

**STELLARTON TOWN COUNCIL
PUBLIC HEARING
MAY 11, 2020**

PUBLIC HEARING

A Public Hearing of the Stellarton Town Council was held virtually via the Zoom platform on May 11, 2020 at 5:25 p.m. as per the State of Emergency declared by the Province of Nova Scotia on March 22, 2020. (The hearing started 10 minutes late due to technical difficulties)

PRESENT

Present were Mayor D. MacGillivray, Couns. B. Knight, S. Lawand, S. Campbell, and G. Pentz

Also present Town Clerk, S. Higdon, and Planner Roland Burek.

AGENDA

The agenda was approved as received on motion Coun. B. Knight, seconded by Coun. G. Pentz . **Motion Carried.**

APPLICATION FOR A SITE PLAN APPROVAL- PQ PROPERTIES

On March 3, 2020, PQ Properties submitted plans to develop a four (4) unit townhouse development at 23-25 Bunker Hill. The two lots had recently been consolidated into one parcel. The subject property is situated in the R2 (Residential Two Unit) Zone, which allows up to two units to be developed as-of-right. The R2 Zone does, however, allow up to four units to be developed by Site Plan Approval (SPA). The SPA is a process that is permitted under the *Municipal Government Act* to allow for development officers to approve certain developments to be permitted outlined under a planning document (in this case, the Pictou County Uniform Land Use By-law). The applicable section is outlined under Section 31 of the Land Use By-law. It is noted that due to the beginning of office closures due to the then “oncoming” COVID-19 crisis, the decision was made to mail out the SPA notice letters to determine if there was opposition to the proposal, and ascertain some of the specific details at a later date. A site plan and building plan were submitted by the applicants.

Mayor D. MacGillivray asked if anyone would like to speak; with concerns, either written or verbal.

Town Clerk S. Higdon reported that there was a letter submitted by resident Eddie Allard who opposes the development stating that he does not feel there is enough space and he is concerned about the increased traffic.

Another letter of opposition was submitted by resident Ken Brown noting that he is totally against a four unit building on two lots. He is concerned about lowering the value of neighbouring homes.

There were two people on the phone: Ken Brown and Paul Quinn, but nothing further was presented or submitted.

Discussion ensued among Council. Councillor Lawand asked Planner R. Burek if there is enough room on the lot for the four unit development. He indicated that it was compliant with the Pictou County Common Land Use By-Law.

The Site Application will be on the Council agenda for discussion and consideration immediately following the Public Hearing.

ADJOURN

After no other public comments, the public hearing adjourned at 5:40 p.m. on motion by Coun. G. Pentz.

MAYOR

TOWN CLERK