



TOWN OF KENTVILLE COUNCIL MEETING

Meeting Minutes: Oct 27, 2025

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 Andrew Zebian called the meeting to order at 5:00 p.m. and noted that the following members of Council were present: Deputy Mayor Debra Crowell, Councillor Rob Baker, Councillor Samantha Hamilton, Councillor Cathy Maxwell, and Councillor Cate Savage. Council John Andrew gave his regrets.

Staff in attendance included Chief Administrative Officer Chris McNeill and IT Manager Jason Bethune

The chair gave a land acknowledgement.

DECLARATIONS OF CONFLICT OF INTEREST

None.

(2) APPROVAL OF THE AGENDA

It was moved by Councillor Cate Savage, seconded by Deputy Mayor Debra Crowell that the agenda of Oct 27, 2025, be approved as presented.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

(3) APPROVAL OF THE MINUTES

(a) September 2025 Council Meeting Minutes

Mayor Andrew Zebian asked if there were any changes to the September 29, 2025, Council Meeting Minutes. Hearing none, he declared the minutes approved.

(4) RECOMMENDATIONS AND REPORTS

(a) Council Advisory Committee

(1) Terms of Reference for the Nominating Committee

At the Oct 14, 2025, meeting of Council Advisory Committee, staff provided Council with an overview of the draft Terms of Reference for the Nominating Committee.

It was moved by Deputy Mayor Debra Crowell, seconded by Councillor Cathy Maxwell that Council approve the Terms of Reference for the Nominating Committee.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

(2) Appointments to Nominating Committee

It was moved by Councillor Rob Baker, seconded by Councillor Cate Savage that Council approve the appointment of Deputy Mayor Debra Crowell and Councillor Samantha Hamilton to the Nominating Committee.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

(3) Noise Bylaw 201

At the Oct 14, 2025, meeting of Council Advisory Committee, staff provided Council with an overview of the proposed updated Noise Bylaw.

It was moved by Councillor Cate Savage, seconded by Councillor Rob Baker that Council give first reading to Bylaw 201 respecting Noise.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

i. Second Reading Proposed Amendments to the Land Use By-Law and Subdivision By-Law Regarding Phased Development, Cul-de-sac Standards, and R3/R4 Lot Frontage Standards

At the September 8, 2025, meeting of Council Advisory Committee, staff provided an overview of the proposed amendments. The amendments were reviewed again at first reading at the September 29, 2025, Council Meeting.

It was moved by Councillor Cate Savage, seconded by Deputy Mayor Debra Crowell that Council give second reading to the proposed amendments to the Land Use By-law (LUB) and Subdivision By-law (SB) to:

- 1. Establish phased subdivision approval provisions, including distinctions between local and collector streets;**
- 2. Regulate limited-access street systems (cul-de-sacs, temporary turnarounds, looped streets);**
- 3. Revise lot frontage requirements in the Medium Density Residential (R3) and High Density Residential (R4) zones;**
- 4. Establish connectivity incentives linked to density bonusing;**
- 5. Introduce collector street provisions requiring Town Engineer review where thresholds are exceeded;**
- 6. Address legacy streets that exceed current standards; and**
- 7. Require the reservation of corridors for future street connections, administered jointly by the Development Officer and Traffic Authority.**

MOTION CARRIED

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

(5) Second Reading of Bylaw 200 - Board of Police Commissioners

It was moved by Councillor Cathy Maxwell, seconded by Councillor Cate Savage, that Council give second reading of Bylaw 200 respecting Board of Police Commissioners.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

(b) Councillors' and Mayor's Reports

Reports were received from Councillor John Andrew, Councillor Rob Baker, Deputy Mayor Debra Crowell, Councillor Samantha Hamilton, Councillor Cathy Maxwell, Councillor Cate Savage, and Mayor Andrew Zebian.

(5) NEW BUSINESS

(a) Appointment of the Deputy Mayor

It was moved by Councillor Cate Savage, seconded by Councillor Rob Baker that Council appoint Councillor Debra Crowell as Deputy Mayor for a one-year term beginning on November 1, 2025.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

(b) Request for Decision – Security Cameras in Public Areas

Councillor Cathy Maxwell explained her rationale for bring forward this issue as she is concerned about the increase in public vandalism and crime in the downtown area. Staff noted that this issue would be best handled by the Police Commission for their review and recommendation.

It was moved by Councillor Cate Savage, seconded by Councillor Cathy Maxwell that Council ask the Kentville Police Commission to look at the most effective way to include cameras in our public spaces.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

(c) Adoption of the 4-Year Strategic Priorities Plan

It was moved by Councillor Cathy Maxwell, seconded by Deputy Mayor Crowell that Council approve the 4-Year Strategic Priorities Plan.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

(6) PUBLIC COMMENTS

Roxy Peterson - shared that he was a community practitioner and shared background on an unsolved murder in Gibson Woods from many years ago. He spoke about the importance of Pine Woods and felt merging the accessibility and equity and belonging committees was wrong. He started that the CAO was a person of white privilege who smacks of racism. He feels the CAO did not engage with the community and this has diluted accountability.

Tammy Sampson - spoke about the social determinates of health and importance this committee had in providing a safe space for residents and a sense of belonging.

Gillian Young - shared that she felt that diversity and belonging were about systems and belonging whereas accessibility was a moral imperative.

Nicole Ross - felt that the combining of the two committees was disheartening, and was about politics and appearance. She suggested that this issue was brushed aside behind closed doors.

Alicia Noreiga-Mundaroy - shared her feelings about the importance of the equity and belonging committee and that there was no consultation about combining committees. She shared that this issue is not about a committee structure.

Ken Brothers - suggested that the combining of the committees was diluting accountability. He said he will work collaboratively with the accessibility committee.

Holly Rogers - stated that she feels that the accessibility committee only exists because it was mandated.

Akande Saheed - noted that the inclusion and accessibility committees should not be symbolic. He shared that marginalized experiences should not be extras and they are not interchangeable with accessibility. He encouraged partnerships.

Rachel Creaser - encouraged council to lead by example and have two separate committees, but they can be deeply connected. She recommended that they both be prioritized and be given their own separate voices.

(7) IN CAMERA

It was moved by Councillor Samantha Hamilton, seconded by Deputy Mayor Debra Crowell, that Council move into a closed session at 6:02 p.m.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

It was moved by Deputy Mayor Debra Crowell, seconded by Councillor Cate Savage that Council move back into open session at 6:57 p.m.

MOTION CARRIED UNANIMOUSLY.

Councillors who voted in favour of this motion:

Baker, Crowell, Hamilton, Maxwell, Savage and Zebian

It was moved by Deputy Mayor Debra Crowell, seconded by Councillor Cathy Maxwell that council accept the recommendation of Burchell Wickwire Bryson respecting the complaint against Councillor John Andrew made on May 28th, 2025, stating that he did not breach the code of conduct related to three alleged breaches and no sanctions are recommended for those and that he did breach section 14 of the code of conduct and that he be provided with a formal warning. However, whereas Council feels that sanction 181b of the act is more appropriate and where he has already issued a letter of apology, no further sanction is recommended.

MOTION CARRIED UNANIMOUSLY.

Councillor Cathy Maxwell let her seat to join the public since she declared a conflict of interest with the next item.

It was moved by Deputy Mayor Debra Crowell, seconded by Councillor Cate Savage that council accept the recommendation of Burchell Wickwire Bryson respecting the complaint against councillor Cathy Maxwell perfected on July 16th, 2025, stating that no breach of the code of conduct occurred and no sanctions are recommended.

MOTION CARRIED UNANIMOUSLY.

Councillor Cathy Maxwell came back to her seat after the vote and Mayor Andrew Zebian left his seat to join the public since he declared a conflict of interest with the next item.

It was moved by Councillor Rob Baker, seconded by Councillor Cathy Maxwell that council accept the recommendation of Burchell Wickwire Bryson respecting the complaint against Councillor John Andrew and Mayor Andrew Zebian perfected on July the 16th, 2025, stating that no breach of the code of conduct occurred and no sanctions are recommended.

MOTION CARRIED UNANIMOUSLY.

Mayor Andrew Zebian came back to her seat after the vote.

(8) ADJOURNMENT

It was moved by Councillor Cate Savage, seconded by Councillor Rob Baker, that the October 27, 2025, meeting of Council adjourn at 7:02 p.m.

MOTION CARRIED UNANIMOUSLY.

Original signed by Andrew Zebian

Signed by Mayor Zebian