

A Public Information Meeting (PIM) of the Planning Advisory Committee (PAC) was held in person on Thursday, February 19, 2026, starting at 3:00pm.

### **PRESENT**

Chairing the meeting: Howard Selig; Councillors Dan Smith and John Bartlett; Citizens-at-large, Hilary Campbell, and Margaret Jerke, Planner Chrystal Fuller, Development Officer Ethan Oderkirk, Director of Public Works, Adam Verran, CAO Ashley Crocker; and Recording Secretary/Planning Services Coordinator, Sara Marceau.

Regrets: Councillor Jonathan Archibald

Also in attendance: 26 attendees

#### **1. CALL TO ORDER**

CAO Crocker called the meeting to order at 3:04pm.

#### **2. ACTION/DISCUSSION ITEMS**

##### **2.1. MPS/LUB Amendment for 18 King Street**

Development Officer Ethan Oderkirk went over the staff report for 18 King Street.

##### **Gerry Bezanson, 13 King Street**

- What will the property taxes be?
  - Planner Fuller stated that it would be up to Property Valuation Services Corporation (PVSC) to determine any updated assessed value for the property.

##### **Lloyd Lombard, 45 Connaught Avenue**

- Has Council considered the impact on taxes, such as sewer and water?
  - Planner Fuller stated that considerations will include compatibility with the Town, as well as sewer, water, and overall financial impacts.

##### **Shelly Specht, 16 King Street**

- Lights are always turned on; however, lights are shining into their bedroom.
  - Alex Balcome stated that the lights for the new development will abut the residential area.
  - Planner Fuller stated that the lighting, hours of operation, and requirements are included in the Development Agreement (DA). The DA would not apply to the existing site; it applies only to the new site. The existing lights are a concern, as well as adding more.

**Lloyd Lombard, 45 Connaught Avenue**

- Expressed surprise that the Town does not have detailed information regarding the proposal and expansion. Noted that the commercial tax rate is higher; however, it is based on the assessed value.
  - Planner Fuller stated that it's the initial process and staff haven't done a full review.

**Shelly Specht, 16 King Street**

- There is currently a water issue related to when the existing property was built.
  - Alex Balcome stated that there are currently six catch basins on the property.
  - Planner Fuller stated that Alex Balcome can investigate the water issue on the existing property and follow up.

**Shelly Specht, 16 King Street**

- The fence would be approximately 6 feet tall. How close would it be to the property line?
  - Planner Fuller stated that the exact location is to be determined, but it must be on their side of the property line.

**Lloyd Lombard, 45 Connaught Avenue**

- Should install a fence that allows access without encroaching on the neighbor's property.
  - Planner Fuller stated that this involves bylaw considerations and would generally be treated as a civil matter.

**Councillor Smith**

- Asked whether the new lot would be used for employee parking or for existing sales parking.
  - Alex Balcome stated that the new lot would be designated for sales parking

**Hal Cox, 25 George Street**

- Will there be an increase in delivery trucks?
  - Planner Fuller stated that there would be no additional traffic and that vehicles would not turn onto King Street because of the new parking lot.

**Craig Parsons, Parson's Investments**

- How many additional truck spaces are there?
  - Planner Fuller stated there would be 17 additional parking spaces.

## 2.2. **MPS/LUB Amendment for Magee Drive**

Development Officer Ethan Oderkirk went over the staff report for a cluster development on Magee Drive.

### **Lloyd Lombard, 45 Connaught Avenue**

- Are these on slab?
  - Erin Dagley from EKD Match Design confirmed that these homes will be built on a slab.

### **Brian Harvey, 82 Magee Drive**

- How does this plan fit together and will there be another public meeting?
  - Heather McCormick from Annapolis County Housing Association stated that the development is fully integrated, accommodating young families and seniors. Based on the data collected, there is a diversity of ages, and it will likely be a mixed community.
  - Planner Fuller stated that the town does not regulate tenancy; the tenant mix will be determined by the organization, and there will be another public meeting before it is brought forward to Council.

### **Doris Blood, 234 Main Street**

- How much space is there between the green space and her property, and will a fence be installed?
  - Planner Fuller stated that the green space will directly abut her property, and since the planning is still in the early stages, details are unclear.

### **Chris Dowell, 250 Main Street**

- Will these units be rented or owned? Are there similar developments elsewhere in the province, and how are they functioning?
  - Heather McCormick stated that the units will be rented. She noted that, at the provincial level, there are new developments in Amherst, and most are rental. This is the first housing development of its kind in Nova Scotia in a rural type setting.
  - Heather added that the necessary structures and supports are already in place.

### **Craig Parsons, Parson's Investments**

- How does a not-for-profit operate, and what happens if the funding runs out?
  - Heather McCormick from the Annapolis Valley Housing Association stated none of us are paid; all work as volunteers. We are partnering with an experienced developer, who will eventually hand the project over to a Housing Association.

**Chris Dowell, 250 Main Street**

- Does a non-profit have a different tax rate?
  - CAO Crocker stated that a non-profit might be eligible for a tax exemption, but this would require further review.

**Tara Webb**

- Pointed out that it's important to recognize the value of this project as community infrastructure, benefiting employees, volunteers, and people with disabilities - a real bonus to the community.

**Brian Harvey, 82 Magee Drive**

- Have they determined the point of entry for construction on Magee?
  - Planner Fuller stated not yet, but construction will take place.

**Councillor Bartlett**

- Asked if this is part of the 514 units the province announced?
  - Heather McCormick, Annapolis County Housing Association: No.
  - CAO Crocker stated that this development comes from the Provincial Opportunity Notices (PONs), which is separate.

**Lloyd Lombard, 42 Connaught Avenue**


- Commented that everyone should be aware of radon in this area.

2.3. **Presentation – Annapolis County Housing Association**


The Annapolis County Housing Association gave a brief presentation on the cluster development for Magee Drive.

3. **ADJOURNMENT**

**260219.01:** It was moved and seconded to adjourn the meeting at 4:27pm. **Motion carried.**



CHAIR



RECORDING SECRETARY