



# TOWN OF KENTVILLE

## SPECIAL COUNCIL MEETING

### Meeting Minutes: October 1, 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 5:00 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, Director of Planning, Director of Engineering and Public Works and Development Darren Shupe and Recording Secretary Jennifer West.

#### REGRETS

None.

#### DECLARATIONS OF CONFLICT OF INTEREST

None.

#### 2. APPROVAL OF THE AGENDA

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

**That the agenda of the Special Meeting of Council October 1, 2024 (5pm) be approved as amended.**

#### MOTION CARRIED

*Councillors who voted in favour of this motion:*

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

#### 3. BUSINESS ARISING FROM THE MINUTES

##### (a) Ryans Park Appeal Process

Mayor Sandra Snow reviewed the process of receiving, reviewing and amending the site plan for this development.

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*Approved November 25, 2024*

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*Report available for more information.*

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

**That Council approve the Site Plan Approval for Ryan's Park.**

**MOTION CARRIED**

*Councillors who voted in favour of this motion:*

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

*Councillors who voted against this motion:*

*Snow*

**(b) Questions from Appellants:**

Aryan had concerns about the traffic study, the capacity of Valley Regional to withstand this increase of the population, and the change from a pocket community into a larger and denser community.

Julie had concerns about the original site plan, lack of green space, lack of accountability for these changes, insufficient parking, traffic, and lack of stormwater management plan, and planning.

Ashley and Brian had concerns about the change in vision for this development, flooding on private properties, traffic, stormwater and sewer capacity, vertical developments, and the loss of the view of the valley and river.

It was moved by Councillor Paula Huntley and Councillor Cathy Maxwell

**That Council uphold the Development Officer decision to grant site plan approval.**

**MOTION CARRIED**

*Councillors who voted in favour of this motion:*

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

Discussion

- Clarification about designated park space for this development. Greenspace would be noted on the original site plan.
- Clarification of traffic on the site in the past, to support the school. Director Dave Bell outlined the process of completing a traffic impact study.
- Appreciation to the appellants for their contribution to the process.
- Support for the development because it meets the defined criteria established by the town.
- Confirmation that the sanitary sewer line which would service this development can meet the needs.

- Planner Derek Robertson reminded council that the site plan approval includes the requirement for green space and amenity space, and limited timeframe only to start construction.
- Concerns about the timeframe for completion of construction.
- Support for the vision and details of the existing site plan.
- Reminder that timeline is not part of the appeal process.
- Reminder of the housing study and workforce study for this region, and the need for developments.

#### **4. ADJOURNMENT**

It was moved

**That the October 1, 2024 Special Meeting of Council adjourn at 5:45 p.m.**

**MOTION CARRIED**



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Approved by CAO Jeff Lawrence

