



ATTENDING

- Deputy Mayor Oonagh Proudfoot, Chair
- Councillor Isabel Madeira-Voss,
- George Lohnes
- Mark Bishop
- Beverly Boyd
- David MacKinnon, (arrived at 4:45)
- Councillor Wendy Elliott, (arrived at 4:28) and
- Recording Secretary Amanda Brown

ALSO ATTENDING

- Director of Planning & Development, Devin Lake
- Climate and Mitigation Coordinator, Lindsay Slade
- Chief Administrative Officer, Erin Beaudin (left meeting at 5:10)

ABSENT WITH REGRETS

- Alice Cohen,
- Mayor Wendy Donovan,

MEMBERS OF THE PUBLIC

- Kelly McGregor

CALL TO ORDER

Deputy Mayor Oonagh Proudfoot, Chair, called the meeting to order at 4:00 pm.

Agenda Item

Discussion and Decisions

1. Approval of Agenda

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

CARRIED

2. Approval of Minutes

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF MAY 6, 2021, BE APPROVED AS CIRCULATED/AMENDED.

CARRIED

3. Public Input / Question Period

- No Public Input.

Agenda Item

Discussion and Decisions

4. New Business:

**a. Selection of Vice
Chair of PAC**

- As members were missing from the meeting it was agreed it would be best to put the selection over until the next meeting.
- A review of the terms for Vice Chair were provided by the Deputy Mayor in which she advised it is simply to take over as Chair if the Chair is not available.
- It was noted it would be nice if there was a member of the Public be nominated Vice Chair.
- Beverly Boyd indicated she would be willing to put her name forward for the position. It was noted her name would carry over to the next meeting and there would be a further request to see if there was interest from others that were not in attendance today.

**5. Continued Business
and Updates:**

**a. Housing Report
and Discussion**

- Director Lake provided an overview of the “Big Picture” of the housing.
- It was noted the housing discussion started in March and it is unprecedented at this moment the lack of housing.
- In the overview it was noted that Wolfville is seriously unaffordable.
- Director Lake pointed out there were reports included that should be reviewed to have a better understanding as a community.
- Deputy Mayor made a point perhaps there should be more diversity added to the committee/meeting to allow for a change to the conversation and yes it may be uncomfortable for some however, she is not seeing students, homeless etc., and this is what the committee is currently speaking about. This groups should be included in the meeting, so their opinions are not left unheard.
- It was suggested that a workgroup of this group be created in the early fall and get into discussion surrounding the housing that would allow for a longer period of time outside of the meeting.
- At the workshop it was suggested that this be where other individuals are invited to attend.
- It was noted by George that it might be advisable to review the MPS regarding Crowell Tower at Acadia Campus which is 13 stories. This could be a solution for some of the housing problems.
- George also commented he still has an issue surrounding Air BNB and the affordability surrounding renting a home for one night and issues surrounding parties etc.
- Isabel advised she would rather focus on the development instead of the economic revenue.

Agenda Item

Discussion and Decisions

- Mark pointed out when you change the conversation it also should include when you talk to people outside of this province moving into Wolfville. For example, the price for a house here in Wolfville is considered very affordable in comparison to BC or Toronto. Therefore, it needs to be looked at as well with so many people moving from outside of the province back home when changing the conversation.
- Director Lake provided an overview of the missing middle and infill opportunities surrounding the Town of Wolfville.
- Review of the R-1 Zoning and the size of lots within these areas and the cost to purchase land in these areas, which is very high and is also a very controversial area.
- Director Lake advised there is a lot of land within the Town that units could be added to provide accommodations and it is a difficult conversation but it's a conversation that has to be had.

Deputy Mayor Proudfoot advised some of the items perhaps would have to be put over until the next agenda as time is getting short and there are members of the committee that must leave at 6:00.

b. Climate Plan and Ongoing Work

- Director Lake provided a brief update regarding the Climate Action. The focus areas are it has been being worked on for a period of 24 months. Mitigation and adaptation were reviewed with the committee as there was a lot of focus put on this when preparing the report.
 - Working with AET Group Inc for a GJG Emissions Reduction study who are out of Ontario.
 - Review of the town's working group Meeting Targets. Working on a deadline for the Fall to have a package to take back to Council.
 - Engagement Report was prepared by Thinkwell Shift.
 - Acknowledgment of 2 summer students from Acadia who are working on the Summer Plan – Inspire Wolfville and Lindsay is supervising them.
 - Review of the summary graph of completed work, ongoing work, and future work regarding the climate plan.
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- David agrees that there is an important discussion surrounding zoning that needs to be had.



Agenda Item

Discussion and Decisions

6. Round Table

- George had discussion surrounding the Granite Drive connection, and inquired if there is any discussion surrounding pushing the Town Boundaries towards the 101 to tie it in with what New Minas is doing?
- Director Lake advised the Town also must take into consideration the agricultural lands and protecting them.
- Director Lake advised it is very difficult to have a conversation on housing and only speak regarding Wolfville as it is a regional matter and needs to be looked at far beyond just Wolfville.
- It was asked by Isabel if there are consultants that will work with members of the public/homeowners when dealing with PACE. Director Lake advised it is not actually being administered by staff it will be experts in the field along with assessments surrounding when and how they make their investments as homeowners.
- A brief overview of the summer students was provided and that they will be engaging the public surrounding the climate plan.
- Lindsay advised she can provide the contact information surrounding the PACE representative via email to the committee.

July 8, 2021 – 4:00 p.m.

7. Next Meeting

IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 5:52 p.m.

8. Adjournment

CARRIED

**Approved at the July 8, 2021, Planning Advisory Committee Meeting.
As recorded by Amanda Brown, Recording Secretary.**