



ATTENDING

Chair Deputy Mayor Carl Oldham, Mayor Jeff Cantwell, Councillor Wendy Donovan, Councillor Jodi MacKay, Paul Cabilio, Scott Roberts, Steve Matson, CAO Erin Beaudin, Director Community Development Chrystal Fuller, Planner Devin Lake & Recording Secretary James Collicutt

ALSO ATTENDING

Councillor Mercedes Brian, Interested members of the public

LATE ARRIVAL

Philip Edgar

ABSENT WITH REGRET

Robert Barach

CALL TO ORDER

The meeting was called to order at 1:33 PM.

1. AGENDA APPROVAL

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED.

CARRIED

2. APPROVAL OF MINUTES OF SEPTEMBER 28th, 2016

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF SEPTEMBER 28th, 2016 BE APPROVED AS CIRCULATED.

CARRIED

3. STAFF & INFORMATION REPORTS

a. Overhead Power MPS Amendment

Staff began with an overview of the proposed amendment to MPS Policy 8.4.4(c) which requires all power and communication infrastructure to be buried when considering development proposals in the RCDD zone. Staff found that no other major developments to date have been required to bury power and that it would be costly for the developers to bury the 3-phase power required for the third phase of development in the West End Lands. The next step was to take the issue to a Public Participation Meeting with direction from the Committee on which option should be investigated further.

Staff presented the following options for PAC

- Do not proceed with amendments and maintain existing requirement.
- Make amendments to allow in limited circumstances where 3-phase power is required or when traversing environmentally sensitive areas.



- Remove the requirement entirely or change wording to “encourage”.

The Committee acknowledged that the additional cost incurred due to this requirement would inevitably be borne by the future residents and despite the aesthetic/practical appeal of buried infrastructure it is important to maintain the affordability of newly developed housing in Wolfville.

The second option was favoured by the Committee but should include a consideration for allowing primary poles along one side of the street and having secondary lines to homes buried. These points should be part of the discussion during the PPM.

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE FORWARD THE AMENDMENT OPTIONS TO A PUBLIC PARTICIPATION MEETING AS PER THE REQUIREMENTS OF THE TOWN’S PUBLIC PARTICIPATION PROGRAM POLICY AND THE MUNICIPAL GOVERNMENT ACT.

CARRIED

b. Service Extension Discussion

Staff explained that the current moratorium on servicing stems from concerns about the negative impact that growth outside of the Town’s borders might have. The review of this decision came about as a result of a request from Lightfoot & Wolfville Winery’s for service extension.

Some small municipalities have extended their services and eventually drawn attention and created development pressure in those areas, often encouraging vigorous growth outside the municipal boundaries. Staff are seeking comment from the Committee on a servicing extension report for Council’s consideration in January and presented the Committee with a series of questions to answer in order to guide the discussion. The following considerations were noted:

- Wolfville has never developed a servicing extension policy and FOTENN’s white paper is a planning analysis of what servicing extension might mean for the Town.
- Staff would like to see a policy in place, even if it only states not to extend services.
- Service extensions are costly and the tax payment mustn’t bear the burden.
- More consultations with the public and business community are necessary to gain feedback.
- Control could be maintained over growth and development through servicing agreements with the County or by managing specified regions as joint planning areas.

Questions posed to the Committee by Staff:

- What impacts, if any, do you think extending services outside our borders would have?
- Do you think the town needs to put controls on the types of uses that would be serviced?



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- Are there any situations where you think that extending services would not be appropriate?
 - Are there any situations where the town should definitely extend services?
 - What kind of revenue arrangements should the Town put in place? (tax sharing, development cost charges, or need more information)
 - What kinds of things should be in a policy that guides Council when considering extending services?
 - Getting a policy in place may take time, in the meantime should Council consider providing services to accommodate the Lightfoot request on a One-off basis?

Lightfoot & Wolfville Winery's request for servicing as a special case will be forwarded for Council's consideration in December and a decision made in January. A general report on servicing extensions will also be forwarded to Council, which will include the Committee's thoughts on the matter. The decision regarding the Town's policy on general servicing extensions will be addressed at a later date.

The Committee agreed that growth would likely occur along the Town's borders and that it should not be ignored. It is crucial that the Town take part in shaping new developments and external growth in order to act in the best interests of Wolfville residents – possibly through servicing agreements – while generating revenue for the Town.

Staff noted that servicing agreements with the County could control the extension of service mains outside of Town but the N.S. Utility and Review Board will allow any properties adjacent to a main to connect as long as it does not pose a threat to the utility. The Committee was also generally supportive of accommodating the Lightfoot request

ACTION: Staff: Provide Council with the questions posed by Staff in the PowerPoint presentation.

4. FUTURE MEETING DATES

The next meeting of the Planning Advisory Council will be held on Wednesday, January 25th, 2017.

5. QUESTION PERIOD

No questions were put forward to the Committee.

6. ADJOURNMENT OF PLANNING ADVISORY COMMITTEE MEETING

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 2:43 PM.

CARRIED

As recorded by James Collicutt, AA Community Development.