



# Town Council Meeting

March 24, 2022

6:30 p.m.

Council Chambers, Town Hall

359 Main Street

## Agenda

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### Call to Order

#### 1. Approval of Agenda

#### 2. Public Input / Question Period

PLEASE NOTE:

- Public Participation is limited to 30 minutes
- Each Person is limited to 3 minutes and may return to speak once, for 1 minute, if time permits within the total 30-minute period
- Questions or comments are to be directed to the Chair
- Comments and questions that relate to personnel, current or potential litigation issues, or planning issues for which a public hearing has already occurred, but no decision has been made by Council, will not be answered.

#### 3. RFD 018-2022: Site Plan Approval Appeal, 568 Main St

#### 4. Correspondence:

- a. 2022\_02\_17\_B\_Wisener
- b. 2022\_02\_21\_S Whitney & M Jeffrey
- c. 2022\_02\_22\_J Thompson & G Kleiber
- d. 2022\_02\_23\_I Cooper
- e. 2022\_02\_24\_M & N Cassidy



- g. 2022\_02\_24\_N\_McQueen
- h. 2022\_02\_24\_R & D Shaffner
- i. 2022\_02\_28\_Dr. J Roscoe
- j. 2022\_02\_28\_R Raeside
- k. 2022\_03\_01\_B & J Baillie
- l. 2022\_03\_01\_R Hennigar
- m. 2022\_03\_02\_J Balfour
- n. 2022\_03\_02\_R Grant
- o. 2022\_03\_02\_S.M.Wallace
- p. 2022\_03\_03\_A Gellman
- q. 2022\_03\_03\_R Porter
- r. 2022\_03\_07\_M Hand
- s. 2022\_03\_08\_D Shelley
- t. 2022\_03\_09\_P & J Walker
- u. 2022\_03\_10\_L ter Borg
- v. 2022\_03\_10\_M & W Parker
- w. 2022\_03\_11\_E Adamson
- x. 2022\_03\_12\_P\_Lawton
- y. 2022\_03\_15\_G Goneau
- z. 2022\_03\_15\_G & V Lohnes
- aa.2022\_03\_16\_M\_Baltzer

## 5. Regular Meeting Adjourned

## REQUEST FOR DECISION 018-2022

Title: Site Plan Approval Appeal – 568 Main Street

Date: 2022-03-24

Department: Planning and Development

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# SUMMARY

## Site Plan Approval Appeal

A Site Plan Approval was granted for the conversion of a two -unit dwelling to a five-unit dwelling at PID 55279459, 568 Main Street (former funeral home – see figure 1 below). The decision of the Development Officer to grant this Site Plan Approval has been appealed to Council.



Figure 1: Image of 568 Main Street (2021 Google Streetview)

### DRAFT MOTION:

***That Council hereby upholds the decision of the Development Officer to grant Site Plan Approval for the proposed development on PID 55279459, 568 Main Street, and therefore dismisses the appeal of Shelley Fleckenstein.***

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### 1) CAO COMMENTS

Council's role in this process is clearly defined in the *Municipal Government Act* and have the authority granted to the Development Officer in this appeal.

### 2) LEGISLATIVE AUTHORITY

Municipal Government Act (MGA), section 231-233, 236-237

Municipal Planning Strategy (MPS), section 11.4.5 (1-6)

Land Use Bylaw (LUB) – see below for specific references

### 3) STAFF RECOMMENDATION

That Council uphold the decision of the Development Officer to grant Site Plan Approval for the proposed development on PID 55279459, 568 Main Street.

### 4) REFERENCES AND ATTACHMENTS

1. Relevant Site Plan application documents:
  - Site Plan Approval Application
  - Floor Plans, Landscaping/Site Plan
  - Letter of Approval
  - Notice to Surrounding Property Owners
2. Notice of Appeal – S. Fleckenstein
3. MGA Sections 231-233, 236-237
4. Appeal letters of support
5. Town of Wolfville Land Use By-law (LUB) – see [here](#).

### 5) DISCUSSION

The Development Officer granted a Site Plan Approval for the conversion of an existing two-unit building at 568 Main Street to a multi-unit building containing five dwelling units (proposed plans attached).

Property owners within 30 metres are notified of a Site Plan Approval and are given the opportunity to appeal this decision to Council.

An appeal to this decision by Shelley Fleckenstein was received on February 17, 2022 (attached). A number of support letters to the appeal have also been received (attached).

### Background

Site Plan Approval is a development control tool that is enabled by sections 231-233 of the MGA (attached) and specified in the Municipal Planning Strategy and implemented through the Land Use By-

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law. This approach is new to the Town of Wolfville since the adoption of our new planning documents in September of 2020. Before this, essentially any residential development beyond 2 units was only permitted by a development agreement. There is clearly some misunderstanding in the community from a process and legislative perspective on this file. Our current planning documents took 5 years (2015-2020) to develop and approve, including wide ranging consultation on many different matters.

The Municipal Planning Strategy, policy 11.4.5(1-6) states the following regarding site plan approval:

### IT SHALL BE A POLICY OF COUNCIL:

1. To assess various land uses, in all designations and zones, through the Site Plan Approval process and to create clear requirements for the use of this process in the Land Use Bylaw.
2. To require written undertaking from the landowner, on agreement to the approval of the Plan, prior to issuance of a Development or Building Permit.
3. To require future land owners who wish to change the land use approved under Site Plan Approval, to revisit the original negotiated site-plan.
4. To inform the applicant early in the process that a Site Plan Approval is specific to the property and will continue to apply in the event the property is sold unless discharged by Council.
5. To establish site plan notification, approval and appeal criteria in the Land Use Bylaw pursuant to the requirements of the Municipal Government Act and policies of this MPS.
6. To enable the Design Review Committee to be used by the Development Officer when considering applications by Site Plan Approval.

The Land Use Bylaw identifies the use that is subject to Site Plan Approval, the area where it applies, the criteria the Development Officer shall consider prior to granting the approval and the notification area.

The Development Officer is obligated to grant Site Plan Approval to any proposal that meets the requirements of the Land Use Bylaw as noted in section 232(1) of the MGA:

### **Site-plan approval**

**232 (1) A development officer shall approve an application for site-plan approval, unless the**

**(a) matters subject to site-plan approval do not meet the criteria set out in the land-use by-law; or**

**(b) applicant fails to enter into an undertaking to carry out the terms of the site plan.**

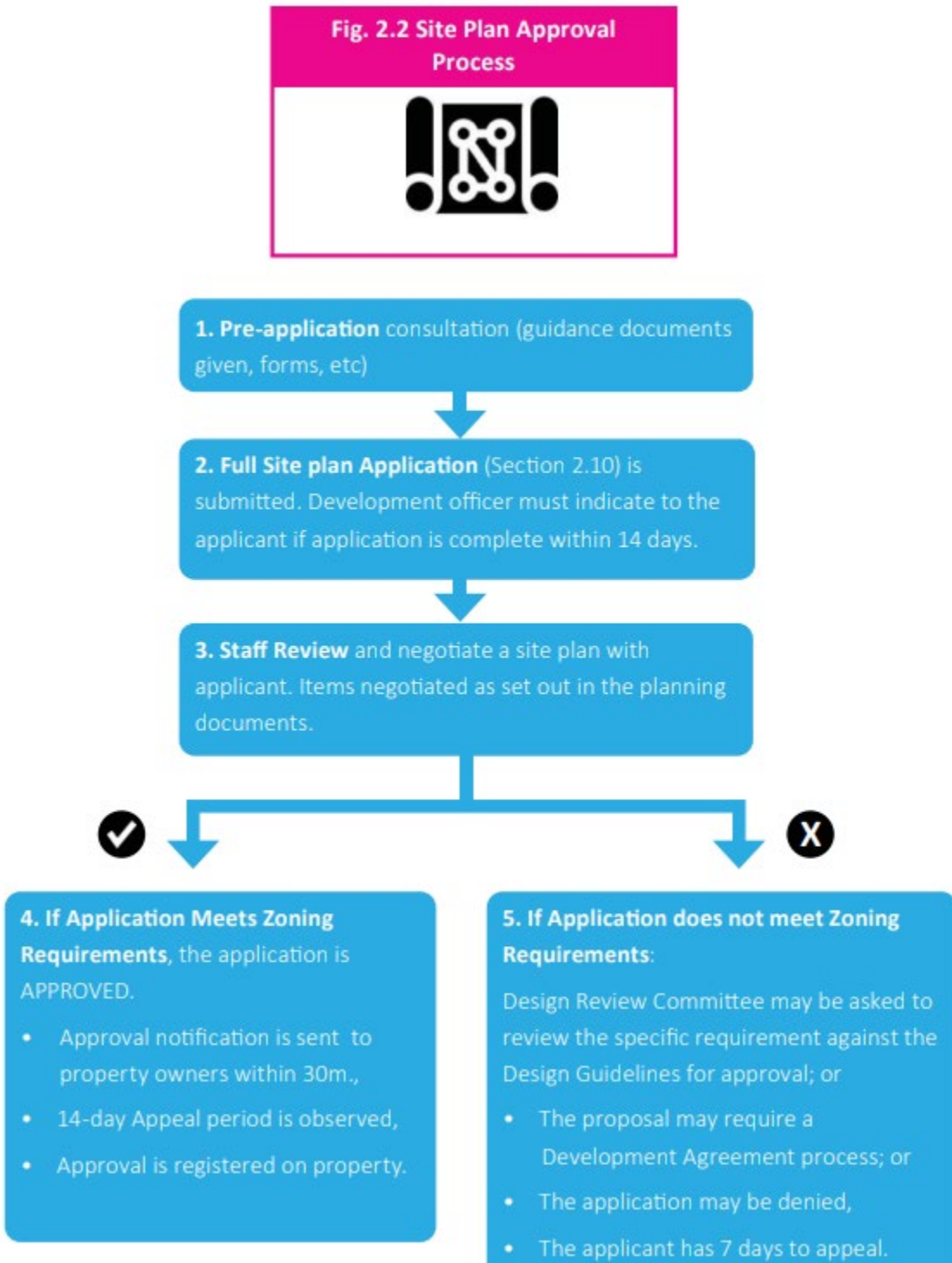
An outline of the approval process from the Land Use Bylaw (page 9) is shown below:

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Section 4 of the process indicates that property owners within 30m have the ability to appeal the decision of the Development Officer to approve the Site Plan Approval application, MGA section 232(2) states:

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(2) Where a development officer approves or refuses to approve a site plan, the process and notification procedures and the rights of appeal are the same as those that apply when a development officer grants or refuses to grant a variance.

As noted, the rights of appeal are the same as those of a variance, MGA section 236 states:

### Variance procedures

**236 (1)** Within seven days after granting a variance, the development officer shall give notice in writing of the variance granted to every assessed owner whose property is within the greater of thirty metres and the distance set by the land-use by-law or by policy of the applicant's property.

(2) The notice shall

(a) describe the variance granted;

(b) identify the property where the variance is granted; and

(c) set out the right to appeal the decision of the development officer.

(3) Where a variance is granted, a property owner served a notice may appeal the decision to the council within fourteen days after receiving the notice.

As part of the appeal hearing Council may make any decision that the Development Officer could have made, MGA section 232(3) states:

(3) The council, in hearing an appeal concerning a site-plan approval, may make any decision that the development officer could have made.

### Development Officer Decision and Review of Site Plan Approval Application

The property is an existing two unit dwelling and operated as a funeral home. The property is located in the Neighbourhood Commercial (C-2) zone as shown in the Land Use By-law's [Zoning Map](#).

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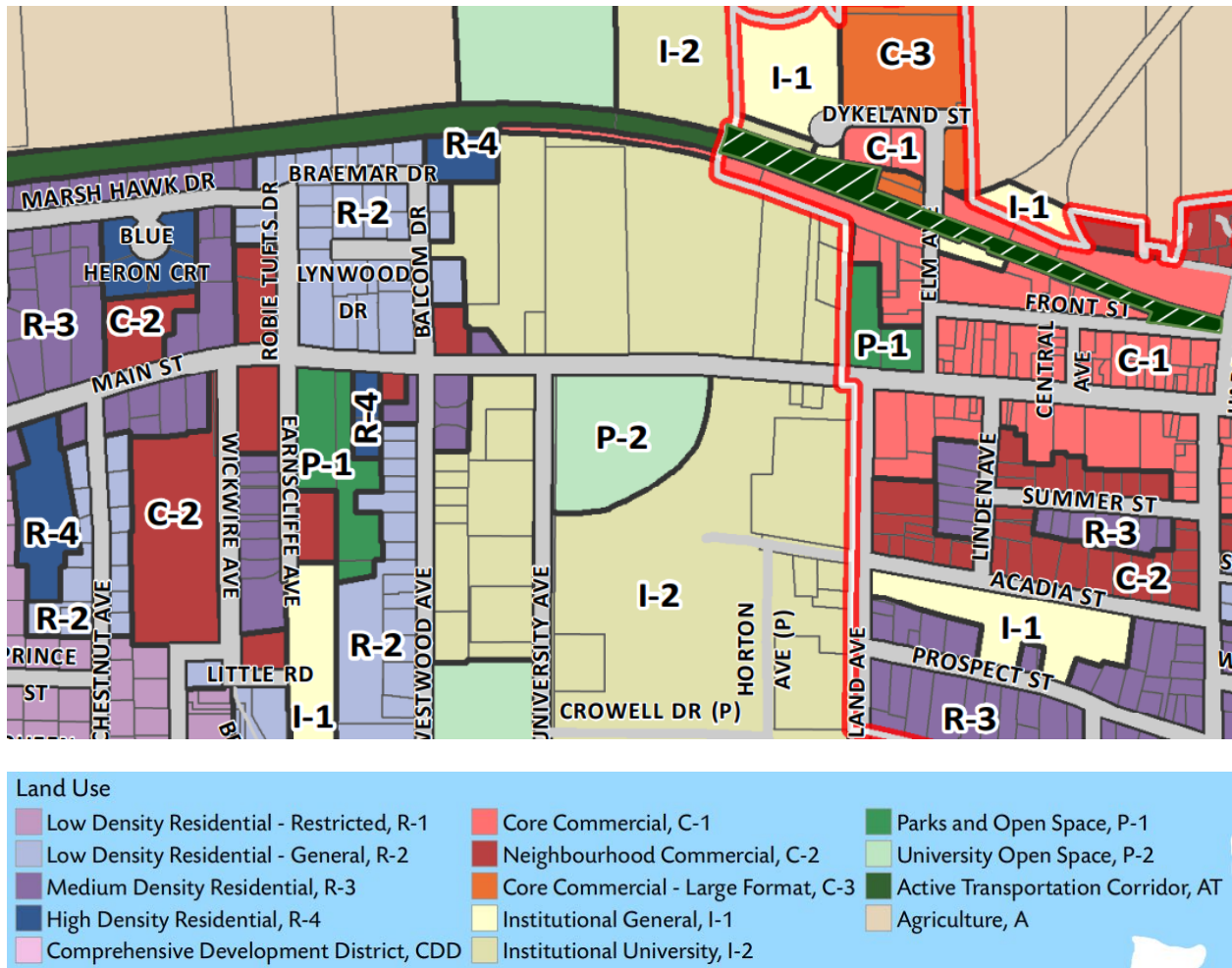


Figure 2: Excerpt from Zoning Map showing 568 Main Street Property at the corner of Main Street and Balcom Drive, zoned C-2 Neighbourhood Commercial.



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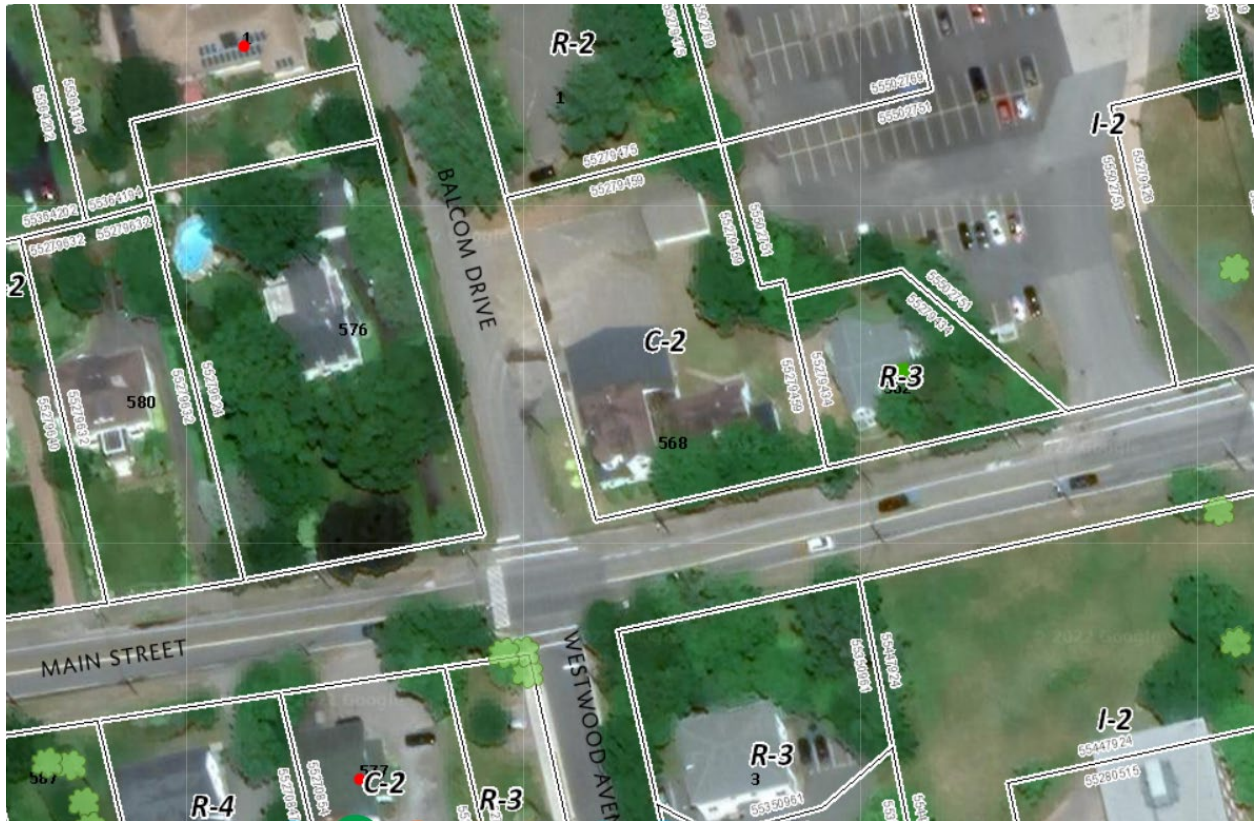


Figure 3: Aerial Image showing 568 Main Street in context of surrounding land uses (R2, R3, I2, and R4 properties)

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*Figure 4: 568 Main Street - Main Street View looking east*



*Figure 5: 568 Main Street- Balcom Drive View looking east showing large existing parking area and existing garage.*

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The application was received on December 10, 2021, in accordance with application requirements as described in LUB section 2.10 below:

### 2.10 SITE PLAN AND DEVELOPMENT AGREEMENT APPROVAL APPLICATION REQUIREMENTS

All applications for site plan approval or development agreements shall be accompanied by:

- (1) A Town of Wolfville Site Plan Application Form or Development Agreement Application Form and associated fee.
- (2) A recent (no more than 5 years old) topographic survey by a surveying engineer. The survey must reflect existing topographic and boundary conditions.
- (3) A site plan and conceptual grading plan drawn to scale and stamped by a landscape architect or engineer showing all buildings, entries, driveways, parking areas, walkways, stormwater features, fences, walls, landscape beds, trees and other important site information and noting conformance with the zone standards in each zone.
- (4) Stormwater Management Plan by a civil engineer in accordance with the *Town of Wolfville Stormwater Management Design Guidelines*.
- (5) Architectural plans prepared by a licensed Architect indicating compliance with the specific design requirements of the zones in this Bylaw including:
  - (a) Height, streetwall height and setbacks pursuant to each zone;
  - (b) Building elevations and articulation on all sides including signage and lighting.
  - (c) Notes on building material intentions
  - (d) Floor plans for every level
  - (e) A perspective rendering of the building showing context and/or 3D Sketchup model.
- (6) A servicing schematic prepared by a civil engineer to demonstrate that every building can be properly serviced.
- (7) For buildings over 8 units or 1200 sq.m., a Traffic Impact Statement (TIS) by a transportation engineer.
- (8) For buildings that contain dwelling units, the Developer officer may ask for a statement on how an application is responding to community priorities and housing needs.
- (9) Any other information the Development Officer may require to determine compliance with the zone requirements.
- (10) The Development Officer may waive the requirement to supply the above noted information if he/she deems it is not pertinent to the application.

### 2.11 VARIANCES

- (1) A variance from the minimum requirements of this Bylaw may be granted by the Development Officer, in

In regards to clause 2.10(8) and the Town's priorities and needs - during the initial stages of the application, the Director of Planning toured the building and spoke with the applicants about the Town's housing needs (which have become far more pressing since the pandemic) and also the community priorities in the MPS. The housing mix proposed can accommodate a wide range of occupants (e.g. families, students, etc) but 'people zoning' is not something we can do (e.g. decide what type of people are going to live here). The tenants of this building will inevitably change over time. It is very clear the Town (and province generally) is in desperate need of housing units of all types, in locations walkable to amenities and services which this project provides. The Town's community priorities outlined in the MPS, as well as housing challenges listed in the planning documents are shown below:

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Key Housing Challenges / Needs	Land Use Strategies
<ul style="list-style-type: none"><li>• We need to address the middle (both demographically and in terms of our housing stock).</li><li>• We need to make housing more affordable for first-time buyers and young families and enable more 'mortgage helper' accessory dwelling units.</li><li>• We need to make sure rental housing is well-managed and safe.</li><li>• We need to provide more options for the aging population who wish to downsize and/or retire to Wolfville.</li><li>• We need to build on existing expertise in the community and work toward better non-market housing options.</li></ul>	<ol style="list-style-type: none"><li>1. Facilitating housing choices;</li><li>2. Encouraging higher densities in strategic areas;</li><li>3. Introducing dwelling type mix targets;</li><li>4. Creating a policy framework that is receptive to innovative housing proposals; and</li><li>5. Focusing priority housing types/forms of:<ul style="list-style-type: none"><li>• Attached housing forms and ground-oriented dwelling units;</li><li>• Supportive housing;</li><li>• Accessible housing;</li><li>• Well managed, safe rental housing;</li><li>• Subsidized, non-market housing; and</li><li>• Innovative Housing.</li></ul></li></ol>

Figure 6 – Housing Challenges listed in the Town’s Planning Documents

### Community Priorities

- EP** Economic Prosperity
- SE** Social Equity
- CA** Climate Action
- LU** Land Use and Design

The policies of this plan action our Community Priorities and move us toward Our Shared Future.

Figure 7 – Community Priorities of the Municipal Planning Strategy

As provided in 2.10(10) plans prepared by a licensed Architect as required in section 2.10(5) were waived as this is an existing building, and no exterior changes are proposed. Floor plans are included in the application.

A site notice was placed on the property and the application package was placed on the website on December 20, 2021.

The application was circulated and reviewed by the Building Official, Engineering Dept., Traffic Authority and Emergency Services for comment. No issues were identified.

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The Development Officer reviewed the application under the following sections of the LUB:

LUB Reference	Staff Comment
2.10 Submission Requirements (shown above)	Application requirements have been met. See notes above.
16.2 Permitted Use	The zone is Neighbourhood Commercial (C-2). Conversion of a two unit building to a five-unit building is a permitted use in this zone by Site Plan Approval (see LUB table 8.1)
16.6 Neighbourhood Commercial (C-2) Zone Standards	Existing building – no change to setbacks or lot coverage.
4.32 Single Room Occupancy (SRO)	<p>The proposal consists of two, three-bedroom units and three, four-bedroom units.</p> <p>The three, four-bedroom units would be considered SROs. The C-2 zone allows up to six rental rooms per dwelling unit so the four-bedroom units would be in keeping with the LUB.</p> <p>The other main requirements of this section are related to a fire inspection (will be part of building process), additional parking (see parking section), and fees.</p>
6.1, 6.2 Parking	<p>Parking is calculated using table 6.1 for the residential use. 1.25 spaces per dwelling unit with a half space for each bedroom in excess of three + “SRO” 1 space per rental room in excess of three per unit:</p> <p>2- three-bedroom units = 2.5 spaces  3 – four-bedroom units = 4.5 + 3 “SRO” spaces  <u>Total = 10 parking spaces required</u></p>
6.5 Standards for Parking Areas	The parking area is existing; however, the area is proposed to be re-landscaped to add buffering to minimize impacts to surrounding properties. A landscape plan was prepared by a professional landscape architect for the site (attached).
14.3 Site Plan Approval	
1. <i>The location of new structures on the lot shall minimize negative impacts on the surrounding neighbourhood,</i>	N/A – No new structures on the lot.

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<i>including noise, dust, fumes, lighting, shadows, or other nuisance or inconvenience to neighbouring properties;</i>	
2. <i>The location of off-street parking and loading facilities shall minimize negative impacts on the surrounding neighbourhood, including traffic, noise, dust, fumes, lighting, or other nuisance or inconvenience to neighbouring properties;</i>	Parking located in existing parking area. Landscape buffering added to minimize impacts.
3. <i>The location, number and width of driveways are designed to prevent traffic, noise, dust, fumes, congestion, or other nuisance and inconvenience in the area and minimize negative impacts on the surrounding neighbourhood;</i>	Landscape island has been added in the middle of the existing driveway to allow for better traffic flow and buffer the parking area from the streetline.
4. <i>The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements which is necessary to protect and minimize negative land use impact on neighbouring properties;</i>	Landscape buffering added to rear lot line as required by LUB 14.4.
5. <i>Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;</i>	Existing vegetation has been retained where possible.
6. <i>The location of pedestrian walkways, and/or related infrastructure, shall be provided to link public sidewalks and parking areas to entrances of all primary buildings;</i>	N/A – Existing building.
7. <i>The type and location of outdoor lighting is designed to light the structure, driveways and pedestrian infrastructure, but shall not be directed onto neighbouring properties;</i>	Any outdoor lighting installed will be assessed at time of installation to ensure LUB compliance.
8. <i>The location of facilities for the storage of solid waste provides for maximum</i>	Storage provided in existing garage.

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<i>separation from residential development and public areas;</i>	
9. <i>The location of all existing easements shall be identified;</i>	N/A
10. <i>The grading or alteration in elevation or contour of the land shall minimize undue erosion and/or sedimentation, and other negative impacts on neighbouring properties;</i>	Included on Stormwater Management Plan approved by Town Engineers.
11. <i>The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;</i>	Included on Stormwater Management Plan approved by Town Engineers.
12. <i>The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;</i>	N/A
13. <i>All signage shall be designed and constructed according to the signage requirements listed in Part 7;</i>	N/A
14. <i>Developments located in a Design Guidelines Area shall adhere to the design guidelines listed in Schedule "F" Town of Wolfville Design Guidelines. Input from the Design Review Committee may be required.</i>	This property is located in a Design Guidelines Area, however, this is a conversion of an existing building, no additions or new structures are proposed. The building will be re-painted as part of the construction project.  This building's form has, and will continue to, add heritage value to the street.
15. <i>The Development Officer may vary any of the prescriptive dimensional requirements by up to 10 percent of the requirements to allow some flexibility to accommodate physical anomalies of a site, so long as the intent of the particular requirement is not compromised.</i>	N/A

After review and some negotiation with the applicant, the application was deemed to meet the LUB requirements, and the Site Plan Approval was granted by the Development Officer.

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### Appeal Rationale and Letters of Support

The Appellant has not provided any specific reason or reference to the planning documents with the appeal documentation provided. It is not anticipated there are areas of the Land Use By-law regulations / Council's role as the Development Officer in this appeal hearing that would cause this application to be overturned completely.

The support letters for the Appellant cover a wide range of issues (attached), some of the main concerns that are in the attached letters include:

- **Residential Density:** Various concerns around development of high density apartment buildings and where these are permitted; Intensification of “student ghettos”; Disrupting quality of life of those living in R2 zone; Increases in the creation of low-cost rentals; number of vehicles per property and size of paved areas, as well as illegal parking.
- **Behaviour:** Various concerns focused on students - living together in one dwelling, parties, noise, nuisances, vandalism, trespassing, garbage.
- **Landlords/Property Management:** Concerns about landlords or property managers unable and/or unwilling to manage tenant behaviors, absentee landlords and poorly managed and maintained rental properties.
- **Enforcement:** Concern is essentially that the RCMP or Town Staff are ill-suited to police civic infractions and complaints.
- **Process:** Various concerns that speak to a misunderstanding of land use planning and development control processes, including: site plan approval, development agreements, property owner rights, design control areas, building and development permits.
- **“People Zoning”:** Various concerns about what types of people may potentially live in this building and that transient renters / certain types of renters work against the existing character and way of life of some residents, including loss of charm or character and the transformation of large, older, single-family homes into smaller housing units not appropriate.

Land use planning cannot control or dictate what type of people live where in the Town. Many of the concerns received in support of the appeal are not relevant to the specific issue being considered by Council (e.g. was this site plan approval done properly, as per the Land Use By-law requirements?) but fall into broader policy and strategy discussions that may be important; however, cannot be considered in this matter where Council is acting with the authority of the Development Officer as per MGA section 232(3).



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### Conclusion

The Development Officer has approved a site plan application at 568 Main Street that meets the requirements of the Land Use By-law and provides additional housing in the Town, close to services and amenities. Many of the concerns raised are not relevant to this specific application / appeal hearing and if desired by Council should be heard in a forum where broader Council policy and strategy discussions are being held.

### 6) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

The Town's planning documents were developed over 5 years (2015-2020) with extensive discussion on various issues relating to residential density, housing and many other issues.

- Municipal Planning Strategy can be found on the Town's website [here](#).
- Land Use By-law can be found on the Town's website [here](#).
- Zoning Map can be found on the Town's website [here](#).
- More information and background about the Town's planning documents can be found [here](#).

### 7) ALTERNATIVES

That Council does not uphold the decision of the Development Officer to grant Site Plan Approval for the proposed development on PID 55279459, 568 Main Street.



# SITE PLAN APPROVAL APPLICATION

Date: DEC 10/21 Applicant: 4271988 NS LTD  
 Mailing Address: [REDACTED]  
 Email: [REDACTED] Phone: [REDACTED]  
 Project Location: 568 MAIN STREET  
 Project Details: CONVERSION OF EXISTING DWELLING TO 5 UNIT DWELLING  
 PID: 55279459

**OFFICE USE ONLY:**

Application #: SP-003-2021  
 Fee: \$150.00 Date Paid: DEC 10/21  
 Approved by: Marcia Elliott  
 Date Approved: February 10, 2022  
 Appeal Received: Yes Hearing Date: March 24, 2022  
 Appeal Decision: \_\_\_\_\_  
 LRO Registration #: \_\_\_\_\_  
 Registration Date: \_\_\_\_\_

This application must be accompanied by plans prepared by a qualified professional (i.e. engineer, architect, landscape architect, surveyor, etc.) as described in part 2.10 of the Land Use Bylaw. The plans are to be based on the best available and most current mapping or aerial images and include the following:

North arrow, scale, legend, and drawing/revision dates. The type of plan (e.g. Site Plan) must appear in the title block in the lower right portion of the drawing.

Topographical Survey (no more than 5 years old) reflecting existing topographic and boundary conditions

Site Plan and Conceptual Grading Plan which includes the following:

- a key plan, property identification (PID#, lot number, and/or civic number) and name of property owner.
- footprint and area of proposed buildings, setbacks from all property boundaries and location of any existing building or structures to be retained or demolished.
- driveway locations and surface parking area.
- landscaping, including fences, walls, stormwater features, landscape beds, trees, etc.

Any other information deemed necessary by the Development Officer to determine compliance with the zone requirements.

Stormwater Management Plan in accordance with the Town of Wolfville Stormwater Management Design Guidelines.

Servicing Schematic including the following:

- sewer lateral locations including size.
- water lateral locations including size.
- existing trunk services that will service the property.

Architectural Plans which include the following:

- streetwall height and setbacks pursuant to each zone.
- building elevations and articulation on all sides including signage and lighting.
- notes on building material intentions.
- floor plans for every level.
- perspective rendering of the building or 3D Sketchup model.

Traffic Impact Study (for buildings over 24 units or 3000 square metres).

I certify that I am submitting this application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this application.

[Signature]  
Applicant Signature

December 10<sup>th</sup>, 2021  
Date

# LANDSCAPE SPECIFICATIONS

## 1. QUALIFICATION OF BIDDERS

- THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF A MEMBER ORGANIZATION OF THE CANADIAN NURSERY TRADES ASSOCIATION.
- THE CONTRACTOR'S SITE SUPERVISOR SHALL BE A CERTIFIED LANDSCAPE TECHNICIAN.

## 2. GENERAL

- SITE LAYOUT HAS BEEN TAKEN FROM TOPOGRAPHIC PLAN RECEIVED FROM WNL SURVEYING NOVEMBER 2, 2021.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND CIVIL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENTS, GRADING AND LAYOUT INFORMATION AND ACCURATE PROPERTY BOUNDARY DEFINITIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ ALL DRAWINGS, SPECIFICATIONS AND NOTES RELATED TO THIS PROJECT AND CONFIRM ALL TERMS AND CONDITIONS RELATED TO THIS CONTRACT AND TO QUESTION ANY UNCERTAINTIES PRIOR TO SUBMISSION OF QUOTATION.
- THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM CONDITIONS. THE CONTRACTOR SHALL CONTACT THE CONSULTANT WITH QUESTIONS CONCERNING ANY UNCERTAINTY IN THE TERMS OF THE CONTRACT PRIOR TO SUBMISSION OF QUOTATION.
- ALL LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE STAKED ON SITE BY CONTRACTOR AND APPROVED BY CONSULTANT PRIOR TO COMMENCEMENT OF LANDSCAPING.
- ALL WORK TO BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND BYLAWS.
- THE CONTRACTOR SHALL NOT DISTURB EXISTING STRUCTURES, PLANT MATERIAL, LAWNS AND PAVEMENT. THE CONTRACTOR SHALL REINSTATE ANY DISTURBANCE TO THE APPROVAL OF THE CONSULTANT AT OWN COST.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. DO NOT DISTURB UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES AT OWN EXPENSE.
- THE CONTRACTOR SHALL EMPLOY ANY MEASURES NECESSARY TO PREVENT SOIL FROM ENTERING THE STORM DRAINAGE SYSTEM. SCHEDULE WORK TO AVOID EXPOSURE OF SOIL TO RAINFALL.
- ALL WORK SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF PROJECT AND ACCEPTANCE BY CONSULTANT.

## 3. SOILS FOR LANDSCAPING

- TOPSOIL SHALL BE FRIABLE SANDY LOAM WITH A SUITABLE CONTENT OF MINERAL PARTICULATE, MICRO ORGANISMS, ORGANIC MATTER AND SOIL NUTRIENTS (NITROGEN, PHOSPHORUS, POTASSIUM), FREE OF DEBRIS AND STONES OVER 1 INCH IN DIAMETER. SAND CONTENT SHALL BE 40-70%, ORGANIC CONTENT SHALL BE 20%, THE CLAY CONTENT SHALL BE 20% MAX. A SAMPLE OF THE TOPSOIL SHALL BE SUBMITTED TO THE PROVINCIAL DEPARTMENT OF AGRICULTURE FOR ANALYSIS. THE CONTRACTOR SHALL SUPPLEMENT THE TOPSOIL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ANALYSIS. THE CONTRACTOR SHALL SUBMIT A COPY OF THE SOILS ANALYSIS REPORT TO THE CONSULTANT AND PROVIDE A SAMPLE OF THE TOPSOIL FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PLANTING SOIL TO BE A MIXTURE OF 60% TOPSOIL AND 40% ORGANIC MATTER (COMPOST OR WELL AGED MANURE, FREE OF WEED SEED).

## 4. PLANTING

- ALL PLANTING SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIAL SHALL BE TOP QUALITY AND APPROVED BY THE CONSULTANT PRIOR TO PLANTING. POOR QUALITY PLANT MATERIAL WILL BE REJECTED. UNDERSIZED PLANT MATERIAL OR SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED BY THE CONSULTANT.
- ENSURE ALL PLANTS ARE DELIVERED TO THE SITE IN GOOD CONDITION. DELIVER PLANTS TO THE SITE ON THE DAY THEY ARE TO BE PLANTED. DO NOT STORE PLANTS ON SITE.
- PLANTING TO BE IN ACCORDANCE WITH PLANTING DETAILS ON THIS DRAWING.
- WATER PLANTS IMMEDIATELY AFTER PLANTING AND WATER THOROUGHLY ONCE EVERY THREE DAYS FOR A PERIOD OF ONE MONTH AFTER PLANTING. CONTINUE TO WATER ONCE A WEEK FOR 3 MONTHS TO MAINTAIN OPTIMAL GROWING CONDITIONS DURING THE MAINTENANCE PERIOD.
- PLANTING AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
  - WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS FOR THE GROWTH AND HEALTH OF THE PLANT MATERIAL WITHOUT CAUSING EROSION.
  - REMOVE WEEDS MONTHLY.
  - REPLACE OR RESPREAD ANY DAMAGED, MISSING OR DISTURBED MULCH.
  - APPLY PESTICIDES AS REQUIRED TO CONTROL INSECTS, FUNGUS AND DISEASE. OBTAIN PRODUCT APPROVAL FROM CONSULTANT BEFORE APPLICATION.
  - REMOVE DEAD AND BROKEN BRANCHES FROM PLANT MATERIAL.
  - KEEP TREE SUPPORTS IN PROPER REPAIR AND ADJUSTMENT. REMOVE TREE SUPPORTS AT END OF MAINTENANCE PERIOD.
  - REMOVE AND REPLACE DEAD PLANTS AND PLANTS NOT IN HEALTHY GROWING CONDITIONS. MAKE REPLACEMENTS AS SPECIFIED FOR ORIGINAL PLANTINGS.

## 5. SODDING

- AREAS TO BE SODDED ARE INDICATED ON THE LANDSCAPE PLAN.
- ALL SODDED AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 2% SLOPE AND A MAXIMUM OF 1V/3H RISE/RUN UNLESS NOTED OTHERWISE.
- ENSURE THAT THE SUBGRADE UNDER THE AREAS TO BE SODDED HAS BEEN GRADED AND COMPACTED AND ACCEPTED BY THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- ALL AREAS TO BE SODDED SHALL BE COVERED WITH 6" (AFTER COMPACTION) OF APPROVED AND AMENDED TOPSOIL, UNLESS NOTED OTHERWISE.
- SPREAD TOPSOIL AND GRADE TO SMOOTH EVEN SLOPES. ELIMINATE LOW SPOTS AND ENSURE THAT ALL SURFACES DRAIN POSITIVELY.
- ROLL TO COMPACT TOPSOIL.
- SOD SHALL CONFORM TO THE CANADIAN NURSERY SOD GROWERS SPECIFICATION AND CONSIST OF A MIXTURE OF KENTUCKY BLUEGRASS AND CREEPING FESCUE. ADVISE CONSULTANT OF SOURCE FOR SOD.
- LAY SOD IN NEAT EVEN ROWS. BUTT SECTIONS NEATLY TO AVOID OVERLAPS AND GAPS.
- ROLL SOD LIGHTLY TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
- WATER IMMEDIATELY AFTER LAYING AND WHENEVER NECESSARY TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL SOD IS ACCEPTED BY CONSULTANT.
- SOD SHALL BE ACCEPTED BY CONSULTANT AFTER IT HAS ESTABLISHED GOOD ROOT SYSTEM AND AFTER IT HAS BEEN CUT TWICE, PROVIDED THAT IT IS FREE OF WEEDS AND THERE ARE NO VISIBLE PATCHES OF SOIL.
- SODDED AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
  - WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS TO A DEPTH OF 3".
  - CUT GRASS TO A HEIGHT OF 50 WHEN IT REACHES A HEIGHT OF 4". REMOVE ALL GRASS CLIPPINGS WHICH WILL INHIBIT GROWTH.
  - MAINTAIN LAWN AREAS WEED FREE.
  - IN SEPT. APPLY 1-4-4 RATIO FERTILIZER. IN MAY APPLY 3-0-0 FERTILIZER. APPLY FERTILIZER AT RATES RECOMMENDED BY MANUFACTURER.
  - REPLACE ANY DEAD OR POOR QUALITY SOD TO APPROVAL OF OWNER.

## 6. MULCH

- MULCH SHALL BE SHREDDED BARK AT LEAST TWO YEARS OLD AND FROM THE BARK OF SOFTWOOD TREES.
- ALL PLANTING AREAS, AND DISTURBED AREAS NOT DESIGNATED TO BE SODDED TO BE COVERED WITH 75mm OF MULCH.

## 7. CLEAN UP

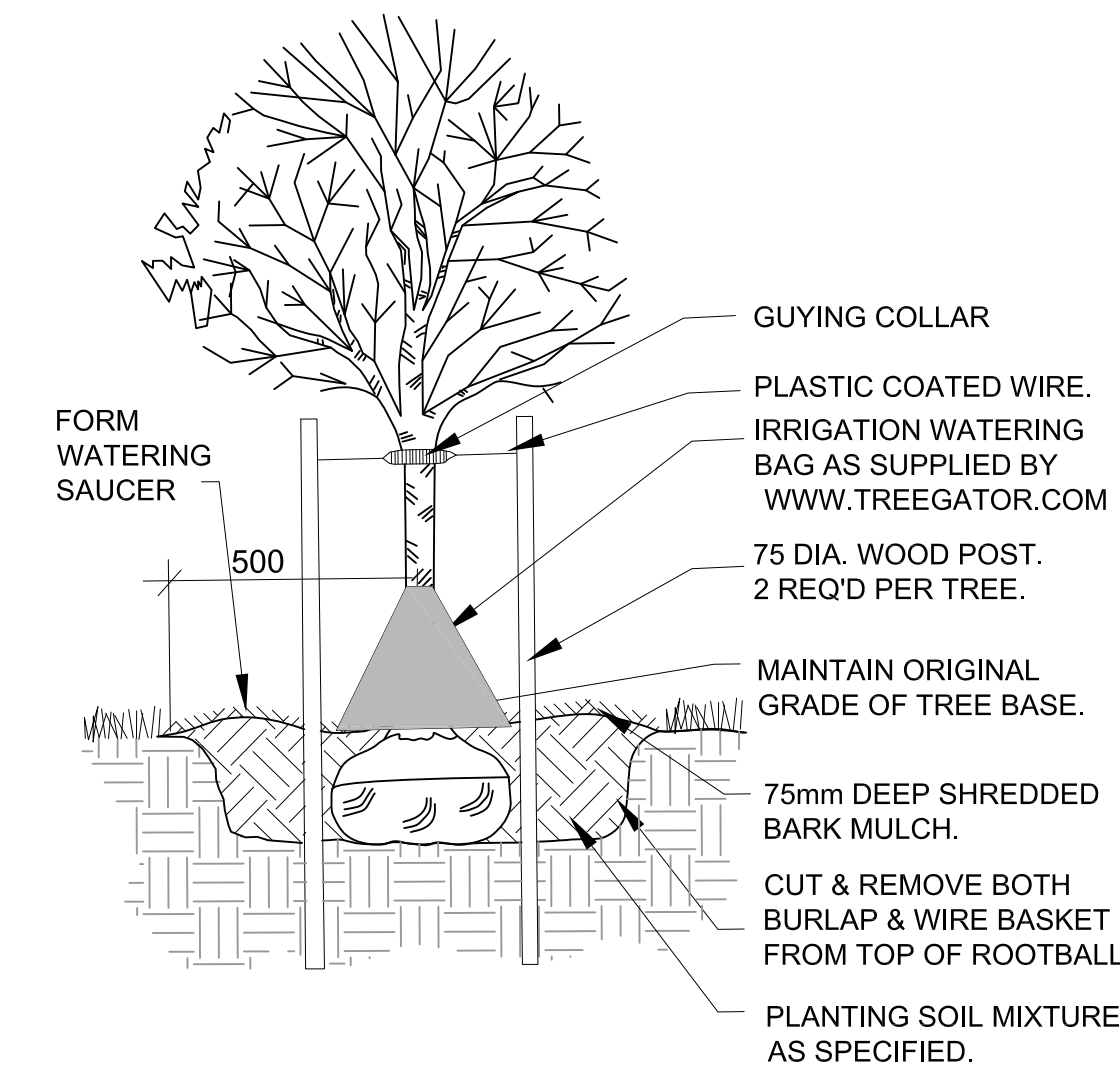
- THE CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP FOLLOWING THE COMPLETION OF THE WORK.
- REMOVE ALL LITTER AND UNUSED MATERIALS FROM THE SITE.
- ALL PAVED SURFACES USED TO ACCESS THE WORK SHALL BE CLEANED TO THE APPROVAL OF THE CONSULTANT.

## PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/ CONDITION
12	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	100cm HT POTTED
4	SERVICEBERRY	AMELANCHIER CANADENSIS	50mm CAL / WB
2	RED OAK	QUERCUS RUBRA	60mm CAL / WB
6	RED OSIER DOGWOOD	CORNUS SERICEA	2 GAL POTTED
18	CAROLINA ROSE	ROSA CAROLINA	50cm POTTED
10	SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	50cm POTTED

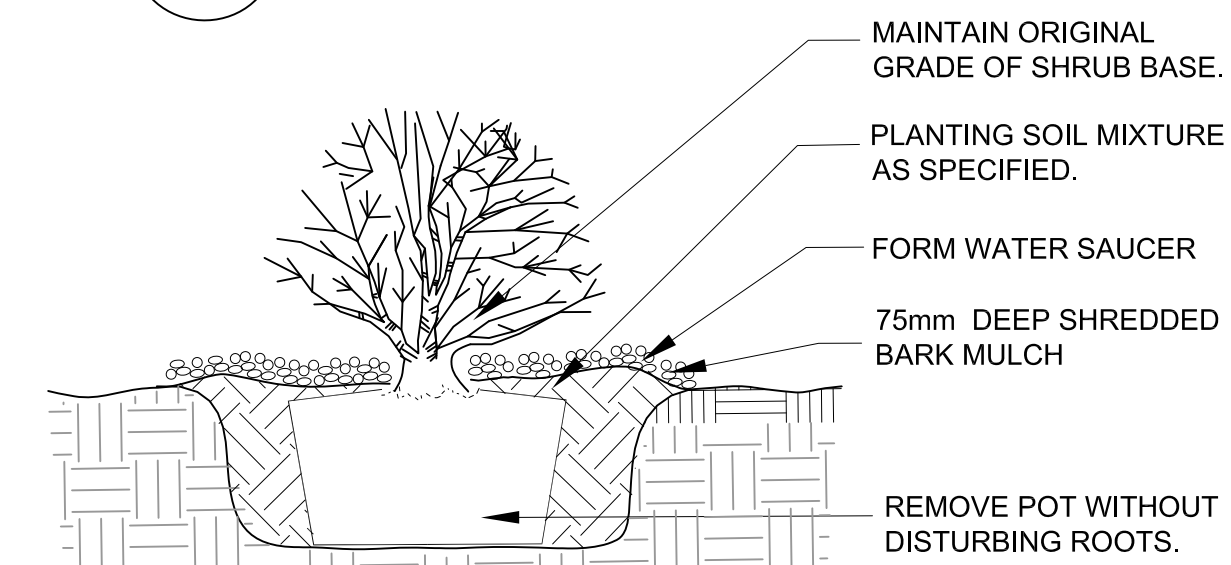
## LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS
- ENSURE ALL PLANT MATERIAL IS KEPT WELL WATERED PRIOR TO AND AFTER PLANTING.



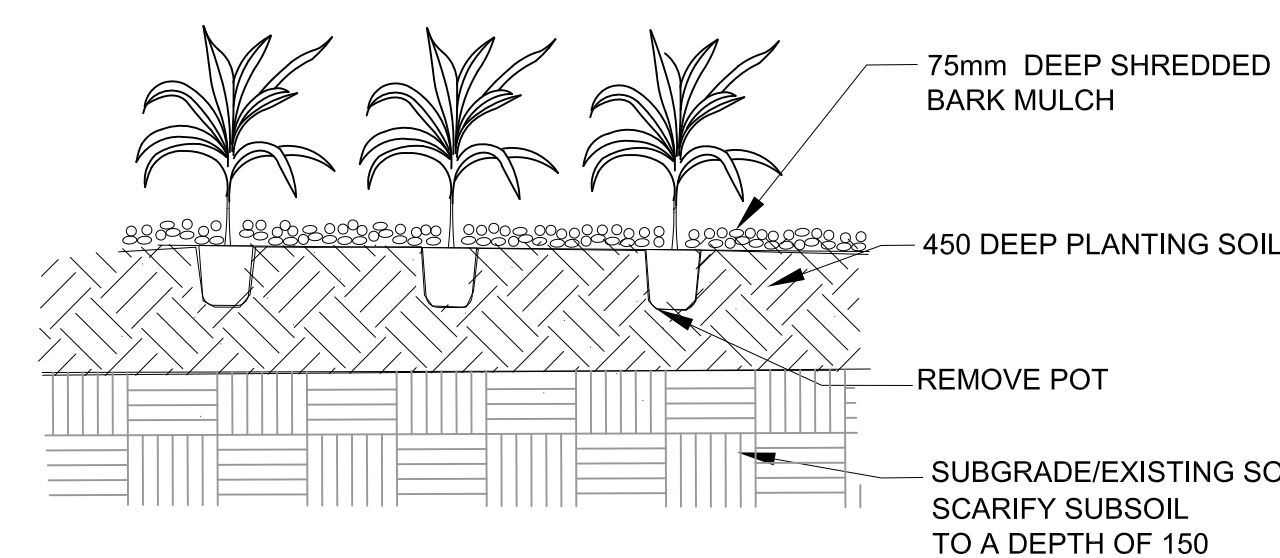
1 DECIDUOUS TREE PLANTING

L-101 N.T.S.



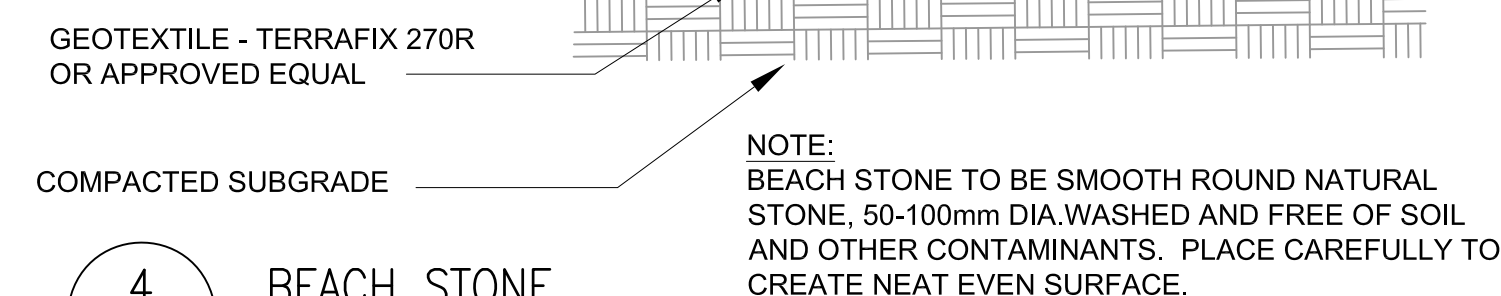
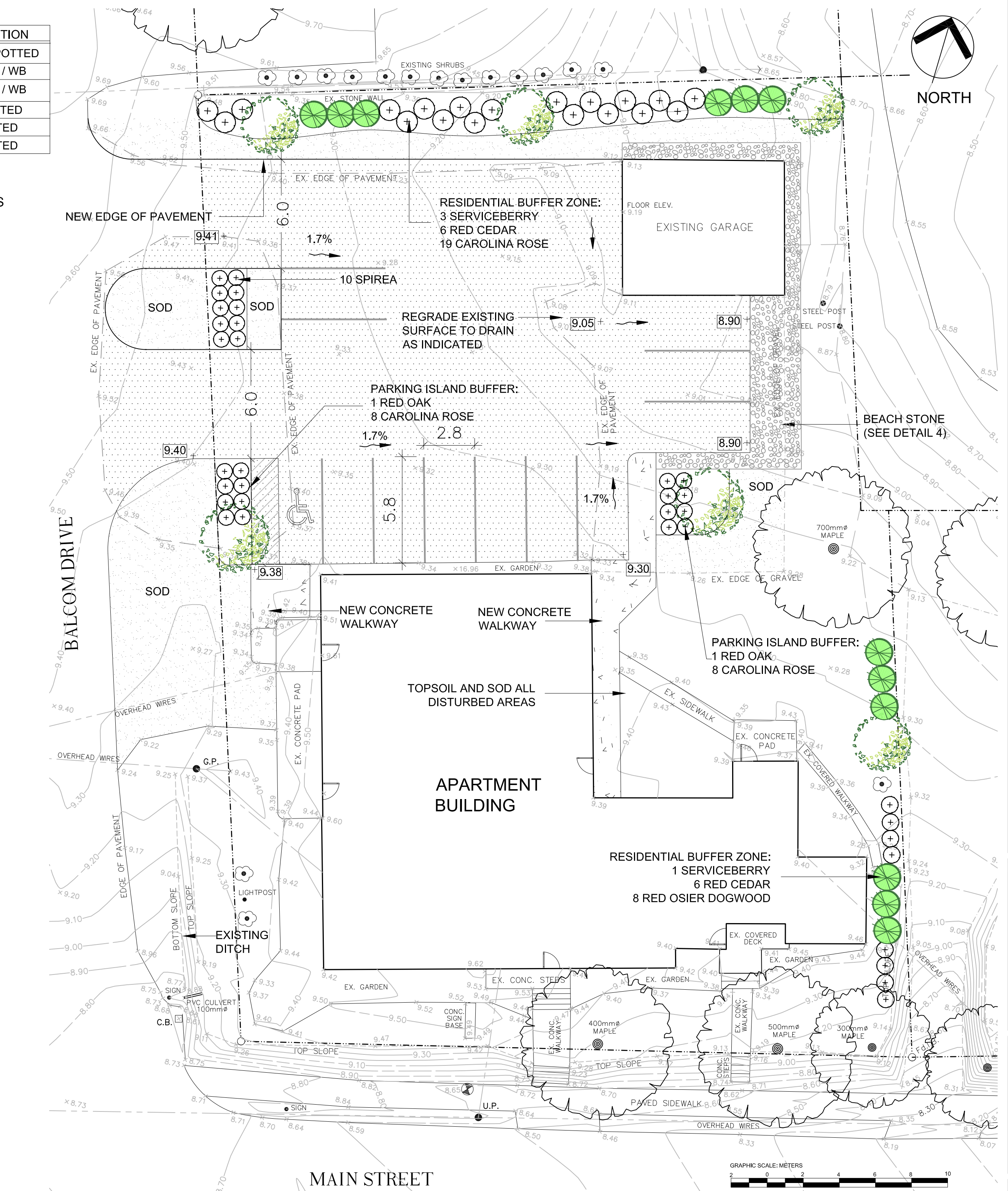
2 SHRUB PLANTING

L-101 N.T.S.



3 ORNAMENTAL GRASS and PERENNIAL PLANTING

L-101 N.T.S.



4 BEACH STONE

L-101 N.T.S.

Gordon Ratcliffe  
LANDSCAPE ARCHITECTS  
2055 Route 329, RR #1  
Haldimand, Nova Scotia  
Canada, B0J 1T0  
TEL: (902) 478-3663  
FAX: (902) 657-1198  
gr@gratiff.com

## LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING TREE TO BE REMAIN
- EXISTING SHRUB
- PROPOSED SHRUBS
- BEACH STONE MULCH
- AREAS TO BE SODDED
- NEW CONCRETE PAVEMENT
- NEW / RESURFACED ASPHALT PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- GRADIENT / DIRECTION OF SURFACE DRAINAGE

2	REVISED	FEB. 2/22
1	ISSUED FOR PERMIT	DEC. 8/21
No	ISSUE/REVISION	DATE

SEAL  
GORDON RATCLIFFE

CLIENT

PROJECT

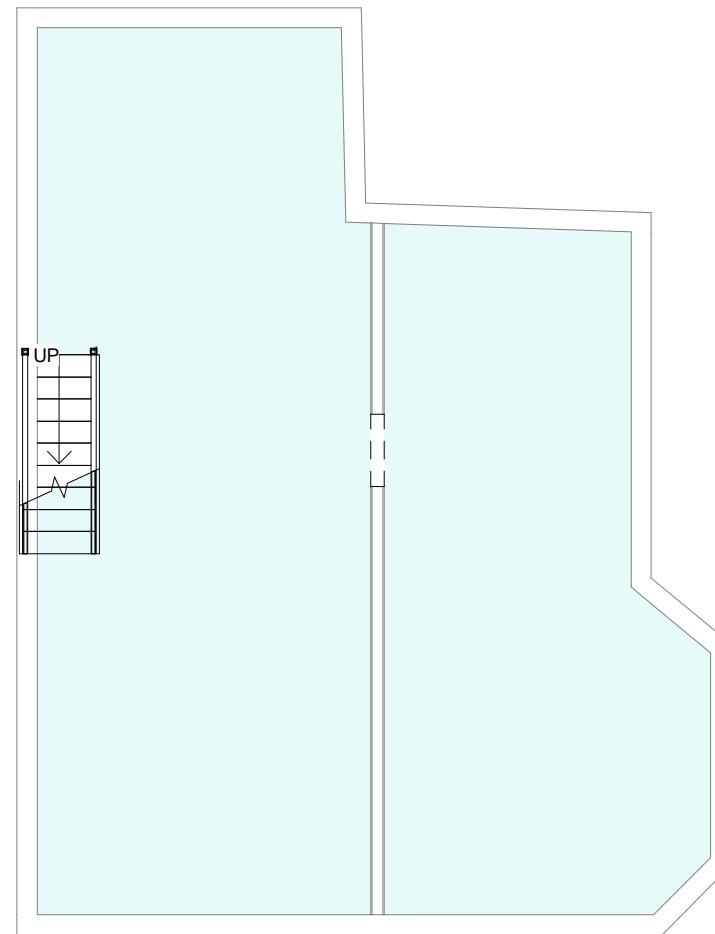
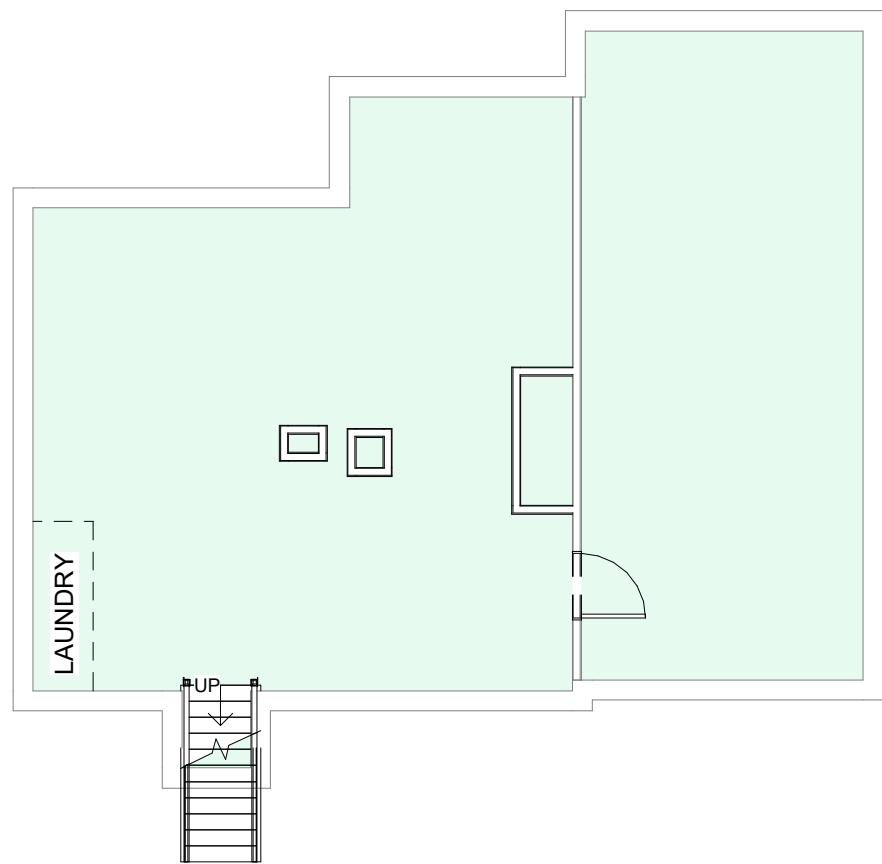
APARTMENT BUILDING

568 MAIN STREET  
WOLFVILLE, NOVA SCOTIA

SUBJECT

SITE PLAN:  
SITE GRADING  
AND LANDSCAPING

DRAWN MDP	PROJECT No
SCALE AS NOTED	DRAWING No
DATE NOV. 4/21	L-101



Apartment Legend

- Basement 1
- Basement 2

No.	Description	Date
01	REVISION 1	08.16

1 Balcom Dr, Wolfville

**Basement Plan**

Project	2021.107
Date	2021.08.13
Drawn by	KF
Check by	JF

**A1**

Scale	1/8" = 1'-0"
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Notes:  
 1. Apartment 1 as-is stair rail to remain as per inspector comments.  
 2. Apartment 4 entrance door to remain as existing as per inspector comments.

— 1HR Fire Separation

No.	Description	Date
01	REVISION 1	08.16

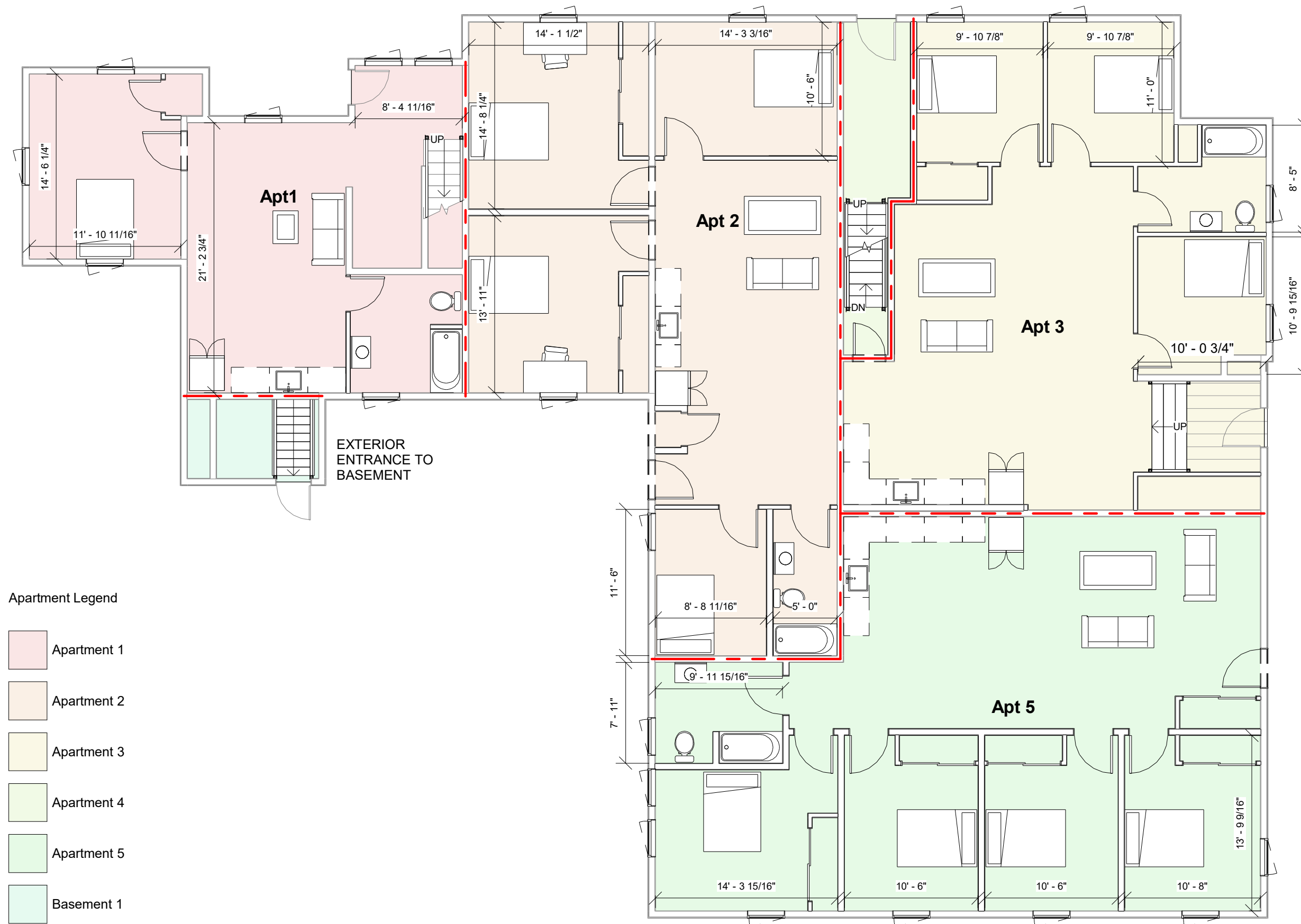
1 Balcom Dr, Wolfville

Main Floor Plan

Project	2021.107
Date	2021.08.13
Drawn by	KF
Check by	JF

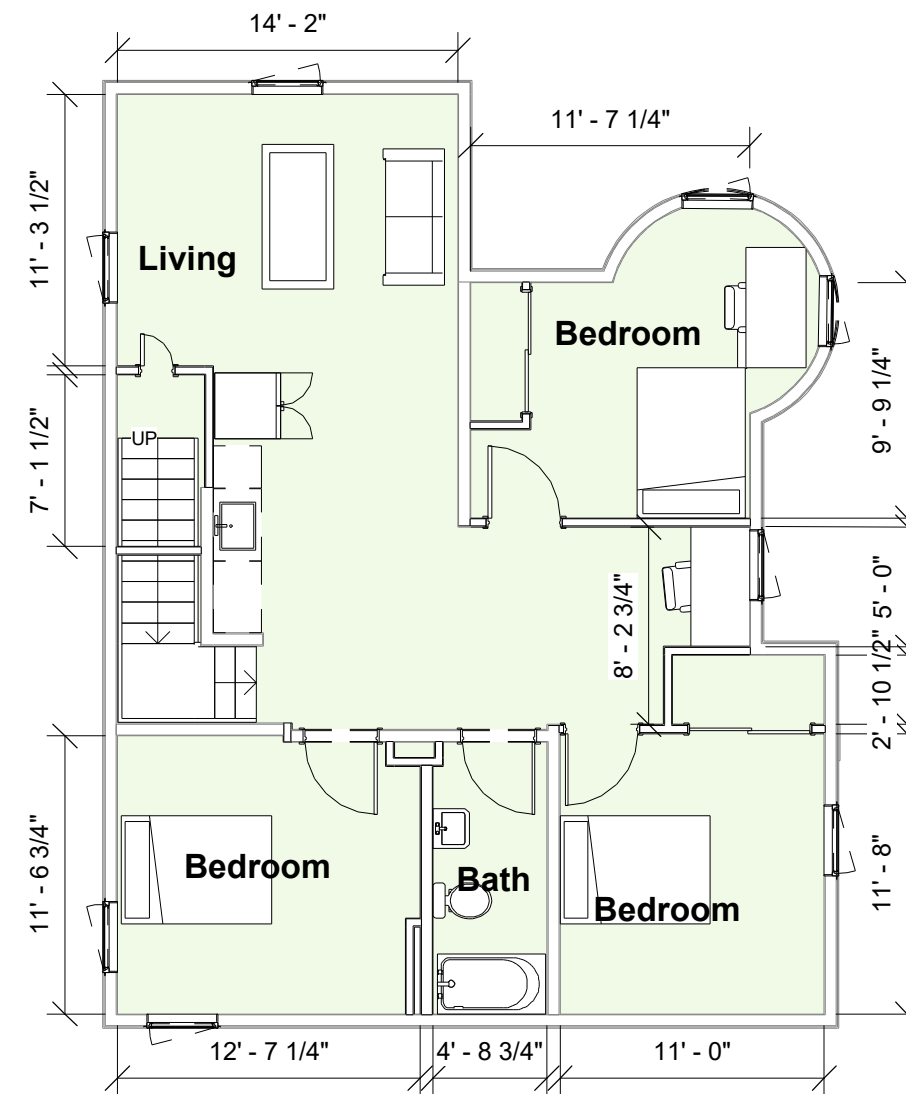
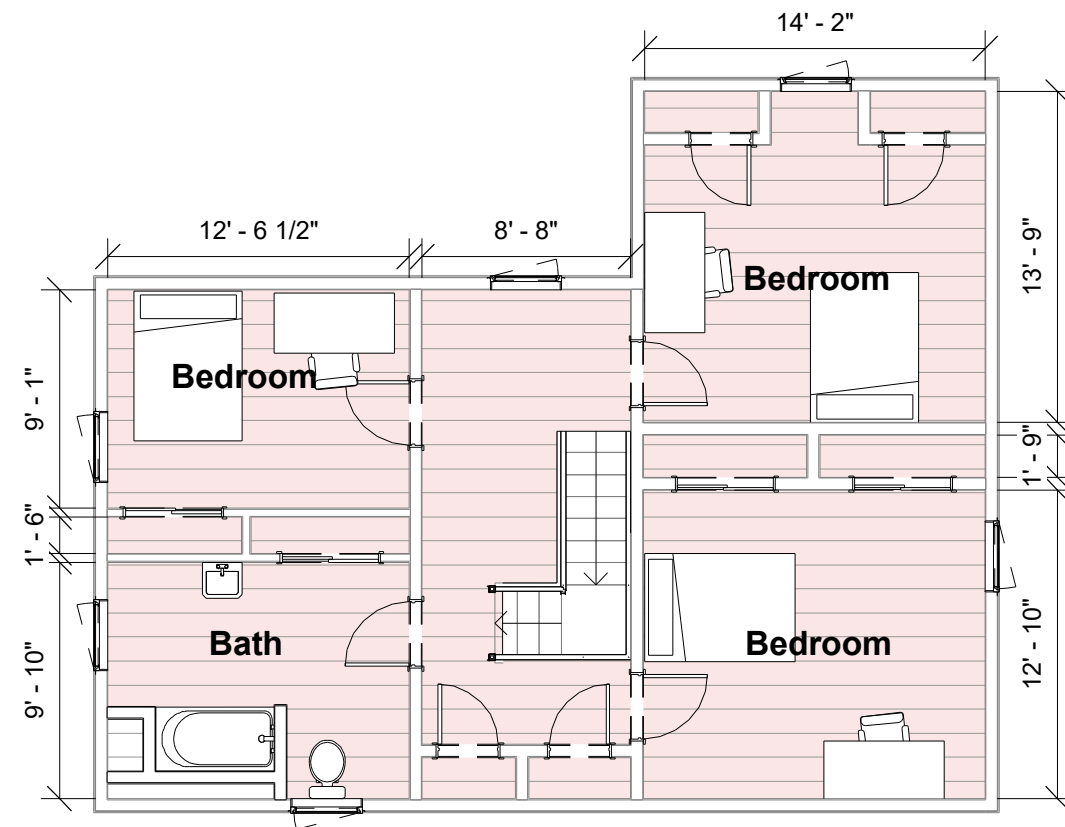
A2

Scale 1/8" = 1'-0"



Apartment Legend

- Apartment 1
- Apartment 2
- Apartment 3
- Apartment 4
- Apartment 5
- Basement 1



Apartment Legend

- Apartment 1
- Apartment 4

No.	Description	Date
01	REVISION 1	08.16

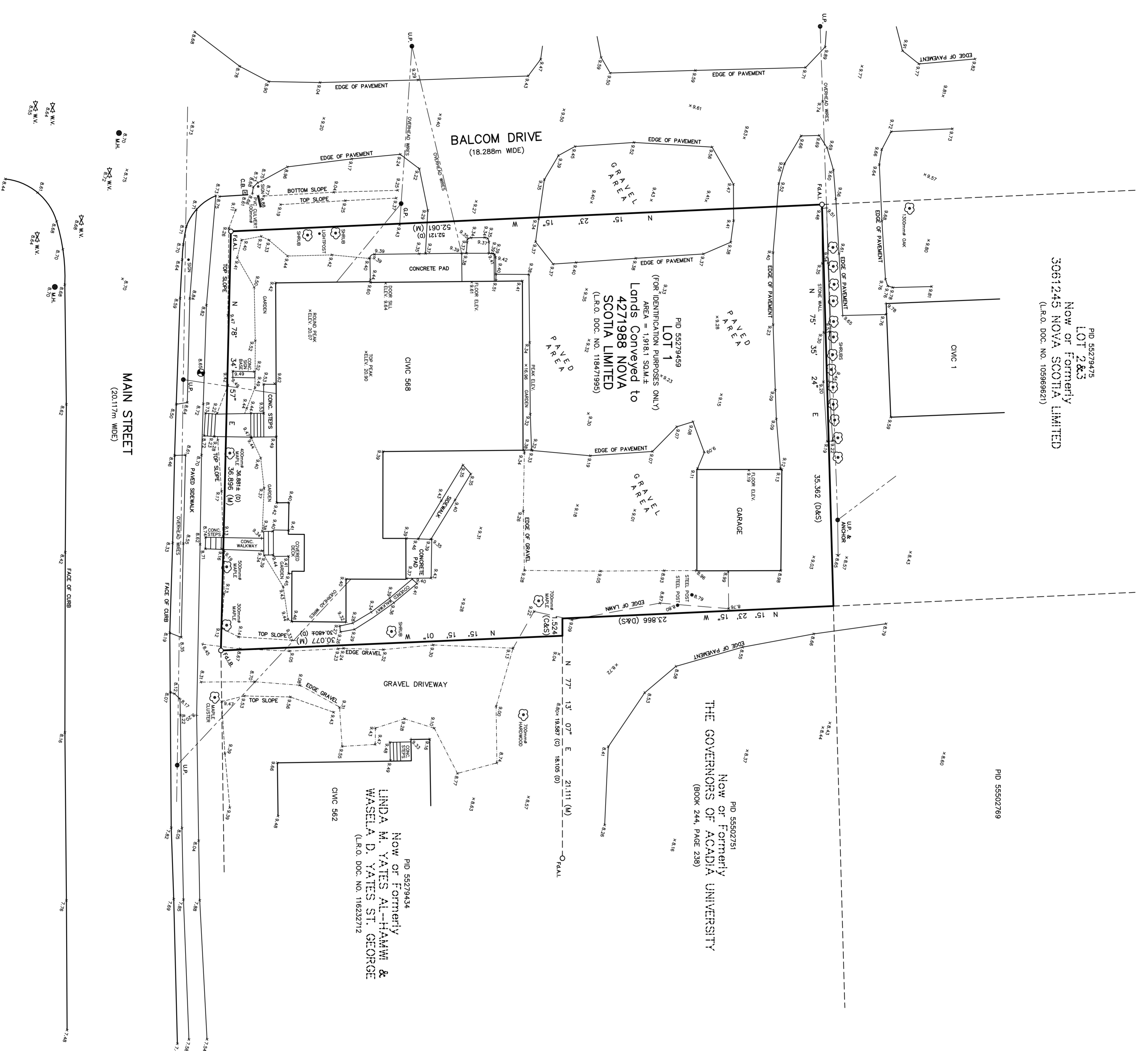
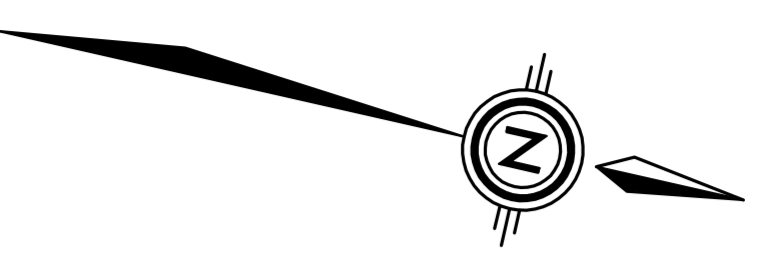
1 Balcom Dr, Wolfville

Second Floor Plan

Project	2021.107
Date	2021.08.13
Drawn by	KF
Check by	JF

**A4**

Scale	1/8" = 1'-0"
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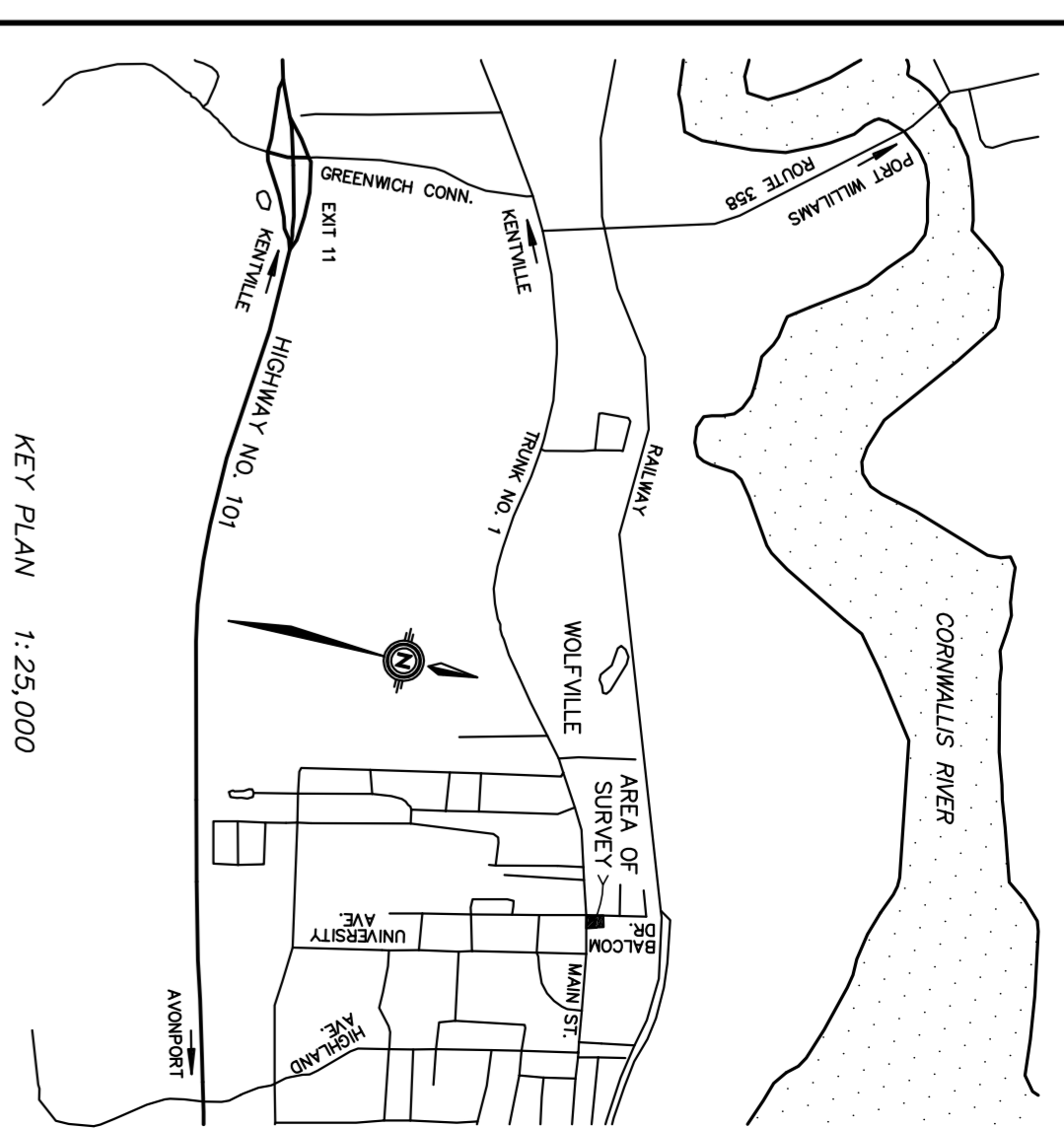


PID 55279475  
 LOT 2 & 3  
 Now of Formerly  
 3061245 NOVA SCOTIA LIMITED  
 (L.R.O. DOC. NO. 105869821)

PID 55279459  
 LOT 1  
 (FOR IDENTIFICATION PURPOSES ONLY)  
 Area = 119811 SQ.M.  
 LOTS CONVEYED TO  
 4271988 NOVA  
 SCOTIA LIMITED  
 (L.R.O. DOC. NO. 118471985)

PID 55502769  
 Now of Formerly  
 THE GOVERNORS OF ACADIA UNIVERSITY  
 (BOOK 244, PAGE 238)

PID 55279434  
 Now of Formerly  
 LINDA M. YATES AL-HAMM &  
 WASELA D. YATES ST. GEORGE  
 (L.R.O. DOC. NO. 116232712)

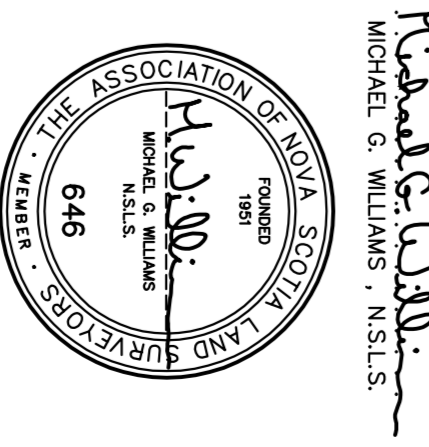


KEY PLAN 1:25,000

- LEGEND:**
- FOUND SURVEY MARKER . . . . .
  - IRON NAIL . . . . .
  - NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT . . . . .
  - FOUND . . . . .
  - CALCULATED : MEASURED : SET . . . . .
  - PLAN OF PREVIOUS SURVEY : DEED . . . . .
  - LANDS DEALT WITH BY THIS PLAN . . . . .
  - PROPERTY IDENTIFICATION NUMBER . . . . .
  - SQUARE METRES . . . . .
  - UTILITY POLE . . . . .
  - CATCH BASIN . . . . .
  - GUY POLE . . . . .
  - WATER VALVE . . . . .
  - WATER LATERAL . . . . .
  - SPOT ELEVATION . . . . .
  - TREE . . . . .
  - CONCRETE . . . . .

**NOTES:**  
 FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD SEPTEMBER 30, 2021 TO OCTOBER 4, 2021.  
 BEARINGS ARE GRID DERIVED FROM GPS OBSERVATION REFERENCED TO THE NOVA SCOTIA ACTIVE CONTROL SYSTEM (NSAP/NOVA) AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE HORIZONTAL REFERENCE FRAME SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). EPOCH 2010.0 (G.N.S.S. OBSERVATIONS).  
 ELEVATIONS ARE GEODETIC DERIVED FROM NOVA SCOTIA HIGH PRECISION NETWORK (NSAP/NOVA) PUBLISHED ELEVATION PRE 2002 METRES IN THE CANADIAN GEODETIC VERTICAL DATUM OF 2013 (CGVD 2013).  
 FIELD MEASUREMENTS HAVE NOT BEEN ADJUSTED AND SCALE FACTOR HAS NOT BEEN APPLIED.  
 ELEVATIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.  
 LOT IDENTIFIER 1 ORIGINATES WITH THIS PLAN.

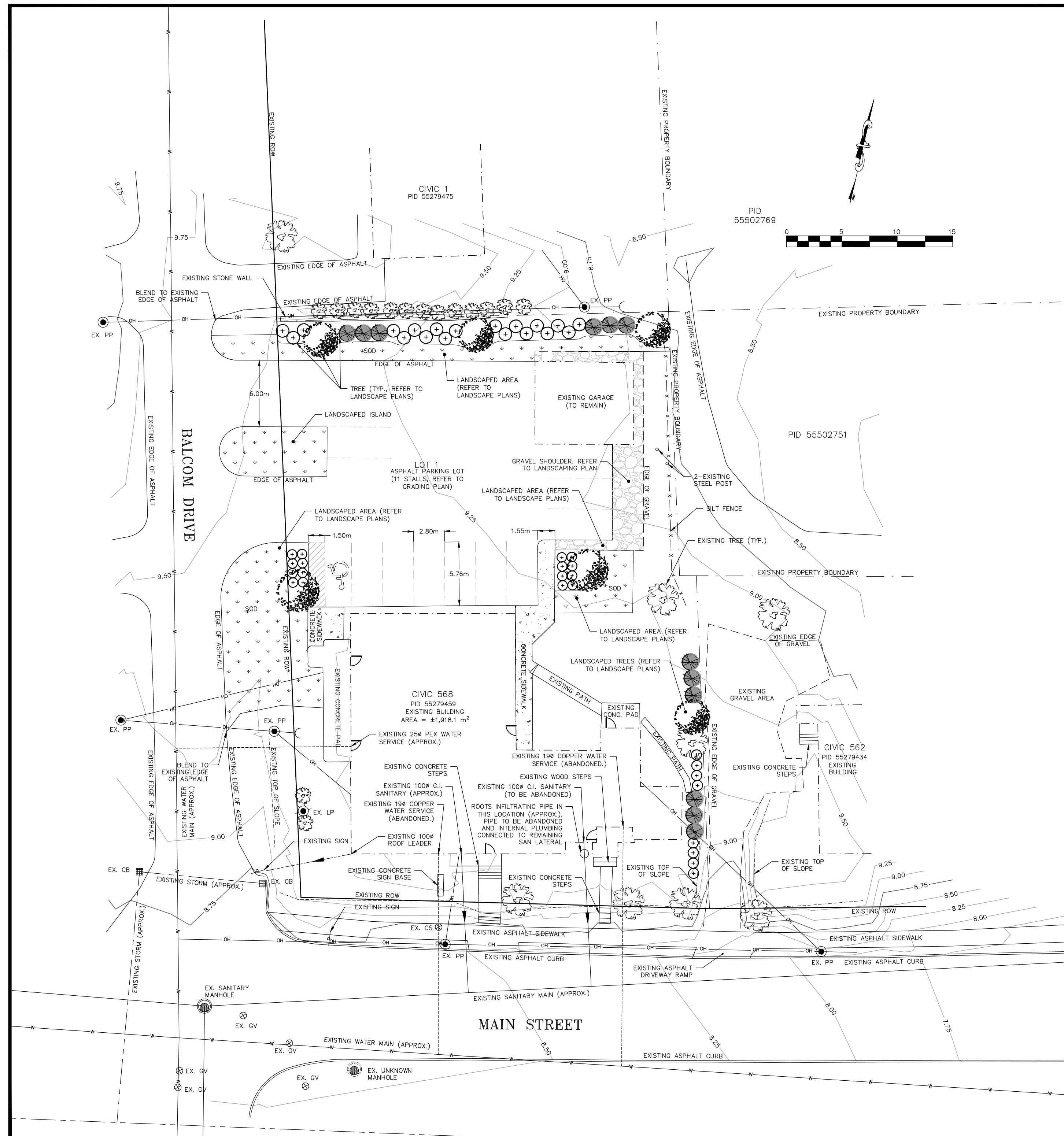
**SURVEYOR'S CERTIFICATE:**  
 I, MICHAEL G. WILLIAMS, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE LAND SURVEYORS ACT, REGULATIONS AND STANDARDS MADE THEREUNDER.  
 DATED THIS 28TH DAY OF OCTOBER, 2021.



**SURVEYING WILLIAMS NUTTER LTD.**  
 WWW.WNLGROUP.CA  
 (902) 456-3723

Topographic Plan of Survey of LOT 1;  
 Lands Conveyed to 4271988 NOVA  
 SCOTIA LIMITED  
 MAIN STREET AND BALCOM DRIVE  
 WOLFVILLE, KINGS COUNTY, NOVA SCOTIA

SCALE : 1:200 (METRIC)  
 DRAWING NO. 021-170-401  
 OCTOBER 28, 2021



**WATER NOTES**

- Existing water main information provided by Town of Wolfville and is considered approximate.
- Existing water lateral size, location, and material provided by owner and is considered approximate.
- 102psi static pressure measured on Sep. 13, 2021 at H-14 as provided by Town of Wolfville.
- Typical apartment fixture count utilized for 5 proposed apartment units.
- Anticipated peak flow demand = 27 usgpm.
- Existing 250 PEX water lateral suitable for anticipated peak flow demand.

**SEWER NOTES**

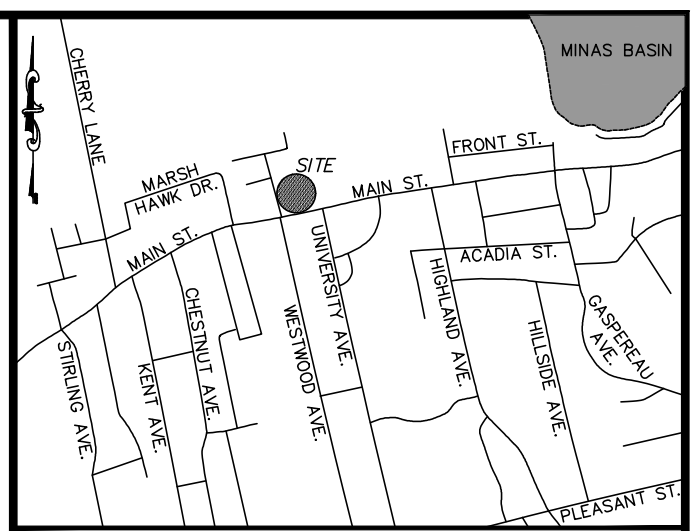
- Existing storm and sanitary main information provided by Town of Wolfville and is considered approximate.
- Existing sanitary and storm lateral size, location, and material provided by owner and is considered approximate.
- Average daily domestic sanitary flow\* = 340 L/person/day
- Minimum sanitary infiltration allowance\* = 24,000 L/ha/day \*Atlantic Canada Wastewater Guidelines Manual (2006)
- Apartment density = 2.25 person/unit
- Post-development stormwater flows are conveyed overland and match pre-development conditions and flow patterns. Refer to 21-8304-C02 for stormwater management information.

COMPUTATIONS FOR CAPACITIES OF SANITARY SEWER LATERAL

Location	MANHOLE NUMBER		AREA		DENSITY				ACTUAL FLOW			PIPE CAPACITY					
	UIS Manhole	DIS Manhole	Development Area (Ha)	Cumulative Development Area (Ha)	Land Use	Units	Design Population	Cumulative Design Population	Peaking Factor	Dry Weather Peak Flow (L/s)	Infiltration (L/s)	Total Peak Flow Q (L/s)	Pipe Diameter (mm)	Slope (%)	Manning's N	Full Capacity Q (L/s)	Q/CdL
568 Main Street	Building	Main	0.19	0.19	Apartment	5	11	11	4.4	0.24	0.05	0.30	0.100	0.50	0.01	5.28	0.056

**SAFETY NOTES**

- The engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences, or procedures or for safety precautions, and programs required for the work in accordance with the applicable construction safety legislation, other regulations or general construction practice. The engineer will not be responsible for or have control or charge over the acts or omissions of the construction manager, contractor, subcontractors, agents, employees, or other persons performing any of the work.
- The contractor shall have complete control of the work and shall effectively direct and supervise the work so as to ensure conformance with the contract documents. Contractor shall be solely responsible for construction means, methods, techniques, sequences, and procedures and for coordinating the various parts of the work under the contract.
- The contractor shall be responsible for all traffic control and safety measures during construction.
- The contractor shall be solely responsible for construction safety at the place of work and for compliance with the standard rules, regulations, and practices required by the applicable construction safety legislation.
- The contractor shall indemnify and hold harmless the engineer and the owner in connection with any infractions or alleged infractions of the contractor with respect to any acts, codes, regulations, etc.
- The contractor shall be the constructor under the Nova Scotia Occupational Health and Safety Act. Neither the engineer nor the owner are constructors under the Act.
- The contractor shall exercise extreme caution when working near existing power lines, and comply with all safety regulations with respect to clearance distances. Nova Scotia Power must be contacted if any work on site presents the opportunity to contact transmission wires.



Key Plan NOT TO SCALE

**LEGEND**

- SANITARY M.H. & SEWER
- STORM M.H. & SEWER
- HYDRANT
- W—W— GATE VALVE & WATERMAIN
- CATCHBASIN
- STREET TREE
- POWER POLE
- POWER POLE WITH LIGHT FIXTURE
- ANCHOR ON LIGHT POLE
- ALIANT PEDESTAL
- ALIANT FLUSH BOX
- N.S.P.I. URD BOX
- CONCRETE CURB & GUTTER
- SIDEWALK
- DRIVEWAY
- PEDESTRIAN RAMP
- PROPOSED C FINISHED GRADE
- EXISTING CENTERLINE GRADE
- EXISTING GRADE (RT. SIDE R.O.W.)
- EXISTING GRADE (LEFT SIDE R.O.W.)
- PROPOSED U/G ELEC. LINES
- PROPERTY LINE
- EXISTING PROPERTY LINE
- LATERALS .SAN.,STM. & WM.

**GENERAL NOTES:**

- Contour interval is 0.25 metres, based on topographic field data, completed by Williams Nutter Limited from September 30 to October 4, 2021.
- Elevations are geodetic, and refer to Nova Scotia Co-ordinate Referencing System MTM NAD83 Zone 5. NSCM #208017 Elev=7.552m CGVD2013.
- Maximum slope shall be 2:1 unless constructed in stable rock cut.
- All work shall be in accordance with the latest Town of Wolfville Specification and Nova Scotia Standard Specification for Municipal Services.
- All necessary permits shall be the responsibility of others, and be in place prior to construction.
- Do not encroach on adjacent property. Make good any damage to adjacent properties at contractor's expense.
- Do not disturb existing survey markers or services in the area. Reinstall and make good any damage or disturbance at contractor's cost.
- Surplus materials shall be removed from site as directed by owner.
- Contractor shall exercise extreme caution when working near any existing underground or overhead services. Contractor shall contact applicable service provider for locates prior to construction activities in area near existing services.
- All locations and widths of driveways and walkways are to be confirmed in the field by the engineer. Any existing driveway openings that are not being utilized shall be reinstated to Town of Wolfville standards.

0	Issued for Permit	Dec 7, 2021	RAW
No	Description	Date	By

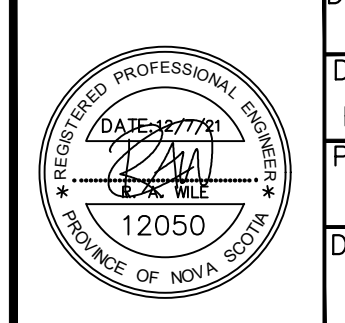


Project  
568 MAIN STREET  
APARTMENTS  
WOLFVILLE, NOVA SCOTIA

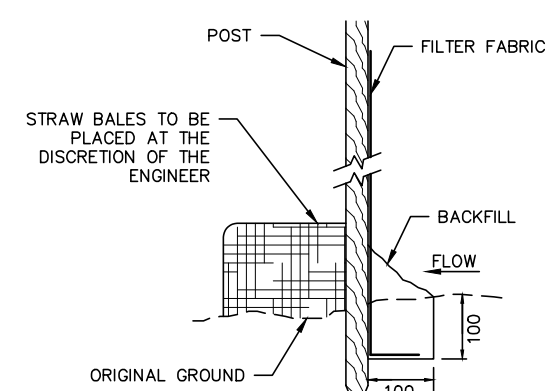
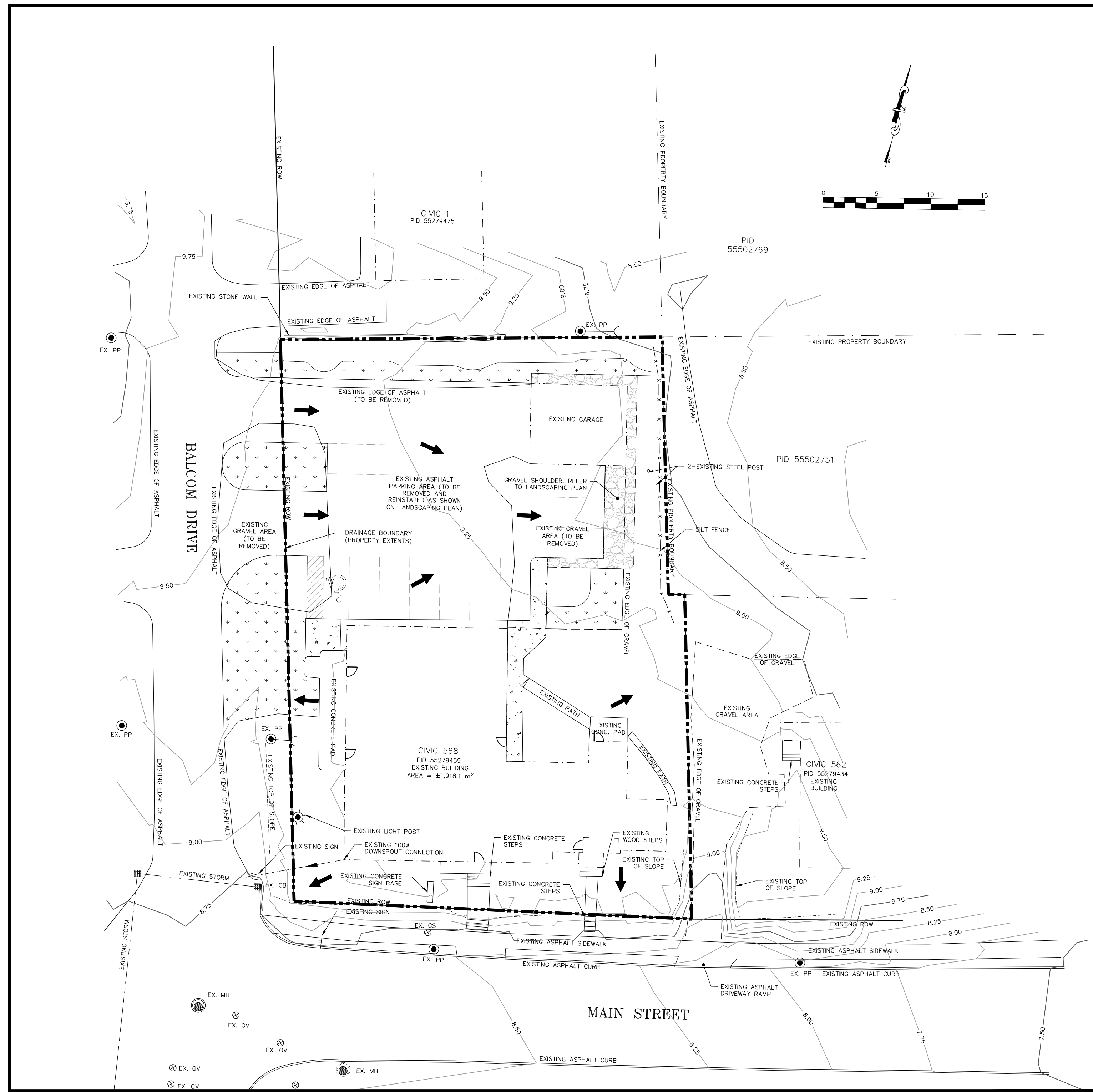
Drawing  
SERVICING SCHEMATIC

Scale 1:250

Date	Dec 7, 2021	Drawn	ARL
Design	Check	Approv.	RAW
Project No.	21-8304	Sheet	1 Of 2
Drawing No.	C01	Rev.	0



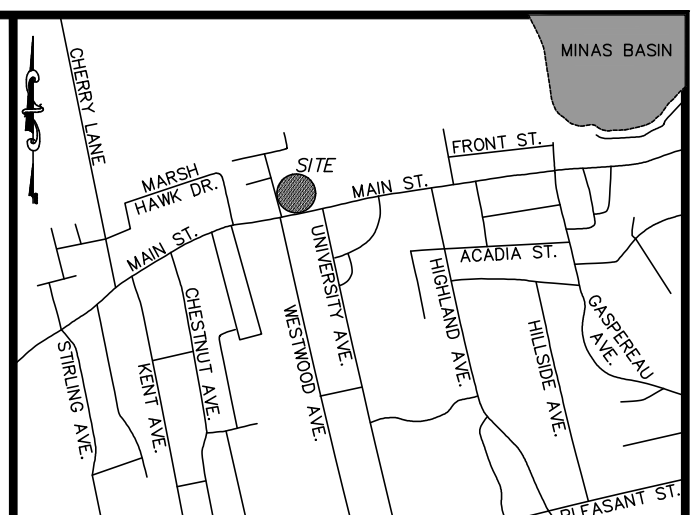




- NOTES:
- EXCAVATE A 100X100 TRENCH IN A CRESCENT SHAPE ACROSS THE FLOW PATH, WITH ENDS POINTING UPSLOPE.
  - SET WOOD STAKES SUPPLIED BY MANUFACTURER, DRIVE STAKES SECURELY INTO GROUND 900MM APART ALONG THE DOWNSLOPE SIDE OF THE TRENCH.
  - STAPLE FILTER FABRIC TO THE UPSLOPE SIDE OF THE STAKES, EXTENDING THE BOTTOM 200mm INTO THE TRENCH.
  - FILTER FABRIC SHOULD NOT EXCEED 900mm IN HEIGHT.
  - BACKFILL AND COMPACT THE SOIL IN THE TRENCH OVER THE FILTER FABRIC AND VEGETATE SOIL IMMEDIATELY.

**ENVIRONMENTAL NOTES:**

- All work shall be in accordance with the latest edition of the Nova Scotia Environment Erosion and Sedimentation Control handbook for construction sites.
- Install a silt fence in areas indicated on this drawing. Filter fabric shall be Terrafix 370 RS or equivalent, and shall be installed to N.S.E. standards and specifications.
- All erosion control measures shall be confirmed on site prior to construction and shall be at the discretion of the site engineer. Also, the site engineer shall determine if any alterations or additional measures are required above and beyond those indicated on this drawing, in consideration of method of construction.
- The amount of exposed soil areas in this development must remain at a minimum at all times using either wood chips or straw on the exposed areas.
- Install silt bags in all existing nearby catchbasins during construction as well as new catchbasins as soon as possible.
- Silt accumulation along silt fences and swales shall be removed regularly. Inspect after each rainfall.
- Grubbed material, which is not used for fill, will be disposed offsite in accordance with Nova Scotia Environment legislation.
- The contractor and developer shall maintain a stockpile of erosion control material onsite.
- All water pumped from ditches, swales or sumps shall be filtered through a sediment trap, 2 m<sup>3</sup> (3 yd<sup>3</sup>) of type 2 gravel, filter bag, or undisturbed vegetation to filter out solid material.
- With respect to sediment control, all work shall be completed to the satisfaction of the project's site engineer.
- The contractor and site engineer shall incorporate a routine end-of-day check to ensure the integrity of the protection measures.
- Machinery maintenance shall not be performed in or near a watercourse, ditch or storm sewer. Some examples of maintenance include, but are not limited to, washing out cement mixers, changing oil, greasing, spray painting, cleaning of spraying equipment or painting equipment, etc.
- Any hazardous liquid including fuel and lubricants shall be stored in a designated area surrounded by an impervious berm which would contain a spill of the volume of oil stored liquid.
- Any spillage of a hazardous material into any watercourse must be reported to the Nova Scotia Environment and Environmental Emergencies 24 hour service at 902-426-6030.
- The effectiveness of the control measures shall be inspected and monitored during rain events and maintained and upgraded as necessary or as directed by the site engineer or environmental inspectors.
- Contractor shall monitor meteorological conditions and forecasts as a proactive means to minimize the potential for erosion.
- Before clearing or grubbing commences, clearing limits, easements, setbacks, sensitive/critical areas and their buffers, trees and drainage courses shall be delineated with flagging tape and Enviro-fences, this ensures workers can clearly recognize areas to be protected.
- No clearing or construction will occur within the protective green/belts/protected sensitive areas, noted as undisturbed areas throughout this design package.
- Contractor must have a person on site daily who has successfully completed the Erosion and Sediment Control (ESC) course provided by NSTIR, N.S. Environment, Fisheries and Oceans Canada (DFO), and Dalhousie University. This person must show their "Green Card" on demand.
- Contractor to ensure copies of all pertinent approvals and permits from NSTIR and N.S.E. are held on site (including this environmental control plan and subsequent revisions to erosion and sediment control (ESC) measures and water control plans), contractor shall comply with all permit requirements, conditions, and maintain all ESC measures until ground cover is re-established.
- Contractor must prepare their own ESC plan (including a contingency plan for failure of esc measures) for approval by the project engineer prior to construction (this drawing may be simply revised to indicate the contractor's specific plans).
- Contractor must continually update the ESC plan as site conditions change (e.g., new ground elevations [embankments/cuts] and drainage patterns). Provide updates to the project engineer and discuss new changes to the esc plan.
- Contractor to install and maintain diversion ditches around (and through) the site as necessary to "keep clean water clean".
- Contractor responsible for creation of temporary settling ponds to keep sediment on site, and maintenance throughout the period of use (including drainage of "clean water" and accumulated sediments: water outlets should be protected with 200-250mm stone or other protective cover). Take special care prior to storm events to avoid over-filling the pond (floculants and pumping may be required to direct to other storage areas or via tanker to an off site location).
- Contractor is responsible for dust control on site. Dust must be prevented through application of water to exposed dry soils to prevent dust from being generated and blown from the site to adjacent areas.



**Key Plan** NOT TO SCALE

- LEGEND**
- STORM M.H. & SEWER
  - CATCHBASIN
  - CONCRETE CURB & GUTTER
  - SIDEWALK
  - DRIVEWAY
  - PEDESTRIAN RAMP
  - DRAINAGE AREA IDENTIFIER
  - CRITICAL CALCULATION POINT
  - OVERLAND FLOW DIRECTION
  - DRAINAGE BOUNDARY
  - WETLAND IDENTIFIER
  - DRAINAGE AREA VOLUME IDENTIFIER
  - VOLUME RATE IDENTIFIER
  - STORMWATER MANAGEMENT AREA
  - BODY OF WATER
  - EXISTING LOTS
  - EXISTING ROW
  - LOW POINT IN ROADWAY
  - HIGH POINT IN ROADWAY
  - PROPOSED LOTS
  - PROPOSED ROW
  - SILT FENCE

**GENERAL NOTES:**

- Contour interval is 0.25 metres, based on topographic field data, completed by Williams Nutter Limited from September 30 to October 4, 2021.
- Elevations are geoidic, and refer to Nova Scotia Co-ordinate Referencing System MTM NAD83 Zone 5. NSCM #208017 Elev=7.552m CGVD2013.
- Maximum slope shall be 2:1 unless constructed in stable rock cut.
- All work shall be in accordance with the latest Town of Wolfville Specifications and Nova Scotia Standard Specification for Municipal Services.
- All necessary permits shall be the responsibility of others, and be in place prior to construction.
- Do not encroach on adjacent property. Make good any damage to adjacent properties at contractor's expense.
- Do not disturb existing survey markers or services in the area. Reinstall and make good any damage or disturbance at contractor's cost.
- Surplus materials shall be removed from site as directed by owner.
- Contractor shall exercise extreme caution when working near any existing underground or overhead services. Contractor shall contact applicable service provider for locates prior to construction activities in area near existing services.
- All locations and widths of driveways and walkways are to be confirmed in the field by the engineer. Any existing driveway openings that are not being utilized shall be reinstated to Town of Wolfville standards.

	SUB CATCHMENT (m <sup>2</sup> )	WEIGHTED RUNOFF COEFFICIENT (CN)	TIME OF CONCENTRATION (min)	10 YR PEAK FLOW (L/sec)	100 YR PEAK FLOW (L/sec)
PRE-DEVELOPMENT	±1,918	88 - ROOFS, PAVING, GRASS, & GRAVEL	5.0	33.9	53.4
POST-DEVELOPMENT	±1,918	89 - ROOFS, PAVING & GRASS COVER	5.0	35.3	54.7

- STORMWATER MANAGEMENT NOTES**
- Storm water modeled using Hydrocad v.10.00 software, using the USDA Natural Resources Conservation Service method (formally SCS).
- 24hr type-III Chicago storm distribution used, modified in accordance with 2019 Kentville Environment Canada IDF curve data.
    - 100 year storm - total rainfall: 121mm
    - 10 year storm - total rainfall: 86mm
  - la/s ratio = 0.2
  - Antecedent moisture condition = 2 (average (normal) conditions)
  - Pre-development catchment drainage boundaries match post-development boundaries.
  - Portions of the post development flows are conveyed through the buildings downspouts, the remaining flow travels via overland.
  - Existing 100e stormwater connects to building downspout and drains to the surface at the corner of Main Street and Balcom Drive.
  - Post-development stormwater flows are conveyed overland and match pre-development conditions and flow patterns.

**GENERAL NOTES (CONTINUED):**

- Information shown as to existing works is approximate only. The contractor shall be responsible for locating existing underground infrastructure (ie. Telephone, cable, fibre optic, power lines, gas, etc.) before proceeding with work.
- For building details, refer to the structural, mechanical, electrical, and architectural drawings as well as all other contract documents.
- For site dimensions and survey data, refer to survey plan.
- Refer to Landscape Architect plan for details on planting.

0	Issued for Permit	Dec 7, 2021	RAW
No	Description	Date	By

Revision or Issue

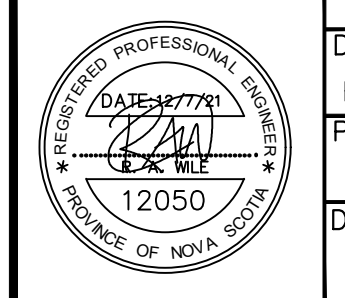


Project  
568 MAIN STREET  
APARTMENTS  
WOLFVILLE, NOVA SCOTIA

Drawing  
STORMWATER MANAGEMENT PLAN

Scale 1:250

Date	Dec 7, 2021	Drawn	ARL
Design	Check	Approv.	RAW
Project No.	21-8304	Sheet	2 Of 2
Drawing No.	C02	Rev.	0





**February 10, 2022**

**4271988 Nova Scotia Ltd.**

**Re: Site Plan Approval – 568 Main Street**

Dear 4271988 Nova Scotia Ltd,

This letter grants a Site Plan Approval to allow for the establishment of five dwelling units at 568 Main Street as detailed in application SP-003-2021, in accordance with the Town of Wolfville Land Use Bylaw.

All property owners within 30 metres are to be notified of this approval pursuant to Section 236 (1) of the *Municipal Government Act*. Those who have been notified have the right to appeal this decision to Wolfville Town Council by writing the Town Clerk at 359 Main Street, Wolfville, N.S. B4P 1A1. The last date for appeals is Thursday, February 24, 2022.

Should you have any questions, please do not hesitate to contact me at 902-542-3718 or by email at [melliott@wolfville.ca](mailto:melliott@wolfville.ca).

Yours truly,

Marcia Elliott  
Development Officer

cc. Laura Morrison, Town Clerk



## Site Plan Approval Notification 568 Main Street

Dear Property Owner:

Please be advised that a Site Plan Approval has been granted to 568 Main Street to allow the conversion of the existing building to include five dwelling units on the site. The application has been approved in accordance with the Town of Wolfville Land Use Bylaw. Further details of the application can be viewed by visiting the Town website at [www.wolfville.ca/currentplanning-applications](http://www.wolfville.ca/currentplanning-applications).

Your property has been identified as a property owner within 30 metres of the applicant's property line and pursuant to Section 236 (1) of the *Municipal Government Act*, you have the right to appeal this decision to Wolfville Town Council by writing the Town Clerk at 359 Main Street, Wolfville, N.S. B4P 1A1. The last date for appeals is Thursday, February 24, 2022.

Should you require further information, please contact the Planning and Development Office at 902-542-3718 or email [planning@wolfville.ca](mailto:planning@wolfville.ca).

Dated at Wolfville, Nova Scotia, this 10<sup>th</sup> day of February, 2022.

Yours truly,

Marcia Elliott  
Development Officer

February 16, 2022

RECEIVED  
FEB 17 2022

Shelley Fleckenstein  
[REDACTED]

Wolfville, Nova Scotia  
[REDACTED]

Laura Morrison

Town Clerk

Town of Wolfville

359 Main Street

Wolfville, Nova Scotia

B4P 1A1

Re: Site Plan Approval for 568 Main Street (conversion to five on-site dwelling units)

Good day Laura,

I am in receipt of the notification dated February 10, 2022, specifically regarding the Site Plan Approval for the property located at 568 Main Street, and am writing to advise that I am *appealing* this decision. Please notify Town Council of my intention to appeal.

I await your reply regarding next steps in this *Appeal Process*.

Yours truly,

*Shelley Fleckenstein*

Shelley Fleckenstein

570 Main Street (primary residence); [REDACTED]

shall notify the applicant in writing, giving reasons for the refusal and setting out the right of appeal.

(7) Amendments to those items in a development agreement that the parties have identified as not substantive, if the substantive items were identified in the agreement, or that were not identified as being substantive, do not require a public hearing. 1998, c. 18, s. 230; 2003, c. 9, s. 60.

### Site-plan approval

**231 (1)** Where a municipal planning strategy so provides, a land-use by-law shall identify

- (a) the use that is subject to site-plan approval;
- (b) the area where site-plan approval applies;
- (c) the matters that are subject to site-plan approval;
- (d) those provisions of the land-use by-law that may be varied by a site-plan approval;
- (e) the criteria the development officer shall consider prior to granting site-plan approval;
- (ea) the notification area;
- (f) the form and content of an application for site-plan approval.

(2) *repealed 2003, c. 9 s. 61.*

(3) No development permit shall be issued for a development in a site-plan approval area unless

- (a) the class of use is exempt from site-plan approval as set out in the land-use by-law and the development is otherwise consistent with the requirements of the land-use by-law; or
- (b) the development officer has approved an application for site-plan approval and the development is otherwise consistent with the requirements of the land-use by-law.

(4) A site-plan approval may deal with

- (a) the location of structures on the lot;
- (b) the location of off-street loading and parking facilities;
- (c) the location, number and width of driveway accesses to streets;
- (d) the type, location and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements necessary to protect and minimize the land-use impact on adjoining lands;

- (e) the retention of existing vegetation;
- (f) the location of walkways, including the type of surfacing material, and all other means of pedestrian access;
- (g) the type and location of outdoor lighting;
- (h) the location of facilities for the storage of solid waste;
- (i) the location of easements;
- (j) the grading or alteration in elevation or contour of the land and provision for the management of storm and surface water;
- (k) the type, location, number and size of signs or sign structures;
- (l) provisions for the maintenance of any of the items referred to in this subsection. 1998, c. 18, s. 231; 2003, c. 9, s. 61.

### Site-plan approval

**232 (1)** A development officer shall approve an application for site-plan approval, unless the

- (a) matters subject to site-plan approval do not meet the criteria set out in the land-use by-law; or
- (b) applicant fails to enter into an undertaking to carry out the terms of the site plan.

**(2)** Where a development officer approves or refuses to approve a site plan, the process and notification procedures and the rights of appeal are the same as those that apply when a development officer grants or refuses to grant a variance.

**(2A)** Notwithstanding subsection (2), council may require a larger notification distance for site-plan approvals in its land-use by-law where the municipal planning strategy so provides.

**(3)** The council, in hearing an appeal concerning a site-plan approval, may make any decision that the development officer could have made.

**(4)** A council may by resolution provide that any person applying for approval of a site plan shall pay the municipality the cost of

- (a) notifying affected land owners;
- (b) posting a sign.

**(5)** A development officer may, with the concurrence of the property owner, discharge a site-plan, in whole or in part. 1998, c. 18, s. 232; 2003, c. 9, s. 62; 2006, c. 40, s. 8.

**Development permit in site-plan approval area**

**233** A development officer shall issue a development permit for a development in a site-plan approval area if a site plan is approved and the development otherwise complies with the land-use by-law, and

- (a) the appeal period has elapsed and no appeal has been commenced; or
- (b) all appeals have been abandoned or disposed of or the site plan has been affirmed by the council. 1998, c. 18, s. 233.

**Conveyance to person not a party**

**234** Where the owner of property that is subject to a development agreement or a site plan conveys all or part of the property to a person not a party to the development agreement or site plan, the development agreement or the site plan continues to apply to the property until, in the case of a development agreement, it is discharged by council and, in the case of a site-plan, it is discharged by the development officer. 1998, c. 18, s. 234; 2006, c. 40, s. 9.

**Variance**

**235 (1)** A development officer may grant a variance in one or more of the following terms in a development agreement, if provided for in the development agreement, or land-use by-law requirements:

- (a) percentage of land that may be built upon;
- (b) size or other requirements relating to yards;
- (c) lot frontage or lot area, or both, if
  - (i) the lot existed on the effective date of the by-law, or
  - (ii) a variance was granted for the lot at the time of subdivision approval.

**(2)** Where a municipal planning strategy and land-use by-law so provide, a development officer may grant a variance in one or more of the following terms in a development agreement, if provided for in the development agreement, or land-use by-law requirements:

- (a) number of parking spaces and loading spaces required;
- (b) ground area and height of a structure;
- (c) floor area occupied by a home-based business;
- (d) height and area of a sign.

**(3)** A variance may not be granted where the

- (a) variance violates the intent of the development agreement or land-use by-law;

- (b) difficulty experienced is general to properties in the area; or
- (c) difficulty experienced results from an intentional disregard for the requirements of the development agreement or land-use by-law. 1998, c. 18, s. 235; 2003, c. 9, s. 63.

**Variance procedures**

**236 (1)** Within seven days after granting a variance, the development officer shall give notice in writing of the variance granted to every assessed owner whose property is within the greater of thirty metres and the distance set by the land-use by-law or by policy of the applicant's property.

**(2)** The notice shall

- (a) describe the variance granted;
- (b) identify the property where the variance is granted; and
- (c) set out the right to appeal the decision of the development officer.

**(3)** Where a variance is granted, a property owner served a notice may appeal the decision to the council within fourteen days after receiving the notice.

**(4)** Where a variance is refused, the applicant may appeal the refusal to council within seven days after receiving notice of the refusal, by giving written notice to the clerk who shall notify the development officer.

**(5)** Where an applicant appeals the refusal to grant a variance, the clerk or development officer shall give seven days written notice of the hearing to every assessed owner whose property is within thirty metres of the applicant's property.

**(6)** The notice shall

- (a) describe the variance applied for and the reasons for its refusal;
- (b) identify the property where the variance is applied for; and
- (c) state the date, time and place when council will hear the appeal. 1998, c. 18, s. 236; 2008, c. 25, s. 7.

**Variance appeals and costs**

**237 (1)** Where a council hears an appeal from the granting or refusal of a variance, the council may make any decision that the development officer could have made.



To: Whom It May Concern  
Re: Support for Appeal of Site Plan  
Approval for 568 Main Street

February 17,'22

My name is Barry Wisener and reside at [REDACTED] with my wife Cindy. We purchased this property 8 years ago for my son ( Acadia student ) to live in and to rent to students. Knowing he would move on after 3 years and not enthused about being in the student rental business we were fortunate to maintain it as a rental unit to a family until Spring of 2019.

During this period we made an effort to prove to the neighbourhood that we were not absentee landlords and that the property was appropriately maintained to a standard consistent with the neighbourhood. This was promised to our neighbours along with a suggestion that there was a possibility of us retiring here to live in that very property. In June 2019 that's exactly what happened. [REDACTED] became the family home in the town of Wolfville as we launched into a \$150,000.00 renovation.

Over the last 3 years I have had the good fortune of being able to shed the suit I wore for 32 years in favour of property work for several neighbours in and around the street. It has occurred to me many times how lucky we are to be in an area so close to a campus that does not have a visual graphic of rentals where typical student rentals have taken over. Why is that? The answer lies within the owners who collectively have spent millions to upgrade and maintain the value of the neighbourhood. Those properties which have rental components are matched up with individuals /families/seniors who appreciate the quality, character and quietness of the neighbourhood. Visitors comment over and over again they can't believe what a nice area it is so close to Acadia.

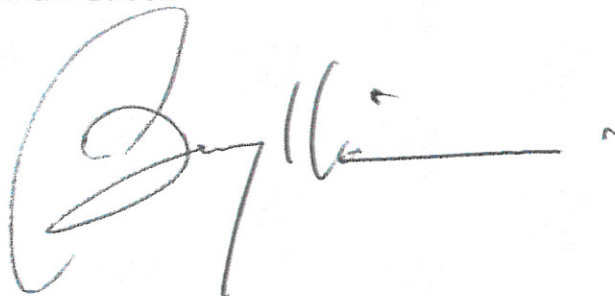
I'm concerned this is about to change. I never considered the old Funeral Home an appealing cornerstone for the street for the last several years. The plan as I understand it for this property calls for 5 units. If the owners were positioning this venture as some sort of seniors living building I would not likely be throwing together this document. So rather than long term tenants, paying higher rents, in a quality building, with less cars, less traffic, less noise, no subletting, and generally more stable clients..... I fear we're going to be exposed to the opposite.....more cars, more traffic, moving in, moving out, noise, trash, parties, etc....not what I had envisioned as the gateway to this neighbourhood.

There are many property owners in this neighbourhood that intend to spend their last days in their houses on the street they enjoy and in the town they love. Right now we could be one of those property owners but if this project proves to be a circus ride we can pull up and move in a heart beat.

In conclusion, and on behalf of my family, I am submitting this feedback in an effort to appeal the approval of the plan for 568 Main Street.

Sincerely,

Barry Wisener ([REDACTED])



[REDACTED]  
Wolfville, NS [REDACTED]

21 February 2022

Mayor and Council  
Town of Wolfville, NS  
359 Main St.  
Wolfville, NS B4P 1A1

**Re: Appeal of Development Agreement – 568 Main Street**

We are writing in support of an appeal by Shelley Fleckenstein of a development agreement for 568 Main Street, Wolfville (the former funeral home.)

From the electrical meters on side of the building, and the plans on the Town website, it appears to be six separate housing units, each (we understand) to accommodate up to 3 tenants.

We have many years of direct experience with student and youth housing on Westwood Avenue. While at times it has been somewhat quieter during COVID, we have had our property abused by trespassers who spilled over from parties at neighboring properties whose participants generally appeared affected by substances of one type or another. They have left litter of garbage and beverage cans, they have on occasion deliberately broken bottles in our driveway or the sidewalk and street in front of the property, and both male and female party goers have urinated in bushes or sometimes in plain sight against a building. We have been kept awake by unreasonable noise levels and noisy vehicles racing up and down the street. There has been frequent illegal parking on the road and the front lawns of rental properties.

Similar and more drastic complaints have been voiced by property owners who are neighbours of rental accommodations in the area of Highland Avenue, Bay Street, Hillside Avenue, and Fairfield Street.

The landlords, when known, have been unable or unwilling to control the actions of their tenants even when their behaviour resulted in several hundred to thousands of dollars of damage to their rental properties. Similarly, the Town and RCMP have been unable to deal with unruly parties and poorly managed properties.

We would like Wolfville to be attractive and accessible to young families as well as seniors.

It is unreasonable to approve further development of higher density housing units in Wolfville when the Town has not enacted bylaws to manage infractions often occurring with these properties, nor to protect fulltime residents who have chosen to settle in Wolfville, to raise their families here, and/or to retire in what could be a beautiful and safe community.

Please give thoughtful consideration to these persistent concerns experienced by those who live here.

Yours truly,

Shon Whitney

Michael Jeffrey

c.c. Devin Lake, Marcia Elliott, Shelley Fleckenstein

John Thompson / Gaynor Kleiber

[REDACTED]  
Wolfville, NS

[REDACTED]  
Town Clerk  
Town of Wolfville  
359 Main Street  
Wolfville  
B4P 1A1

To whom it may concern:

We moved from Yarmouth to [REDACTED], Wolfville, in July 2016. We could not be happier than to be living here in this idyllic little town.

We like being adjacent to the Acadia Athletic Centre, where my wife swims, and I walk on the track, and use the weight room. We also enjoy access to the Acadia Lifelong Learning program, as well as many other activities on campus.

The town has many good restaurants. There are many other retirees in town as well, so it is easy to meet people much like ourselves.

Unfortunately, we are also right next door to the old funeral home, which is in the process of being redeveloped. We really are not sure if that will impact our peaceful little piece of paradise in a negative way.

Therefore, we would like to be involved in a discussion of the future of 568

Main St.

There are many of our neighbours who are also very concerned about this project.

Please consider very carefully the impact of a plan that could change the quality of life in our neighbourhood.

Sincerely,

Gay Kleiber & John Thompson.

Handwritten signatures of Gay Kleiber and John E. Thompson in cursive script.

Sent from my iPad=

RECEIVED  
FEB 23 2022

Attention: Laura Morrison, Town Clerk

I am writing to you because I have concerns about the apartment building (former Serenity Funeral Chapel) planned for 568 Main Street, Wolfville, NS.

I live on the property [REDACTED] above mentioned address. I understand there are to be five apartment units included in the building. I also understand that could mean it could be rented to students attending Acadia University.

I sold my home in Coldbrook in 2017. I lived in a very quiet neighbourhood with a mix of family homes and seniors. Everyone knew and looked after their neighbours. It was difficult to sell my home and move out of that environment but, a few years after my husband passed, I knew it was getting too much for one person to care for the large property. I looked at many areas but chose to live in Wolfville because of the many amenities. Being a lover of the arts, Wolfville has many opportunities to enjoy a wide variety. I was fortunate to find a neighbourhood very much like the one I left in Coldbrook. It is quiet, everyone respects everyone else, but will be available if needed. As a bonus I can walk to businesses in town including my doctor, dentist and lawyer. Several of my friends and family have told me how fortunate I am to have found such a wonderful place. Most of my summer (April to October) is spent on my back deck enjoying the solitude, my flowers and nature. Will this continue or will my life be impacted by negative activity as has happened in other areas of town when the students find they have a reason to celebrate and party?

Living [REDACTED] the property at 568 Main Street causes me concerns. How will my quality of living be impacted by this apartment development? There is another apartment complex at the other end of our street but there is a mix of renters and a live-in caretaker or superintendent to oversee the building. I doubt, with five units, this will be the case at 568 Main Street. I will not hesitate in calling the RCMP if I feel a need even though I believe their presence should be used for other reasons other than patrolling misbehaving students.

I hope you can help my neighbours and me with our concerns. I love Wolfville and feel fortunate to be one of its residents. I do not want to uproot my life and find another place to spend my retirement life.

*Inez Cooper*  
Inez Cooper

[REDACTED]  
Wolfville, Nova Scotia  
[REDACTED]

TOWN OF WOLFVILLE

MAR 14 2022

FILED TO LASER FICHE

RECEIVED  
MAR 14 2022

February 24, 2022

Matthew and Nancy Cassidy

[REDACTED]

Wolfville, NS [REDACTED]

To Mayor Wendy Donovan;

We are writing in support of Shelley Fleckenstein's appeal of the Site Plan Approval for 568 Main Street.

We are currently residents of [REDACTED]. My name is Matthew Cassidy and I am the Vice-President of the Maritime Association of Registered Acupuncturists. My artist wife Nancy designed two registered Canadian War memorials - one on the Halifax Waterfront and the other in Passchendaele, Belgium. She is the granddaughter of former longtime Wolfville resident Brig. General HJB Keating. She is also the niece of long time former Wolfville residents Brian and Desiree McCormack. Her sister Sheila is a graduate of Acadia University and the architect who recently refaced Acadia's Divinity College building. I am telling you this so you understand that we are not 'just' residents of Wolfville. We are historically connected to our community. We made a deliberate choice to move to this community, to live in a quiet house on a quiet street. We previously lived in the south end of Halifax surrounded by the university community so no amount of reassurance will convince us that these university students will behave differently than those we endured in Halifax.

The potential volume of students living one house away from us is both concerning and frustrating. It's been a tough couple of years and we would prefer to NOT move again.

Please reconsider your decision to allow such a potentially high density student presence in our safe and quiet neighbourhood.

Respectfully submitted by Matthew and Nancy Cassidy

*Matthew Cassidy*  
*Nancy Keating Cassidy*

Noel McQueen



Feb. 24, 2022

Dear Wolfville Town Council and Mayor,

I am writing to support Shelley Fleckenstein's appeal of the Site Plan Approval that has been granted to 568 Main Street to allow the conversion of the existing building to include five dwelling units on the site.

I recognize that the Town of Wolfville's Planning Documents favour infill development as a way to increase housing availability. The problem with infill development when it is allowed in residential areas in the form of property conversion is that it does not necessarily increase the availability of housing in a way that increases property tax collection proportionate to the increase in population density that such a conversion brings to a residential area.

The "blind spot" in Wolfville's Planning Documents with regards to the approval process for subdividing properties is that the property tax base increase is not proportionate to the increase in population density. For example: A residential property that the Town collected property tax on as a single property may have housed a family of four or five individuals who had one or two vehicles. If the Town allows that property to be divided into two or more apartments with three or four bedrooms each to house six to eight students who bring six to eight vehicles with them, times two, then we potentially have twelve to sixteen students and vehicles in a property that formerly housed four people and two cars. The Planning Documents could allow for the number of people who live in a property to triple or quadruple and the property tax collected on that property would remain the same as if it were a single-family home.

Right now, Wolfville does not insist that developers, landlords and property managers register the number of apartments and bedrooms in a residential rental property, or limit the number of vehicles that may be parked on the property or on the street. Until Wolfville is prepared to enforce current zoning bylaws (ie: Get rid of "grandfathered legally non-compliant" properties through attrition as they are sold to new owners who should have to bring the property into compliance with current zoning bylaws), Wolfville should not be in the business of allowing any further residential property conversions to take place.

Creating more student apartments in the core of Town does not help meet the Development and Planning goals of creating housing for the "missing middle". Wolfville does not need more student apartments: these apartments simply increase population density without increasing the property tax base. This is a recipe for a discordant neighbourhood, where permanent residents suffer the effects of over-crowded neighbourhoods and absent landlords and developers make money from the misery they inflict on residents.

I urge Council to repeal the Site Plan Approval granted to 568 Main Street, and to seriously consider the impact of such site plan approvals in all residential areas of Town with population density issues. Furthermore, Council may want to invite suggestions from residents for addendums to Wolfville's current Zoning, Planning and Land Use bylaws and documents. Although these documents were created with the best of intentions, it has become increasingly clear that they are not meeting the needs of all residents equally and a revision of these documents that takes into consideration the impact they have had on neighbourhoods should be paramount.

Thank you for your time and consideration,  
Sincerely,

Noel McQueen

Cc: Shelley Fleckenstein, Bob Lutes



[REDACTED]  
Wolfville, NS [REDACTED]  
February 24, 2022

Town Clerk, Wolfville Town Council and Mayor  
359 Main Street  
Wolfville NS B4P1A1

Dear Town Clerk, Wolfville Town Council and Mayor:

We are writing in support of Shelley Fleckenstein's appeal of the Site Plan Approval for 568 Main Street. Our support for the appeal focuses on two themes, first concerns about the approval process itself, and second concerns about off campus student housing more generally.

Site Plan Approval of 568 Main

The use of the property, which is on a highly visible segment of Main Street, is being completely changed. Why did the Town not require this change of use to be subject to the more rigorous Development Agreement process, which requires the opportunity for public input at an early stage in the process?

Work has been underway on the property for many months. Why wasn't the owner required to obtain the Site Plan Approval and for the appeal process to be completed **before** work could start on the building?

With work on the property having started some time ago, has the Town issued a Building Permit for the work during this time? Shouldn't getting a Building Permit be conditional on a completed Site Plan Approval process?

The documents that are included in the site plan application do not provide any visuals of what the building will look like when the conversion is complete. Why did the Town not require front and side elevations of the completed renovation to be included in the application documents?

It appears that a goal of the Site Plan Approval process is to keep potentially interested residents in the dark about an application for as long as possible. Why is contact with potentially interested residents restricted to those within 30 metres of the property and the appeal period limited to just 14 days?

This property is located within the Town's Neighbourhood Design Guidelines Area. Why was the applicant not required to submit information indicating how its proposal is consistent with the Neighbourhood Design Guidelines?

The layout of the individual apartments leaves much to be desired, with three of them having main rooms with no windows. Why would Town staff not be more demanding in ensuring the liveability of the apartments?

In summary, the process that allowed a Site Plan Approval for 568 Main was inadequate for a development proposal of this type and we believe the Approval should be reconsidered. Work has been ongoing for months without the owner having yet received a Site Plan Approval. The property is on a highly visible section of Main Street with many buildings close by that give Wolfville its charm, yet the applicant has provided no indication whatsoever of what the finished product will look like. In view of the significance of this property's location, the Town failed in its duty to serve the interests of town residents at large by not requiring a more rigorous and transparent approval process.

If the answer to the questions raised above is that this process is compliant with the Zoning, Planning and Land Use bylaws and documents, then the process has pointed out some significant shortcomings and flaws that illustrate these land use bylaws are not serving the interests of all town residents and a revision is required.

#### Off Campus Student Housing Concerns

Our first experience with the Wolfville land use bylaws and the influx of student housing, was when the DeWolfe home was sold and the town bylaws at the time permitted the two large apartment buildings to be built on the front lawn of the property, both completely inconsistent with any architectural and design features of the area. This resulted in not only the destruction of one of the most attractive corners of Main Street but also introduced large volume student housing with its associated issues into the neighborhood. The concerns raised by Wolfville residents about this, and the realization of the mistakes in the land use rules that permitted this, created commitments from the town that this would never be repeated. Yet, as we look at the Town's approach to development, and the freedom given to landlords it has happened, again and again. The site approval for 568 Main is just another example. In addition, more and more single-family homes in all areas of town are being converted into rentals for students. In recent years on our street alone, five of the single-family homes have been converted into student houses. The town appears to have no process in place to prevent or control this change in use of a property, it is just allowed to happen.

The Town's lack of controls over off campus student housing in all areas of town is perplexing when the town has articulated a strategic priority to provide affordable housing in Wolfville. Despite this, the town does nothing to prevent buildings from being converted into student rentals and continues to allow opportunities such as 568 Main to be developed to target the student population.

The town even lacks good information on the amount of student housing in town and the ownership of the properties. Although the town established clear property standards, it does not enforce them or hold the landlords accountable, and has allowed some properties to be "grandfathered" under old standards.

Town Clerk, Wolfville Town Council and Mayor

February 24, 2022

Page 3

The properties are in disrepair, with garbage and junk scattered around the grounds and house exterior, and typically there is significant expansion of parking areas to accommodate the large number of vehicles. The condition of the homes, the junk and garbage, the parking situation are all bad enough but add to that having to deal with the issues when large parties are held in these homes and streets which turns our previously lovely streets into an uncomfortable and at times unsafe environment. You simply have to look at the experience elsewhere in town to know that we will see more of the same at and in the vicinity of 568 Main. As more of these properties are located in any one area, and ghettos develop, the problems intensify, such as we have seen in the Highland, Bay, Fairfield areas.

The Town's hands off approach to the problems created by off campus student housing has resulted in lovely historic neighborhoods becoming ghettos. The resulting impact on properties and living standards is a disgrace to the Town of Wolfville. The image of Wolfville, one the town is working so hard to market, can be destroyed quickly with negative national publicity (such as experienced last fall) when student activities in these areas get out of control and spread to other parts of Wolfville. We challenge you to walk the streets in these neighborhoods, check out the condition of the properties. Is this how you want the core of Wolfville to look? This is the future if the town does not take action to limit and control the student housing situation.

In the core area of town, there are many long-term residents who invest significant time and money to maintain their properties and gardens to high standard. Yet it seems the Town of Wolfville is content to let the centre of town become a student ghetto. These long-term residents will ultimately lose patience with the town and the situation and sell their homes and move elsewhere. The town needs to step back and revisit off campus student housing with the goal of reversing the ghettoization of neighborhoods.

Sincerely,

Richard and Deborah Shaffner

cc. Shelley Fleckenstein

RECEIVED  
FEB 28 2022

Dr. John M. Roscoe

██████████  
Wolfville, NS ██████████

February 28, 2022

Mayor and Council, Town of Wolfville  
359 Main Street  
Wolfville, NS B4P 1A1

**RE: APPEAL OF DEVELOPMENT AGREEMENT - 568 MAIN STREET**

To Whom It May Concern:

I am writing in support of the appeal by Shelley Fleckenstein of a development agreement issued for the property located at 568 Main Street in Wolfville, formerly used as a funeral home. Since I am not the owner of a property within 30 feet of the property for which the development agreement was issued, I will begin by providing some historical perspective on my interest.

I was born in Wolfville in 1943 so my roots go very deep. My Mother's doctor was Dr. M. R. Elliott, my Father was what we would now call Director of Physical Plant at Acadia, and my Mother worked first as the University's chief dietician (manager of food services) and later for about a decade as a faculty member in what was then the School of Home Economics. Apart from three years as a graduate student at McGill, a year as a postdoctoral fellow at the Johns Hopkins University Applied Physics Laboratory, and a few sabbatical leaves, I have lived in Wolfville for my entire life. Shortly after I returned to Wolfville to teach at Acadia, I purchased a property on what was then the Westwood Avenue Extension for the use of my parents for whom management of the large home in which they were living had become too onerous. The new property was easier for them to maintain and was in a quiet neighbourhood, on the flat so they could go for walks without having to negotiate Highland Avenue, and several of the residents were long time friends. I eventually bought my Father's house which is where I raised my family and where I now live. This long view of the evolution of the town to its current state has given me a perspective that may be valuable.

The Wolfville in which I grew up and in which I raised my children was a place with attractive advantages for young families and was generally devoid of disruptive behaviour. Over the past three decades, I have seen a steady and escalating growth of significantly disruptive behaviour that has been accurately correlated with an increase in the number of low-cost rentals, often as a result of conversion of initially single family, owner-occupied residences to apartment rentals. These usually contain a number of very small apartments and are offered at a cost that is attractive to university students. This is an accurate description of the type of apartment proposed for the project at 568 Main Street. I do not, in principle, object to high density housing, even if the apartment units are small. As a newly married graduate student at McGill, I lived in a quiet, well maintained apartment building near the University, in a small apartment consisting of a "main room", a bathroom, and a small kitchenette. The entire apartment would fit inside the living room of my current home. Most of the tenants were also graduate students and very few of us owned cars. However, because the apartment building was well managed, unlike the frat houses a couple of blocks up University Street in Montreal, there was no problem of disruptive behaviour and the building was clean and quiet. Sadly, that is not always the case as the experience in the Fairfield-Bay-Highland-Hillside neighbourhood and others such as Westwood clearly attests. When I returned to Wolfville in 1970, my wife and I lived in a second-floor apartment in the old Westwood Hospital which M. L. Wallace had converted to apartments. Most of the tenants were Acadia students but again the property was well managed and well maintained so it was quiet and there was no disruptive behaviour. The project at 568

Main Street gives no indication that the result will be any different from the situation in other parts of town where a small but significant number of comparatively short-term tenants regularly disrupt the quiet enjoyment of properties owned by residents with a longer-term commitment to Wolfville. In fact, there does not even seem to be adequate parking for the projected number of tenants. The key words here are well managed and well maintained and I see no indication that this will be the case with the proposed project. I believe that the proposed project will result in significant negative changes in the quality of life of the permanent residents in near-by properties without their opportunity to react.

A decade or two ago, I needed to replace the old garage on my property and I also needed to replace the verandah on my house. The information from the Town Office indicated that the renovations had to be architecturally consistent with the previous appearance from the street and gave a maximum permitted increase in footprint so I would need to provide detailed plans for approval before construction could be undertaken. I complied with these instructions and, once a construction permit was issued, I obtained the services of a contractor. I recently learned that there was some work being done at 568 Main Street but I had no idea that this was being done without municipal approval. It seems inconsistent with the Town's by-laws that this was allowed before a development agreement was issued. Does this mean that I could start excavating the basement for a small apartment building north of my house without bothering to get a building permit or a development agreement? I don't intend to do that but it does raise the issue of failure of the Town Council to ensure the enforcement of its own regulations. The part of Main Street near and west of 568 Main Street contains many older buildings that are characteristic of historic Wolfville and such blatant disregard of the Town's own regulations is not encouraging for future development.

There are numerous other objections to the project at 568 Main Street. Given his disregard for the Town's requirement of a Development Agreement and presumably therefore the requirement of a Construction Permit, what assurance does one have that the new owner will follow building codes or fire codes? What assurance does one have that the development policies regarding architectural consistency with neighbouring, often historic, properties, relative proportions of living space and recreational space, or parking space will be followed? Is there any assurance that the property will be adequately maintained by the new owner or that the leases signed by tenants will have significant provisions regarding behaviour with sufficient penalties to ensure compliance? What measures will be taken to ensure inspection of the project before, during and after completion to ensure compliance with regulations regarding both construction and maintenance of the property? The failure of the new owner to comply with the Town's existing regulations gives me no confidence that he will produce a renovation that is consistent with the architectural integrity of one of the more historic and classic neighbourhoods in Wolfville or provide accommodation that will not prove to be disruptive to the lives of long-term residents of the town.

It is an important principle that private individuals who purchase a property for their own use make a major investment in the long-term enjoyment of their property. Developments of adjacent properties in ways that are detrimental to this major investment by private citizens is disrespectful to those with a long-term commitment to the Town as opposed to those with a more transitory presence. It is incumbent on the Town Council both to enact by-laws that protect the investment in personal property by long-term residents and to effectively enforce those by-laws. Laws without enforcement are ineffective as we recently saw in Ottawa.

Sincerely,



Dr. John M. Roscoe, FCIC, FRSC(UK)  
Emeritus Professor, Acadia University

cc: Shelley Fleckenstein

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: 568 Main Street hearing  
**Date:** March 17, 2022 10:52:38 AM

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-----Original Message-----

From: Rob Raeside [redacted]  
Sent: February 28, 2022 5:00 PM  
To: Laura Morrison <[lmorrison@wolfville.ca](mailto:lmorrison@wolfville.ca)>  
Cc: fleckenstein [redacted]  
Subject: 568 Main Street hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Wolfville Town Council:

I have recently become aware of the intent to convert the property at 568 Main Street from a funeral home into high-density housing. While there is no doubt that we must promote high density from a global environmental point of view, this is clearly not the place for it. It is not explicitly stated what sort of accommodations are being planned, but it would appear that the construction of 16 units that they would need to be modest in size, so likely the intention is to provide them at a modest cost too. Again, it is important in Wolfville, with a large proportion of young people, that modestly priced rental accommodation be available, and this location could be popular, being so near the university. All the more reason that any planning permission must take into account the needs of the community as well as the needs of the market.

Cramming 16 units into this building is purely an attempt to maximize profit at the expense of quality of life - both for the tenants of the proposed redevelopment and for the residents of surrounding properties. It will have an immediate deleterious effect on the neighbourhood and community in this area of Wolfville. I urge the town to listen carefully to the appeal being provided and proceed with utmost caution in this redevelopment.

Rob Raeside,

[redacted]  
Wolfville, Nova Scotia, [redacted]

[redacted]

To Wolfville Town Council

It has been brought to our attention that the new owner of the Funeral Home on Main Street, is in the process of renovating, and appears to be planning to rent units to a large number of students.

The entire neighbourhood that this building is located in will definitely be impacted negatively, as most local residents are seniors or persons with disabilities.,

Our concern is that this apparent plan will just become an extension of Westwood Ave, which has been dramatically changed into an enclave of student housing.

Surely there is another way other than giving in to developers and sacrificing old established neighbourhoods for the sake of student accommodation

This plan will cause much unnecessary stress and anger to residents who live nearby We strongly recommend that you consider some positive action to rectify this situation.

Sincerely Betsy and John Baillie

TOWN OF WOLFVILLE  
MAR - 1 2022  
FILED TO LASER FICHE

RECEIVED  
MAR - 1 2022

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**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: [Possible Spam] Residential Density in Wolfville  
**Date:** March 17, 2022 11:01:56 AM

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**From:** [Robin Hennigar](#)  
**Sent:** March 1, 2022 10:06 PM  
**To:** [Wendy Donovan](#); [Oonagh Proudfoot](#)  
**Subject:** [Possible Spam] Residential Density in Wolfville

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship Mayor Donovan and Councillor Proudfoot:

I became aware this past week of the planning intentions as regards the property at the corner of Main St. and Balcom Dr., the former funeral home property. I looked through the plans shown on the Wolfville website and I was amazed to see the extent of mass accommodation proposed in the five apartment development with some 15-16 bedrooms. If for example student housing were intended, I could imagine up to 30 or more people living there.

If I were a single family dwelling property owner in that area I would be especially concerned about that situation and the change that is possible to a former quiet neighbourhood.

Several questions come to mind. Generally is the Town of Wolfville moving in a direction of more dense residential living? If so, is that endorsed by residents of the Town? One of the reasons, among many, why I live in Wolfville is because it is generally a quiet and comfortable place to live. Increasing residential density would be the last thing I want.

Does the proposal for the property in question meet the current planning requirements or does some change to zoning need to take place? If the zoning is appropriate as it was and is, was there any requirement to have the public or interested parties review this use proposal? If so when was it or will that review be held?

There are several situations, including seniors accommodation, where I would be less concerned about the effect of substantially more people living on



a property in the Town at large. One of the reasons we have University residences is to avoid that.

I would appreciate any response you might give that would help me understand why this proposal is smart for the Town and its residents.

Sincerely,  
Robin Hennigar

[Redacted signature block]

March 1, 2022

RECEIVED  
MAR - 2 2022

To Wendy Donovan, Mayor of Wolfville, and the Town Council:

I am writing to support Shelley Fleckenstein's appeal of the Town's Site Plan Approval that has been granted to 568 Main Street.

To allow the conversion of the former funeral home to include a five-unit dwelling with a total of 18 bedrooms is truly demoralizing to the residents of Wolfville who have already witnessed the construction of too many unsightly apartment complexes within the C2 areas of town.

I have lived at [REDACTED] for the past 45 years. I enjoyed living close to the downtown core for much of that time. However, during the last few decades, I have noticed the Town's frequent disregard of the residents who own the historic homes for which Wolfville used to be known. The encroachment of multi-unit developments within the downtown core does not contribute to harmonious neighbourhoods. The transient nature of residents in short-term rentals and in student sublets works against a "small town experience."

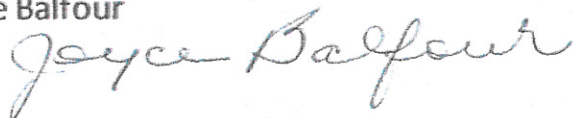
When I first moved to [REDACTED] in 1977, I was back-door neighbours with long-term renters and families along Acadia Street who had vegetable and flower gardens behind their homes. Behind us, on Linden Ave., there were many large family homes with green backyards and gardens. Now we are totally surrounded by rental properties along Acadia Street and Linden Avenue. And the once-green lawns and gardens have been paved over for additional parking spaces.

It is also tragic that the formerly historic and architecturally-significant homes along Westwood Avenue have been turned into a student ghetto. I certainly hope that the Westwood Extension, now Balcom Drive, will not face the same fate. But developers, many of whom seem to be absentee landlords, seem to be given tacit approval to erase historic streetscapes and architecture in exchange for monetary gain.

It is time for the Town's elected officials to listen to the long-term residents and to realize that the student ghettos are driving families, green spaces and harmony out of the downtown core.

Sincerely,

Joyce Balfour



TOWN OF WOLFVILLE

MAR - 2 2022

FILED TO LASER FICHE

RECEIVED  
MAR - 2 2022

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To: Mayor Donovan and Town Council

I would like to support Shelley Fleckenstein's appeal of the development proposal for the former Serenity funeral home.

I have owned [REDACTED] since 1977 and have seen the changes both good and bad that can result from developing single family dwellings into more densely populated housing units. For several years my neighbours were professionals or retirees. Now, of the seven properties that abut mine, all but two have been turned into student housing. Of the two, one has just been sold and one, I believe, is a combination of student and long term rentals. The reason for the sale of 17 Highland was in large part, the impact of noisy Acadia students on the owners' enjoyment of their property. I was not aware of the changes made for a development agreement and believed that residents residing within a 100 meters of a proposed development would be notified before any decision was made and could participate in the proposal.

The application appears to be designed for student housing as the apartments are small in size, without adequate parking spaces and probably add to the student ghetto that exists in that area.

Sincerely,

*Roy Grant*

Roy Grant  
[REDACTED]  
[REDACTED]

TOWN OF WOLFVILLE

MAR - 2 2022

FILED TO LASER FICHE

TOWN OF WOLFVILLE

MAR - 2 2022

FILED TO LASER FICHE

RECEIVED  
MAR - 2 2022

March 1, 2022

Dear Major Donovan and members of the Wolfville Town Council,

This letter is to protest the proposed development at the corner of Main Street and Balcom Avenue.

I have been a Wolfville tax payer for 62 years, and have witnessed the diminishment of pleasant residential streets such as Westwood and Fairfield by the introduction of unsupervised student housing. Experience indicates such housing brings scattered garbage, loud music, party-time noise, chaos, inebriation and vomit; a disgusting reality for those who cherish a dignified way of life.

I question the density of 18 bedrooms on less than a half acre of land. I question the protection given residents, who have invested hundreds of thousands of dollars in their homes. Is it worth jeopardizing the tax base of many long-time citizens for one questionably-supervised property with 18 transient students who have little to offer the Town.

Is there no consideration for residents who contribute time, continuity, and talent to the welfare of our community? Will you be proud of a Main Street of elegant buildings that morph into tenement status?

Please give concerned consideration to authorizing such additional low-grade and high density housing in the visible heart of our town.

Sincerely,

*Shirley Margeson Wallace*

Shirley Margeson

Mayor and Council  
Town of Wolfville, NS  
359 Main st.  
Wolfville, NS B4P 1A1

Via Shelley Fleckenstein

RE: Development agreement - 568 Main Street

RECEIVED  
MAR - 3 2022

TOWN OF WOLFVILLE

MAR - 3 2022

FILED TO LASER FICHE

We are new owners of a property which will be directly impacted by the above-mentioned development agreement, and had we known, we may have decided to move elsewhere.

We spent a considerable amount of time considering where in the province we wanted to live and while Wolfville checked all the boxes, one of those boxes was the quiet enjoyment of life and property while still being part of a university town with its activity and with vibrant community life and participation.

While we believe there needs to be proper allocation of space for students and fully support the proper integration of student housing, there needs to be a serious consideration of the impacts, costs, revenues, benefits and dangers of simply allowing what was once a residence and then funeral home to become the new home and parking lot for approximately 18 people with no ongoing observable financial benefit to the community or means of ensuring the quiet enjoyment of surrounding property.

Yes, the developer will do quite well out of the arrangement, but less likely so for the community, the city, the neighbors.

Perhaps Heriod described it best when he told the world the story of Pandora and the jar she opened, releasing the myriad of unforeseen problems, our modern can of worms, which once opened, cannot be sealed. We wonder what steps have been taken to ensure a proper study is done, and community discussions take place before the lid is opened on this jar. Now that we have survived Covid and can meet in person to examine and discuss, the discussions which seem to have been missing can now be had.

We chose Wolfville for various reasons, knowing it is a university town, and all university towns have a combination of ups and downs, but things like the people, the community, the support are not measurable, but spoke for the town in our decision.

Perhaps we were negligent in not doing a further investigation of the property in question, but there are no signs, no demonstrable ways of knowing what it's new intended use was.

The couple of times I visited our upcoming new home, I immediately noticed the lovely rose bush garden in the front of the property was littered with beer bottles, soda pop cans and potato chip bags, even before students moved in across the street. While it was very disappointing to see the beautiful, landscaped gardens abused this way, I hoped this was not a sign of the students disregard for property and is not a sign of more to come as more students move in and the jar is opened.

We believe a solution can be found to accommodate students and protect the peace and lands of the Wolfville landowners, even if it be this redevelopment but with greater safeguards and community benefits.

Yours Sincerely  
Alexandra Gellman

  
[Redacted]

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: 568 Main St Wolfville Development Plan  
**Date:** March 17, 2022 10:57:03 AM

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**From:** [Rob Porter](#)  
**Sent:** March 3, 2022 3:12 PM  
**To:** [Wendy Donovan](#)  
**Subject:** 568 Main St Wolfville Development Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Wendy

I have been informed that Shelley Fleckenstein is appealing the decision by the Town of Wolfville to approve a development application submitted by the owner of the property at 568 Main Street, Wolfville. Notwithstanding the applicant's apparent compliance with the Wolfville Land Use bylaw for a property zoned C2 (Neighbourhood Commercial), I support Shelley's appeal.

For as long as I've been a resident of Wolfville, the 568 Main St property has been a funeral home. The benign operations of the funeral home neither disturbed nor interfered with the lives of adjacent R2 (Low Density Residential Zone) property owners. That the C2 zoned 568 Main St property in the midst of its R2 neighbours is unfortunate.

Compounding this zoning issue is a town history of being either unwilling or unable to hold landlords accountable for unruly tenant behavior and an RCMP that is ill suited to police civic infractions and complaints. As a consequence, many residents lack confidence in the Town's bylaw compliance & enforcement processes. So when faced with what is planned for 568 Main St, local ratepayers are justifiably alarmed.

The proposed redevelopment of the 568 Main property from a quiet funeral home to a high density (student) apartment complex will impact the quality of life for nearby Main St & Balcom Dr residents. It will be a game changer but not progress.

Rob Porter

██████████  
██████████

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Appeal of the Serenity Funeral Home application  
**Date:** March 17, 2022 11:04:51 AM

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**From:** Mark Hand [REDACTED]  
**Sent:** March 7, 2022 2:48 PM  
**To:** Town Council <[towncouncil@wolfville.ca](mailto:towncouncil@wolfville.ca)>  
**Subject:** Appeal of the Serenity Funeral Home application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear elected officials of Wolfville,

I am a resident living on [REDACTED] with my [REDACTED] and [REDACTED], and I would like to appeal the decision to allow the former funeral home property on Main Street to be split into a multi-unit rental property. The plan seeks to convert the building on Main Street into 5 units with a capacity of up to 38 people.

As you consider this decision, I invite you to take a walk along Westwood Avenue, and Earnscliffe Avenue, and any of the other older, established roads lined with beautiful old family homes that have been transformed into rental properties and allowed to deteriorate.

Then look across Main Street at the old funeral home and picture the lot filled with cars and dozens of students living there.

Ask yourselves how this fits with the town's Municipal Planning Strategy under Community Profile and Housing Needs, which says:

"This plan looks to diversify our residential land uses by providing opportunity for 'missing middle' housing forms, innovative housing, a focus on affordability, and home-based business."

Does packing 5 rental units cramming up to 38 people into that building help create the kind of missing middle family housing or small business that's really needed in Wolfville, or is it expanding a student ghetto that my street has become onto Main Street?

Every choice you make as the leaders of our town matters. Every choice is a step in one direction or another. What is your vision for what you want Wolfville to become?

It is your choice. Please do not rubber stamp this decision, but give it careful consideration. You are the town leaders, the power to choose our town's direction rests in your hands.

Thank you,

Mark Hand





TOWN OF WOLFVILLE

MAR - 8 2022

FILED TO LASER FICHE

[REDACTED]  
Wolfville, NS  
[REDACTED]

RECEIVED  
MAR - 8 2022

March 6, 2022

Dear Mayor Donovan and members of Wolfville Town Council,

I am writing in support of those Wolfville property owners who live in proximity to the proposed conversion of the old funeral home at 568 Main Street into five high density dwelling units and who are very distressed by the proposal

I have lived in Wolfville for over fifty years although I do not at this point live in the area we are currently discussing. In that time, I have seen some very poorly conceived and executed projects permitted by town planning. Quiet oases turned into nightmares with apartment building etc. We know that high density apartments tend to attract student. Students are by no means bad. But when high density housing close to campus enable a number of them to live together, this can sometimes be a problem. It can lead to partying late at night, noise, vandalism, trespassing and other breaches of the law. It can result in great distress among original dwellers of the area, sometimes to the point of mental illness, etc. and sometimes people just pack up their bags and leave town

I should add that a long time ago shortly after our arrival in Wolfville, we built a house on Lynwood Drive and lived there for about four years. It was a delightful locality - close to all the important things and yet tucked away. We found it lively, supportive, friendly and, yes quiet. No issues of high-density housing back then. Or I don't remember there being.

How can the powers that be at Town of Wolfville even *consider* allowing an R4 dwelling immediately adjacent to R2 zoning? It is truly unthinkable. So please Town of Wolfville, *think again!*

Sincerely,



Diana Shelley

Cc: Shelley Fleckenstein

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: [Possible Spam] Conversion Plan For The Former Funeral Home Property at 568 Main St.  
**Date:** March 17, 2022 11:07:49 AM

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**From:** [Peter Walker](#)  
**Sent:** March 9, 2022 11:54 AM  
**To:** [Town Council](#); [Peter Walker](#)  
**Subject:** [Possible Spam] Conversion Plan For The Former Funeral Home Property at 568 Main St.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor Donovan and members of the Wolfville Town Council,

We live at [REDACTED] virtually [REDACTED] Westwood and Main St and about [REDACTED] metres from the former funeral home proposed high density development. There is already a substantial amount of student housing on Westwood and with it the inevitable amount of noise and commotion. We are very concerned that the proposed development at 568 Main St will add even more student housing to this already busy and noisy corner.

Yours sincerely,

Peter Walker and Janet Burns Walker

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW:  
**Date:** March 17, 2022 11:11:14 AM

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**From:** [Lyn terBorg](#)  
**Sent:** March 10, 2022 12:55 PM  
**To:** [Wendy Donovan](#)  
**Cc:** [fleckenstein](#)  
**Subject:**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re the former funeral home property at the corner of Main Street and Balcom Drive, Wolfville, N.S.

We have deep concerns about what may be happening to the above mentioned property and how it could impact the future of our community. The number of rental units/rooms in the property could certainly change the atmosphere we are used to and wish to protect.

Hopefully the March 24th, 2022 Appeal Meeting will help to show that there are valid concerns that need to be addressed about the renovations and future of this property so that it will fit in with our cherished community.

Also we trust the property will have to comply with the recent rezoning laws of our area.

Sincerely,  
Matt & Lyn ter Borg

[REDACTED]  
[REDACTED]  
[REDACTED]

--

**Lyn ter Borg**

[REDACTED]

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Appeal  
**Date:** March 17, 2022 11:09:52 AM

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-----Original Message-----

From: Margaret Parker [REDACTED]  
Sent: March 10, 2022 10:09 AM  
To: Wendy Donovan <[WDonovan@wolfville.ca](mailto:WDonovan@wolfville.ca)>  
Cc: Town Council <[towncouncil@wolfville.ca](mailto:towncouncil@wolfville.ca)>; fleckenstein [REDACTED]  
Subject: Appeal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[REDACTED]  
[REDACTED]  
[REDACTED]

Town of Wolfville-  
Mayor Wendy Donovan  
Town Council

Re: Appeal of the Site Plan Approval for the Conversion of 568 Main Street into a high density apartment building.

As long-time residents of the town of Wolfville, we, the undersigned, support the appeal initiated by Shelley Fleckenstein, of the conversion of 568 Main Street into a high density apartment building.

We both have resided in Wolfville for sixty-two years, which is most of our lives, have strong family ties in the area since the 1700's and take great pride in the community.

It is important that Town and Gown co-exist to the benefit of all without further disrupting the charm and beauty of the entire community.

Respectfully submitted,

Margaret A. and William Parker

Sent from my iPhone

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Proposed development March24 meeting Main St.  
**Date:** March 17, 2022 11:14:03 AM

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-----Original Message-----

From: Elizabeth Adamson [redacted]  
Sent: March 11, 2022 1:53 PM  
To: Laura Morrison <[lmorrison@wolfville.ca](mailto:lmorrison@wolfville.ca)>  
Subject: Proposed development March24 meeting Main St.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Having lived in Wolfville for more than 45 years I have watched Wolfville grow. Some time ago there was a Main St. Plan established that gave credence to Beautifully designed structures on Main St that would not only enhance town development but encourage tourism

Unfortunately the building in question has always been an ugly structure. I do not sense that the newly acquired owners will enhance the exterior structure- something they would have to apply for, I presume

However the idea of a multitude of young people or others moving into the present structure doesnot. Are the structure more desirable as they will all be temporary residents and move on. We already hAve enough damage caused to Westwood Ave. By inappropriate planning. Lets. It have any more trash development!

Therefore I am opposed to a multitude of anyone renting rooms in this structure. Apts. could be available depending on numbers .

You are short sighted not to think about Wolfville in the next 25 years!

Yours truly,

Elizabeth Adamson

March 12, 2022

Mayor Wendy Donovan

Wolfville, NS

Dear Mayor Donovan,

**Re: Appeal of the Site Approval to Convert the Former Wolfville Funeral Home to Student Housing**

I am writing about my concern for the approval by the Town of Wolfville to renovate the former Wolfville Funeral Home, at the corner of Balcom Dr. and Main St., into off-campus student housing in support of Shelley Fleckenstein's objection to the approval.

I have two main concerns.

First, I do not believe the owner developer landlords have any particular interest in the welfare of Wolfville, Acadia University, and neighboring residence of Wolfville. My understanding is they are absentee landlords often from Halifax, or even out of country.

Second, I have been following the information provided through the leadership of [REDACTED] and others and it is disturbing to read about the reckless disregard reported and apparent ineffectiveness and ability to curtail this drunken, noisy, and rude behavior of a number of the students present in of campus housing arrangements with large and noisy partying of these students going on into the night. This is harassment, blatant disregard and respect for our Wolfville home owners trapped in this situation. They should be able to expect reasonable peaceful quiet and enjoyment in their neighborhoods generally and certainly after a certain hour in the evening.

So, I feel Mrs. Fleckenstein's concern that this behavior will spread into her neighborhood is reasonable if this further construction of more student rental housing is allowed where she and her family live along with houses she owns on Balcom and Braemar and rents to responsible tenants. She is certainly not an absentee landlord and I expect if her tenants did cause problems, would take action to correct this.

Sincerely,

Pete Lawton

[REDACTED]

Wolfville, NS

c.c. Mrs. Shelley Fleckenstein

Gerald J. Goneau

Wolfville, N.S.

TOWN OF WOLFVILLE  
MAR 15 2022  
FILED TO LASER FICHE

RECEIVED  
MAR 15 2022

March 14, 2022

The Town Council,  
Town of Wolfville

and

Marcia Elliott  
Development Officer,  
Town of Wolfville

**Re: Appeal of Application for Re-Development of 568 Main Street, Wolfville for 5 Dwelling units. Appeal Number SP-003-2021**

I have been in contact with Shelly and Martin Fleckenstein on the matter of the above noted plan for re-development. I have reviewed the applicable material on the Town of Wolfville web site in some detail prior to writing this letter. I have driven by this property many times while it was a funeral home and more recently, when not used as a funeral home.

My recent viewing of this property has been in the context of the above noted application and was noteworthy in the sense that this property, while large and being a former funeral home, was quiet and generally had been in keeping with the character of a residential neighbourhood. In reviewing the materials I did take note in one of Shelly Fleckenstein's submissions that she and her husband had purchased two other properties in the immediate neighbourhood to restore and preserve the quiet, residential character of their neighbourhood. The Fleckenstein property, which fronts on Main Street, is certainly a very well maintained home which greatly contributes to the charm and character of Main Street and the immediate neighbourhood. The Fleckenstein home is less than "a stones throw" or "a loud shout or yell" from the property under consideration.

As people drive or walk through the town of Wolfville, visitors have commented on the beautiful homes in that block of Main Street. I have been a volunteer driver for the Devour Food and Film event during the pre-COVID years and can personally attest to hearing positive comments from visitors to Wolfville.

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Appeal of Site Plan Approval – 568 Main Street Wolfville NS  
**Date:** March 17, 2022 11:52:59 AM

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**From:** George Lohnes  
**Sent:** March 15, 2022 12:11 PM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Cc:** Marcia Elliott <MElliott@wolfville.ca>; Devin Lake <DLake@wolfville.ca>; fleckenstein; Michael Jeffrey  
**Subject:** Re: Appeal of Site Plan Approval – 568 Main Street Wolfville NS

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Re: Appeal of Site Plan Approval – 568 Main Street Wolfville NS

Dear Mayor Donovan & Council,

We are writing in support of an appeal by Shelley Fleckenstein of a Site Plan Approval for 568 Main Street, Wolfville Nova Scotia, (the former funeral home).

We understand a Site Plan Approval has been granted by the Development Officer for the Town.

We agree with the submissions of Michael Jeffrey and Shon Whitney in their letter to Mayor Donovan and Council dated February 22, 2022.

As Michael Jeffrey and Shon Whitney have requested, please consider these persistent concerns experienced by those who live here.

Respectfully submitted,

George & Valerie Lohnes



Wolfville NS



**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Concern  
**Date:** March 18, 2022 8:40:23 AM

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-----Original Message-----

From: Wendy Donovan <WDonovan@wolfville.ca>  
Sent: March 16, 2022 3:58 PM  
To: Ray  
Cc: Devin Lake <DLake@wolfville.ca>; Laura Morrison <lmorrison@wolfville.ca>  
Subject: Re: Concern

Thank You for your email Muffy. I am forwarding it to staff for inclusion in the package for the appeal.

Mayor Wendy Donovan  
Town of Wolfville  
(902) 698-6342

> On Mar 16, 2022, at 3:53 PM, Ray <ray.baltzer@ns.sympatico.ca> wrote:

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Dear Mayor Donovan and Council,

>

> I am writing in support of Shelley Fleckenstein's concerns and appeal regarding the former funeral home in Wolfville, at 568 Main Street.

>

> The core of our town has been saturated with Acadia students living in overcrowded dwellings. It seems to me that allowing five apartments with a possible total of eighteen bedrooms in that facility would be another example of what has been allowed to happen in other neighborhoods in the core unless landlords are held accountable. Need I say more! Please reconsider.

>

> Sincerely,

> Muffy Baltzer

>

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>

>

> Sent from my iPad