



Town Council Meeting

April 19, 2022

6:30 p.m.

Virtual Zoom Meeting

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Town Council Meeting, March 15, 2022
- b. Town Council In-Camera Meeting, March 15, 2022
- c. Special Town Council Meeting, March 24, 2022
- d. Special Town Council Meeting, April 5, 2022

3. Comments from the Mayor

4. 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.

5. Motions/Recommendations from Committee of the Whole, April 5, 2022

- a. RFD 024-2022: Parks & Open Space Master Plan



- b. RFD 025-2022: Repeal of COVID-19 Safe Workplace Policy
- c. Request for Agenda Item

6. Correspondence:

- a. **C_Beddoe_Wolfville is Blooming**
- b. **C_Lear_Council Meetings (incl. response from Mayor)**
- c. **C_Malczuk_FW_ Looking for a home in Wolfville**
- d. **D_Ebata_FW_ Getting to know Wolfville**
- e. **D_Ebata_Homelessness and Brief Oven Update**
- f. **D_Ebata_Attachment_Project HOPE Brochure Nov 2021**
- g. **E_Kosters_FW_ Whose job_**
- h. **J_Cayford_FW_ Avian flu**
- i. **J_Hoffman_RE_ Request for comment - Strategy for Belonging Incl Mayor's Response**
- j. **J_Kadar_FW_ Wolfville Co-op Opportunity**
- k. **M_Coleman_RE_ Highland Ave potholes**
- l. **N_Balcom et al_Another weekend in Wolfville_**
- m. **R & D Shaffner_Land Use_Property_Standards_Bylaws**

7. Adjournment of Meeting

REQUEST FOR DECISION 024-2022

Title: Parks and Open Space Master Plan

Date: 2022-03-31

Department: Parks and Recreation



SUMMARY

Parks and Open Space Master Plan

Wolfville Town Council has expressed interest and commitment to investing in a Parks and Open Space Master Plan for Wolfville. It was indicated at the end of the budget process that while costs for this work were not included in the 2022-23 Town Budget, staff would bring back additional information on process and costing for Council to consider as a separate request.

If Council agrees to allocate funds to this project, staff will begin the process of issuing a Request for Proposal for this work. The goal would be to secure a suitable partner, with the necessary skills and capacity to collaborate with the Town, to develop a town-wide Parks and Open Space Master Plan.

Staff recognizes the importance of wholesome engagement with community members as part of this planning process and looks forward to both online and in-person participation and feedback from our residents to help develop the Vision for the Town's Parks and Open Spaces.

DRAFT MOTION:

THAT COUNCIL AUTHORIZES STAFF TO DEVELOP A PARKS AND OPEN SPACE MASTER PLAN AT A COST NOT TO EXCEED \$100,000, USING OPERATING RESERVES IF REQUIRED.

REQUEST FOR DECISION 024-2022

Title: Parks and Open Space Master Plan

Date: 2022-03-31

Department: Parks and Recreation



1) CAO COMMENTS

The CAO supports the recommendations of staff. This work has been discussed at the staff level for the past several years, but it has proven difficult to move forward with internal resources alone. Council's direction to move forward in 2022-23 is timely and will provide the appropriate resources required to meet our needs. This work will provide a roadmap for our parks and open space, will assist us in prioritizing upgrades, will support implementation of our accessibility plan and will support Council in decision making related to our parks and open space.

2) LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act
Town of Wolfville Procurement Policy

3) STAFF RECOMMENDATION

Staff recommends to Council to approve the draft Motion.

4) REFERENCES AND ATTACHMENTS

1. Town of Wolfville 2022-23 Operations Plan and Budget

5) DISCUSSION

The Town of Wolfville is currently home to many parks, open spaces, and a network of trails and pathways. The Town also has commitments to develop the new Park and Trail System for the West End and is actively pursuing a path forward to continue our investment in Active Transportation.

Since the establishment of the Town's Parks and Recreation Department in 2018, park planning and improvements have been done mostly in-house and have been primarily based on existing workplans (ie splashpad) and department-identified operational priorities (ie Reservoir Park).

Park priorities and the "to-do" list is long and has not benefited from formalized engagement and feedback from the community. It is the intent of this planning process (the Plan) to reach out and into the community for feedback and participation in the development of this planning document. There will be a requirement to seek input from a variety of different stakeholders if this project is to be considered successful. Stakeholders include but are not limited to: Council, Committees of Council, residents and park users, the business community, Acadia University, special interest groups, and Town staff across all Departments. Engagement opportunities will be provided both virtually and in-person.

REQUEST FOR DECISION 024-2022

Title: Parks and Open Space Master Plan

Date: 2022-03-31

Department: Parks and Recreation



It is intended that this planning process will be grounded in values and outcomes that include - Improving Community and Human Health and Wellness; Contributing to Economic Development; Integrating with our Active Transportation Plans; and Supporting our Climate and Sustainability Plans and Practices.

The Plan itself will include several sections, including: an Introduction; Executive Summary; Community Profile; current Parks and Open Spaces Inventory - containing individual evaluations, concepts, and recommendations; Implementation Plan - comprising timelines, costs, and maintenance requirements; and Future Opportunities (addressing both current wish lists and new considerations). In addition, special attention will be given to the creation of several standalone policies, including Wayfinding, a Town Tree Policy, and a Standards Guideline.

The timeline for this project is to be determined, but it is anticipated that it will be minimally a twelve-month process. Involvement of Town staff will be critical to the plan's success, and staff will prioritize their workloads to ensure their involvement is meaningful and that this initiative is given the attention required.

At the COW meeting on April 5th, staff will confirm with Council on what you hope to achieve through this planning process so that intended outcomes and scope are clear and aligned from both Council and staff at the onset.

6) FINANCIAL IMPLICATIONS

As noted during the budget discussions when this project was discussed, no amount had been included in the budget. Depending on the amount of the authorized project spending required, this initiative likely needs to be funded by way of Operating Reserves. The \$100,000 referenced is the upset limit on use of external resources. Depending on the amount of consulting services utilized, it may be possible to fit the project costs within the 2022/23 spending without need of Reserves.

The motion allows up to \$100,000 for external resources for the project, with use of Operating Reserves if needed.

The outcomes of the Plan once developed will have an impact on future iterations of the Ten Year Capital Investment Plan. This will add to the number and variety of capital projects that Council will have to consider as it weighs how to allocate financial resources.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

Reference the appropriate strategic directions from the 2021-2025 Strategic Plan:

This plan touches on all four of Council's strategic directions:

REQUEST FOR DECISION 024-2022

Title: Parks and Open Space Master Plan

Date: 2022-03-31

Department: Parks and Recreation



- Economic Prosperity – **YES**
- Social Equity - **YES**
- Climate Action - **YES**
- Community Wellness -**YES**

8) COMMUNICATION REQUIREMENTS

A Communication and Engagement Plan for this project will be developed to inform both Council and our community. It is possible that a sub-section of the monthly CAO report could include an update on this specific project.

9) ALTERNATIVES

Council could choose not to approve the Motion or to approve at a different dollar amount.

REQUEST FOR DECISION 025-2022

Title: Repeal of COVID-19 Workplace Safety Policy

Date: 2022-04-05

Department: Office of the CAO



SUMMARY

REPEAL OF COVID-19 WORKPLACE SAFETY POLICY

The Town of Wolfville is committed to ensuring the safety of all Council, Staff, residents, and visitors to our Town.

In September 2021, the Town adopted additional COVID-19 Workplace Safety protocol through policy, giving direction on mandatory masking and self-testing for all Council and employees. This was in line with the Public Health requirements at the time.

As the province is now in phase 3 of the re-opening plan and restrictions regarding testing and masking have been lifted, this COVID-19 Workplace Safety policy is no longer required. The Town will follow the Provincial guidelines moving forward.

DRAFT MOTION:

That Council approve the repeal of Policy 130-28 COVID-19 Workplace Safety Policy.

REQUEST FOR DECISION 025-2022

Title: Repeal of COVID-19 Workplace Safety Policy
Date: 2022-04-05
Department: Office of the CAO



1) CAO COMMENTS

The CAO supports the recommendations of staff and supports that our workplace will follow the direction provided by Public Health and the guidelines put in place by the Province. If circumstances change in the future, staff will come back to Council for further direction.

2) LEGISLATIVE AUTHORITY

- *Town of Wolfville Policy 130-28 COVID-19 Workplace Safety Policy*
- *Government of Nova Scotia – Re-opening Plan*

3) STAFF RECOMMENDATION

Staff recommend that Council approve the repeal of Policy 130-28 COVID-19 Workplace Safety Policy.

4) REFERENCES AND ATTACHMENTS

- Policy 130-28 COVID-19 Workplace Safety Policy

5) DISCUSSION

The COVID-19 Workplace Safety Policy was put in place at a time when the Delta variant of the COVID-19 virus was prevalent in Province. Despite some restrictions easing, it was recognized that the highly infectious nature of this variant provided an increased risk of infection.

This policy was put in place in attempt to keep Council, Staff and volunteers as safe as possible and to ensure they were aware of masking and testing requirements in their workplace.

As of March 21, 2022, the government and public health's requirement for masking, social distancing and gathering limits was lifted for public spaces.

Therefore, the requirement for Council, Staff and Volunteers to follow the COVID-19 Workplace Safety policy has ceased.

6) FINANCIAL IMPLICATIONS

N/A

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

N/A

REQUEST FOR DECISION 025-2022

Title: Repeal of COVID-19 Workplace Safety Policy

Date: 2022-04-05

Department: Office of the CAO



8) COMMUNICATION REQUIREMENTS

The Town's records will be updated to reflect the repealed policy.

9) ALTERNATIVES

Council could require additional measures through Policy that exceed those recommended by the Province.



POLICY

<h3>COVID 19 Workplace Safety</h3>	
Policy Number: 130-028	Supersedes Policy Number: Not Applicable or Policy No.
Effective Date: 2021-09-15	Approved by Council Motion Number: 13-09-21

1.0 Definitions

1.1 Chief Administrative Officer means the Chief Administrative Officer of the Town of Wolfville

1.2 Council means the Council of the Town of Wolfville

1.3 Employees means persons employed by the Town of Wolfville

1.4 Policy means a course or principle of action adopted or proposed by a government, party, business or individual.

1.5 Town means the Town of Wolfville.

1.6 Volunteers means persons that serve in a volunteer capacity with the Town of Wolfville.

2.0 Purpose

The Town of Wolfville (the "Town") is committed to providing a work environment that keeps our employees and the community safe. That commitment means that we must maintain a workplace free of hazards to health such as COVID-19. It is critical that, as an organization, we take reasonable precautions to protect against exposure to COVID-19.

The purpose of this Policy is to provide the expectations and requirements of employees with respect to COVID-19 workplace safety.



POLICY

3.0 Scope

This Policy applies to all Town employees, Town Council and volunteers.

The Town may, at the discretion of the Chief Administrative Officer, apply this Policy to contractors who are working on Town premises.

This Policy does not apply to members of the public who are accessing Town services and programs; however, the Chief Administrative Officer is authorized to require members of the public to be masked while on Town property if local COVID-19 cases warrant additional protections.

Workplace Safety Requirements

The Town is establishing the following requirements separate and in addition to any requirements that the Province of Nova Scotia might impose.

The Town requires that all **Town employees**:

- (1) wear an acceptable mask while on Town premises. For clarity this includes while operating Town vehicles and in outdoor public spaces when 6 feet physical distancing cannot be achieved between the employee and other employees and/or members of the public. The mask must cover nose, mouth and chin and not convey any unacceptable messaging or images.
- (2) undergo COVID-19 rapid testing twice per week as arranged by the Town.

If an employee wishes to be exempt from these requirements, proof of being fully vaccinated (received two doses of an approved vaccine and being more than 14 days since the second dose) can be submitted to the Town. The Town encourages all employees, regardless of vaccination status, to remain masked and participate in COVID-19 rapid testing as offered by the Town.

The Town requires that all **Town Council members**:

- (1) wear an acceptable mask while on Town premises. The mask must cover nose, mouth and chin and not convey any unacceptable messaging or images.
- (2) undergo COVID-19 rapid testing twice per week as arranged by the Town.

If a Town Councillor wishes to be exempt from these requirements, proof of being fully vaccinated (received two doses of an approved vaccine and being more than 14 days since the second dose) can be submitted to the Town. The Town encourages all Councillors, regardless of vaccination status, to remain masked and participate in COVID-19 rapid testing as offered by the Town.



POLICY

The Town requires that all **Town volunteers**:

- (1) wear an acceptable mask while on Town premises. For clarity this includes while operating Town vehicles and in outdoor public spaces when 6 feet physical distancing cannot be achieved between the employee and other employees and/or members of the public. The mask must cover nose, mouth and chin and not convey any unacceptable messaging or images.
- (2) Undergo COVID-19 rapid testing as follows:
 - a. For volunteers on work placement terms with the Town, undergo COVID-19 rapid testing twice per week as arranged by the Town.
 - b. For volunteers with the Wolfville Fire Department, undergo COVID-19 rapid testing minimally once per week as arranged by the Town.
 - c. For volunteers on Town Committees, undergo COVID-19 rapid testing prior to attendance at any in-person Committee meetings as arranged by the Town
 - d. For any other volunteers, COVID-19 rapid testing requirements will be determined by the Chief Administrative Officer based on the specific circumstances of the volunteer role.

If a volunteer wishes to be exempt from these requirements, proof of being fully vaccinated (received two doses of an approved vaccine and being more than 14 days since the second dose) can be submitted to the Town. The Town encourages all volunteers, regardless of vaccination status, to remain masked and participate in COVID-19 rapid testing as offered by the Town.

The Town recognizes that it has a duty to accommodate to the point of undue hardship any employee, Councillor or volunteer that cannot wear a mask or be tested for a reason protected by the Nova Scotia *Human Rights Act*.

The Town also requires that all employees, Town Councillors and volunteers follow any other steps it might take to minimize the likelihood of the COVID-19 virus (or any variant) spreading, which could include physical distancing where appropriate, using a sneeze guard, following directions for entry/exit into a building, disinfecting workspaces on a regular basis, etc.

If these measures are not consistently followed or there is an outbreak of the COVID-19 virus in the Wolfville area, the Town reserves the right to require that any or all employees, Town Councillors and volunteers be fully vaccinated (have both injections of one of the recognized vaccines and be 14 days past the second dose) against COVID-19 by a stated date and provide proof satisfactory to the Town. Should this occur, if an employee, Town Councillor or volunteer is not vaccinated, they will have to disclose in writing to the Town the reason for not being vaccinated. The Town recognizes that it has a duty to accommodate those who cannot receive the vaccine for any reason protected by human rights legislation, such as physical disability or religion.

Compliance



POLICY

If an employee does not comply with this Policy and does not have a valid reason for that non-compliance (such as a reason protected by human rights legislation) the Town can require that the employee follow alternative measures or, where there is no other option that the Town considers feasible, place an employee on an unpaid leave of absence until the employee is in compliance with this Policy, the pandemic ends or the Town ends the leave.

Confidentiality

Any information that an employee provides to the Town pursuant to this Policy will be kept confidential by the Town. All medical information, including vaccination and testing records, will be stored separately from employees' personnel files, kept secure at all times and destroyed when no longer needed.

4.0 References

4.1 5-40 Occupational Health and Safety Policy

4.2 COVID-19 Asymptomatic Rapid Testing Standard Operating Procedure

5.0 Review of Policy

The impact of the COVID-19 pandemic will undoubtedly continue to change. The Town will, therefore, review this Policy on an ongoing basis, adjusting it if necessary and revoking it if warranted.

A handwritten signature in blue ink that reads 'Ann Mauden'.

September 15, 2021

CAO or Town Clerk

Date

REQUEST FOR AGEND ITEM

Title: The Big Crunch
Submitted by: Councillor MacKay
Date: March 15, 2022



Date of Committee of the Whole requested: April 5, 2022

Recommendation(s) and/or Motion

Move that the Town of Wolfville to join the Eastern Kings Community Health Board, the Kings County Community Food Council, and the Town of Annapolis Royal as an endorser of the Coalition for Healthy School Food and that Staff work with our partners to provide support around diminishing food.

Summary

There was an email notifying us about the movement across the country for us to support Health Food in Schools. Where the EKM and Wolfville School are in our Town and partners in the health lifestyle of our residents – I would ask that we support their initiatives.

Expected Outcome:

- In Camera Discussion
- For information/discussion purposes only
- Recommend an action to the CAO
- Promote clarification/renewal or production of a policy or procedure
- Recommend a motion for approval by Council

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Wolfville is Booming
Date: April 4, 2022 4:58:25 PM

From: Wendy Donovan <WDonovan@wolfville.ca>
Sent: March 25, 2022 1:08 PM
To: Caroline Beddoe
Cc: Devin Lake <DLake@wolfville.ca>; Lindsay Slade <lslade@wolfville.ca>; Town Council <towncouncil@wolfville.ca>
Subject: RE: Wolfville is Booming

Thank You so much for your very thoughtful email Caroline.

I agree with most if not all of the things you have stated and I think that will also be true for all of Council. We of course do not know if growth will happen very quickly as in the next 10 years or (as is more likely) more slowly over decades. However, if a land owner wishes to develop their land they may do so – within of course the guidelines a municipality sets. The Town is not a land developer, rather it is our job to ensure that the planning and development happens in a manner that achieves the aspirations you have so carefully outlined. As we know, there is demand in the market. We do not want to be in a situation where demand is immediate and we have not created the template for that development. The planning process, which will involve community input, will determine how growth is managed.

In years past, in all municipalities, we see examples of planning that did not follow the things we now understand to be important – walkability, affordable housing for all who want to live and work in a community, concern for our climate, concern for food and housing security, accessibility etc. This happened for a variety of reasons e.g., because municipal planning was not as advanced as it is now, or the market was allowed to do what it wanted, where climate, walkability, affordability, well sited parks and trails, roadways etc., were not considered important.

The planning exercise in which we are about to embark - you may wish to check out this link www.wolfvilleblooms.ca (East End Secondary Planning Strategy) so that you can follow and participate in this process, will create the parameters within which development can happen. There are a number of interesting items on this site – the East End plan only one of the items. Another is the issue of short term rentals. You are very correct in identifying those as a huge issue and it is one on which our planning staff are currently working.

While I did explain all this to reporters who were interested due to our recent population boom, I suspect they deemed these details are less “newsworthy”, also they do look for the splashy headline to get readers. So I very much appreciate you reaching out to express your interest and concerns. I do hope you continue to be involved in this planning process.

Sincerely



Mayor Wendy Donovan

Town of Wolfville

p 902-698-6342 | f 902-542-4789 | e wdonovan@wolfville.ca
wolfville.ca

From: [Caroline Beddoe](#)

Sent: March 25, 2022 11:49 AM

To: [Wendy Donovan](#); [Town Council](#)

Cc: [Devin Lake](#); [Lindsay Slade](#)

Subject: Re: Wolfville is Booming

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.

Hi Wendy & all,

I was disappointed to see the recent article in the CBC about doubling Wolfville's population: [Wolfville is booming, and it may just be the beginning](#). At least, without a more nuanced discussion of what this means. While the draw of this beautiful area is undoubtable, the growth mindset as one of success and progress is frankly, unsustainable and dismissive of a whole host of environmental and social justice issues in this community. I know this is a long email being added to your inbox, but I really appreciate you taking the time to listen to my comments.

Regarding increasing the town of Wolfville's population, I ask: **How will we support this growth? And what will this growth look like?** As someone who has lived in Wolfville for the past 6 years, and who has worked in the tourism sector, it is blatantly clear that we are pushing at our capacity, especially in the summer when the tourism season is in full swing. Increasing both the permanent population, while I assume still hoping for increases in our tourism sector, while result in a strain on services and more congestion that people already complain about (I am not a car owner and bike or walk everywhere and the increased car traffic and congestion is already a problem, including a safety problem for people like me trying to do our part to support the climate and/or unable to afford a vehicle). Moreover, there is a desperate need for safe, affordable, mixed housing. The rise of luxury short-term rentals and AirBnBs is pushing many people out of our community. Young people like myself are told all the time, "we need you here, it is so great you have stayed after graduating, etc.." but we find ourselves hard pressed to find well-paying work and safe, affordable places to rent. **If we are to grow, how are we growing and more importantly, who are we seeking to attract and support with this growth?**

Indeed, instead of focusing on just upwards growth (which I am disappointed to see is also the mindset of Acadia University right now), **we must address the severe inequities and challenges in our community today**. Notably, we know that the vacancy rate is approx. 1% and I will tell you, as a young person trying to make my living here, the housing market is brutal. A quick look at Kijiji will reveal many desperate and heartbreaking pleas from families, students or other young people searching for any housing they can find (safe and affordable should be a given, too, but unfortunately it isn't always). Any development of the Maple or Kenny lands must focus on mixed, affordable, community-focused, cooperative, low carbon/carbon-neutral dwellings, not just single-family homes. **We need housing, and that may require**

some level of development. But it also requires a close look at what type of development and growth we are focused on. Let us not just grow our population without first taking care of those who already live here/are trying to live here. Growth may not be the simple answer to our housing problems... Yes, many matters of landlords and rent increases are provincial jurisdiction, but if our area simply promotes itself as a good place to shop, dine, visit (which it is, certainly) and not also a good place for *all* to live, then of course we have a predominance of Air BnBs, short-term rentals (especially full houses) and a lack of affordable housing for residents or prospective residents.

Also, just because we have vacant land, does that mean we have to develop it? Can we instead, in this time of climate and biodiversity crisis, and where many of us are emotionally worn down, focus on preserving greenspaces and natural areas that are essential to all life, and to our physical and mental wellness? A quick look at the East End Secondary Planning Strategy page on Wolfville Blooms will reveal that many people want the Kenny lands, in particular, preserved as greenspace. In fact, our town and business social media accounts often show images or videos taken from the Reservoir Park looking down across the old orchards, trees and fields of the Kenny Lands out to Cape Blomidon. So many of us pause at the lookoff point and remember why we love this place. I love seeing people playing hockey on the Kenny pond in the winter, after playing a game myself up at the busy reservoir (note the adjective *busy*, more greenspaces, ponds, and trails would be great to keep in town so that there are lots of accessible places to enjoy nature, play and connect). This view evidently means so much to all of us who live here in Wolfville. What will happen if that changes? There are implications too, of course, for the ecology of the region, and protecting greenspaces and meadows, even if fairly small, is essential for biodiversity such as wild pollinators. **I am grateful for the community platform of Wolfville Blooms**, and I do hope the Town will thoroughly consider the information by residents on the Wolfville Blooms page, since there are so many vibrant and ecologically-sensitive ideas for the "development" of the Maple and Kenny lands that could make this an opportunity to conscientiously support people and the land. In this time of climate and biodiversity crises, we really have no other choice.

Also, **we must consider the implications of climate change with the feasibility of significantly growing our town.** The Climate Action Plan touches on a lot of this (I appreciate this document!), but I think it needs to be said loud and clear in every conversation. The dykes will need to be raised significantly. Doubled? Waterfront Park will likely be lost to this sea wall protection. Our commercial core will be the first area underwater, as per the Flood Plan. Before we talk about doubling our population, the Town of Wolfville needs to be honest about how fundamentally our town may need to change to mitigate and adapt to the effects of the climate crisis. We are vulnerable. Before we focus on just growing, we must tackle the realities of the situation and the potential displacement of the areas of our community closest to the water... where will they go? Up the hill? **I say this frankly, any growth must consider the very real reality that parts of this community we love may soon be underwater. We need to be talking about this!**

I will also offer that we need to think about and reframe how we develop community. Building community is not just about increasing houses and people. It is about fostering, with intention and collaboration, vibrant community spaces, including parks, trails, gathering places, community gardens, recreation opportunities, mixed housing, etc. It is about ensuring we are resilient to climate, so that our community can continue to thrive. It is about addressing honestly and clearly the deep-seated racism in our community and town (note the lowercase, though I was disappointed by the Town's response recently). **It is about making everyone feel welcome here**, not just well-to-do folks or entrepreneurs. It is about creativity, vibrancy, exciting places to live! (The West end development is far from exciting and inspiring...) I am encouraged by the comments on Wolfville Blooms. Our community has great ideas for the East End. I am grateful for the work of Town staff and council for hosting discussion space in this way.

Both the Town of Wolfville and Acadia University market this small-town/small-campus sensibility. Yet this is at odds with a mindset of growth that is becoming a common narrative. We can maintain this by focusing on the quality of our town, not just population numbers. This means investing in community gathering spaces, parks, active and public transportation planning, building neighbourhoods that through their design allow for connection, building affordable housing so students can live here, etc. This also means recognizing that the town and the university do not exist in isolation. We need to consider the overall desire from both places for growth ... where will all these people live? I know many students commuting from far away as is.

Wendy, you are quoted in the article as saying, "There's a quality of life that people are looking for and it's here." I agree and disagree. I think many are finding it hard to live in this community, and that requires attention. I also think Wolfville is a great place to live in many ways, but will only continue to be so if our actions as a town and community align with all the things we love to champion about ourselves (small town, walkable, greenspaces, beautiful, community events, intergenerational, sustainable?, progressive??) I hope my words don't come off too abrasive, but **I speak deeply from the heart because I care about this place and this community.** And the narrative of upwards/outwards growth without nuance and more consideration of the environmental and social factors really disappoints me. Let us grow, yes, but less us grow more connected to each other as a community, with a desire to connect both locals and visitors to the rich stories of this place. Let us grow more compassionate and active about the challenges many in our town face right now with regards to housing and accessibility. Let us grow more welcoming of all types of people in our community. Let us grow more resilient in the face of climate collapse. Let us grow so that it supports us all in the progress. Careful and thoughtful development is possible, with the right planning, and I welcome a more nuanced discussion and community engagement around the East End planning and any other plans to grow this town. **Any development is an exciting opportunity to explore new ways of building community, to create resilient and sustainable neighbourhoods, to be creative, and to centre our values. I welcome the exciting possibilities for *developing community* that exist beyond the narrow narrative of growth as described in this CBC article!**

I am planting seeds for my garden right now. My annual seeds will sprout quickly and grow fast, give me lots of food, but will only last a season in my garden. Kind of like a boom and bust. My perennial plants are slower to germinate and emerge from seed, slower to grow, but they will put down deep solid roots, they will last many years in my yard, and provide food for me and pollinators over many many years and through the seasons, and will offer consistent habitat for wildlife. Take this analogy and think carefully about the boom of Wolfville. Let us move with intention and care to "develop" in a way that supports people and the natural environment. Maybe this means moving a bit slower, engaging with more community members, addressing existing challenges... I welcome this.

Thank you to all Town of Wolfville staff and council. These are such trying times in our world, and I know we are all human trying to figure out the next steps. And that we are likely all tired and overwhelmed by the challenges of today and the future. But I believe that collaboration, compassion, creativity, and conversation will continue to help us as a town and community, and I am grateful for the work being done to support these important conversations.

Thank you,

Caroline

--

Caroline Beddoe (she/her)

Dreaming, working, living by the tides, in the woods, and in Wolfville, NS.

Wolfville is located in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. We are all treaty people.

"It is both reasonable and realistic, not to mention an everyday occurrence, to act as if another world were possible" (Kathi Weeks, 2011)

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW:
Date: March 30, 2022 12:15:02 PM

From: Wendy Donovan <WDonovan@wolfville.ca>
Sent: March 20, 2022 2:09 PM
To: curtis lear
Cc: Town Council <towncouncil@wolfville.ca>
Subject: Re:

Dear Curtis,

Yes we do have council and committee meetings. You can watch them on Facebook live either in real time or after the fact. The Town's website is www.wolfville.ca and the Facebook link is in the first screen of the website. On the same "page" you can also find a calendar of upcoming council and committee meetings.

Sincerely

Mayor Wendy Donovan
Town of Wolfville
p [902-698-6342](tel:902-698-6342) | f [902-542-4789](tel:902-542-4789) |
e wdonovan@wolfville.ca

On Mar 20, 2022, at 2:00 PM, curtis lear 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.

Do you have council and committee meetings still and how can the public watch them?

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Looking for a home in Wolfville
Date: April 6, 2022 2:40:23 PM

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

From: Maleczuk Caroline
Sent: April 6, 2022 2:33 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Looking for a home in Wolfville

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Good afternoon,

I am Caroline, I am originally from France, but I have been living in British Columbia for 3 years. I became a permanent resident in January !

With my boyfriend - Vincent Esconobiet - and my dog, we are moving in Wolfville permanently. Vincent is now working for Lightfoot & Wolfville vineyard. We are looking for a 2 bedroom apartment that we can call home. Starting 1st of July. Which seems hard to find at the moment !

Someone mentioned a new duplex being built close to the western town line. Is there any information you can give us regarding this project ?

We look forward being part of this community.

Thank you for your help !

Kind regards,

Caroline Maleczuk

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Getting to know Wolfville
Date: April 4, 2022 4:46:11 PM

From: Duncan Ebata
Sent: March 30, 2022 10:23 AM
To: Kelton Thomason <kthomason@wolfville.ca>; Nick Zamora <NZamora@wolfville.ca>; Town Council <towncouncil@wolfville.ca>
Subject: Getting to know 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.

Dear Kelton, Nick, and dearest town council.

I want to share with you how with you how I came to developed a fondness for our community and a few memories that made me fall in love with this place.

From time to time I meet with Devin Lake to understand the future of the town and how I can do community development work that compliments what is happening already. In our conversation we talked about challenges in downtown core and some student perspectives and it took me to memories of when I entered this community and certain memories along the way.

When I graduated in 2013, I was walking with a few fellow graduates in downtown Wolfville and I quickly realized they had no idea where different stores or town locations were. We went into Just Us for a coffee and one of the folks said they'd never been in. I asked them where they'd been and they said, Subway, Tim Horton's, the Anvil, Joes, Paddys. I had no idea this was so common until I asked others at several dinners during grad time.

When I arrived in town in 2008, I stayed at the Gingerbread B&B, I immediately met an outgoing music student studying the cello who's parents were staying there. He told me about the community, the live music spots that community music and artist gatherings, that I must go to open mic and night kitchen to meet the music community. I walked around town, we stopped for a coffee at Just Us and the barista asked me what I was up to in town and how I was doing..they really asked me! This was shocking for me coming from a place that did not have this vibe or community context. Since I was new in town, they directed me to the community bulletin in the cafe and I went to a music event that same night.

In my first week of school, Matt Jenner, a student who was living in the same dorm, offered to take us on a tour of Wolfville, we went to the dykes, visited the coffee merchant where his father supplied the coffee for, and he really showed us pretty much every business and community service in town. Matt treated us to nice cookie and coffee there.

In the same week, I went the Acadia Business faculty BBQ and met Paul Callaghan and Ian

Hutchinson. We only had brief conversations, but that same week I ran into Ian Hutchinson and he stopped me to ask me how my week was going and he remembered my name. He was clearly on his way to a class, but sincerely stopped to check-in. A few weeks later, Paul told me about the Acadia Entrepreneurship Centre and I started learning about community entrepreneurship right away.

Then I got involved with ValleyEvents.ca and the Grapevine folks and the rest is history in terms of my involvement in town. I knew I'd be here a long time.

I want to share this, because it isn't the norm and sure I probably was inclined for community, but my degree didn't put me in the community that much. I knew lots of the hard partying students then too as I played sports, was on student council, was an RA, and one thing I observed was whatever happens in the first few weeks of school really sets the tone for how students are part of the Wolfville community or aren't. As I think about this, I'm also thinking that Adam Barnett is part of a group of 25 ish community members, not from the area originally, who went to Acadia, many with connections to the Recreation/Community development department, who all moved back here.

I wonder what we might do together with Acadia on this? I know some folks in town think this is a lost cause, but my sense is much of the problems could be avoided or at least way less impactful in terms of neighbourhoods if we did more welcoming and programming. It does make a difference. Even the students who just graduated, talk about mudsliding and how the fire department hosed them down. A few meaningful memories can make all the difference when in the town and making connections to people who live here. Meaningful connections where trust is built, the kind of connections we make when we do an activity together.

I arrive here 14 years ago and these are the things I remember.

It's bit of a long story email, but I wanted to share it this way to see what might bubble up for you.

I'd also like to know what's happening already to welcome students and want to offer the oven as a space to do this?

When I think of my time here, how different it would be if I had cooked and ate a meal with the town at the beginning and learned what I could get involved in at the beginning of my degree.

Kelton and I have already had a brief discussion about this and have planned a followup meeting, I just have a feeling that councillors and other's are involved at various levels with students and so I thought why not include all of you.

Many thanks if you got this far in the email and thanks for listening to my story.

Duncan

Duncan Ebata

Food and Story Facilitator,
Rising Tide Experiences | Front Street Community Oven

Projects at: duncanebata.com/welcome

From: [Duncan Ebata](#)
To: [Town Council](#)
Subject: Homelessness and Brief Oven Update
Date: April 13, 2022 3:11:13 PM
Attachments: [Project HOPE Brochure Nov 2021.pdf](#)

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 friends,

I want to write you to let you know I've personally encountered 4-5 different young men who seemed to be homeless at the Front Street Community Oven in the last year.

Many of our oven volunteers and staff had fed them as there's always extra food to go around. Later last year and this year we made a program which supported family bookings and free food available at our public events. Families who access the food bank have used some of the bookings and some folks also came to events with free food and food literacy programming from our partner organizations. We will be sharing more about this in the upcoming months. Some of these folks who we sat down for dinner with us are folks who have been renovicted out of their apartments and living out of their cars.

Over the winter we met with the Canadian Mental Health Association Nova Scotia Division's Project Hope program lead, Laurel Taylor to learn about programs available and their supports.

I've found Laurel to be a good point of contact for supporting folks in these dire situations.
<https://novascotia.cmha.ca/nova-scotia-supports-services/project-hope/>

I have attached the Project Hope brochure incase folks want to print something that can be a resource in key town locations.

Yesterday we sent an update via email and social media re the community oven programming for this year. We will be sharing more in the upcoming weeks about expanded programming and the building, for now here's the update
<https://frontstreetoven.ca/uncategorized/2021-oven-recap-and-sneak-peaks-of-2022/>

I suspect Kelton has already scheduled Adam and I for a May council meeting to update you formally on the oven building progress. You will see considerable changes to the oven building in the coming weeks. Every week since November, we check in with installers and manufacturers for the building things we need and there have been delays on all fronts out of our control.

It looks like we'll have what we need shortly to complete the building and it's going to be beautiful :-)

If there are ways you'd like to use the oven space for public engagement, please be in touch!

Wishing you a peaceful day!

Duncan

Duncan Ebata

Food and Story Facilitator,
Rising Tide Experiences | Front Street Community Oven

Office/Cell: 1-902-692-9421

Projects at: duncanebata.com/welcome

WHO WE SUPPORT

Find out if Project H.O.P.E is right for you.

Project HOPE provides support based on individual needs.

PLEASE NOTE: Project H.O.P.E is not able to assist with every situation. We do recognize there is a dire shortage of safe affordable housing in Nova Scotia and do our best to support or refer those who do not qualify for our support to the most appropriate resource.

If you are a part of one of the below groups, and/or face one of the situations below, then Project H.O.P.E could be the right fit for you.

- Has a Mental Health Issue
- Has a Disability
- 2SLGBTQIA+ Community
- Indigenous Peoples
- People of African Descent
- Has a History of Homelessness

“Project HOPE navigated and found funds to pay off my outstanding power bill and helped with my income assistance application. It was 10 times easier talking to Project H.O.P.E because they listened to my concerns. They helped speed things up for me so I could move back into my own place.”

- A former client of Project HOPE

If you think we can help, please contact us.

How to Connect: Referral through a community agency or self-referral.

Email:

laurel.taylor@novascotia.cmha.ca

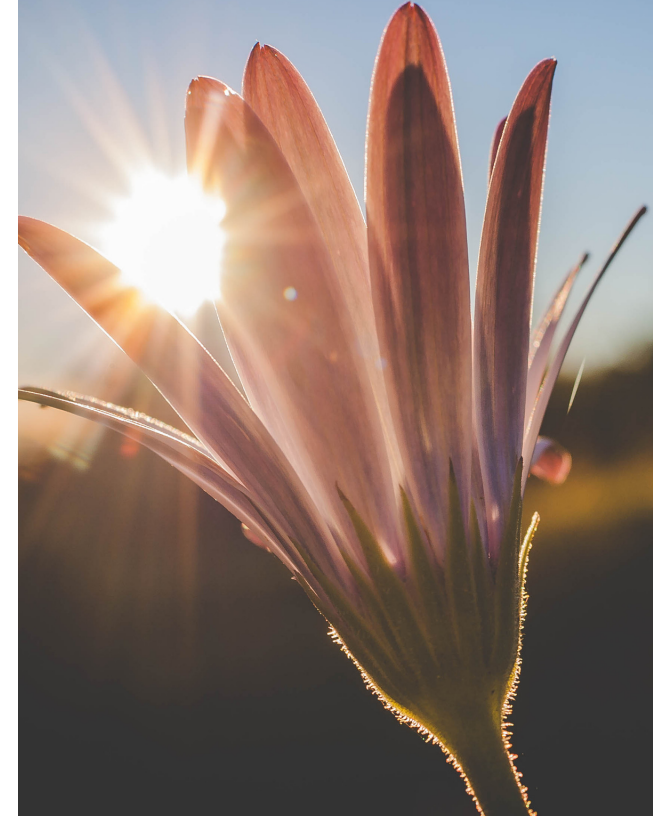
Phone: 1-877-466-6606 ext. 201

**CMHA Nova Scotia Division
Suite 201**

**3-644 Portland Street
Dartmouth, Nova Scotia, B2W 6C4**



Canadian Mental
Health Association
Nova Scotia
Mental health for all



PROJECT H.O.P.E

**HOUSING OUTREACH
& PEER EMPOWERMENT**

Are you homeless or at risk of being homeless? Project H.O.P.E might be right for you.

ABOUT

Housing is a basic human right, need and a requirement for good mental and physical health.

Project H.O.P.E [Housing Outreach and Peer Empowerment] works with Nova Scotians who are homeless or at risk of homelessness to locate and secure safe, sustainable, affordable housing.

Project H.O.P.E is designed to assist those who face barriers beyond the current lack of housing, to locate, secure and maintain safe, appropriate, sustainable and affordable housing.

Project H.O.P.E serves people living in Kings, Annapolis and Digby Counties with Housing Support and Trustee Services.

We also serve Truro and area with Trustee Services. Self and/or agency referrals are welcome!

HOW WE SUPPORT

Our team approaches each person with a vision to assess the housing need, create a plan together regarding their unique housing goal.

Housing Supports and Case Management

- Assessment of need and creation of 'Action Plan'
- Assist with locating and securing appropriate housing
- Assistance accessing all appropriate and available community and government supports
- Assistance with eviction prevention by helping navigate relationships with landlords, utilities, community agencies, and NS Tenancy Board
- Assistance with application for Canada Nova Scotia Targeted Housing Benefit (CNSTHB) when applicable
- Assistance with applications to landlords and Housing Authorities

HOW WE SUPPORT CONT'D



Trustee Services

- Assist clients who struggle to pay their bills in full and on time, or who have lost their housing because of late payment in the past. There is no cost for this service. This is done in partnership with Income Assistance (Dept. of Community Services).
- Assistance creating a budget that works with the client's income.
- Assistance with applications to landlords and Housing Authorities

PLEASE NOTE: Our team is not an emergency service and does not provide housing units.

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Whose job?
Date: April 12, 2022 8:51:38 AM

From: Elisabeth Kusters
Sent: April 11, 2022 9:38 PM
To: Town Council <towncouncil@wolfville.ca>
Cc: fleckenstein
Subject: Whose job?

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.

The most recent hullabaloo in town regarded the former Serenity Funeral home development plan. Some out of town developer plans to remodel this place and turn it into student housing. There was an uproar and I was one of the people who wrote to object to this proposal. My argument was 1) this lot is indeed zoned C1 but of course that was grandfathered in when the MPS was redone. This is a residential neighbourhood after all. 2) the last thing a residential neighbourhood needs is students, because they wreck and trash everything and the noise makes it unbearable for anyone else to live nearby.

Our efforts were to no avail.

The mayor wrote everyone a long letter which basically told us citizens that we hadn't paid attention during the MPS process, so we'd had our chance and now it's too late. I felt like a grade 2 kid when I read that letter.

And of course this is completely the wrong argument. It is not *our* job as citizens to run the town, it is *your* job. We elect councillors to run the town for us, to be good representatives to do the job in our place, and you get paid for that job. Yes, there's public input - to enable us to keep your feet to the fire in between elections, but otherwise it's *your* job to be alert to errors. Should citizens be expected to be heavily involved in a process such as municipal planning? Maybe, but you should realize a few things. 1) such an effort is mostly a moot point because we don't really have the experience that we're being listened too (for example, I have been arguing for safe bicycling infrastructure since moving here 20 years ago and the result is there is zero safe bicycling infrastructure. Should I continue to waste my energy?). 2) I live in Wolfville, a minuscule hamlet in Kings County, a thinly populated county in Nova Scotia, a province with 1/34th of Canada's population. In order to exercise my citizen's duties, I need to keep up and monitor and be aware of legislation at all these administrative levels (even though I don't get to vote in Kings County, which - of course - is bizarre beyond words). And I do: I spent a lot of time protesting the planned sale of Owl's Head (and we won!), I spend time arguing against gold mining in Nova Scotia (I'm a geologist, this is something I actually do know

something about), I study political platforms so that I know how to vote, I correspond with my MP and MLA, I volunteer(ed) on the Board of Directors of various municipal, provincial and national cultural and scientific organizations and I even spent 4 years as a volunteer on the Wolfville municipal planning advisory committee. And I don't even work anymore, I have all kinds of time but I also have a life. On rare occasions I look at the agenda and documentation of a council meeting. This is invariably a package of nearly 300 pages. And you think people read that? Every month? People with jobs and other responsibilities?

So your letter was wrong and your decision as council was wrong. Instead of treating us as grade 2 students, you should have thanked us for pointing out an obvious flaw / weakness in the MPS regarding this lot and then you should have told the developer to come up with an alternative that doesn't open the door for student housing.

For some reason, developers are treated with kid gloves here. They're really the ones who run our town, otherwise we wouldn't be saddled with Railtown (not a single redeeming architectural element and built of warped particle board, the developers went bankrupt and fled town), the Micro Boutique (a plastic building with shoebox-size studios which are apparently wrecked, the developer cashed in and moved to California) and the big gaping hole that is 292 Main street (the developer treats everyone who dares to ask a question with contempt).

So please, do your job, earn the money we pay you and treat us as adults. Preferably as adults with relevant experience.

Elisabeth Kusters

--

Elisabeth Kusters

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Avian flu
Date: March 30, 2022 1:59:56 PM

From: Jane Cayford
Sent: March 21, 2022 12:45 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Avian flu

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.

Hello, I am Jane Cayford and I live in the condo building on [REDACTED]

The Department of Natural Resources and Renewables has issued an advisory that people should take down their bird feeders and not feed wild birds.

I have advised the 12 owners in our building of this, but wonder whether it might be effective to erect official Wolfville signs by Elderkin Pond and the Reservoir Park, and maybe the waterfront advising citizens of this advisory.

Jane Cayford
President
[REDACTED] Condominium

Sent from [Mail](#) for Windows

From: [Wendy Donovan](#)
To: [JOSH HOFFMAN](#); [Town Council](#)
Subject: RE: Request for comment - Strategy for Belonging
Date: March 9, 2022 3:03:08 PM

Good Afternoon Josh;

This issue will be considered as part of the Town's 2022-23 Budget. Our next, and potentially final budget meeting is scheduled for the evening of Tuesday March 15th. That would be the earliest Wolfville will have a decision.

Sincerely



Mayor Wendy Donovan

Town of Wolfville

p 902-698-6342 | f 902-542-4789 | e wdonovan@wolfville.ca
wolfville.ca

From: [JOSH HOFFMAN](#)
Sent: March 9, 2022 2:53 PM
To: [Town Council](#)
Subject: Request for comment - Strategy for Belonging

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.

Hi, I'm a reporter with CBC Nova Scotia working on a story about the [Strategy for Belonging](#) initiative being spearheaded by the Municipality of King's County.

I was wondering when does council expect to have a decision on whether or not it will participate in this initiative?

Would it also be possible to speak to either Mayor Donovan or a councillor who is part of a relevant committee to get a general comment on this initiative being presented to Wolfville?

I would only need five to 10 minutes for a phone interview. My deadline is 12 pm Friday.

Thank you for your time.

Josh Hoffman
CBC News Nova Scotia
c. 902-229-7449

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Wolfville Co-op Oppertunity
Date: March 30, 2022 2:56:26 PM

From: Jacob Kadar
Sent: March 23, 2022 5:20 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Wolfville Co-op Oppertunity

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.

Hello,

My name is Jacob Kadar and I'm a 4th year Biological Engineer from the University of Guelph. I'm currently searching for a co-op placement for the fall semester (September-December) of this year and would love to work in Wolfville. Being that I live so far away I have had some trouble researching work places that take students. I was hoping you could help share insight on companies in the area that work on topics such as: Engineering, Sustainability, Environmental Science or Biology. Any information you can give me would be greatly appreciated. If you know of anyone that might be a better contact, I'm open to all suggestions. Thank you in advance as I look forward to hearing from you.

Best,
Jacob Kadar
Biological Engineering 22/23
University of Guelph

From: [Melanie Coleman](#)
To: [Wendy Donovan](#)
Cc: [Devin Lake](#); [Town Council](#); [Tim Bouter](#)
Subject: RE: Highland Ave potholes
Date: March 16, 2022 10:39:39 AM

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.

That is great news! Thank you so much for getting back to me so quickly, I'm glad I reached out. I look forward to hearing from Tim; it will be great to know the timeline for the Security office as well in case we have to factor construction into any of our operational plans.

All the best,
Melanie

Melanie Coleman (she/her)
Administrative Coordinator and Operational Support
Safety and Security
Acadia University
Wolfville, NS B4P 2R6

t. (902) 585-1580
f. (902) 585-1091 w. security.acadiau.ca

From: Wendy Donovan <WDonovan@wolfville.ca>
Sent: March 16, 2022 10:35
To: Melanie Coleman <melanie.coleman@acadiau.ca>
Cc: Devin Lake <DLake@wolfville.ca>; Town Council <towncouncil@wolfville.ca>; Tim Bouter <tbouter@wolfville.ca>
Subject: Re: Highland Ave potholes

CAUTION: This email comes from outside Acadia. Verify the sender and use caution with any requests, links or attachments.

Good Morning Melanie;
I have included Tim Bouter our Director of Public Works as the staff responsible for this work. Last night's annual budget approved this project which will get underway shortly. Tim can provide more accurate timing for this project but I believe tenders have been released for this work.

Sincerely

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

On Mar 16, 2022, at 10:30 AM, Melanie Coleman <melanie.coleman@acadiau.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.

Good morning! I hope I'm directing this to the right person.

I was wondering if there were any plans to re-pave Highland Ave in the spring? I drive down the road every day for work, and the potholes have become atrocious.

Highland has become an incredible safety hazard for drivers-- not just concerning the well-being of their cars! (Though I am certain the potholes have caused damage to many an undercarriage or car's suspension.) Motorists are slowing down and swerving to avoid destroying their cars, causing erratic driving and inconsistent speeds, and other vehicles approach behind them at top speed unable to predict what the person in front of them will do. It is going to cause an accident, if it hasn't already.

This is a crucial road for Acadia that sees a high volume of traffic with students and employees and I sincerely hope there is some conversation happening regarding future plans for Highland.

Thank you,
Melanie

Melanie Coleman (she/her)
Administrative Coordinator and Operational Support
Safety and Security
Acadia University
Wolfville, NS B4P 2R6

t. (902) 585-1580
f. (902) 585-1091 w. security.acadiu.ca

Mayor Donovan and members of Council:

During the Appeal of 568 Main Street we heard our elected officials in turn extol their idyllic personal living and working experiences in Wolfville. Only one councillor reminded us of the consequences of bad development practices. I'm reminded of 'The Three Wise Monkeys.' All of you are well aware of the incident that brought us unflattering National attention when student behaviour flowed from the ghetto-neighbourhoods down Linden to the downtown core. Some residents are living in absolute fear. And yet, In spite of weekly occurrences on Marsh Hawk, Lynwood (just off Balcom), Westwood, Highland, Linden, Summer, Gaspereau, Prospect, Hillside, Bay, Fairfield, Pleasant and elsewhere there was virtually not a voice of concern about another high-density bedroom property conversion. Where was the voice of the people for the people?

I am confident that some of you have experienced this mayhem personally but let me share with you the dialogue of some residents this past weekend.

Regards,

Neil (Balcom)

From: noel mcqueen

Date: Wednesday, March 23, 2022 at 1:02 PM

...

I was just told two days ago by a property manager that I live in a student neighbourhood, and if I didn't like it, why did I move here? He did not take well to being informed that I live in a residential neighbourhood: 7 houses on my street are student rentals, 8 houses belong to permanent residents. I was alarmed at the confidence and swagger of his tone when he asserted that those numbers didn't matter - as far as he was concerned this was a student neighborhood and he intended to operate his business as if the concerns of the residents about the quality of his property and the behaviours of his renters had no bearing on the quality of life of permanent residents on my street.

Noel

From: Ray

Sent: March 27, 2022 8:01 AM

We thought the s... show was on Bay. The party started at 10 a.m. and at 2:15 in the aft, and the noise level was so high (no music) just voices, I decided to spin around the block. Got to the end of my street to see 3 police cars on Highland, one more of which could not get up the street so he backed into dining hall parking lot. I sat at end of my street and he pulled his vehicle across from me. I rolled down my car window until he came to see why I wasn't moving. I indicated the party needed to be shut down as it was totally out of control. He said that's what he was there for. He blocked highland off and left his vehicle. His vehicle stayed in that spot until after 5 o'clock. Heard nothing more after five. The town would be paying for 3 or 4 or maybe more hours on a Saturday afternoon for a "kids" party!!!

Muffy Maltzer

From: Geo Kearley

Sent: Mar 26, 2022, at 11:12 PM

Hi All

We currently have two police cursers parked in front of our house watching the party at Fairfield. Going to try to get some sleep. The town better have a nuisance bylaw offence charged to this house.

When is enough, enough?

Geo Kearley

From: sergei

Sent: Mar 27, 2022, 9:39 a.m

Hi everyone,

We had 4-5 police cruisers on Bay St. for several hours yesterday. The Highland end of the street was completely blocked to traffic by revellers (Motor Vehicle Act violation). This went on all day, in early evening it seemed the crowds moved on to Fairfield area. This was a repeat of last fall's craziness in terms of the noise level and the amount of people.

The only way to reduce the impact on the community during such student celebrations is to provide them with a safe space/venue. I know this Cheaton Cup was not sanctioned or supported by the University but therein lies the problem- the celebration will go on but in the residential areas because the students have no other place to go.

Sergei.

From: elizabeth

Sent: Mar 27, 2022, 12:02 p.m

It is unacceptable that neither Acadia U nor Wolfville Town Council cares to address this problem. They created it and just expect that non-student residents of this area will move away if they have a problem with it. Creating a sacrosanct R1 zone for everyone else is blatantly classist.

In my area (upper Hillside) I guess we got off light. A couple of parking issues (one student parked in front of a fire hydrant, got ticketed, read the ticket and interpreted it as having a paid parking spot and left his vehicle in front of the hydrant), and a few groups of roaming students presumably looking for a party, but the regular culprits were partying elsewhere.

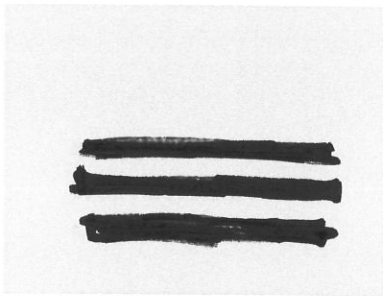
ElizabethAnn Mills

From: noel

Sent: Mar 27, 2022, 10:57 p.m.

.....

I did have several congenial; conversations with RCMP and Compliance Officers this weekend. They were doing their best, but the number of student partiers was overwhelming. Several residents in this e-mail thread have already detailed the ridiculous party atmosphere that we were forced to endure on Bay and Fairfield Streets, so I'll simply provide pictures to illustrate what it looked like from a few angles. Note that the crowd of students on Bay street took up about 1/3 of the length of the street: it was impassable to cars and emergency vehicles. If that does not qualify as a "Nuisance Party" then I don't know what does. There were several RCMP cruisers on Fairfield Street after dark, and one ambulance dealing with a student who had cut his head open (it's unclear if he fell off a roof). I witnessed an RCMP officer practically pleading with student partiers to just talk to him, which they refused to do. They also refused to let him into the house (●Fairfield St), as dozens of students streamed from the street and through private back yards into the house. Students who were told to leave the property just went around the block and ignored officers as they re-entered the house at●Fairfield.



TOWN OF WOLFVILLE
MAR 15 2022
FILED TO LASER FICHE

RECEIVED
MAR 15 2022

Mayor Donovan and Wolfville Town Council
359 Main Street
Wolfville NS B4P1A1

Dear Mayor Donovan and Members of Council:

We are writing to express concern about the increasing number of properties in town which either do not appear to be complying with Land Use and Property Standards Bylaws or have found a loophole that allows them to operate in a way that is not consistent with the vision the Municipal Planning Strategy (MPS) had for Wolfville. Specifically, single-family homes that have been converted to single room rentals owned by absentee landlords.

The Town has a limit of 4 single use occupancy bedrooms in R2 zones. On our street alone there appear to be at least 3 previously single-family homes now operating with more than the maximum of 4 bedrooms. One home for example, a three-bedroom house, now houses six students all renting on a per room basis.

What brought this concern into crystal clear focus for us were the descriptions of two properties recently put on the market, 1 Fairfield and 13 Summer. The print outs for these properties are attached. The descriptions show the sellers are blatantly indifferent to what is allowable as single use occupancies by the Town. One is on the market as a 7-bedroom house, the other as having two five-bedroom units. When these homes were last on the market, Fairfield in 2015 and Summer in 2013, they were single-family homes with 4 bedrooms and 6 bedrooms respectively. Now there are being marketed as "investment income properties" earning \$600 per room per month, while benefiting from being taxed only as residential properties.

We are at a loss to understand how this type of housing arrangement is aligned with the vision for Wolfville in the MPS which contains statements like, "to ensure a full range of housing options for Wolfville residents of all ages and incomes, to respect and strengthen existing neighbourhood character, to preserve and enhance our architectural and cultural heritage assets, to make housing more affordable for first time buyers and young families, to address the middle focusing priority housing types/forms.... including well managed and safe rental housing." Despite this clear strategy, there are numerous examples of properties operating in ways that are not aligned with the vision, all over town in all zones.

This blatant disregard of the Land Use Bylaw is clearly a factor behind the lack of affordable housing in Wolfville. For a family or young professionals to rent one of these homes as a single-family home they would have to be able to pay between \$4000-6000 a month. For comparison, a fully furnished, top quality, high end three-bedroom house in the highest income area of Halifax can be rented for less than this!

By allowing this type of property to consistently develop in Wolfville, there will never be options for more affordable housing in Town and as more and more homes get converted in R 2 neighborhoods, the ghettos

that result will mean any remaining single-family homeowners must sell, convert their own properties into this type of income property, or watch the market value of their properties erode.

Why is the town allowing this to happen? Those of us who live in older neighbourhoods see it happening around us and wonder why the Town appears to be turning a blind eye to it. All of which raises a number of questions:

Why were these non-compliant houses permitted to convert and then allowed to continue to run in direct contravention of the Land Use Bylaw?

Given the exterior condition and lack of compliance with the Property Standards Bylaw (the vast majority of these properties are in poor state of disrepair and completely disregard existing property standards) it also begs the question do these properties even comply with health, safety, building code and other bylaws?

When did the Town last inspect these properties for compliance with fire safety standards, with building codes, and with property standards?

Did these properties go through the proper building permit development agreement process to do these conversions from single family homes to investment rooming houses?

How often is compliance with property standards policed? Is it only complaint based or is the Town proactive about holding these properties to the standards expected by the Town?

Why are these properties taxed as single-family homes when in fact they are businesses?

If the answer to these questions is the Town lacks controls and has no visibility to when single family homes are being converted, then this is a significant gap in the planning process. We suggest the Town implement immediate measures to address this. With lack of both visibility and vigilant compliance R 2 zones may not be the only zones at risk. These could easily be in and continue to encroach into other zones including R1 zones if the Town has no controls and/or visibility.

If staff is too busy on other things, we question, how the safety and health of these town residents and tenants can not be a priority of the Town? In addition, ensuring compliance with the stated objectives of the Town strategy should be of high priority of the planning team. Perhaps priorities need to be reconsidered and an immediate audit done of all these properties to ensure compliance.

If the current practice of room rentals is within the Land Use Bylaw, then it clearly illustrates that the Bylaw as it stands is not operating in sync with the Town's and residents' vision!

If these properties are "grandfathered" under old property rules, we suggest that the properties be given notice of a reasonable period to come into compliance! Grandfathering should not be permanent!

If there is no process to tax these types of properties as businesses, we suggest the Town explore how that change can be made and implement such changes.

The lack of controls and failure to ensure compliance with the Land Use and Property Standards Bylaws is gradually converting Wolfville to a Town with high priced, substandard housing focused on one

demographic, not at all aligned with the vision articulated in the Town's MPS. It is so disappointing to see a strategy being poorly executed, with bylaws and standards intended to support it, actually having the opposite effect.

We urge Council and staff to take immediate actions to control and manage this critical issue for the residents of Wolfville and to protect and reclaim the beauty and historic homes in the core of Wolfville.

Further, we urge that the Town's Planning Department immediately audit the rental properties for adherence to the building permits and development process and compliance to land use and property standards bylaws, building and fire safety codes and take immediate steps to enforce compliance.

We support the suggestions made by Noel MacQueen to council on March 1st













Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Richard and Deborah Shaffner".

Richard and Deborah Shaffner

Cc: Devin Lake, Director of Planning and Development

Attachments (2)

	BEDROOMS 7		EST. MORTGAGE \$1,888 monthly		LISTING HISTORY 13 events over 20 years
	BATHROOMS 2		PRICE/SQ. FT. \$210		HISTORICAL ASSESSMENT 18% increase (2018-2022)
	AGE 65		2022 ASSESSMENT & TAX \$249,200 / \$3,564		BUILDING PERMITS N/A
	MLA/TLA 1,890 / 2,020		LOT SIZE 10,441 sq. ft.		LAND REGISTRY RECORDS 17 (1968 - 2015)



\$425,000 FOR SALE
 7 Bed | 2 Bath | 2,020 sqft. | 3 days on market
 1 Fairfield Street, Wolfville

BOOK SHOWING

8 PHOTOS













MORTGAGE APPLICATION

IS THIS PROPERTY INSURABLE?

REQUEST PROPERTY REPORT

This is a perfect opportunity to invest in Wolfville knowing you have great tenants until 2023. This spacious 7 bedroom house is very well kept & houses 7 University students. All Female, one lease. Low maintenance. Rents \$600/month unfurnished bedrooms.(option to rent furnished at \$650/mo) Lease includes Biweekly maid services to common areas. Yearly income \$50,400.00 Heat and Power avg \$5900. Insurance approx. \$2000, Taxes \$5537. Leased till April 2023. All furniture, pots/dishes, appliances, etc to remain. Would have option to purchase Mattresses, Box Springs, rails, desks, dressers etc stored in basement **Note garage doors left on and sealed areas were fully insulated. **Leased till April 2023

Listing ID: 202203463 PID 55273767

	BEDROOMS 10		EST. MORTGAGE \$2,332 monthly		LISTING HISTORY 2 events over 8 years
	BATHROOMS 3		PRICE/SQ. FT. \$122		HISTORICAL ASSESSMENT 18% increase (2018-2022)
	AGE 50		2022 ASSESSMENT & TAX \$373,200 / \$5,337		BUILDING PERMITS N/A
	MLA/TLA 2,158 / 4,316		LOT SIZE 9,064 sq. ft.		LAND REGISTRY RECORDS 10 (1958 - 2013)



- [MORTGAGE APPLICATION](#)
- [IS THIS PROPERTY INSURABLE?](#)
- [REQUEST PROPERTY REPORT](#)

Great investment opportunity in Downtown Wolfville. Walking distance to shops. This spacious house is currently used as a rental for University students. The house is set up like two,5 bedroom flats but open to all common areas. Two full baths up one on lower level. Two full kitchens, living rooms and dining rooms. Parking for 6 cars. 4316 square feet makes the living space really comfortable. The current owner cleans the common areas bi weekly showing great pride of ownership in keeping the house very well maintained. Leased till April 2023. Tenants are signed on until 2023. Buy it now, move in later and have the income. Rents \$600/month per unfurnished bedrooms(option to rent furnished at \$650/mo) Yearly Gross Income \$72000.00. Heat and electric avg yearly \$8176 over past 5 years, Insurance approx \$2800.00. This is a great way to buy a well built home at a great price. After the leases are up you could turn it back into a spacious family home or keep it as is. There is never a shortage of students looking for a great place to live.

Listing ID: 202203471 PID 55273270