

APPROVED NOVEMBER 10, 2004

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# KENTVILLE TOWN COUNCIL

## Special Meeting October 25, 2004

### **PRESENT**

Mayor Gary Pearl, Deputy Mayor Larry Eaton, Councilor Dennis Kehoe, Councilor David Corkum, Councilor Linda Rankin, Councilor Nola Folker-Hill, Councilor Larry Honey, CAO Boyd, Solicitor Peter Muttart, Recording Secretary Carol Harmes

Director Wayne Gibbons, Mr. Sam Kadray and residents from Alicia Boulevard and MacDonald Park Road.

### **CALLED TO ORDER**

Mayor Gary Pearl called this Special Meeting to order at 7:00 p.m.

### **PUBLIC HEARING Kadray Developments**

Director Wayne Gibbons reported that an application has been received from Regal Home Centres Limited, in which Mr. Sam Kadray requests that the Town consider allowing a minor variance of five feet on the front yard setback of his property on Alicia Boulevard. Director Gibbons indicated that the application had come to his department, following which it was denied. Later when presented to members of the Planning Advisory Committee, the committee upheld the decision of Director Gibbons

Mr. Kadray wished to appeal this decision. Therefore, to support his argument, he indicated that because the property slopes quite severely, he would prefer to place the building closer to the street. He felt that this would eliminate the need of building a retaining wall in the back portion of the lot; it would allow the existing mature trees to remain; and further, this placement would allow the construction of a larger home on the property.

#### Points made by Area Residents

- The construction, as proposed, will detract from the aesthetics of the neighbourhood.
- Allowing this variance would be unfair to others who may also have preferred a larger backyard.
- The drainage issue is a concern in that area and construction may create environmental concerns.

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- This construction would impact on the enjoyment of homeowners next door, as some residents may have a view of the side of this dwelling, as compared to a view of a lawn.
- The size of the house is less important than its placement on the lot

Therefore, it was moved by Councilor Dennis Kehoe and seconded by Deputy Mayor Larry Eaton

**that Council uphold the recommendation of the Director of Planning and Development, which disallows this five foot minor variance.**

**MOTION CARRIED**

**ADJOURNMENT**

Upon motion by Councilor Larry Honey, the meeting adjourned at 7:40 p.m.

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**Mayor**

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**Town Clerk**