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To: [PublicOnlyCouncilEmail](#)
Subject: Denial of re-zoning application in Hantsport
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Good morning council,

I watched with disappointment as council declined to rezone the Willow Street property for multi-family development at last night's meeting.

I understand the emotional concerns of nearby homeowners are hard to deny, but I feel that lost in the discussion are the people who desperately need housing, including the many elderly homeowners who will continue to be forced to leave Hantsport once they can no longer age in their large single-family homes. With no prospect of new development on the horizon in this community, it will continue to stagnate while growth occurs elsewhere. This despite being one of the most desirable, walkable communities in all of West Hants.

The opposition to this kind of infill development is made up of those who already have a place to live and can use their place of privilege to fight against new neighbours next door. The concerns about water runoff ignored the fact that new development would have required a provincially approved water management plan before anything could proceed--these are solvable problems with proper planning & drainage, but the neighbours refused to hear that.

Opponents are loud, but they should not speak for the whole community -- I heard from many people who were excited at the possibility of modern apartments in town. If council wants growth to occur in areas with services, they should approve it where there's interest. Policy, not neighbours, should control what happens on properties whose owners want to build homes. Indeed, there's nothing stopping the owner from building a 10000 square foot single-family home as-of-right on that lot tomorrow, so it seems like a missed opportunity for some needed development.

As a final thought, I do want to commend council for approving lots of new growth in West Hants lately, but I do hope you spare a thought for how we might grow Hantsport a bit as well. We need it too.

Thanks for your time.

--Jason Tucker

Hantsport resident & local business owner.