

Report available

Discussion

- Clarification of when a development agreement could be used in different parts of the site. The proposed amendments were based on council's priorities around development agreements, and requiring this to proceed as a D.A. would require a completely new staff report, engagement meetings and review.
- Clarification of the purpose of the town's planning documents (MPS and LUB). After a development permit or site plan approval has been approved, it follows the planning documents that were in effect at the time of that approval.
- Concerns about using an out-of-date planning document and keeping policies current.
- A change to land use designation is much more significant than a change in land use zoning.
- Members expressed consideration of the housing crisis, lack of housing diversity, and declining demand for industrial land in making this decision, and the desire to move the conversation to a public hearing.

It was moved by Deputy Mayor Cate Savage and Councillor Cathy Maxwell

**That the Council approve First Reading of the application to change the future designation of PID 5551774 from Industrial to Residential zoning at the September 9 Special Meeting of Council; and
Further to rezone the area marked Phase 1 on the map in the planner's report to a mixture of R3 & R4 and the Phase 2 remainder to High Density R5 residential; and
Further amend the MPS and make necessary policy changes as outlined in both the Planner's report and the additional recommendation from the Public Participation meeting document labeled additional recommendations;
and
Further schedule a Public Hearing on September 25, 2024.**

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Maxwell, Savage, Snow, Yorke and Zebian

4. ADJOURNMENT

It was moved by Councillor Gillian Yorke and Deputy Mayor Cate Savage

That the September 9, 2024 Special Meeting of Council adjourn at 5:38 p.m.

MOTION CARRIED



Approved by CAO Jeff Lawrence

